



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 301 Magnolia Terrace
which is presently zoned DR10.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve A 2 APARTMENT DWELLING

AS LEGALLY NONCONFORMING USE

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

George J. Schreiber | David J. Schreiber
Name - Type or Print

George J. Schreiber | David J. Schreiber
Signature

Michael P. Boettcher
Name - Type or Print

Michael P. Boettcher
Signature

125 N. Kresson St. 410-276-1060
Address Telephone No.

Baltimore MD 21224
City State Zip Code

Representative to be Contacted:

David Schreiber
Name

125 N. Kresson St. 410-276-1060
Address Telephone No.

Baltimore MD 21224
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING NA

Reviewed By JL Date 5/03/05

Case No. 05 564 SPH

Zoning Description for 301 Magnolia Terrace

Beginning at a point on the southeast side of Magnolia Terrace which is 50' wide at a distance of 25' Northeast of the center line of the nearest improved intersecting street ^{WILTSHIRE}~~Berkshire~~ Road which is 50' wide. As recorded in deed Liber 13528, folio 589. N.60° 47' E.31.37ft. S.29° 13' E.100ft. S.60° 47' W.31.37ft. N29° 13' W.100ft. Also known as 301 Magnolia Terrace and located in the 15 Election district, 7 Councilmanic District.

56A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT #564 JC No. 44-2597

DATE 5/10/05 ACCOUNT 201 ME 6150

AMOUNT \$ 65.00

RECEIVED Maryland
FROM Maryland

FOR: SPH 301 Maryland

DISTRIBUTION
WHITE: CASHIER PINK: AGENCY YELLOW: CUSTOMER

PAID RECEIPT

RECEIVED BY: DATE: 5/10/05
BY: DATE: 5/10/05
BALANCE: 65.00

PAID TO: DATE: 5/10/05
BY: DATE: 5/10/05
BALANCE: 65.00

BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARINGS**

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: #05-564-SPH
301 Magnolia Terrace
S/east corner of Magnolia
Terrace and Wiltshire Road
15th Election District
7th Councilmanic District

Legal Owner(s): George J.
Schreiber, David T. Schreiber
& Michael P. Boettcher.

Special Hearing: to allow a
two apartment dwelling as
a legal non-conforming
use.

Hearing: Tuesday, June
21, 2005 at 2:00 p.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

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

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.

JT 6/607 June 7 53997

CERTIFICATE OF PUBLICATION

6/8/2005

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 6/7/2005.

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

J. Wilkins

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 7, 2005 Issue - Jeffersonian

Please forward billing to:
Myrth Magnolia
125 N. Kresson Street
Baltimore, MD 21224

410-276-1060

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: 05-564-SPH

301 Magnolia Terrace

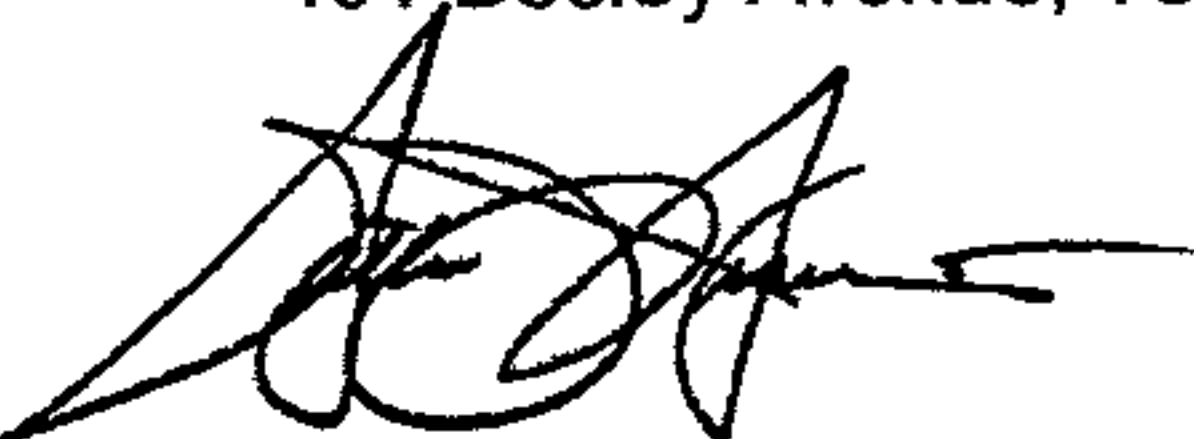
S/east corner of Magnolia Terrace and Wiltshire Road

15th Election District – 7th Councilmanic District

Legal Owners: George J. Schreiber, David T. Schreiber & Michael P. Boettcher

Special Hearing to allow a two-apartment dwelling as a legal non-conforming use.

