IN RE: PETITION FOR ADMIN. VARIANCE
NE/S of Schroeder Avenue, 109 ft. S
centerline of Gunview Farm Court
11th Election District
3rd Councilmanic District
(3898 Schroeder Avenue)

Susan & Karl V. Von Lindenberg

Petitioners

BEFORE THE

DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

CASE NO. 05-149-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Susan and Karl V. Von Lindenberg. The administrative variance is requested for property located at 3898 Schroeder Avenue in Baltimore County. The administrative variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory building (shed) with a height of 19 ft. in lieu of the maximum permitted 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

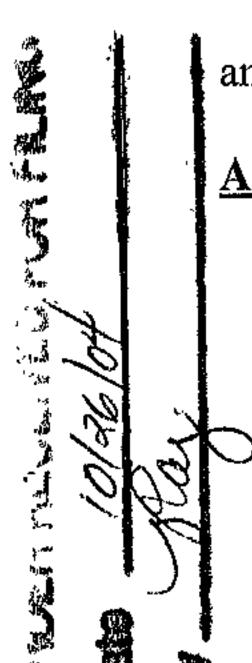
The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 2, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

#### **Zoning Advisory Committee Comments**

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

#### Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.



"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance." The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of

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.

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, I find that the requested variance should be GRANTED.

GRANTED, subject, however, to the following restrictions which are conditions 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;
- 2. The shed shall be limited to uses accessory to the residential use of the property. It shall not be used to support a business or for commercial purposes. Moreover, the Petitioners shall not allow or cause the shed to be converted to a second dwelling unit and/or apartment. There shall be no living quarters contained therein, and no kitchen or bathroom facilities;
- 3. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

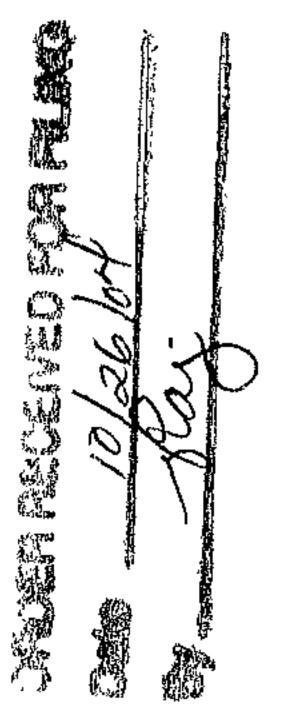
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj



### 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 William J. Wiseman III, Zoning Commissioner

October 27, 2004

Mr. & Mrs. Karl V. Von Lindenberg 3898 Schroeder Avenue Perry Hall, Maryland 21128

> Re: Petition for Administrative Variance Case No. 05-149-A Property: 3898 Schroeder Avenue

Dear Mr. & Mrs. Von Lindenberg:

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,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

c: Paul M. Naldrett
Hicks Engineering
700 E. Joppa Road, Ste. 402
Towson, MD 21286



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



## Petition for Administrative Variance

### to the Zoning Commissioner of Baltimore County

for the property located at	3898	Schroeder	Ave,	21128
which is	s prese	ntly zoned	DR	2

	which is presently zoned _ U / _
This Petition shall be filed with the Department of Perrowner(s) of the property situate in Baltimore County and with made a part hereof, hereby petition for a Variance from Second Uilding (shed) with a height of 19 feet.	nits and Development Management. The undersigned, legal nich is described in the description and plat attached hereto and ction(s) 400,3, BCZR, to permit a proposed accessor act in lieu of the maximum permitted
of the zoning regulations of Baltimore County, to the zoning of this petition form.	law of Baltimore County, for the reasons indicated on the back
Property is to be posted and advertised as prescribed by the l. or we, agree to pay expenses of above Variance, advertising, pregulations and restrictions of Baltimore County adopted pursuant	osting, etc. and further agree to and are to be hounded by the zoning
	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:	Legal Owner(s):
Name - Type or Print	Name - Type or Print
Slandture	- Color

Signature Signature Name - Type or Print Von Address Telephone No. City State ZIp Code Signature 410-256-4786 3898 Attorney For Petitioner: Address Telephone No Perry Hall 21128 Name - Type or Print City State Zip Code Representative to be Contacted: Signature PAUL M. NADRETT - Hicks Engineerin Company 410-494-0001 Addres Telephone No. Telephone No. MD Toulow 21286

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 regularings of Baltimore County and that the property be reposted.

