

IN RE: PETITION FOR ADMIN. SPECIAL
HEARING

SE side of Bond Road, 530 feet NE
of Stabler Road
7th Election District
3rd Councilmanic District
(1715 Bond Road)

Don Schlimm and Lisa Van Der Wal
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
*
* CASE NO. 07-351-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Special Hearing filed by the legal owners of the subject property, Don Schlimm and Lisa Van Der Wal. The variance request is for property located at 1715 Bond Road. The variance request is from the Baltimore County Zoning Regulations (B.C.Z.R.) for a waiver to construct an addition to an existing building (family room/bedroom addition to single family dwelling). The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to enlarge their home and provide additional living space. They propose an addition of 833.5 square feet to be constructed on the south side of the house. One portion of the addition measures 161.5 square feet in size and the other portion measures 672 square feet in size. Further improvements include removing the existing aluminum porch roof and steel railings, extending the length of the current porch by 2 feet, constructing an asphalt shingle porch roof with frame to match the design of the existing house roof and add wooden railings.

The dwelling is listed on the Maryland Historical Trust Inventory as #BA-1150. The structure was built as a small brick schoolhouse in 1872. The structure was converted to a dwelling sometime after 1932.

3-12-07
[Signature]

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. The Office of Planning indicated that the Landmarks Preservation Commission does not need to review additions to structures listed on the Maryland Historical Trust Inventory.

Findings of Fact and Conclusions of Law

This structure is not on the Baltimore County Landmarks Preservation List, not in a historic district, not on a National Register and not in an African American Survey District. I understand the being placed on the Maryland Historic Trust Inventory is not an indication that a state or local jurisdiction has in any way found the property to be historic after notice to possible parties and determination by an agency or commission. I further understand that anyone can nominate a structure for historical designation and while that request is being processed, the Trust simply assigns a control number to the property to keep track of the nomination. I understand that this is the status of this property.

As such, it is not subject to review by the Landmarks Preservation Commission under Subtitle 4 of Section 32- 7 of the BCC. Applications for additions to structures on the Inventory are reviewed by the Planning Office for historical impact and in this case has resulted in a no comment result. Consequently the request can be processed in the ordinary course of review by the County. In that regard I find that this request can be processed administratively and does not require a public hearing.

The Petitioners having filed a Petition for Administrative Special Hearing and the subject property having been posted on February 11, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

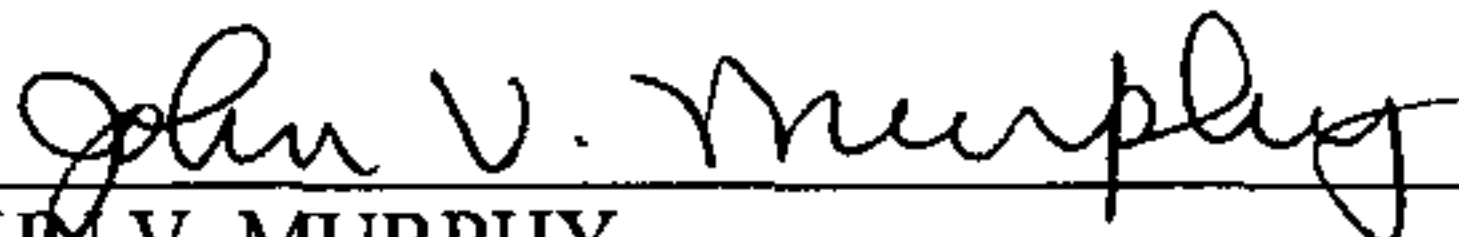
The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare 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 Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 12th day of March, 2007 that a variance from the Baltimore County Zoning Regulations (B.C.Z.R.) for a waiver to construct an addition to an existing building (family room/bedroom addition to single family dwelling) be and is hereby GRANTED, subject to the following:

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.

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:pz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 6, 2007

DON SCHLIMM AND LISA VAN DER WAL
1715 BOND ROAD
PARKTON MD 21120

Re: Petition for Administrative Special Hearing
Case No. 07-351-A
Property: 1715 Bond Road

Dear Mr. Schlimm and Ms. Van Der Wal:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative special hearing 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 cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1715 BOND ROAD
which is presently zoned RC 2



This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 34-4-107 (b), BCC of Sections 32-4-233.(8) and Section 32-4-416(a)(2) to

~~single family dwelling~~ construct ~~permitted~~ ~~a~~ ~~permitted~~ addition to an existing building (family room/bedroom addition to single family dwelling).