Hearing: Tuesday, June 21, 2005 at 2:00 p.m. in Room 407, 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

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

May 12, 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: 05-564-SPH

301 Magnolia Terrace

S/east corner of Magnolia Terrace and Wiltshire Road

15th Election District – 7th Councilmanic District

Legal Owners: George J. Schreiber, David T. Schreiber & Michael P. Boettcher

Special Hearing to allow a two-apartment dwelling as a legal non-conforming use.

Hearing: Tuesday, June 21, 2005 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Schreiber/Boettcher Residence, 125 N. Kresson Street, Baltimore 21224

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 6, 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.**



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: 05-564 - SPH

Petitioner: SCHREIBER, ET AL

Address or Location: 301 MAGNOLIA TERRACE

PLEASE FORWARD ADVERTISING BILL TO:

Name: x MYRTA MAGNOLIA

Address: 125 N. KESSON ST BALTIMORE MD 21228

Telephone Number: 410-276-1060

**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*

June 10, 2005

George J. Schreiber
David T. Schreiber
Michael P. Boettcher
125 N. Kresson Street
Baltimore, Maryland 21224

Dear Mr. G. Schreiber, Mr. D. Schreiber and Mr. Boettcher:

RE: Case Number: 05-564-SPH, 301 Magnolia Terrace

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 3, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 20, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 23, 2005
Item No. 564

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The issue of on-site adequate parking should be addressed.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 564-05202005.doc

gm 6/21

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr ^{JPO}
DATE: June 3, 2005
SUBJECT: Zoning Items # See List Below

RECEIVED
JUN 3 2005
ZONING COMMISSIONER

Zoning Advisory Committee Meeting of May 16, 2005

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

05-557
05-558
05-559
05-561
05-564
05-566

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

JMA
6/21

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 19, 2005

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

RECEIVED

MAY 19 2005

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-563 and 5-564

ZONING COMMISSIONER

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 Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

Mark Cunningham

Division Chief:

[Signature]

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: 5.13.05

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

RE: Baltimore County
Item No. 564 JLL

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
Engineering Access Permits Division

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
301 Magnolia Avenue; SE corner Magnolia
Avenue & Wiltshire Road * ZONING COMMISSIONER
15th Election & 7th Councilmanic Districts
Legal Owner(s): George & David Schreiber * FOR
& Michael Boettner
Petitioner(s) * BALTIMORE COUNTY
* 05-564-SPH

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of May, 2005, a copy of the foregoing Entry of Appearance was mailed to David T Schreiber, 125 Kresson Street, Baltimore, MD 21224, Petitioner(s).

RECEIVED

MAY 12 2005

Per. JSB

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**George Schreiber
David Schreiber
Mike Boettcher
125 N. Kresson Street
Baltimore, Maryland 21224
410-276-1060
Fax: 410-276-3108**