Zip Code

<b>S</b> Ju	Heighting	s of Baltimore County and that the property de reposted.
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	138	Zanius Causalis (Cara de Frances Cara de Franc
ø	41	Zoning Commissioner of Baltimore County

CASE NO. 05-149-A
REVIO/25/01

State

State

# 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.

REV 10/25/01

That the Affiant(s) does/do presently	reside at 3898	Schroeder A	venue	·
	: Address	Hall,	/(I) State	2/128 Zip Code
That based upon personal knowledge Variance at the above address (indicated)	ate hardship or practi	cal difficulty):	h I/we base the rec	uest for an Administrative
The proposed shed Storzge space into o	ne area on t	to consolid he proporty.	Four existing	75 sheds/Kennels
have been removed. The	edditional	height of the	structure w	. Uzllow
Lor storage in one			-	
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That the Affiant(s) acknowledge(s) advertising fee and may be required to	that if a formal dem to provide additional i	and is filed, Affiant information.	t(s) will be require	d to pay a reposting and
Signature Line		Signature	<u>e</u> J. vz.	Alex
Name - Type or Print	NBERG	Sosan Name - Type o	J. Von Lin	denberg
Kall V & Sux	an J.	indender		
STATE OF MARYLAND, COUNTY O				
of Maryland, in and for the County afo	oresaid, personally ap	peared nder	<i>M</i> , before me, a	Notary Public of the State
the Affiant(s) herein, personally know	<u> </u>	· · · · · · · · · · · · · · · · · · ·	h Affiant(s).	<del></del>
AS WITNESS my hand and Notarial	Seal	Mary ,	Laure 1	Kester
		Notary Public  My Commission Exp		65
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# 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	3898 Sc1	hroeder Avenu	<u>/e</u>	<del></del>
	Address  Perry Hali	'/sta	M b	スパより Zlp Code
That based upon personal knowledge, the followariance at the above address (indicate hardship for proposed shed is intended to propose a shed is intended to space into one 2/22 on	wing are the fact ip or practical diffi	is upon which I/we iculty):	base the request for	an Administrative
have been removed. The zators for storage in one locat	ld. time 1 h	eight of the	e structure w	ill allow
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a	ormal demand is additional informa	filed, Affiant(s) wi	ll be required to pay	a reposting and
Signature V. Wan LINDONBOY	<u></u>	Signature J.	Va Stetens	ر
Name - Type or Print		Name - Type or Print		
STATE OF MARYLAND, COUNTY OF BALTING  I HEREBY CERTIFY, this 3/2/ day of of Maryland, in and for the County aforesaid, per  the Affiant(s) herein, personally known or satisfa	rsonally appeared	<i>1</i>	before me, a Notary F	ublic of the State
the Affiant(s) herein, personally known or satisfactors.  AS WITNESS my hand and Notarial Seal		•		
	Notary My Con	Public nmission Expires	Mester 12/01/05	



