

IN RE: PETITION FOR ADMIN. VARIANCE
NE/S of Woodridge Road, 225 ft. +/-, N/S
centerline of North Cove Road
15th Election District
7th Councilmanic District
(2413 Woodridge Road)

Joseph P. Schultheis
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-419-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter was originally before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Joseph P. Schultheis. Upon review of the file, this Deputy Zoning Commissioner requested that this case be set in for hearing based on negative ZAC comments received from the Office of Planning recommending denial of Petitioner's requested relief. The variance request is for property located at 2413 Woodridge Road in the eastern area of Baltimore County. The variance is requested from Sections 400.1 and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (garage) to be located in the front yard and to have a 1 ft. setback to the street right-of-way line in lieu of the required rear yard and 25 ft. respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The property was posted with Notice of Hearing on May 13, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in the "Jeffersonian" newspaper on May 17, 2005 to notify any interested persons of the scheduled hearing date.

Amended Petition

After a general discussion of the problems associated with locating a new garage in the front yard, the Petitioner amended his Petition to request a side yard setback of 2 feet in lieu of the required 10 feet.

RECEIVED FOR FILING
7/8/05
Ray

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.”

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were submitted by the Bureau of Development Plans Review dated March 23, 2005, a copy of which is attached hereto and made a part hereof. In addition, a ZAC comment was received from the Department of Environmental Protection & Resource Management (DEPRM) dated April 18, 2005, a copy of which is attached hereto and made a part hereof.

ZAC comments were submitted by the Office of Planning dated March 18, 2005 requesting denial, a copy of which is attached hereto and made a part hereof. Based on an amended petition received from the Petitioner, revised comments dated June 16, 2005, were received from the Office of Planning indicating that they no longer opposed the request provided certain landscaping and elevations were submitted for approval.

RECEIVED FOR FILING
9/15/05
[Signature]

Interested Persons

Appearing at the hearing on behalf of the variance request were Scott Lindgren from the firm of Gerhold Cross & Etzel, Ltd. and Joseph P. Schultheis, Petitioner. No protestants or citizens appeared at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence indicated that the property, which is the subject of this variance request, contains 6,328 sq. ft. and is zoned DR 5.5. The subject property is improved by one-half of a semi-detached dwelling as shown in Petitioner's Exhibit 1. The Petitioner indicated that he would like to build a garage that would be large enough to house his 1965 Thunderbird and 1972 Buick Riviera automobiles. However, he indicated that he could not locate the garage in his rear yard because the rear yard becomes inundated with water when it rains to any significant amount. This occurs primarily occurs because the neighbor to the rear has built a wall which prohibits storm water from draining in its natural direction. The Petitioner also indicated that the soil in his property is clay and sand which again add to the storm water problem. Finally, he indicated that having a garage in the rear yard would increase impervious surface due to a longer driveway.

However in discussing this matter, the Petitioner acknowledged that no one else on his block has a garage in the front yard much less 1 ft. from the front property line. He indicated that he understood that this would substantially change the pattern of development in the neighborhood which is the essence of the original Planning Office comment. Upon further discussion, the Petitioner asked to leave the record open to discuss locating the garage on the side of the house if it could not be located in the rear yard.

RECEIVED FOR PLANNING
9/8/05
Ray

Subsequently, the Petitioner submitted an amended Petition and Redline Plat to Accompany which shows the garage in the side yard. The Redline Plan to Accompany has been marked as Petitioner's Exhibit 4. The amended plan indicates a slightly smaller garage 24 ft. x 22 ft. which would be 2 ft. from the east side yard boundary. The Planning Office submitted revised comments which no longer oppose the requested relief.

Findings of Fact and Conclusions of Law

The amended Petition is admittedly different from the original request. However, because the new request is substantially less in scope and impact on the neighborhood, I find that the amended Petition can be heard without re-advertising or re-posting.

In regard to the merits of the case on the amended Petition, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The lot is only 35 ft. wide at the road and approximately 65 ft. wide in the rear yard. This peculiar shape makes the side yard setback for any proposed garage more difficult to meet as compared to other lots of regular shape in the DR zone. I also find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. If the regulations are strictly enforced the side yard setbacks would not allow a two-car garage which the Petitioner needs for his antique vehicles. Because of the storm water problem, he can not locate the garage in the rear yard. Furthermore, I find that this amended variance can be granted only in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. This side yard garage is compatible with the neighborhood.

APPROVED FOR
7/8/05
Ray

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 amended variance should be GRANTED with conditions.

THEREFORE, IT IS ORDERED, this 8 day of July, 2005, by this Deputy Zoning Commissioner, that the Petitioner's request for amended variance pursuant to Petitioner's exhibit 4, from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an attached garage to have a side yard setback of 2 feet in lieu of the required 10 ft, be and it is hereby GRANTED with the following conditions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the ZAC comments submitted by the Bureau of Development Plans Review dated March 23, 2005, a copy of which is attached hereto and made a part hereof;
3. Compliance with the ZAC comments submitted by DEPRM dated April 18, 2005, a copy of which is attached hereto and made a part hereof;
4. Compliance with the revised ZAC comments received from the Office of Planning dated June 16, 2005, a copy of which is attached hereto and made a part hereof.
5. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

RECEIVED FOR FILING

7/8/05

By  JYM: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

July 8, 2005

Mr. Joseph P. Schultheis
2413 Woodridge Road
Baltimore, Maryland 21219

Re: Petition for Administrative Variance
Case No. 05-419-A
Property: 2413 Woodridge Road

Dear Mr. Schultheis:

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 that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Scott Lindgren
Gerhold Cross & Etzel, Ltd.
320 E. Towsontown Blvd.
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 2413 Woodridge Rd.
which is presently zoned Residential

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) 400.1, 504.2 BCZR

400.1 d. (2)(A)

To permit a detached accessory structure (Garage) to be located in the front yard
~~see attached~~
and to have a 1' setback to the street right of way line in lieu of the required
rear yard and 25' 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

Address

Telephone No.

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 7/8/05 day of July, 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. 05-419-A

Reviewed By CTM Date 2/22/05

Estimated Posting Date 3/6/05

REV 10/25/01

ORDER RECEIVED FOR FILING

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

2413 Worondge Rd.
Address
Besse MD 21219
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):

see attached

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

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of January, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joseph P. Schultheis
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

MY COMMISSION EXPIRES:
MARCH 19, 2006

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

Address 2413 Woodridge Rd
City Bmo. State MD. Zip Code 21219

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):

see attached

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 Joseph P. Schultheis

Name - Type or Print Joseph P. SCHULTHEIS

Signature _____

Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of January, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joseph P. Schultheis
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Signature Linda J. Broadfoot
Notary Public

My Commission Expires _____

MY COMMISSION EXPIRES:
MARCH 19, 2006



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2413 Woodridge Rd
which is presently zoned Residential

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) 400.1, 504.2 BCZR

TO PERMIT A DETACHED ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE FRONTYARD AND TO HAVE A 1' SETBACK TO THE STREET RIGHT OF WAY LINE IN LIEU OF THE REQUIRED REARYARD AND 25' 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

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Gerhold Cross & Etzel, Ltd.

Mike Alexander

320 E. Towson town Blvd.

(410)-823-4470

Towson

Maryland

21286

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.

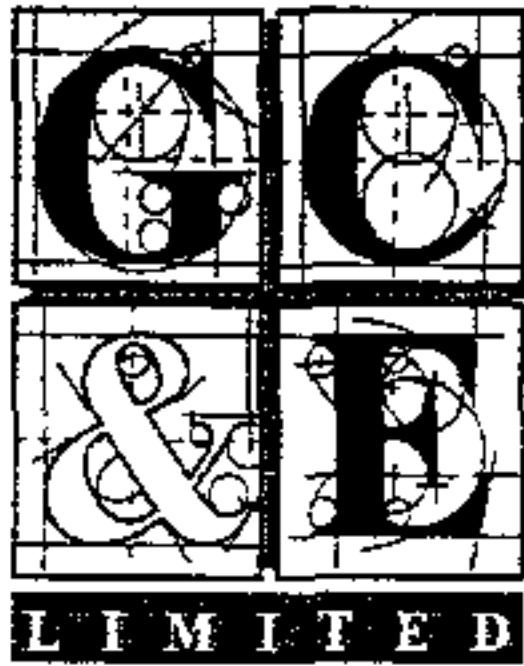
Zoning Commissioner of Baltimore County

CASE NO. 05-419-A

Reviewed By LTN Date 2/22/05

REV 10/25/01

Estimated Posting Date 3/6/05



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286

Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

Attachment for Petition for Administrative Variance

~~We hereby petition for a Variance from section 400.1 of the B.C.Z.R. to allow an accessory structure in the front with a one foot setback in lieu of the requirement that accessory buildings be located in the rear yard with a two and one half feet setback.~~

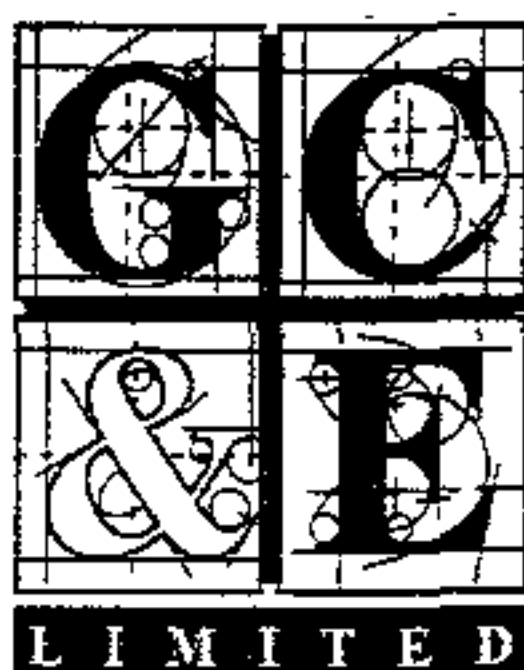
We are requesting that the proposed garage be allowed in the front yard because the rear yard is a low point in the neighborhood that consistently wet. If we were to build the garage in the rear yard a drainage issue would be created flooding the neighbors yards with the water that currently collects and floods my backyard. This drainage issue would be a much greater disturbance to the neighborhood.

Reason for Garage:

*Storage of classic cars, To
avoid theft, vandalism, weather
damage.*

*Vehicles 1956 Chevy Nomad
1965 Ford Thunderbird
1972 Buick Riviera*

419



Gerhold, Cross & Etzel, Ltd.

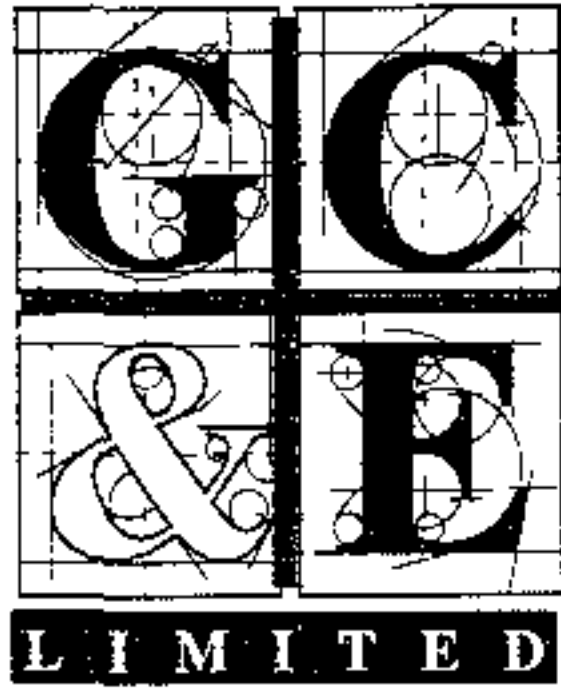
Registered Professional Land Surveyors • Established 1906

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

Attachment for Petition for Administrative Variance (Amended per hearing June 1, 2005)

We hereby petition for variance from section 1b02.3.c.1 (chart) of the b.c.z.r. to permit an attached Garage to have a sideyard setback of two feet in lieu of the required ten feet.

We are requesting that the proposed attached garage be allowed a two feet side yard setback because I need to have a garage large enough to hold my three classic cars and the rear yard is a low point in the neighborhood that is constantly wet. If we were to build the garage in the rear yard a drainage issue would be created flooding the neighbors yards with the water that currently collects and floods my backyard. This drainage issue would be a much greater disturbance to the neighborhood. Also the expense of building in a constantly wet area is much greater.