June 17, 2005

Kristin Matthews
111 W. Chesapeake Ave.
Room 111
Towson, Maryland 21204

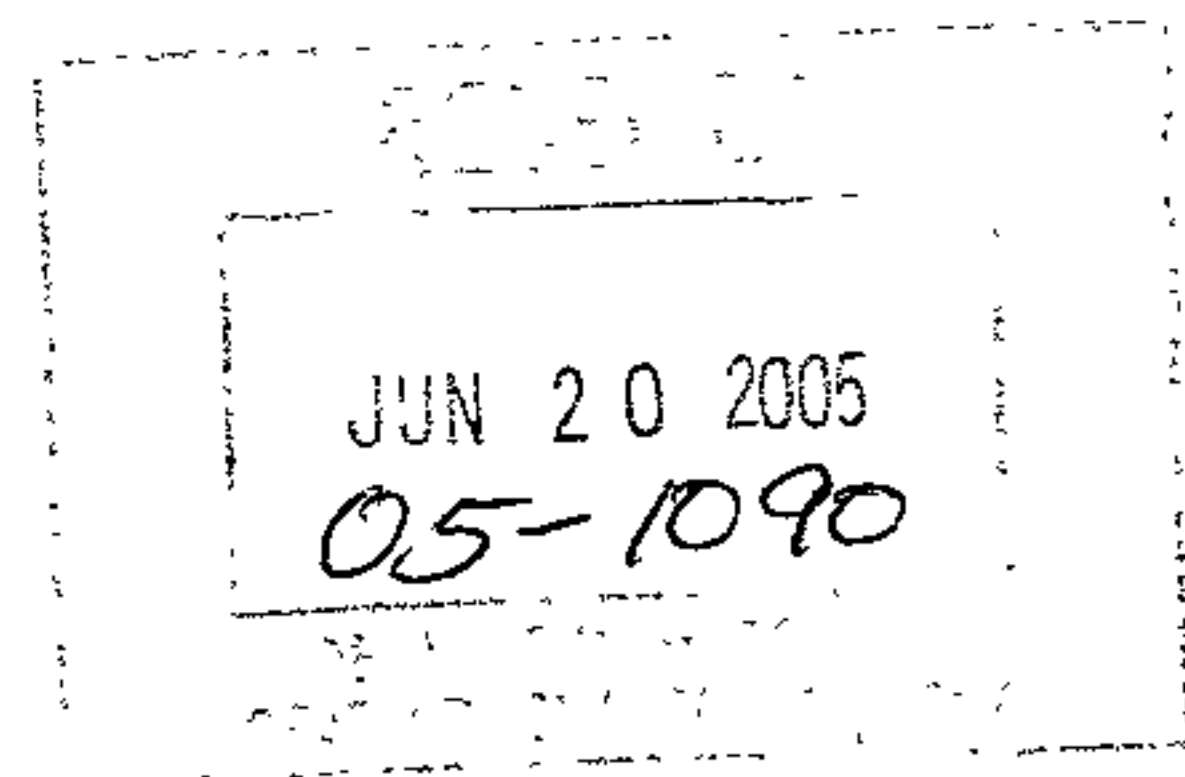
Re: Case Number: 05-564-SPH, 301 Magnolia Terrace

We are requesting a withdraw of the zoning hearing for the above referenced case.