# Petition for Administrative Variance

### to the Zoning Commissioner of Baltimore County

for the property located at 3898 Schroeder Ave. 21128

which is presently zoned QR-2

This Petition shall be filed with the owner(s) of the property situate in Balt made a part hereof, hereby petition for	Department of Permi impre County and which a Variance from Section	ts and Development Management. The undersigned, legal this described in the description and plat attached hereto and
building (shed) with a he	ight of 19 fee	on(s) 400.3, BCZR, to permit a proposed accessed in lieu of the maximum permitted 15 feet
		<i>(</i>
	1	
•		•
of the zoning regulations of Baltimore of this petition form.	County, to the zoning la	aw of Baltimore County, for the reasons indicated on the back
Property is to be posted and advertised it, or we, agree to pay expenses of above to regulations and restrictions of Baltimore Co	/ariance. advertising. pos	sting, etc. and further agree to and are to be bounded by the zoning -
	! : !	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:	•	Legal Owner(s):
	; ;	Karl V. von Lindenberg
Name - Type or Print	I	Name - Type or Print
Signature	I	Signature
Address	Telephone No.	Name - Type or Print  Lindenberg  Lindenberg  Lindenberg  Lindenberg
City	Zip Code	Signature
Attorney For Petitioner:	1	3898 Schroeder Ave 410-256-498 Address Telephone No.
Name - Type or Print	· · · · · · · · · · · · · · · · · · ·	Perry Hall MO. 21128 City State Zip Gode
Signature	· <del>*** </del>	Representative to be Contacted:
	!	Pane M. NALDRETT - Licks Engineering
Company	1	Name
Address	Telephone No.	200 E. Juppa Kom Sule 402 410-494-000 Address Telephone No.
City	Zip Code	Towsan MD 2.236 City State Zip Code
A Public Hearing having been formally demand this day of regulations of Baltimore County and that the property	that the cliniant matter at th	required, it is ordered by the Zoning Commissioner of Baltimore County, his petition be set for a public hearing, advertised, as required by the zoning
		Zoning Commissioner of Balliman County
CASE NO. $0.5 - /49 -$	Rev	Zoning Commissioner of Baltimore County  lewed By Date 9/2_3/04
REV 10/25/01	Esti	mated Posting Date 10/3/04

# Hicks Engineering Associates, Inc.

200 East Joppa Road, Suite 402 Towson, Maryland 21286-3160 (410) 494-0001 Facsimile: (410) 821-8890

FOR
NO. 3898 SCHROEDER AVENUE
11<sup>TH</sup> ELECTION DISTRICT
5<sup>TH</sup> COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the northeasternmost side of Schroeder Avenue, as planned as a fifty-feet wide right of way, at the distance of 109 feet, more or less, south of the centerline of Gunview Farm Court, fifty-feet wide right of way, thence leaving said point of beginning and running the following courses and distances, and referring to the North American Datum, 1983, to describe the said parcel;

- 1) North 54° 33' 37" East 170.07 feet, thence
- 2) South 28° 37' 23" East 94.15 feet, thence
- 3) South 32° 55' 00" West 165.09 feet to a point on the said northeasternmost side of Schroeder Avenue, thence running with the northeasternmost side,
- 4) North 45° 48' 23" West 61.90 feet, thence continuing along the northeasternmost side,
- 5) 85.22 feet along a curve to the right having a radius of 355.00 feet, thence
- 6) North 26° 10′ 23" West 6.08 feet to the Point of Beginning.

CONTAINING 0.47 acres of land more or less

BEING known as Lot 1, No. 3898 Schroeder Avenue, as shown on a plat of minor subdivision of the Von Lindnberg Property, recorded among the Baltimore County Land Records Office in plat book SM 1 folio 271.

HICKS ENGINEERING ASSOCIATES, INC.