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

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

RECEIVED

JUL 25 2005

ZONING COMMISSIONER

July 25, 2005

John Murphy
Office of the Zoning Commissioner
M.S. 3401
401 Bosley Avenue
Towson, MD. 21204
(410)-887-4386

Re: Case Number 05-419-A

Dear Mr. Murphy:

I am sending you a copy of the "2nd Amended 05-419-A Plan To Accompany A Petition For An Administrative Variance," that addresses all the conditions of your zoning order. Please add it to your file. Please note that the Office of Planning has amended their revised ZAC comments dated June 16, 2005. Specifically, recommendation 3, "The proposed garage shall be setback a minimum of 8 feet from the front building wall of the existing semi-detached dwelling," has been amended to 3 feet. These comments are condition 4 of your zoning order granted July 8, 2005. If there is anything else you may need, please let me know. Thank you.

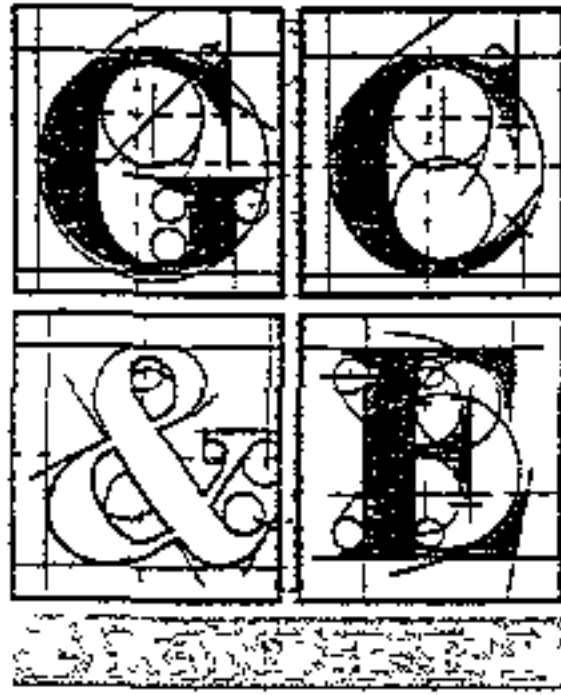
Sincerely,

Michael Alexander

CC: Kristen Matthews, Office of Zoning (file copy)

ok
to bill

QVM
7/29/05



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

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

February 22, 2005

Zoning Description 2413 Woodridge Road

All that piece or parcel of land situate, lying and being in the Fifteenth Election District and Seventh Councilmanic District of Baltimore County, Maryland and described as follows to wit:

Beginning for the same at a point on the northeast side of Woodridge Road as laid out forty feet wide at a distance of two hundred twenty-five and seventy-four one hundredths feet northerly measured along the easternmost side of Woodridge Road from the north side of North Cove Road as laid out forty feet wide and running thence 1) Northwesternly binding on the northeast side of Woodridge Road by a curve to the left with a radius of 143.3 feet for a distance of 33.1 feet, thence leaving said Woodridge Road, 2) North 38 degrees 31 minutes East 120.7 feet, more or less, 3) South 64 degrees 19 minutes East 50.16 feet, 4) South 21 degrees 01 minutes East 16.64 feet, and 5) South 51 degrees 05 minutes West 129 feet to the place of beginning. Being Lot 27 in "Part of Lodge Forest" as recorded in Baltimore County Plat Book C.W.B.Jr. No. 12 Folio 37.

Containing 6328 sq. ft. or 0.145 Acres of land, more or less.

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



#410

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 442703

DATE

2/22/05

ACCOUNT

12001 006 6150

AMOUNT \$

65.00

RECEIVED
FROM

J. SCHULTHEIS

FOR

05-419-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VAL

PAID RECEIPT

BUSINESS

2/22/05

RES. SEC. NO.

DEPT. NO.

EX. NO.

OR. NO.

Receipt for

\$65.00

Baltimore County

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: #05-419-A

2413 Woodridge Road

West of side of Woodridge Road, 225 ft. +/- from n/side of North Cove Road

15th Election District - 7th Councilmanic District

Legal Owner(s): Joseph P. Schultheis

Variance: to permit a detached accessory structure to be located in the front yard and to have a 1-foot setback to the street right of way line in lieu of the required rear yard and 25 feet respectively

Hearing: Wednesday, June 1, 2005 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

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

JT/5/689 May 17

51345

CERTIFICATE OF PUBLICATION

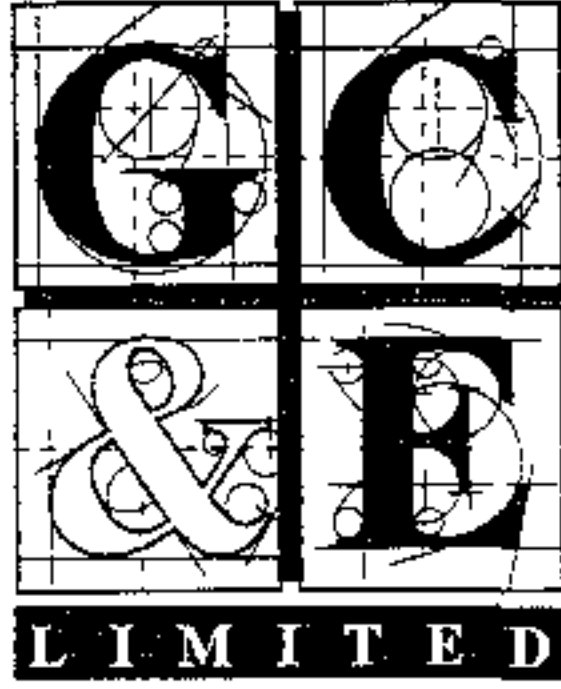
5/19/ 2005

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 5/17/ 2005.

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

J. Wilkinson

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

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

CERTIFICATE OF POSTING

RE: CASE# 05-419-A
PETITIONER/DEVELOPER:
Joseph Schultheis
DATE OF HEARING: June 22, 2005

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

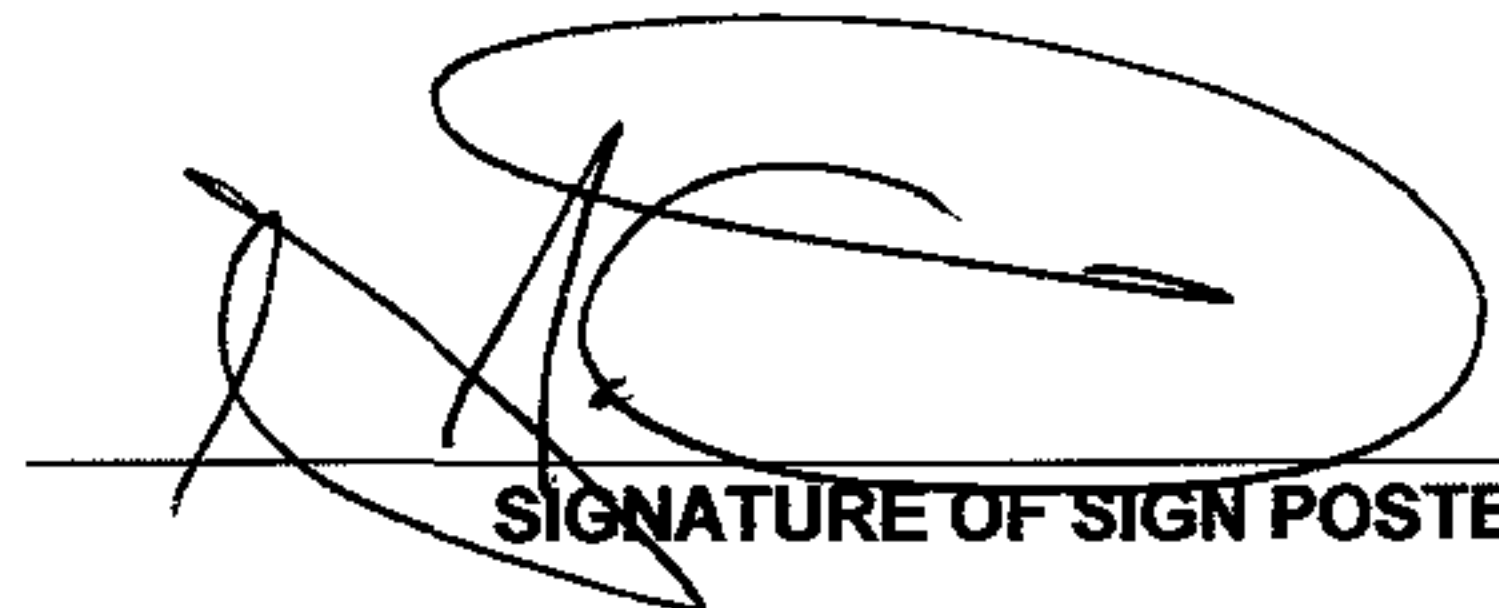
LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

(see page 2 for full size photo)

LOCATION:

2413 Woodridge Road
Baltimore, Maryland 21219



SIGNATURE OF SIGN POSTER

John Dill

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: June 7, 2005

06/07/2005

1

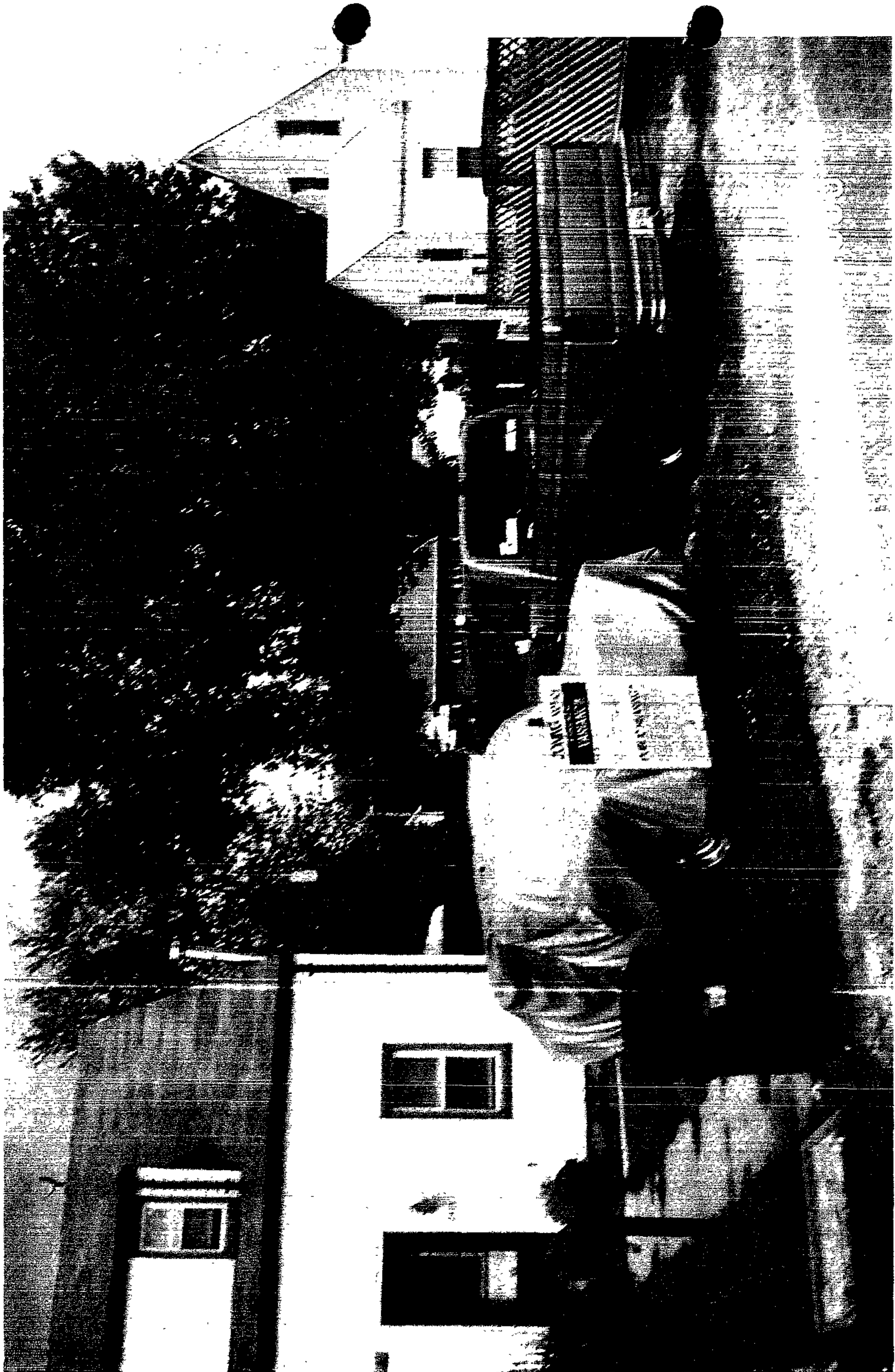
2

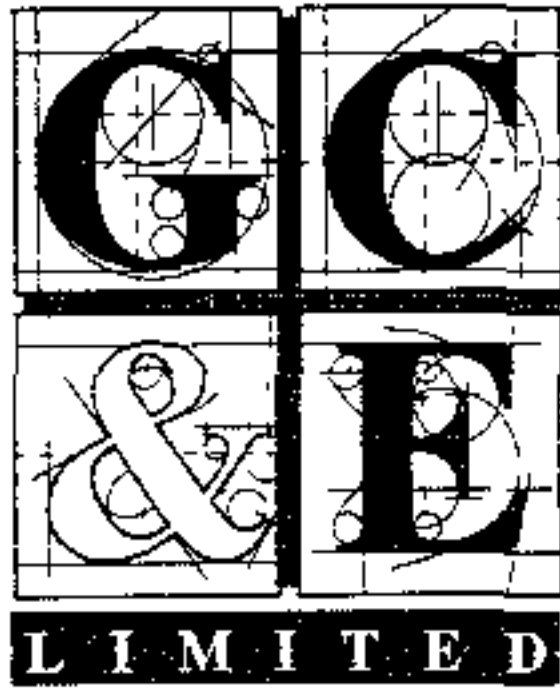
3

4

5

6





Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

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

CERTIFICATE OF POSTING

RE: CASE#05-419-A
PETITIONER/DEVELOPER:
Joseph P. Schultheis
DATE OF HEARING: 6/01/05