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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):

DON SCHLIMM

Name - Type or Print

Signature

LISA VAN DER WAL

Name - Type or Print

Signature

1715 BOND ROAD (410) 357-8648

Address

Telephone No.

PARKTON MD

21120

City

State

Zip Code

Representative to be Contacted:

DON SCHLIMM

Name

1715 BOND ROAD (410) 357-8648

Address

Telephone No.

PARKTON MD

21120

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 07-351-SPH

Reviewed By JNP

Date 2/2/07

REV 6/17/05

Estimated Posting Date 2/11/07

Affidavit in Support of Administrative Special Hearing

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

1715 BOND ROAD
Address

PARKTON MD
City State

21120
Zip Code

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.

Don Schlimm
Signature

Lisa Vanderwal
Signature

Don Schlimm
Name - Type or Print

Lisa Vanderwal
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of JANUARY, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Lisa Vanderwal Don Schlimm

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

1/13/07
Date

John R. Niec
Notary Public

My Commission Expires

JOHN R. NIEC

Notary Public State of Maryland
My Commission Expires January 1, 2010

Affidavit in Support of Administrative Special Hearing

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

1715 BOND ROAD
Address
PARKTON MD 21120
City State Zip Code

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.

Don Schlumm
Signature

Lisa Vanderwal
Signature

Don Schlumm
Name - Type or Print

Lisa Vanderwal
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of JANUARY, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

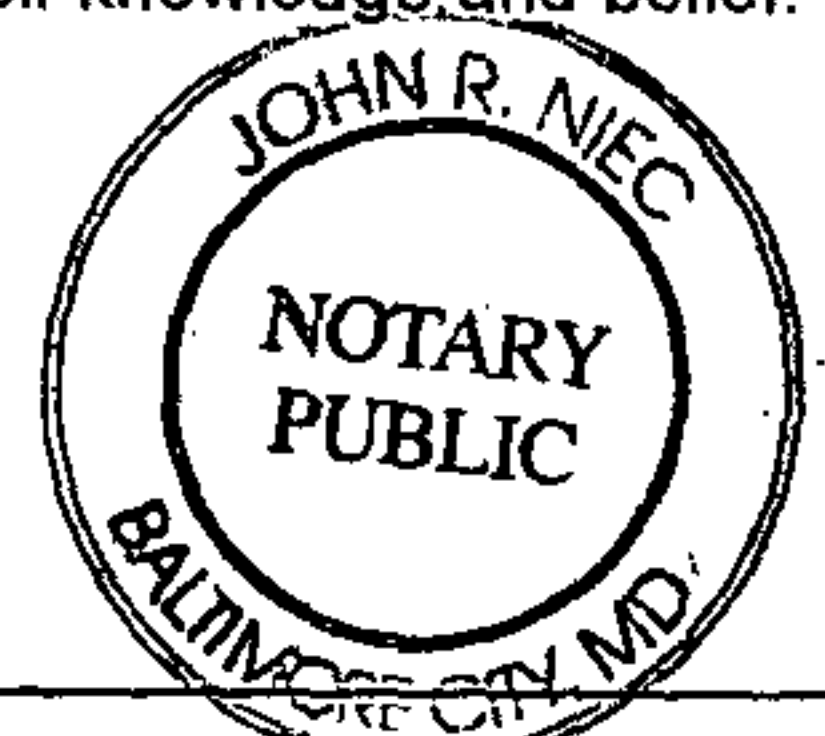
+ Lisa Vanderwal Don Schlumm

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

1/13/07
Date

John R. Niec
Notary Public



My Commission Expires JOHN R. NIEC

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1715 BOND ROAD
which is presently zoned RC2



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 to approve a waiver pursuant to Sections 34-4-107 (b), BCC of Sections 32-4-233.(8) and Section 32-4-416(a)(2) to

to an existing ~~single family dwelling~~ ^{construct ~~permitted~~ addition} building (family room/bedroom addition to single family dwelling).