June 21,2004

D5-149-A

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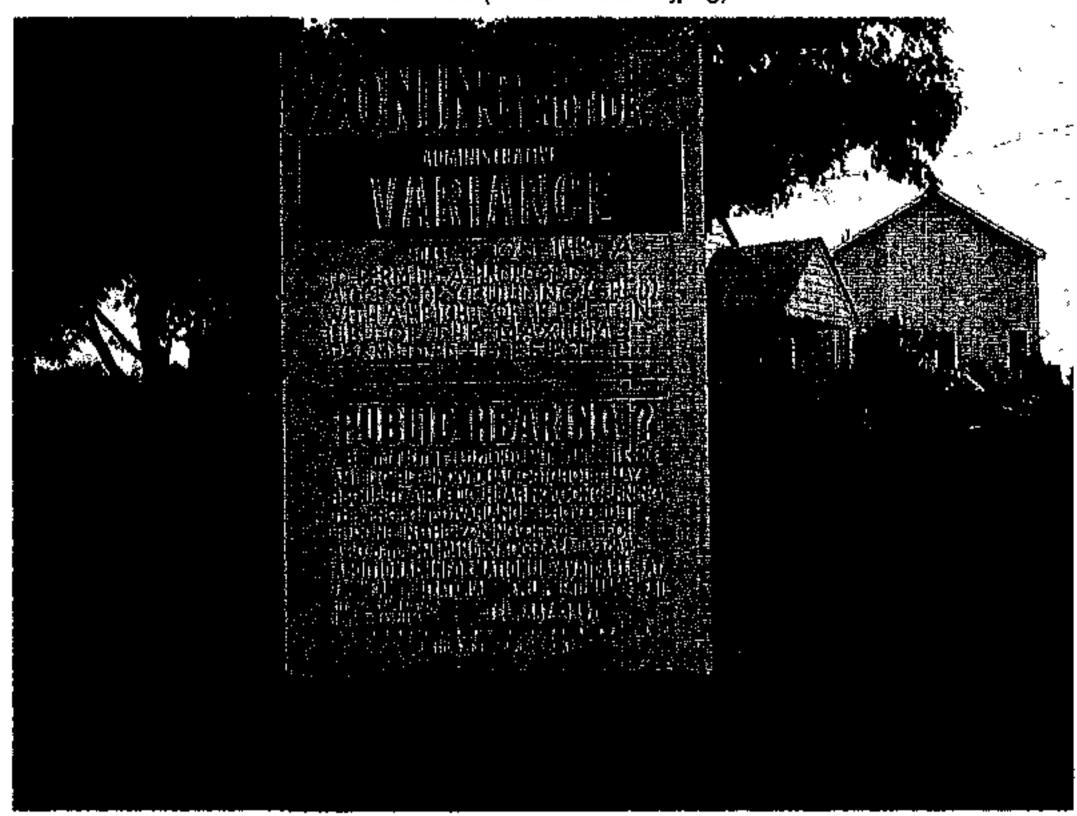
•

### Certificate Of Posting

RE: Case NO.: 05-149-A

	Petitioner/Developer:
	Date of Hearing/Closing: 10/18/04
Baltimore County Department of Permits and Development Mana, County Office Building, Room 1111 West Chesapeake Avenue Towson, MD 21204	gement
Attention:	
Ladies and Gentlemen:	
sign(s) required by law were pos	penalties of perjury that the necessary sted conspicuously on the property SCHROEDER AUE.
sign(s) required by law were poset in the sign of the	Sted conspicuously on the property  SCHROEDER AUE.
sign(s) required by law were pos	Sted conspicuously on the property  SCHROEDER AUE.  October 2, 2004  (Month, Day, Year)
sign(s) required by law were poset 3898 :  This sign(s) were posted on	Schroen 2, 2004 (Month, Day, Year) Sincerely,
Sign(s) required by law were postat	Schroen 2, 2000  (Month, Day, Year)  Sincerely,
Sign(s) required by law were posent 3898 :  This sign(s) were posted on  (Signature of Sign Poster and Danger Martin Ogle	Schroen 2, 2004 (Month, Day, Year) Sincerely,
Sign(s) required by law were postat	Schroen 2, 2000  (Month, Day, Year)  Sincerely,
Sign(s) required by law were postat  This sign(s) were posted on  (Signature of Sign Poster and Dame)  Martin Ogle (Printed Name)	Schroen 2, 2004 (Month, Day, Year) Sincerely,
Sign(s) required by law were posent  This sign(s) were posted on  Signature of Sign Poster and Da  Martin Ogle  (Printed Name)  5016 Castlestone Drive	Schroen 2, 2000  (Month, Day, Year)  Sincerely,
Sign(s) required by law were postat  This sign(s) were posted on  Signature of Sign Poster and Da  Martin Ogle  (Printed Name)  5016 Castlestone Drive  (Address)	Schroen 2, 2000  (Month, Day, Year)  Sincerely,
Sign(s) required by law were postat  This sign(s) were posted on  Signature of Sign Poster and Da  Martin Ogle  (Printed Name)  5016 Castlestone Drive  (Address)  Balto,MD 21237	Schroen 2, 2004 (Month, Day, Year) Sincerely,

im000089 (1152x864x256 jpeg)