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

(see page 2 for full size photo)

LOCATION:
2314 Woodridge Road

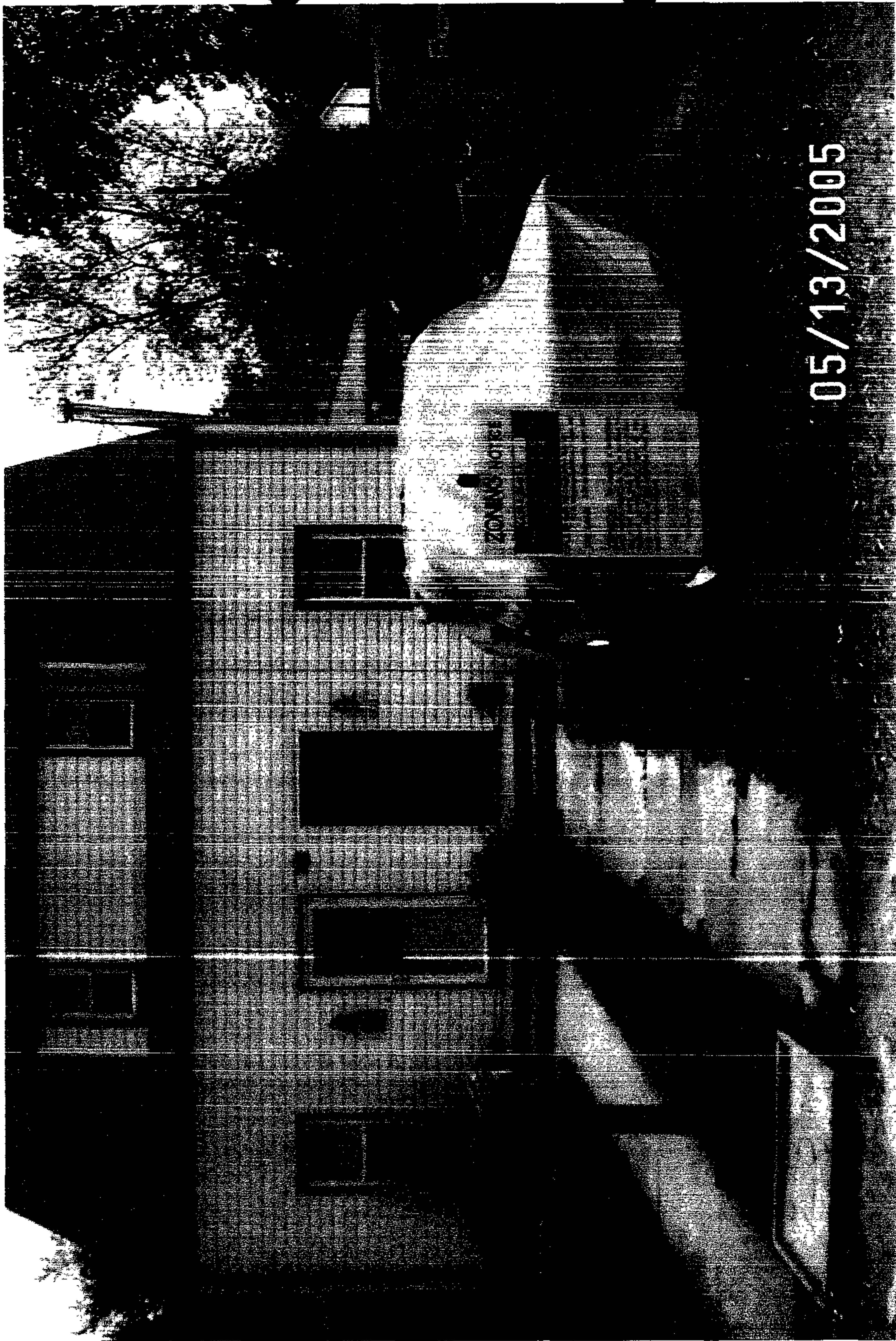
SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: 5/13/05

05/13/2005



NOTICE

7/15/05

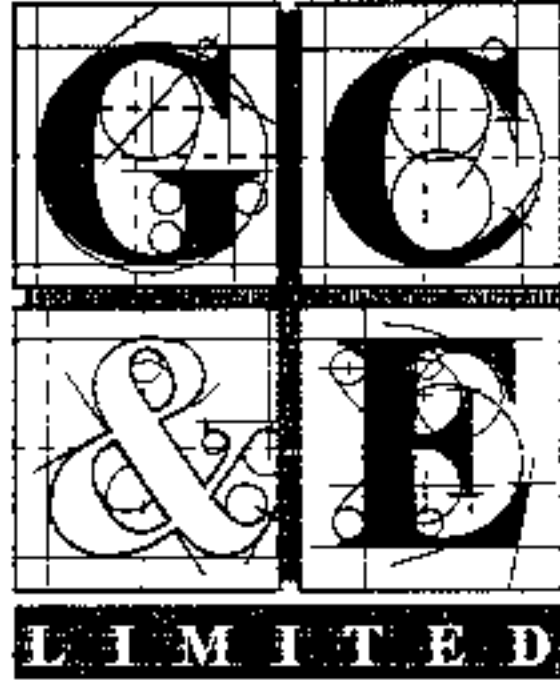
A PUBLIC HEARING WILL BE HELD BY
THE BOARD OF COMMISSIONERS
IN TOWNSHIP.

THE HEARING WILL BE HELD AT
THE BOARD OF COMMISSIONERS

ON DATE 7/15/05 AT 10:00 AM

THE BOARD OF COMMISSIONERS
WILL CONSIDER THE MATTER OF

05/13/2005



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

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

CERTIFICATE OF POSTING

RE: CASE #05-419-A
PETITIONER/DEVELOPER:
J. Schultheis
CLOSING DATE: 4/4/05

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

(see page 2 for full size print)

LOCATION:
2413 Woodridge Road

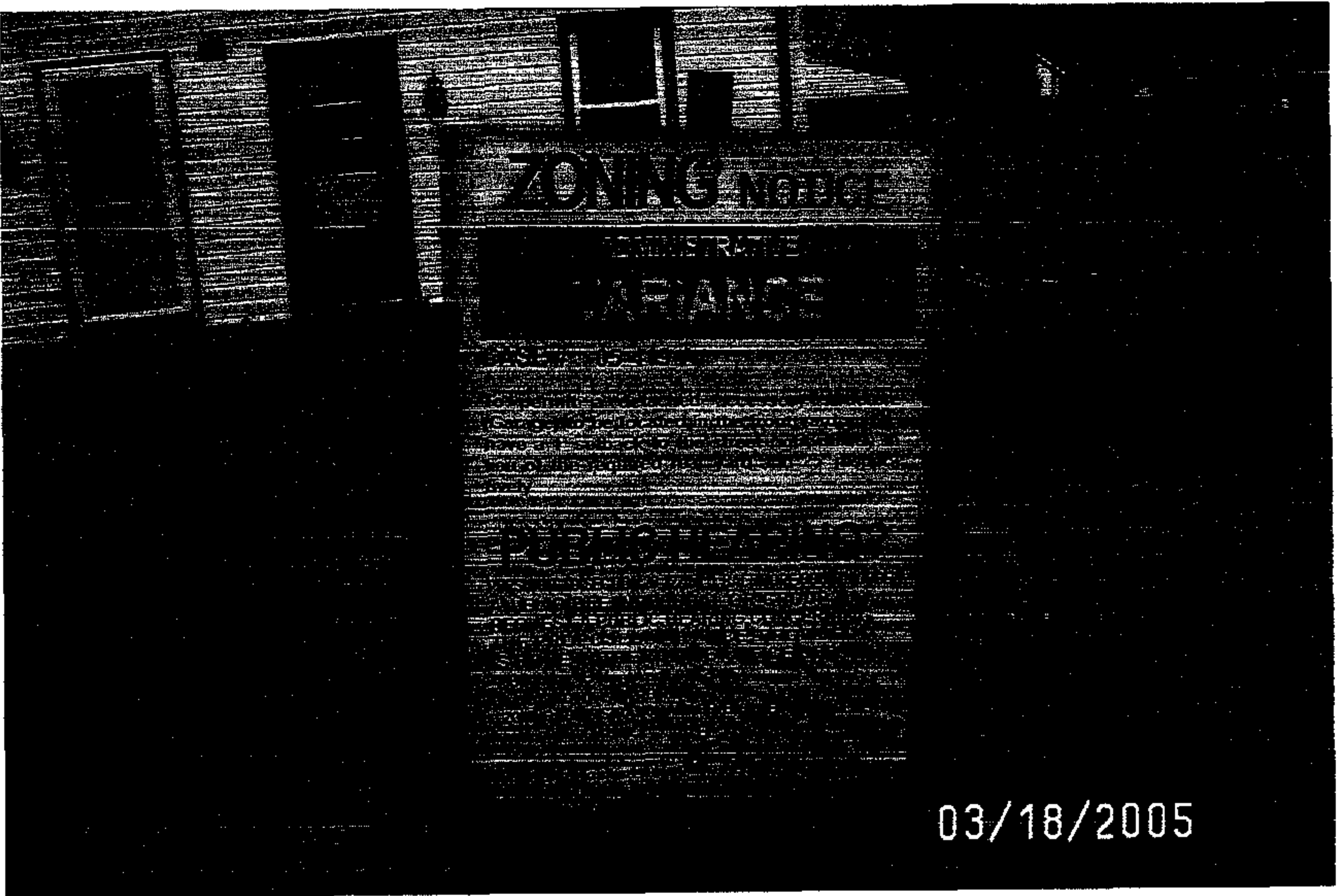


SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: 3/18/05

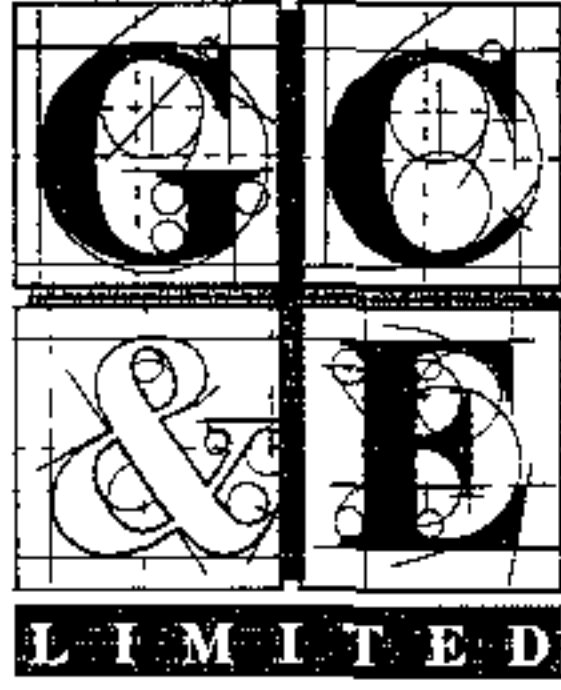


03/18/2005

3/18/05

Dates had to be
changed because
sign posting was not
done in a timely
manner. New sign
will reflect correct
closing date

K.M.