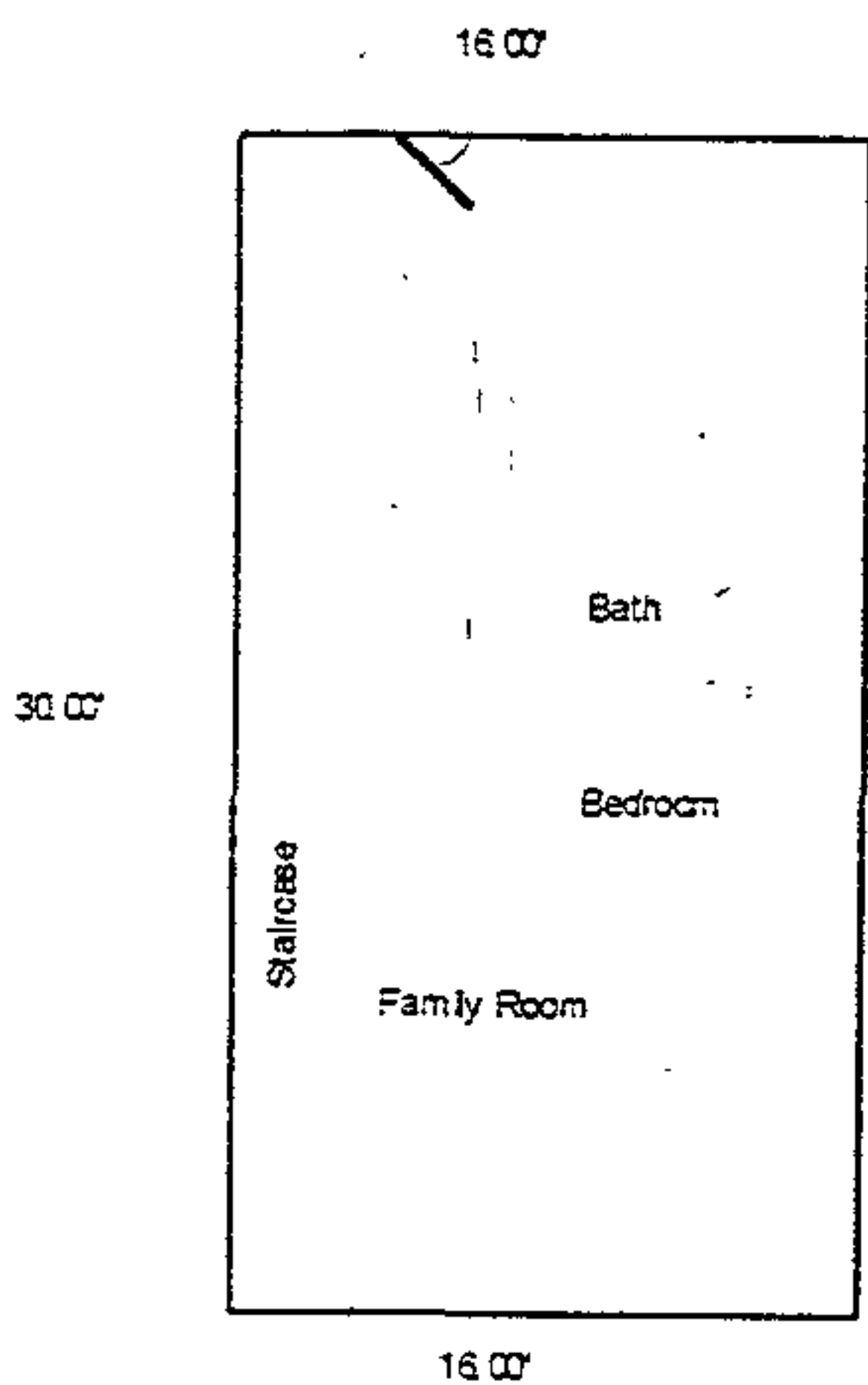
Sincerley,



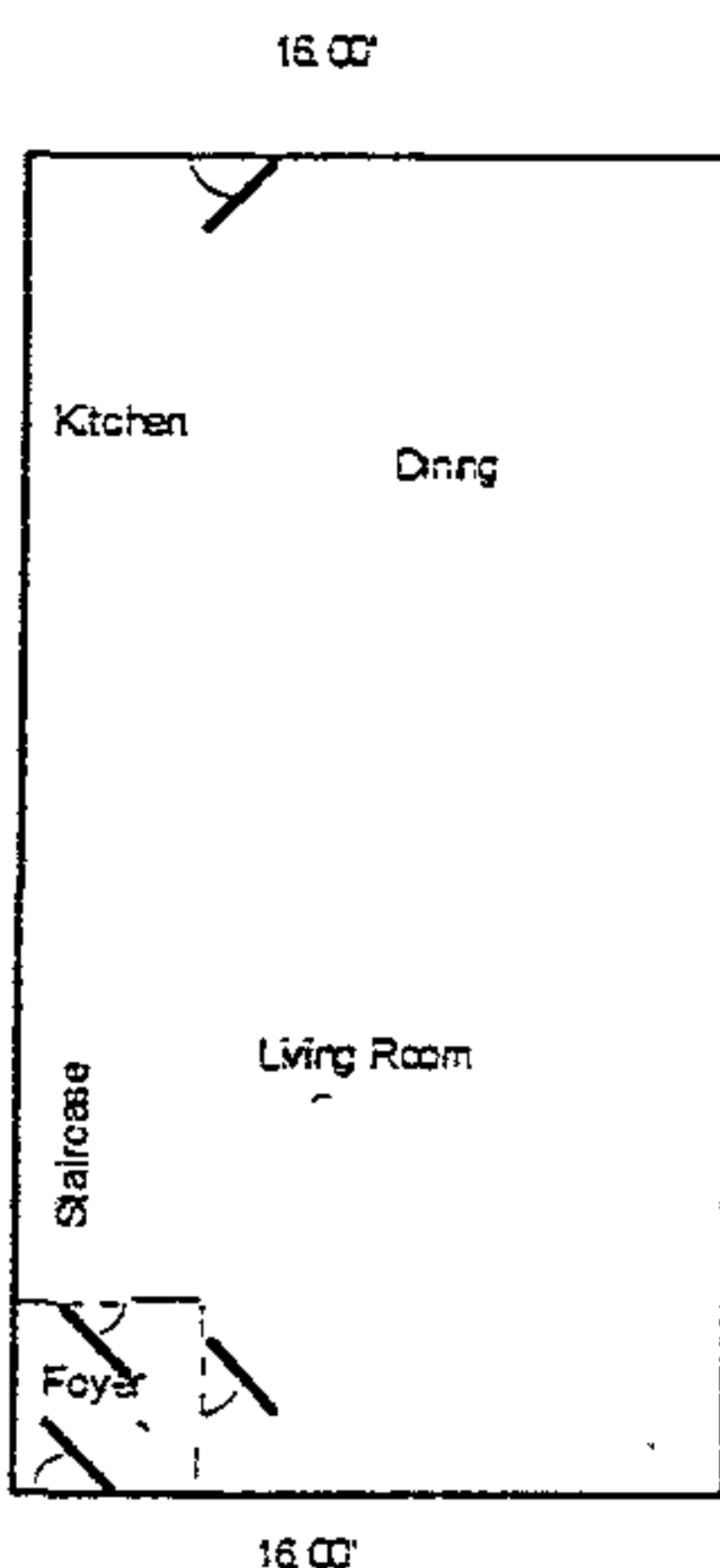