Mack 10/2/04

# ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 149 -A Address 3898 Schröeder Avenue
Contact Person: <u>Jeffrey Perlow</u> Phone Number: 410-887-3391
Filing Date: $\frac{9\sqrt{23/04}}{18/04}$ Posting Date: $\frac{10/3/04}{18/04}$ Closing Date: $\frac{10/18/04}{18/04}$
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 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 this office.
(Detach Along Dotted Line)
etitioner: This Part of the Form is for the Sign Poster Only
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT
ase Number 05- 49 -A Address 3898 Schreeder Avenue
etitioner's Name Lindenberg Telephone 410-256-4786
osting Date: $\frac{ 0/3/04 }{ 0/3/04 }$ Closing Date: $\frac{ 0/18/04 }{ 0/18/04 }$
ording for Sign: To Permit a proposed accessory building (shed) with a height of I feet in lieu of the maximum permitted 15 feet.
THE THOM DEPMITTED 13 TEET.

# 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

October 18, 2004

Karl Von Lindenberg Susan Von Lindenberg 3898 Schroeder Avenue Perry Hall, Maryland 21128

Dear Mr. and Mrs. Von Lindenberg:

RE: Case Number: 05-149-A, 3898 Schroeder Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 23, 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,

u. Callibal D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Paul M. Naldrett Hicks Engineering 200 E. Joppa Road Ste. 402 Towson 21286



Visit the County's Website at 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

October 7, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: October 7, 2004

Item No.:

093, 131, 144-155, 157

(149)

Pursuant to your request, the referenced plan(s) have been reviewed 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



#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

DATE: October 13, 2004

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For October 12, 2004

Item Nos. 093, 146, 147, 148, (49), 150, 152, 153, 154, 155, and 157

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

RWB:CEN:jrb

cc: File

10/18 PM

## BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

OCT 2 7 2004

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr Joo

DATE:

October 27, 2004

ZONING COMMISSIONER

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of October 4, 2004.

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

05-107 (revised site plan)

05-131

04144

04146

0**4**148

**05**149

04/152

0**5**153

045-154

Reviewers:

Sue Farinetti, Dave Lykens

### BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management PATEF October 8, 2004

OCT 1 2 2004

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-149 - 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:

**Division Chief:** 

MAC/LL

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

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

#### Maryland Department of Transportation

Date:

10.4.04

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

RE:

Baltimore County

Item No. 149

J 17

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.