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

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

CERTIFICATE OF POSTING

RE: CASE NO. 05-419-A
PETITIONER/DEVELOPER:
J. Schultheis
DATE OF HEARING:
N/A

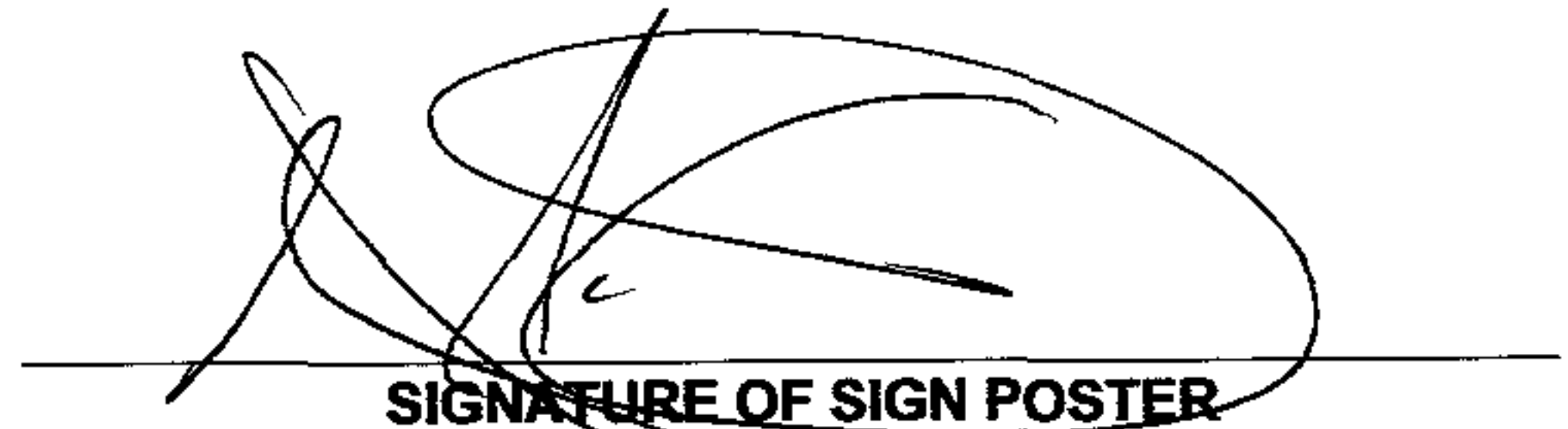
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

LOCATION:



SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSON TOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

(see page 2 for full size print)

POSTED ON: March 14, 2005

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

DATE: 03/14/2005

TO: [illegible]
FROM: [illegible]
SUBJECT: [illegible]

PUBLIC HEARING?

[illegible text]

03/14/2005



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 10, 2005

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: 05-419-A

2413 Woodridge Road

N/east of side of Woodridge Road, 225 ft. +/- from n/side of North Cove Road

15th Election District – 7th Councilmanic District

Legal Owner: Joseph P. Schultheis

Variance to permit a detached accessory structure to be located in the front yard and to have a 1-foot setback to the street right of way line in lieu of the required rear yard and 25 feet respectively.

Hearing: Wednesday, June 1, 2005 at 11:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Joseph Schultheis, 2413 Woodridge Road, Baltimore 21219
Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 17, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 17, 2005 Issue - Jeffersonian

Please forward billing to:

Permits & Development Management
111 W. Chesapeake Avenue
Baltimore, MD 21204

410-887-3353

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: 05-419-A

2413 Woodridge Road

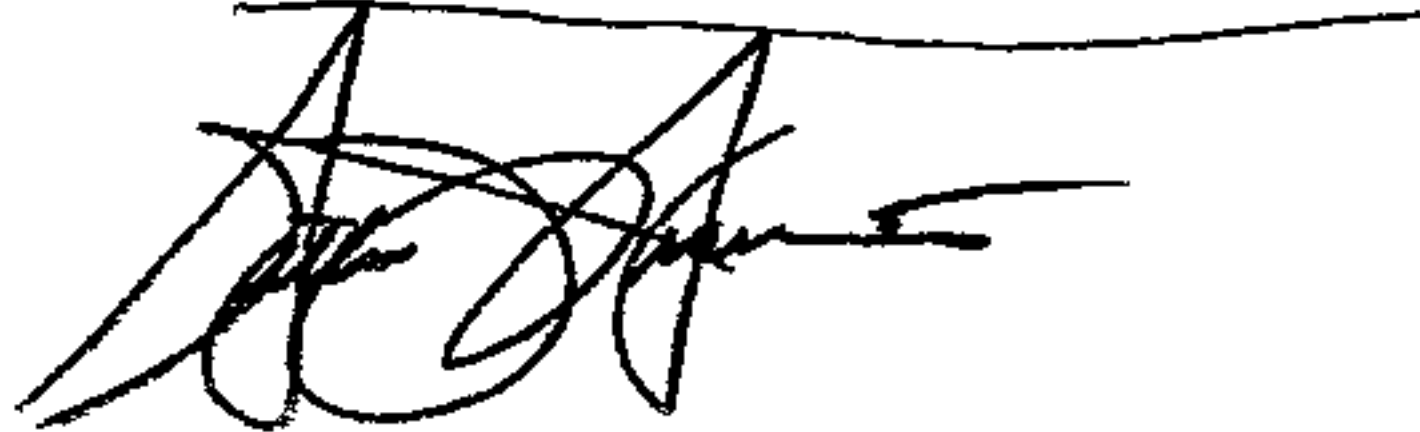
N/east of side of Woodridge Road, 225 ft. +/- from n/side of North Cove Road

15th Election District – 7th Councilmanic District

Legal Owner: Joseph P. Schultheis

Variance to permit a detached accessory structure to be located in the front yard and to have a 1-foot setback to the street right of way line in lieu of the required rear yard and 25 feet respectively.

corrected
Hearing: Wednesday, June 1, 2005 at 11:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue, Towson 21204



WILLIAM J WISEMAN III
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.



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

April 29, 2005

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: 05-419-A

2413 Woodridge Road

N/east of side of Woodridge Road, 225 ft. +/- from n/side of North Cove Road

15th Election District – 7th Councilmanic District

Legal Owner: Joseph P. Schultheis

Variance to permit a detached accessory structure to be located in the front yard and to have a 1-foot setback to the street right of way line in lieu of the required rear yard and 25 feet respectively.

Hearing: Wednesday, June 1, 2005 at 11:00 a.m. in Room 106, County ^{Shio}~~Courts~~ Building,
~~401 Besley Avenue~~, Towson 21204

Timothy Kotroco
Timothy Kotroco
Director

TK:klm

C: Joseph Schultheis, 2413 Woodridge Road, Baltimore 21219
Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 17, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 17, 2005 Issue - Jeffersonian

Please forward billing to:

Permits & Development Managment
111 W. Chesapeake Avenue
Baltimore, MD 21204

410-887-3353

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: 05-419-A

2413 Woodridge Road

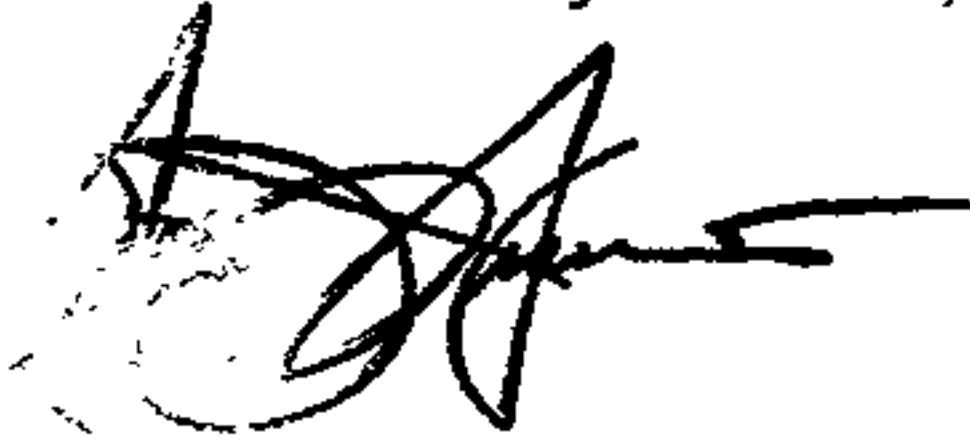
N/east of side of Woodridge Road, 225 ft. +/- from n/side of North Cove Road

15th Election District – 7th Councilmanic District

Legal Owner: Joseph P. Schultheis

Variance to permit a detached accessory structure to be located in the front yard and to have a 1-foot setback to the street right of way line in lieu of the required rear yard and 25 feet respectively.

Hearing: Wednesday, June 1, 2005 at 11:00 a.m. in Room 106, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III
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.



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

April 25, 2005

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: 05-419-A

2413 Woodridge Road

N/east of side of Woodridge Road, 225 ft. +/- from n/side of North Cove Road

15th Election District – 7th Councilmanic District

Legal Owner: Joseph P. Schultheis

Variance to permit a detached accessory structure to be located in the front yard and to have a 1-foot setback to the street right of way line in lieu of the required rear yard and 25 feet respectively.

Hearing: Wednesday, June 1, 2005 at 9:00 a.m. in Room 106, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Joseph Schultheis, 2413 Woodridge Road, Baltimore 21219
Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson 21286

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 17, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 17, 2005 Issue - Jeffersonian

Please forward billing to:
Joseph Shultheis
2413 Woodridge Road
Baltimore, MD 21219

410-477-1697

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: 05-419-A

2413 Woodridge Road
N/east of side of Woodridge Road, 225 ft. +/- from n/side of North Cove Road
15th Election District – 7th Councilmanic District
Legal Owner: Joseph P. Schultheis

Variance to permit a detached accessory structure to be located in the front yard and to have a 1-foot setback to the street right of way line in lieu of the required rear yard and 25 feet respectively.

Hearing: Wednesday, June 1, 2005 at 9:00 a.m. in Room 106, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
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.



April 25, 2005

Joseph Schultheis
2413 Woodridge Road
Baltimore, MD 21219

Dear Mr. Schultheis:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 05-419-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by the Deputy Zoning Commissioner request for a public hearing concerning the above-proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Lloyd Moxley at 410-887-3391.

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson 21286



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 419 -A Address 2413 WOODRIDGE RD
Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 2/22/05 Posting Date: 3/6/05 Closing Date: 4/4/05

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 05- 419 -A Address 2413 WOODRIDGE RD
Petitioner's Name J. SCHULTHEIS Telephone (410) 477-1697
Posting Date: 3/6/05 Closing Date: 4/4/05
Wording for Sign: TO PERMIT A DETACHED ACCESSORY STRUCTURE
(GARAGE) TO BE LOCATED IN THE FRONTYARD AND TO HAVE
A 1' SETBACK TO THE STREET RIGHT OF WAY LINE IN
LIEU OF THE REQUIRED REARYARD AND 25' RESPECTIVELY

WCR - Revised 6/25/04

I HAVE RECEIVED POSTING INFO

**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: 05-419-A

Petitioner: Joseph P. Schuttner

Address or Location: 2413 Woodridge Rd Sparrow's Pt. Md.
21219

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joseph P. Schuttner

Address: 2413 Woodridge Rd
Sparrow's Pt. Md 21219

Telephone Number: (410) 477-1697

**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*

May 23, 2005

Joseph P. Schultheis
2413 Woodridge Road
Baltimore, Maryland 21219

Dear Mr. Schultheis:

RE: Case Number: 05-419-A, 2413 Woodridge Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 22, 2005.

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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Mike Alexander Gerhold, Cross & Etzel 320 E. Towsontown Blvd 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

March 9, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: March 14, 2005

Item No.: 418, 419, 420, 422, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433.

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.

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

Acting Lieutenant Don W. Muddiman
Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



Printed on Recycled Paper

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



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

Maryland Department of Transportation

Date: 3.8.05

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

RE: Baltimore County
Item No. 419 LTM

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 Grédlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

4/4/05
AV

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr
DEPRM

DATE: April 18, 2005

SUBJECT: Zoning Item # 05-419
Address 2413 Woodridge Road

Zoning Advisory Committee Meeting of March 7, 2005

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

. The proposed construction is to occur within the Limited Development Area of the CBCA. The Regulations limit impervious surface coverage to 25% of the overall site, require 15% minimum tree coverage and warrant mitigation for disturbances within 100-feet of Mean High Tide (MHT). Impervious Surface coverage in excess of 25% may require submission and approval of a Chesapeake Bay Critical Area Variance.