David T. Schreiber



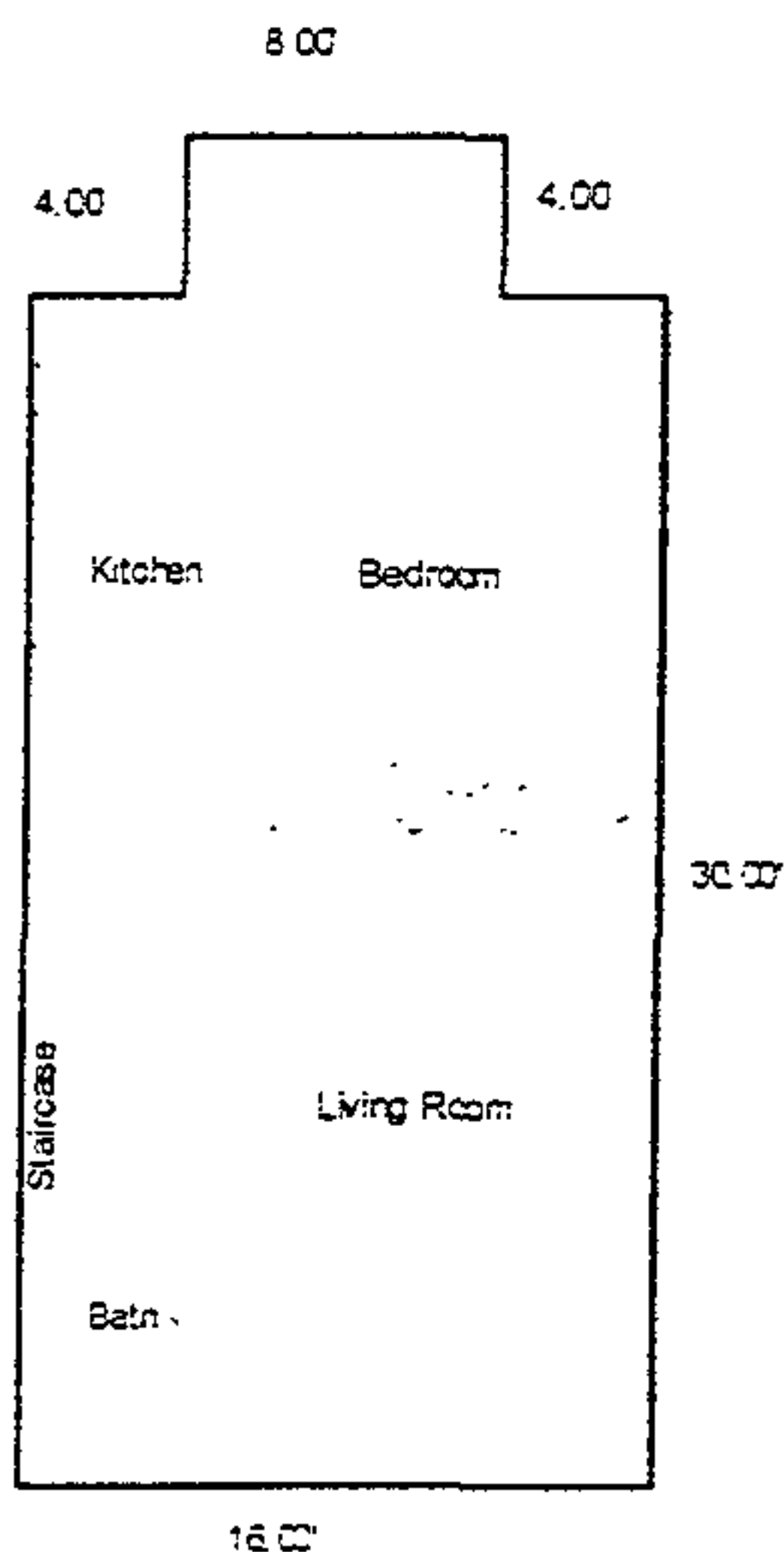
56A



Basement



1st Floor