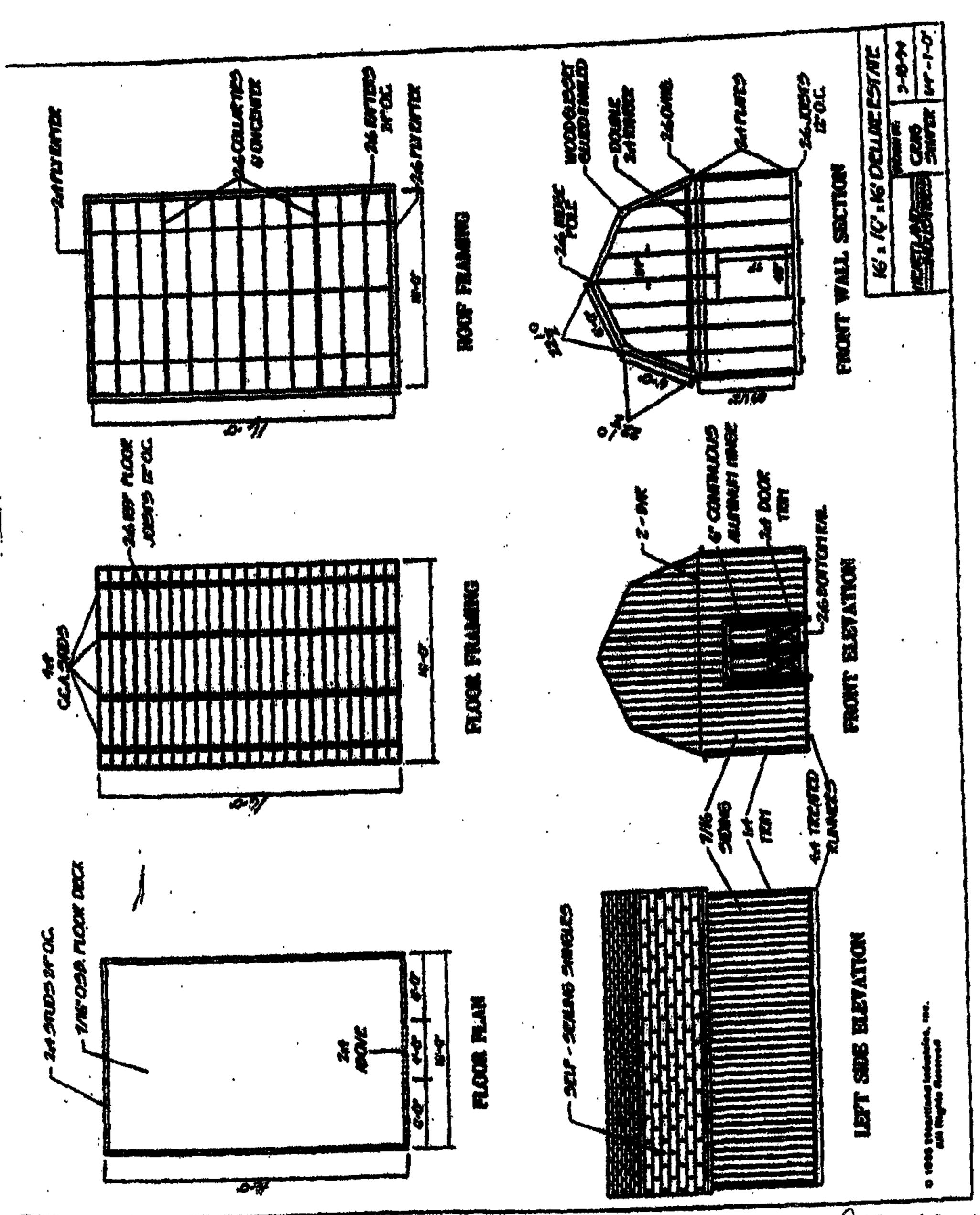
Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