Reviewer: Mike Kulis

Date: April 18, 2005

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 7/8/05 BY [signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 16, 2005

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

SUBJECT: 2413 Woodbridge Road – **REVISED COMMENTS**

INFORMATION:

Item Number: 5-419

Petitioner: Joseph P. Schultheis

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request as shown in the revised red-lined plan that was submitted to this office provided the following conditions are met:

1. Provide landscaping along southwestern property line so as to mitigate the impact of the proposed garage addition.
2. Show the driveway associated with the proposed addition.
3. The proposed garage shall be setback a minimum of 8 feet from the front building wall of the existing semi-detached dwelling.
4. The proposed garage door shall use items such as windows, decorative patterns, or a divider so that the garage does not become the dominant street feature. In addition, the garage door(s) shall be painted with a similar or blending color as the primary building facade.
5. Submit elevations of the proposed addition (incorporating the items mentioned above) to this office for review and approval prior to the issuance of any building permits.

JOHN RECEIVED FOR PLANNING
7/8/05
J. Ray

For further information concerning the matters stated herein, please contact Curtis Murray at 410-887-3480.

Prepared by: Mark A. Coughlin

Division Chief: John L. Latham

AFK/LL:MAC:

RECEIVED FOR FILING
7/8/05
J. Ray

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 23, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For March 14, 2005
Item No. 419

The Bureau of Development Plans Review has reviewed the subject-zoning items.

Provide a revertible slope easement behind a 40 feet R/W for grading of future road improvements.

RWB:CEN:cp

cc: File

ZAC-03142005-COMMENT ITEM 419-03232005.doc

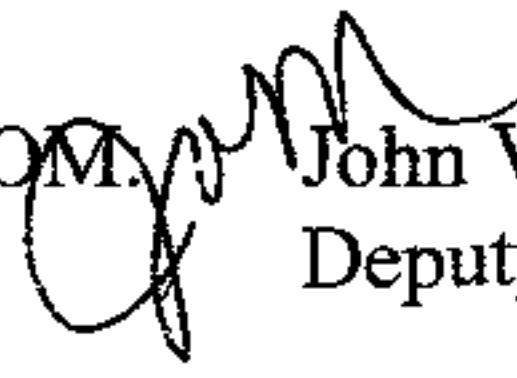
RECEIVED FOR PLANNING
7/5/05
J. Ray

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Mark Cunningham
Lynn Lanham
Office of Planning

DATE: June 13, 2005

FROM:  John V. Murphy
Deputy Zoning Commissioner

SUBJECT: Petition for Administrative Variance
Cause No. 05-419-A
Property: 2413 Woodridge Road
Petitioner: Joseph P. Schultheis

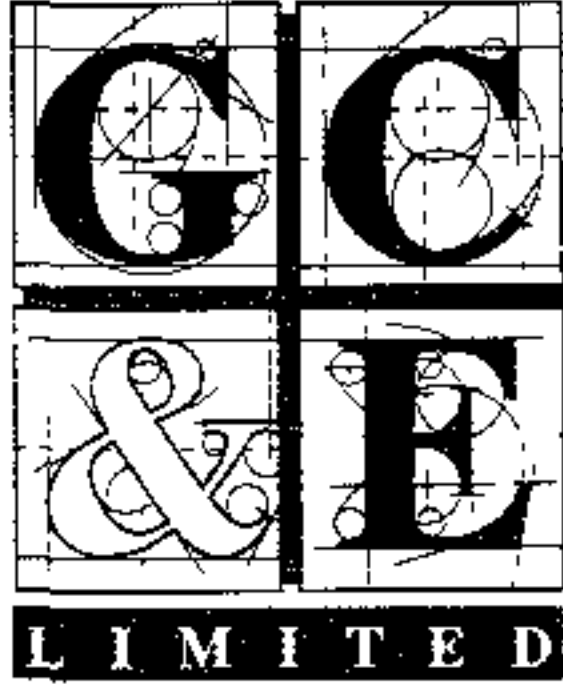
The above-captioned case was originally filed as an administrative variance. After a review of the file and the ZAC comments received from your office, I had the matter set in for hearing.

At the hearing before me on June 1, 2005, the Petitioner submitted the attached amended plan and petition for review and approval.

It would be appreciated if you would review the amended site plan and petition and forward your comments regarding same at your first opportunity.

Thank you for your attention and cooperation in this matter.

JVM:raj
Attachments



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

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

RECEIVED

JUN - 8 2005

ZONING COMMISSIONER

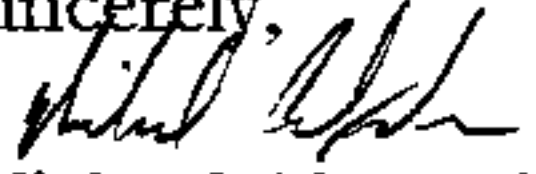
June 8, 2005

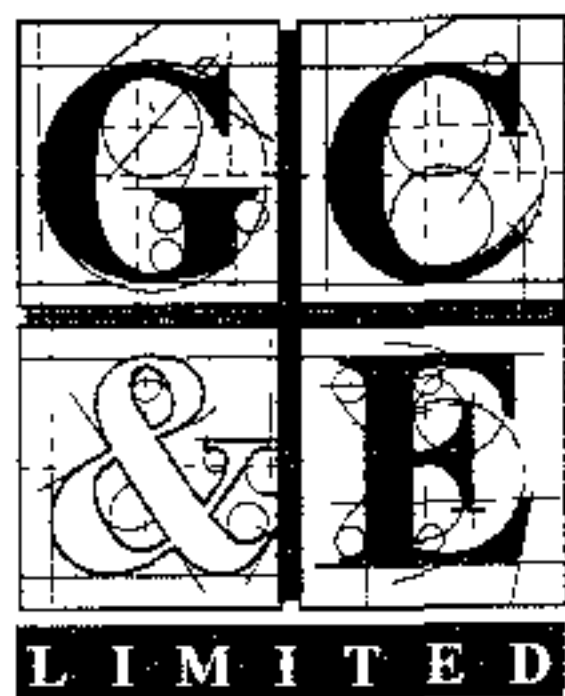
John Murphy
Office of the Zoning Commissioner
M.S. 3401
401 Bosley Avenue
Towson, MD. 21204
(410)-887-4386

Re: Case Number 05-419-A

Dear Mr. Murphy:

Per your discussion at the hearing on Wednesday, June 1, 2005 I am enclosing a revised copy of the amended request for variance to have an attached garage with a two feet side yard setback in lieu of the required ten feet. Please withdraw the previous request for a detached garage in the front yard with a one foot setback from the street right of way. Please let me know if there is anything else you may need. Thank you.

Sincerely,

Michael Alexander



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

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

July 07, 2005

John Murphy
Office of the Zoning Commissioner
M.S. 3401
401 Bosley Avenue
Towson, MD. 21204
(410)-887-4386

Re: Case Number 05-419-A

Dear Mr. Murphy:

Per your telephone call today I am sending you a copy of the redlined "Amended 05-419-A Plan To Accompany A Petition For An Administrative Variance." Please let me know if there is anything else you may need. Thank you.

Sincerely,


Michael Alexander

CASE NAME 2413 WEEPBRIDGE ROAD
CASE NUMBER 05-419-A
DATE JUNE 1, 2005

PETITIONER'S SIGN-IN SHEET

[illegible]