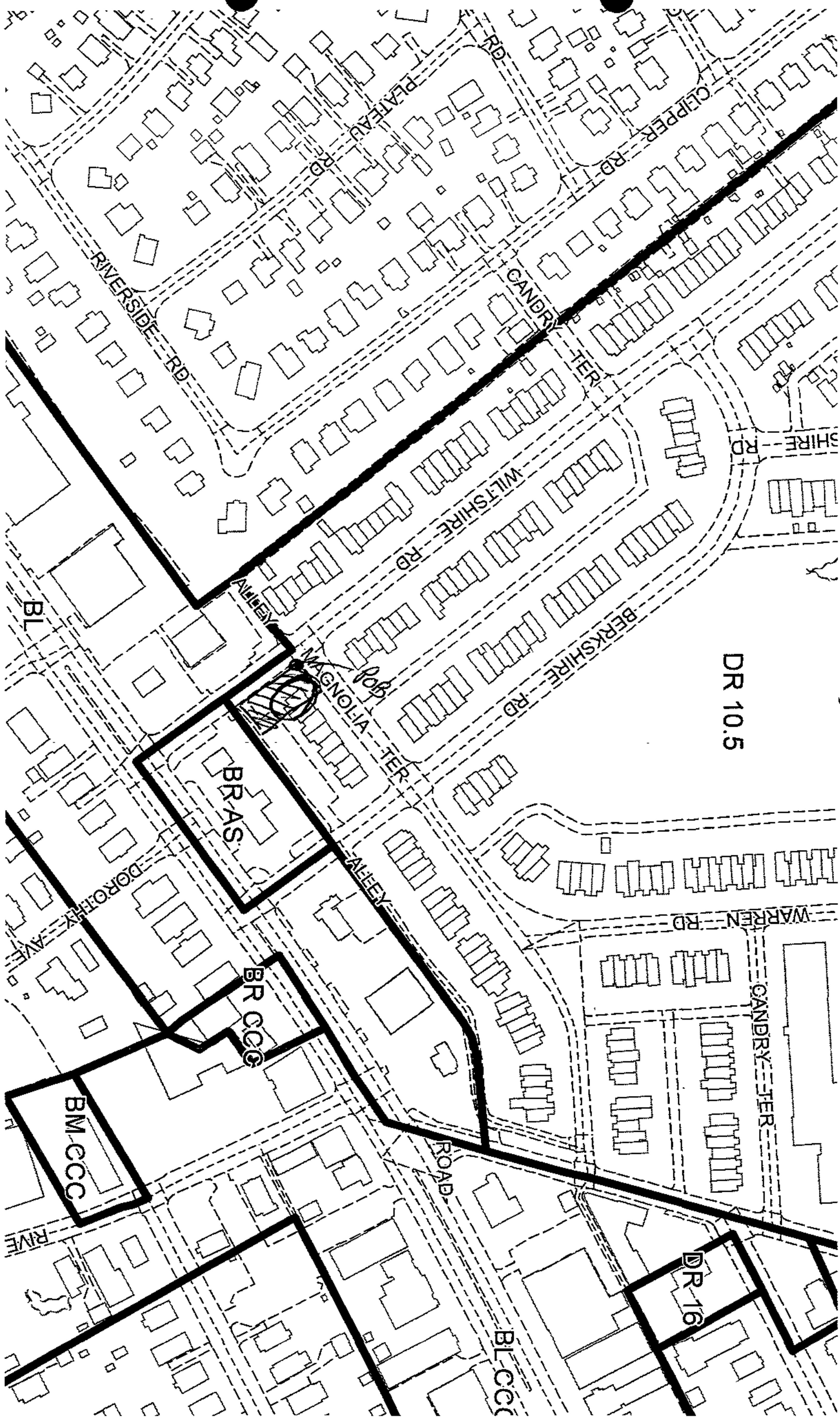


2nd Floor

PET. EXHIBIT
FOR FILE

09-7A1

564



564