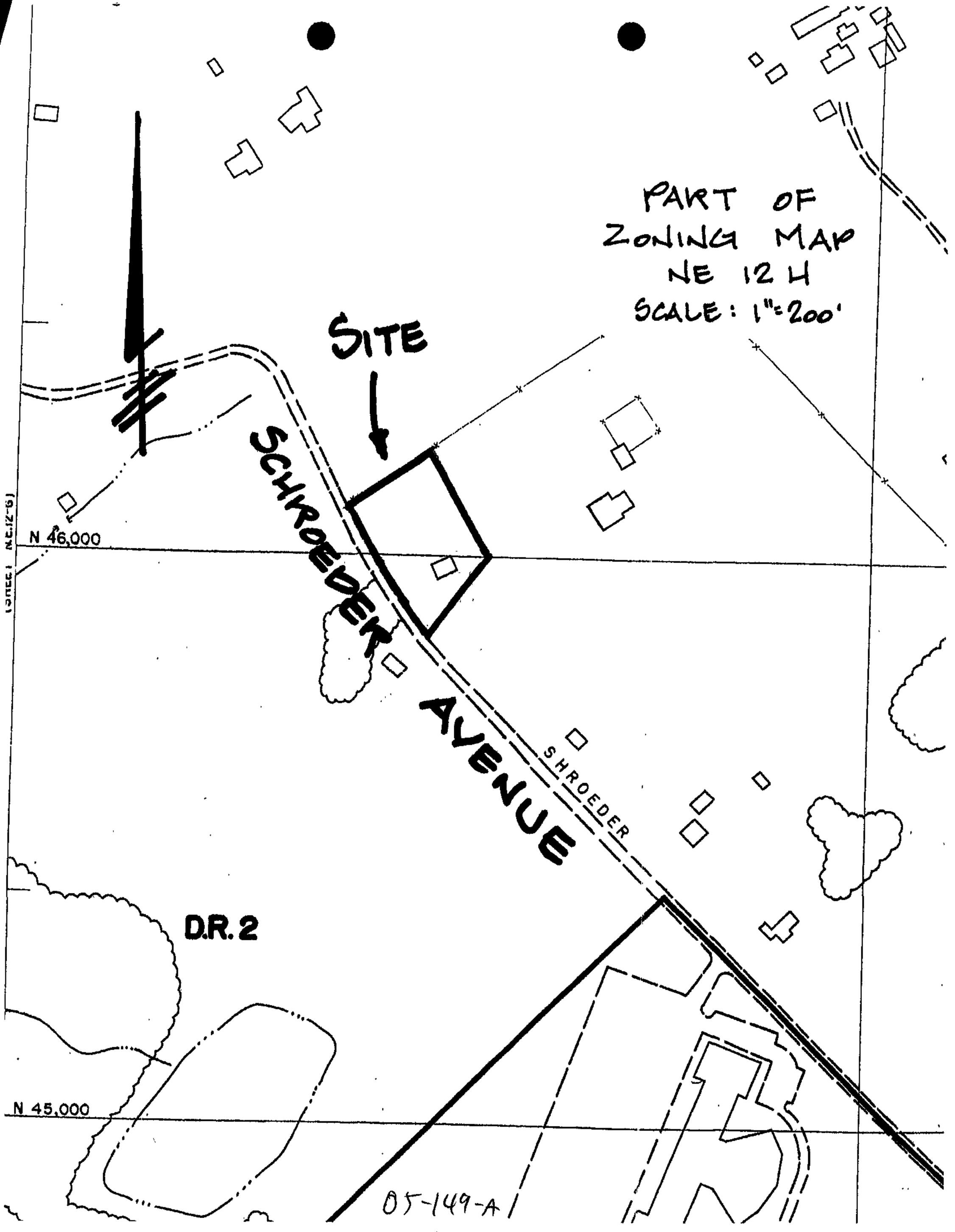
Steven D. Foster, Chief

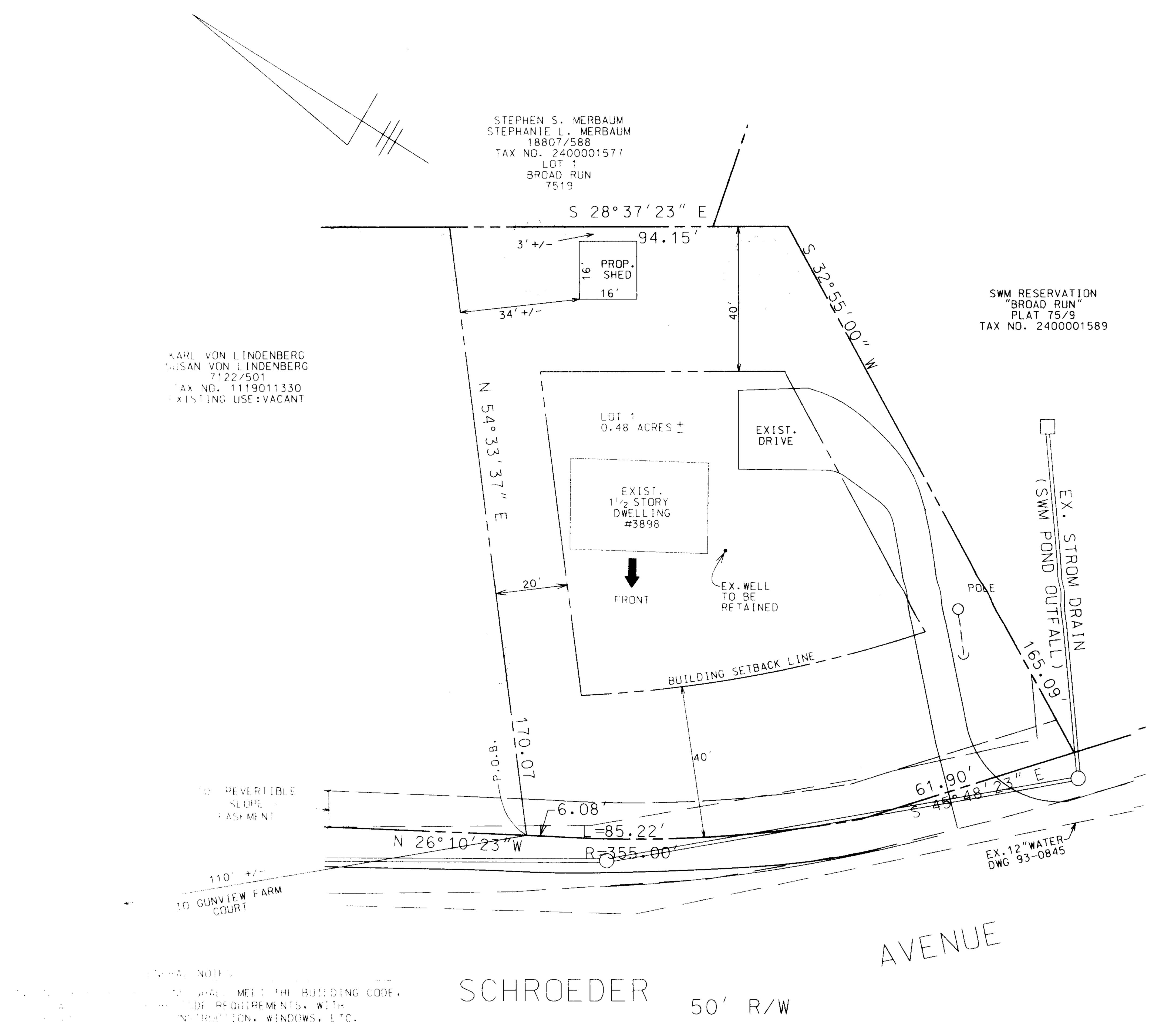
1.1. Hould

Engineering Access Permits Division



05-149-A





VICINITY MAP SCALE: 1"=2000'
COPYRIGHT ADC THE MAP
PEOPLE PERMITTED USE NO.
20797515

### SITE DATA

GROSS AND NET SITE AREA: 0.48 ACS +/-EXISTING ZONING: DR-2 MAP NE 12 H

DEED REFERENCE: 7122/501

TAX ACCT. NO.: 1119011330

REVISIONS DESCRIPTION

PROPERTY OWNERS:

KARL VON LINDENBERG SUSAN VON LINDENBERG 3898 SCHROEDER AVENUE PERRY HALL, MD 21128

THICKS ENGINEERING CO., INC.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21286-3160
- (410) 494-0001

PROJECT TITLE:

VON LINDENBERG PROPERTY \*3898 SCHROEDER AVENUE IITH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND

DRAWING TITLE:

PLAT TO ACCOMPANY ADMINISTRATIVE VARIANCE PETITION

DRAWING NO. : JOB NO.: 20245 DRAWN BY: **JOSH** CHECKED BY: DATE: 9/22/04 SHEETS PER SET: /\* **-** 20'

Fig. 4 Fig. 1 Fig. 4 Fig. MINDR SUBDIVISION 02 017 M . 1. 177 New Company #3898 SHROEDER AVENUE.

THE PROPERTY.

SITE I) NOT IN THE CBCA

THE SPANTING THE

HE . THE MINISTER CONSTRUCTION OF CURB. GUTTER

of the second of the transfer for the second of the second

5- SITE IS NOT A HISTORIC PROPERTY
6- PUBLIC WATER I SEWER

TO ALL AVE.