Baltimore County - My Neighborhood



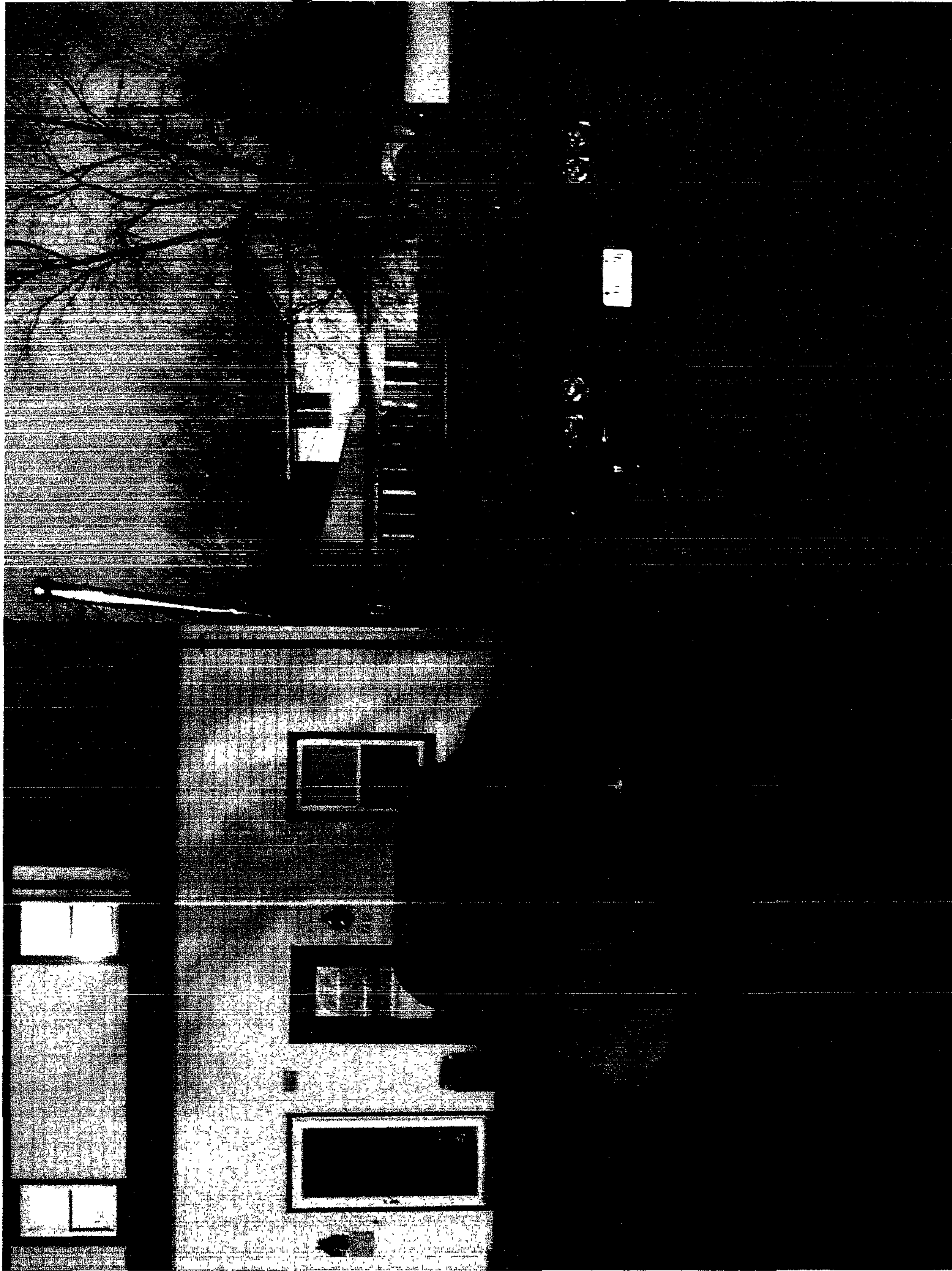
#419

61A#



Location of proposed drainage

61A#



Location of Proposed Garage

Location of Proposed Garage



#419



#419

Location of House & Garage

419

6711-111

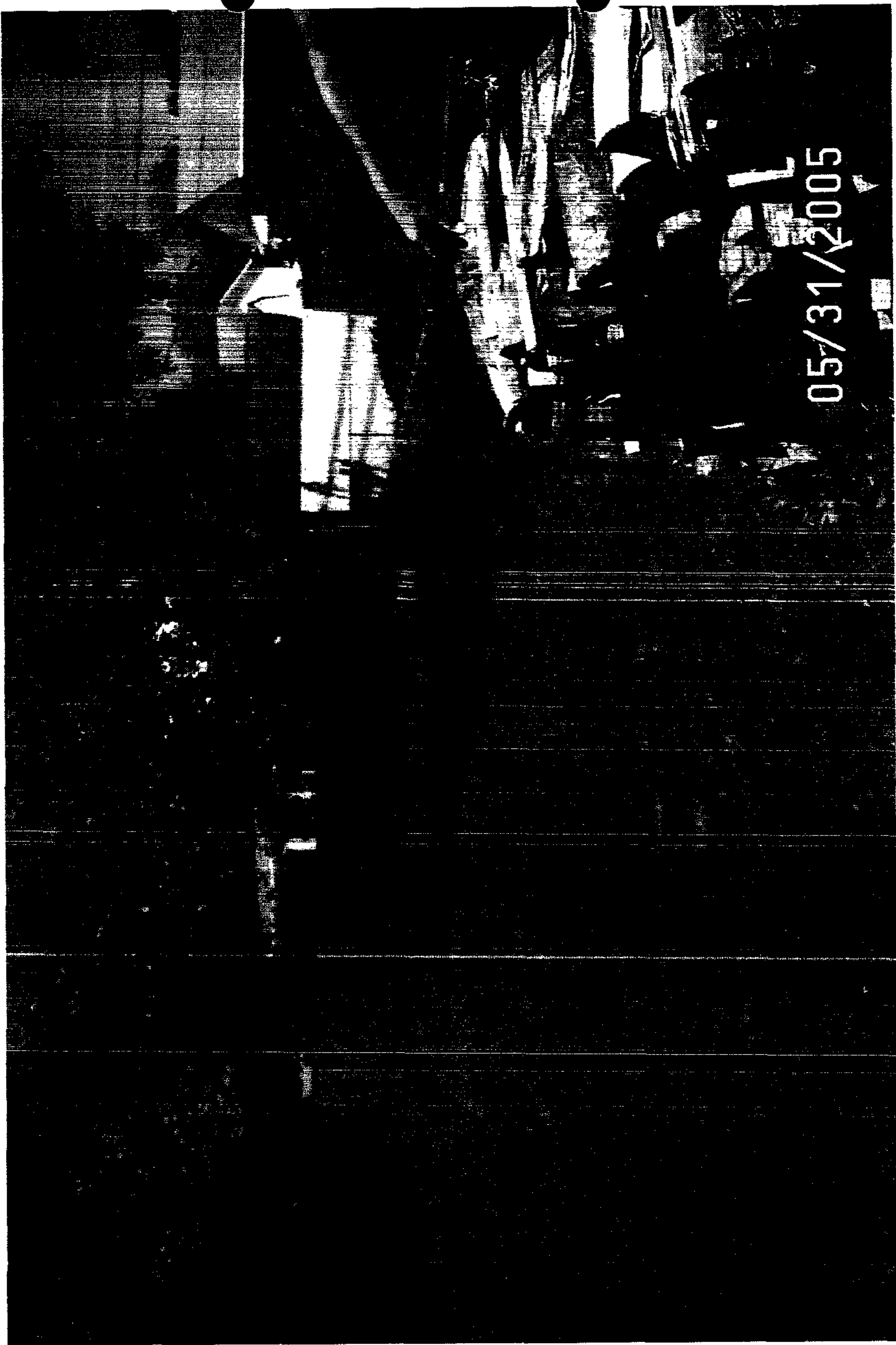


①

05/31/2005

2005
m

05/31/2005



3

05/31/2005

05/31/2005



5



6



7

05/31/2005

②



6





05/31/2005



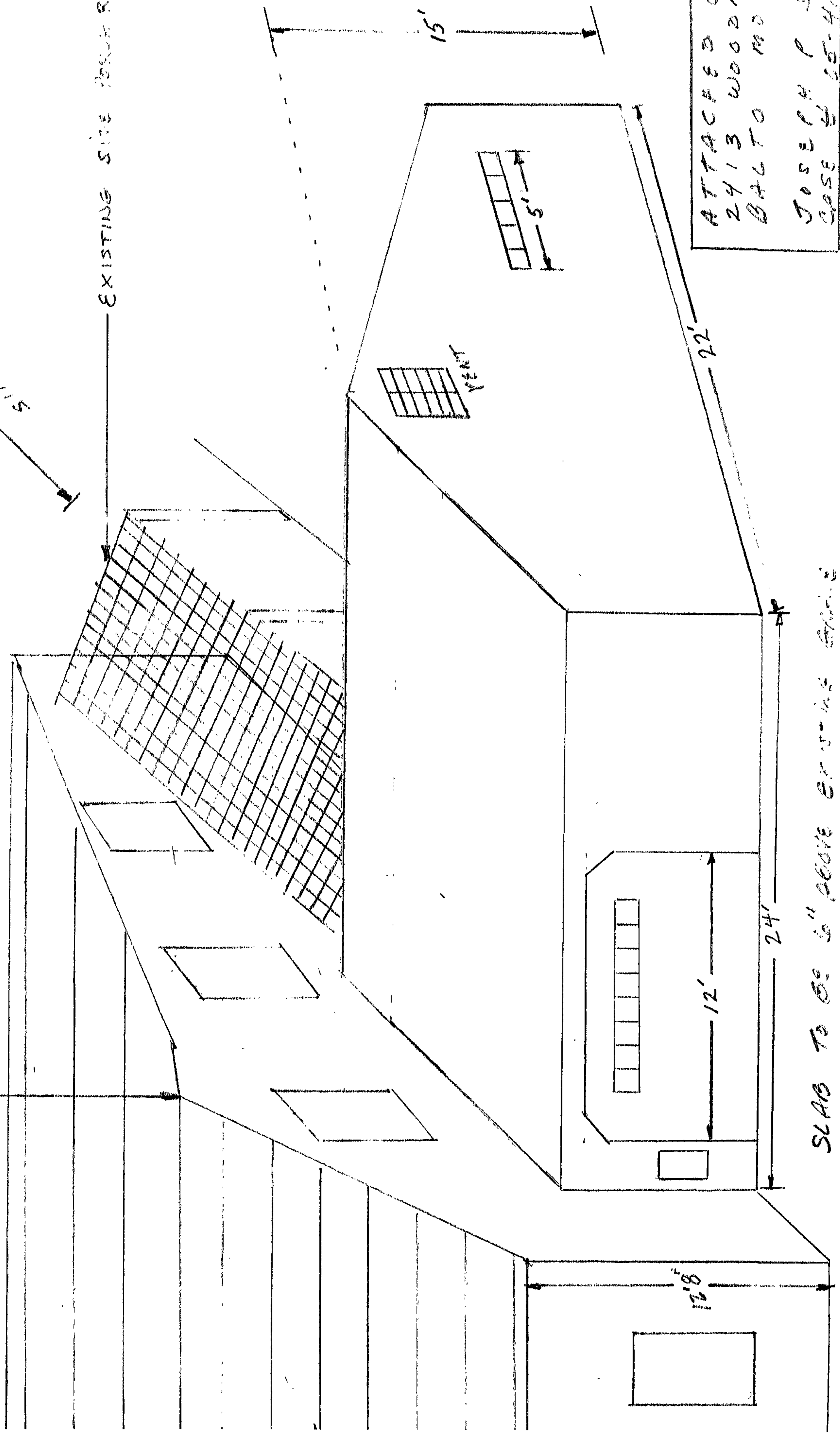


05/31/2005

5' 12" of House
Division

Roof Peak

EXISTING SIDE PORCH ROOF



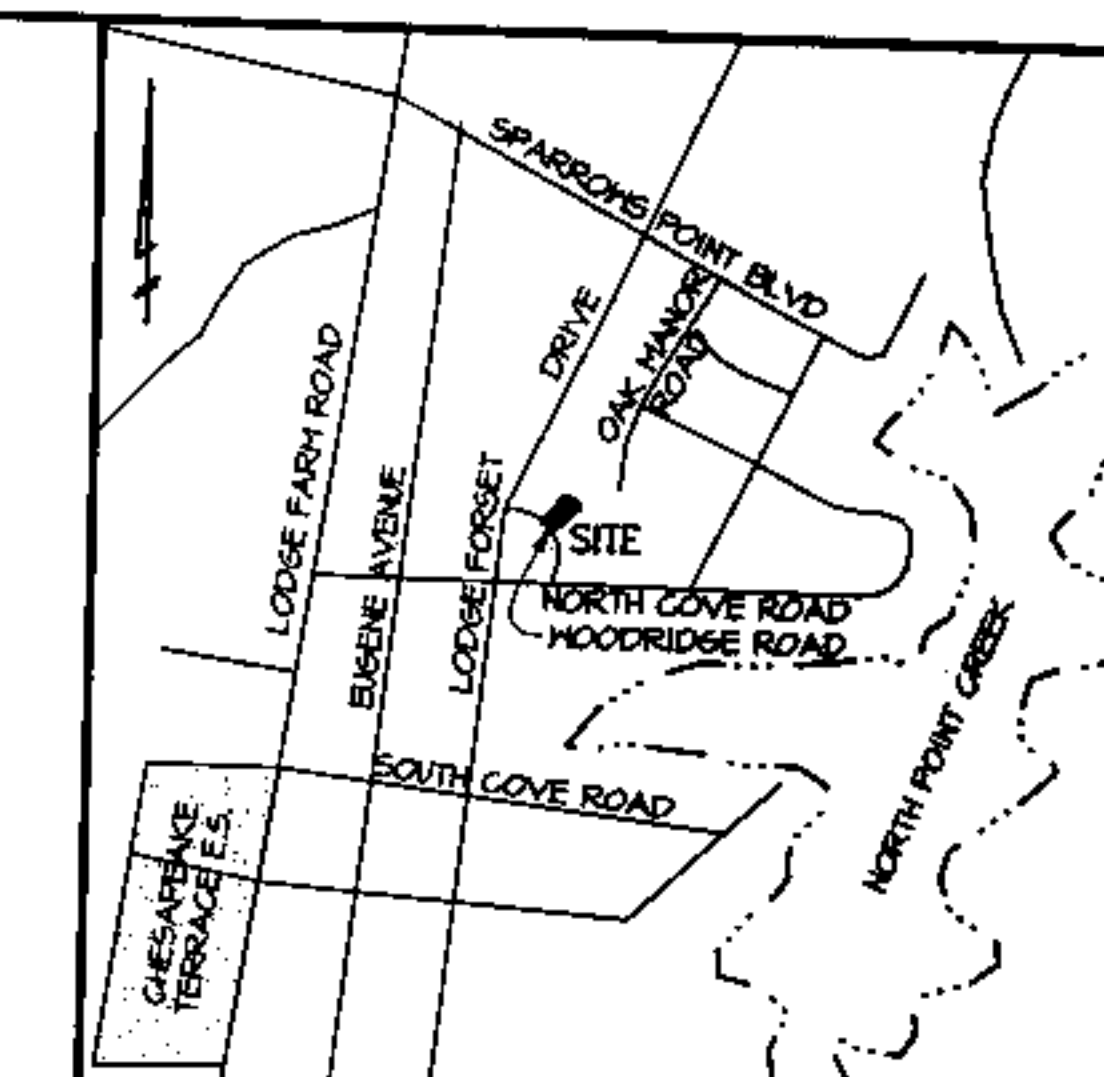
ATTACHED GARAGE
2413 WOODRIDGE RD
BALTO MD 21219
JOSEPH P SCHOLZ
CASE # 65-419-A

SLAB TO BE 6" ABOVE EXISTING GRADE

DEED MERIDIAN (S.M. No. 19138/648)

LEGEND

WATER METER
BUILDING
GAS
BOUNDARY LINE
WATER
SANITARY SEWER



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

- OWNER: JOSEPH F. SCHULTHEIS
2415 WOODRIDGE ROAD
BALTIMORE MD, 21214
(410)-477-1847
- TAX ACCOUNT NO. 15-23-503780
- TITLE DEED LIBER S.M. NO. 19138 FOLIO 648
TOTAL AREA = 0.14 AC. ±
- THE PROPERTY IS ZONED D.R. 5.5
- 200' SCALE ZONING MAP NO. SE 7-1
- THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED.
A BOUNDARY HAS NOT BEEN PERFORMED BY GERHOLD, CROSS & ETZEL, LTD.
- CENSUS TRACT 482100 BALTIMORE HARBOR A.D.C. MAP & GRID 48 6-11
WATERSHED BALTIMORE HARBOR SUBSEVERSHED 48
SCHOOL DISTRICT CHESAPEAKE TERRACE E.S., SPARROWS POINT M.S., SPARROWS POINT H.S.
REGIONAL PLANNING DISTRICT 381 EDGEHURST
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
- THIS SITE IS NOT IN A ONE HUNDRED YEAR FLOODPLAIN.
- NO KNOWN PRIOR ZONING CASES.
- THIS SITE IS NOT HISTORIC OR WITHIN A HISTORIC DISTRICT.
- THE MAXIMUM HEIGHT OF THE PROPOSED GARAGE WILL NOT EXCEED FIFTEEN FEET.

PETITION

FOR VARIANCE FROM SECTION 400.1, 804.2 OF THE B.G.Z.R. 400.1.2(2)(A) POLICY MANUAL
TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE FRONT YARD
AND TO HAVE A ONE FOOT SETBACK TO THE STREET RIGHT OF WAY IN LIEU OF THE
REQUIREMENT REAR YARD AND TWENTY-FIVE FEET RESPECTIVELY.

05-419-A PLAN TO ACCOMPANY A PETITION FOR AN ADMINISTRATIVE VARIANCE

OF THE
SCHULTHEIS PROPERTY
2415 WOODRIDGE ROAD
Deed Ref: S.M. No. 19138 FOLIO 648
LOT 27 "PART OF LODGE FOREST"
C.N.B.Jr. No. 12 FOLIO 37
Tax Account No.: 15-23-503780
Zoned: D.R. 5.5 MAP SE 7-1
Tax Map III; Grid 17; Parcel 48

15th ELECTION DISTRICT
7th COUNCILMANIC DISTRICT
SCALE: 1"=20' DATE: FEBRUARY 22, 2005

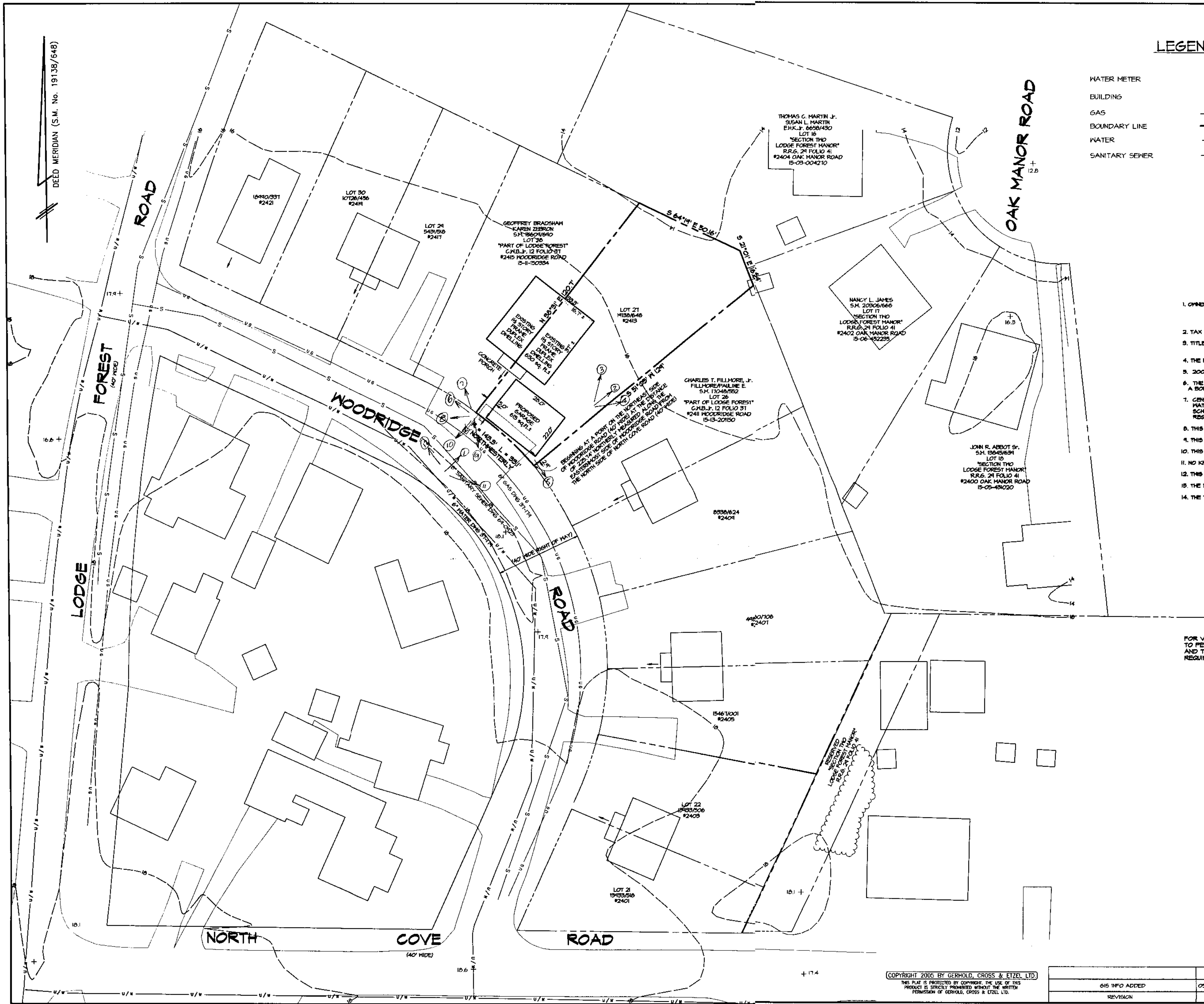
GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

COPYRIGHT 2005 BY GERHOLD, CROSS & ETZEL, LTD.
THIS PLAN IS PROTECTED BY COPYRIGHT. THE USE OF THIS
PRODUCT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN
PERMISSION OF GERHOLD, CROSS & ETZEL, LTD.

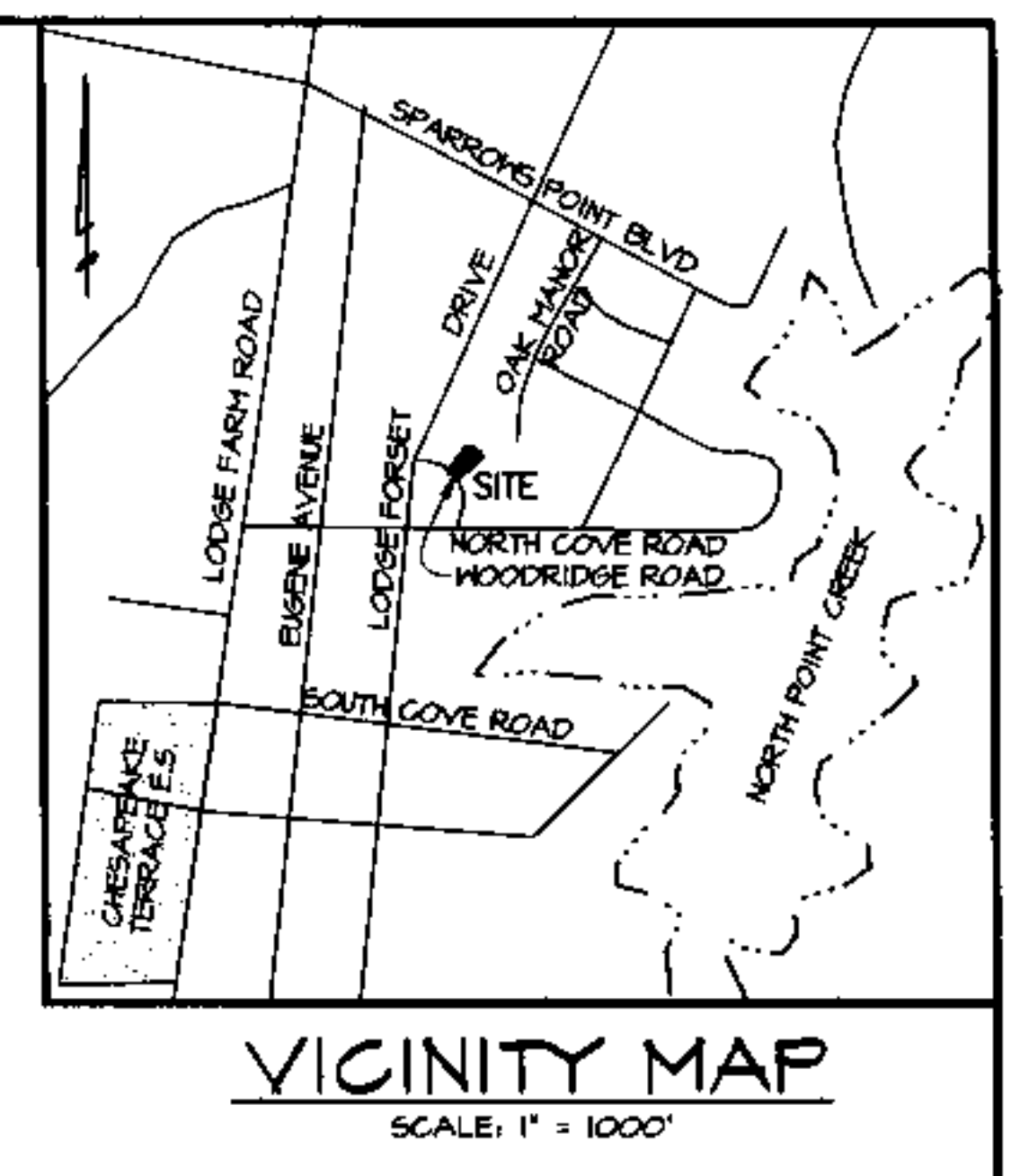
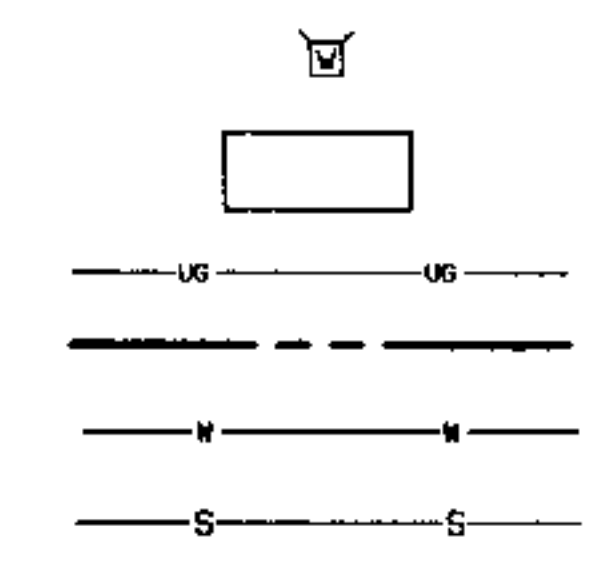
REVISION	DATE	TECHNICIAN	FILE NAME: X:\Schultheis\05plan1.ppt

NOT DATE: 2/22/2005



LEGEND

- WATER METER
- BUILDING
- GAS
- BOUNDARY LINE
- WATER
- SANITARY SEWER



GENERAL NOTES

- OWNER: JOSEPH P. SCHULTHEIS
2415 WOODRIDGE ROAD
BALTIMORE, MD 21214
(410) 477-1647
- TAX ACCOUNT NO. 15-23-503780
- TITLE DEED LIBER S.M. No. 1855 FOLIO 648
TOTAL AREA = 0.14 AC. ±
- THE PROPERTY IS ZONED D.R. 5.5
- 200' SCALE ZONING MAP No. SE 7-1
- THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED.
A BOUNDARY HAS NOT BEEN PERFORMED BY GERHOLD CROSS & ETZEL LTD.
- CENSUS TRACT 4821.00 BALTIMORE HARBOR A.D.C. MAP & GRID 48 6-11
WATERSHED SUBDIVISIONED 48
SCHOOL DISTRICT CHESAPEAKE TERRACE E.S.; SPARROWS POINT H.S.; SPARROWS POINT H.S.
REGIONAL PLANNING DISTRICT 351 EDGEWATER
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
- THIS SITE IS NOT IN A ONE HUNDRED YEAR FLOODPLAIN.
- NO KNOWN PRIOR ZONING CASES.
- THIS SITE IS NOT HISTORIC OR WITHIN A HISTORIC DISTRICT.
- THE MAXIMUM HEIGHT OF THE PROPOSED GARAGE WILL NOT EXCEED FIFTEEN FEET.
- THE TOPOGRAPHY SHOWN HEREON HAS BEEN TAKEN FROM BALTIMORE COUNTY 66 TILE 11C5.

PETITION

FOR VARIANCE FROM SECTION 400.1, 504.2 OF THE B.G.Z.R. 400.1(d)(2)(A) POLICY MANUAL TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE FRONT YARD AND TO HAVE A ONE FOOT SETBACK TO THE STREET RIGHT OF WAY IN LIEU OF THE REQUIREMENT REAR YARD AND TWENTY-FIVE FEET RESPECTIVELY.

PLAT TO ACCOMPANY PHOTOGRAPHS
05-419-A
**PLAN TO ACCOMPANY A PETITION
FOR AN ADMINISTRATIVE VARIANCE**

OF THE
SCHULTHEIS PROPERTY
2415 WOODRIDGE ROAD
Deed Ref: S.M. No. 19138 FOLIO 648
LOT 27 "PART OF LODGE FOREST"
C.N.B.Jr. No. 12 FOLIO 37
Tax Account No.: 15-23-503780
Zoned: D.R. 5.5 MAP SE 7-1
Tax Map III; Grid 17; Parcel 98
15th ELECTION DISTRICT
7th COUNCILMANIC DISTRICT
SCALE: 1"=20' DATE: FEBRUARY 22, 2005

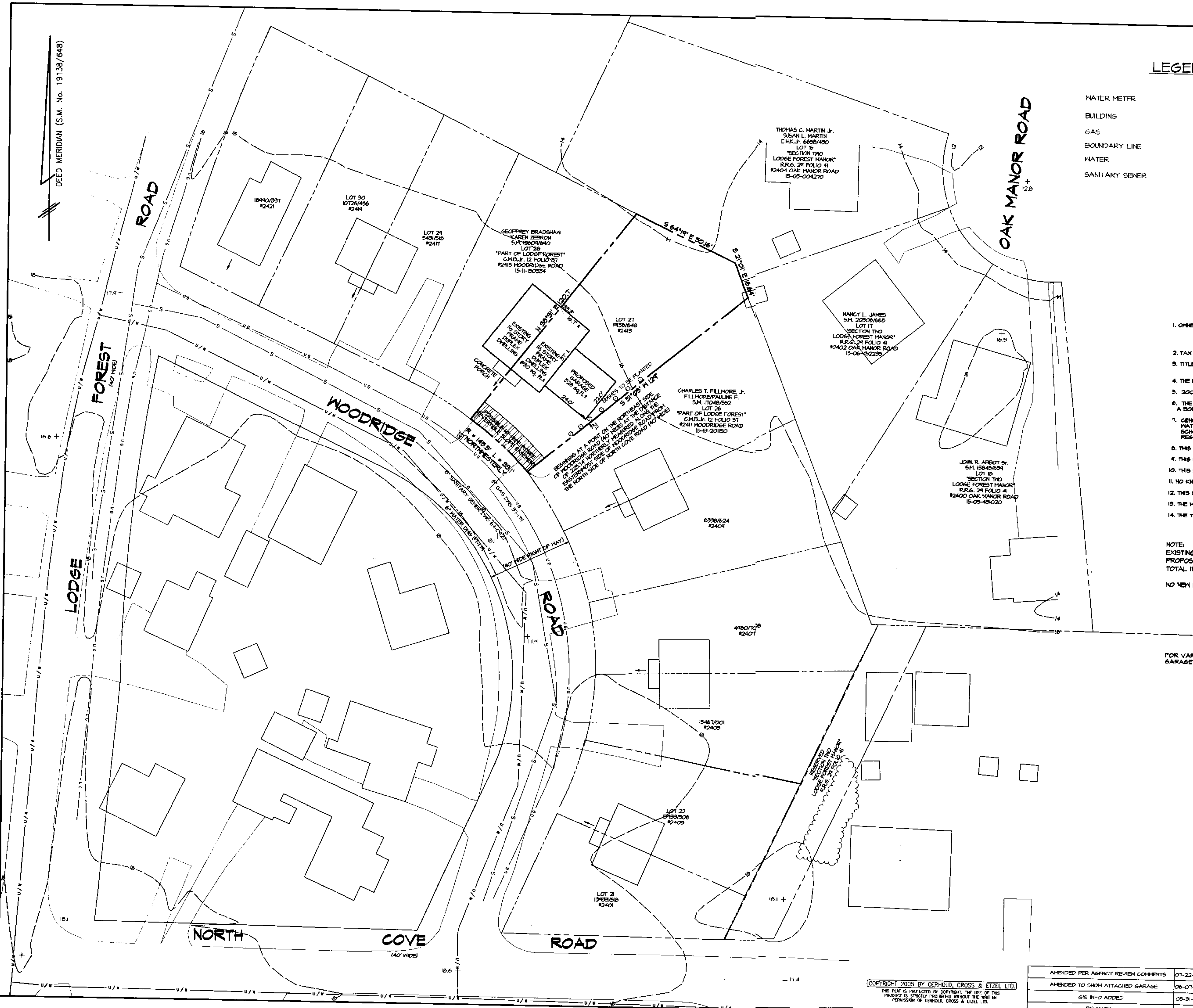
GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

COPYRIGHT 2005 BY GERHOLD, CROSS & ETZEL, LTD.
THIS PLAT IS PROTECTED BY COPYRIGHT. THE USE OF THIS
PRODUCT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN
PERMISSION OF GERHOLD, CROSS & ETZEL, LTD.

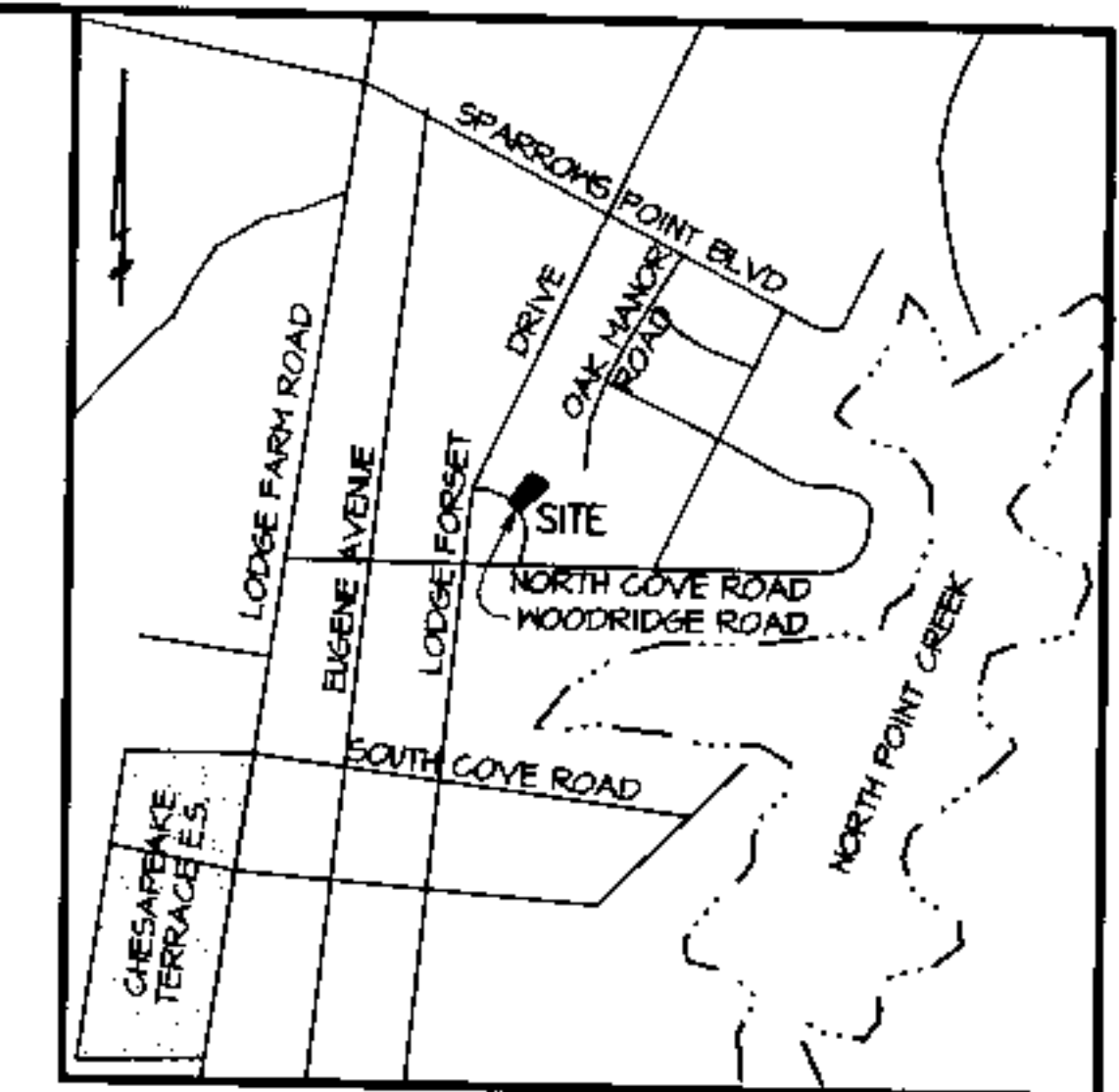
615 INFO ADDED	05-31-2005
REVISION	DATE

PLOT DATE: 5/3/2005 TECHNICIAN: FILE NAME: X:\Schultheis\comp\mapro



LEGEND

- WATER METER
- BUILDING
- GAS
- BOUNDARY LINE
- WATER
- SANITARY SEWER



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

- OWNER: JOSEPH P. SCHULTHEIS
2413 WOODRIDGE ROAD
BALTIMORE MD, 21214
(410)-471-1641
- TAX ACCOUNT No. 15-23-503780
- TITLE DEED LIBER S.M. No. 14136 FOLIO 648
TOTAL AREA = 0.14 AC. ±
- THE PROPERTY IS ZONED D.R. 5.5
- 200' SCALE ZONING MAP No. SE 7-1
- THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED.
A BOUNDARY HAS NOT BEEN PERFORMED BY GERHOLD, CROSS & ETZEL, LTD.
- CENSUS TRACT 4321.00 A.D.C. MAP 8 GRID 48 6-11
WATERSHED BALTIMORE HARBOR SUBWERSHED 48
SCHOOL DISTRICT CHESAPEAKE TERRACE E.S.; SPARRONS POINT M.S.; SPARRONS POINT H.S.
REGIONAL PLANNING DISTRICT 581 EDGEWATER
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
- THIS SITE IS NOT IN A ONE HUNDRED YEAR FLOODPLAIN.
- NO KNOWN PRIOR ZONING CASES.
- THIS SITE IS NOT HISTORIC OR WITHIN A HISTORIC DISTRICT.
- THE MAXIMUM HEIGHT OF THE PROPOSED GARAGE WILL NOT EXCEED FIFTEEN FEET.
- THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY 615 TILE 11125.

NOTE:
EXISTING IMPERVIOUS SURFACE COVERAGE: 610 Sq. Ft. ±; 10%±
PROPOSED IMPERVIOUS SURFACE COVERAGE: 528 Sq. Ft. ±; 8%±
TOTAL IMPERVIOUS SURFACE COVERAGE: 1138 Sq. Ft. ±; 18%±
NO NEW DRIVEWAY IS BEING PROPOSED

PETITION

FOR VARIANCE FROM SECTION 1802.9.6.1 (CHART) OF THE B.C.Z.R. TO PERMIT AN ATTACHED GARAGE TO HAVE A SIDEYARD SETBACK OF TWO FEET IN LIEU OF THE REQUIRED TEN FEET.

2nd AMENDED
05-419-A
PLAN TO ACCOMPANY A PETITION
FOR AN ADMINISTRATIVE VARIANCE
OF THE
SCHULTHEIS PROPERTY
2413 WOODRIDGE ROAD
Deed Ref: S.M. No. 19138 FOLIO 648
LOT 27 "PART OF LODGE FOREST"
C.W.B.Jr. No. 12 FOLIO 37
Tax Account No.: 15-23-503780
Zoned: D.R. 5.5 MAP SE 7-1
Tax Map III; Grid 17; Parcel 98
15th ELECTION DISTRICT
7th COUNCILMANIC DISTRICT
SCALE: 1"=20'
DATE: FEBRUARY 22, 2005

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

COPYRIGHT 2005 BY GERHOLD, CROSS & ETZEL, LTD.
THIS PLAN IS PROTECTED BY COPYRIGHT. THE USE OF THIS
PRODUCT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN
PERMISSION OF GERHOLD, CROSS & ETZEL, LTD.

AMENDED PER AGENCY REVIEW COMMENTS	07-22-2005
AMENDED TO SHOW ATTACHED GARAGE	06-07-2005
615 INFO ADDED	05-31-2005
REVISION	DATE

PLOT DATE: 7/23/2005 TECHNICIAN: FILE NAME: X:\Schultheis\2ndAmended.pro