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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):

DON SCHLIMM

Name - Type or Print

Signature

LISA VAN DER WAL

Name - Type or Print

Signature

1715 BOND RD (410) 357-8648

Address

Telephone No.

PARKTON MD 21120

City

State

Zip Code

Representative to be Contacted:

DON SCHLIMM

Name

1715 BOND RD. H(410) 357-8648
W(410) 887-8727

Address

Telephone No.

PARKTON MD

21120

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No.

07-351-SPH

Reviewed By

JNP

Date

2/2/07

REV 6/17/05

Estimated Posting Date

2/11/07

212-07

13

ZONING DESCRIPTION

ZONING DESCRIPTION for 1715 Bond Road, Parkton, MD, 21120

As recorded in Deed Liber 13492 Folio 546

BEGINNING FOR THE SAME at a point on the south side of Bond Road in the 1st or South 78 degrees 20 minutes West 538 feet line of the land which by Deed dated August 13, 1938 and recorded among the land Records of Baltimore County in Liber C.W.B. Jr., No. 1043, folio 500, was conveyed by Martha E. Morris, widow, to N. Earl Morris and Bertha M. Morris, his wife, at a distance of 430.42 feet from a stone at the beginning of said line, running thence binding on the south side of Bond Road as now located and on part of the aforesaid 1st line as now surveyed, South 78 degrees 41 minutes 25 seconds West 106.00 feet to the end thereof and to the end of the first line of the land which by Deed dated December 20, 1932 and recorded among the land Records of Baltimore County in Liber C.W.B., Jr. No. 939, folio 309, was conveyed by The Board of Education of Baltimore County to Earl Morris and Bertha M. Morris, his wife, running thence and binding on the south side of Bond Road and reversely on the said 1st line South 78 degrees 41 minutes 25 seconds West 98.71 feet to the beginning thereof and to the beginning of the 5th or South 78 degrees 20 minutes West 1174 feet line of the aforesaid first mentioned deed, Morris to Morris, running thence and binding on the south side of Bond Road and on part of said 5th line, as now surveyed, South 78 degrees 41 minutes 25 seconds West 40.00 feet thence leaving Bond Road and the said 5th line, and running for lines of division now made through the lands of the grantor, the two following courses and distances: 1) South 11 degrees 20 minutes 41 seconds East 65.00 feet, and 2) South 32 degrees 18 minutes 31 seconds East 167.40 feet to intersect the 8th, or North 72 degrees 35 minutes East 1270 feet, line of the aforesaid first mentioned Deed, Morris to Morris, running thence and binding on part of said 8th line as now surveyed, North 72 degrees 38 minutes Fifty-Four seconds East 185.85 feet, thence leaving said 8th line and running for a line of division now made, through and lands of the grantor, North 11 degrees 21 minutes 00 seconds West 201.71 feet to the place of beginning. Containing 1.094 acres of land more or less.

TOGETHER WITH the use in common with others entitled thereto of a 20 feet Access Easement, the centerline being more particularly described as follows:

BEGINNING FOR THE SAME at a point on the south side of Bond Road as now located, In the 5th or South 78 degrees 20 minutes West 1174 feet line of the land which by Deed dated August 13, 1938 and recorded among the land Records of Baltimore County In Liber C.W.B., Jr. No. 1043, folio 500, was conveyed by Martha E. Morris, widow, to N. Earl Morris and Bertha M. Morris, his wife, at a distance of 117 feet from the beginning running thence through the lands of the grantor and on the center of a 20 feet right of way now made South 51 degrees 40 minutes 00 seconds East 26.25 feet and South 82 degrees 52 minutes 55 seconds East 63.27 feet to intersect the 4th or South 11 degrees 20 minutes 41 seconds East 65 feet line of the above described parcel at a distance of 40 feet from the beginning of said line.

**Election District 7
Councilmanic District 3**

07-351-SH

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

No. 24037

DATE 2/2/07 ACCOUNT R-001-006-6150

AMOUNT \$ 651.00

RECEIVED FROM: Don Schlimm

FOR: Adm. Special Hearing - 1715 Bond Road

07-351-SPH (Schlimm/Van Der Wal)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE TIME
2/02/2007 2:10:00 PM 1
REG NO: 00000000000000000000
RECEIPT # 00000000000000000000
Dept. 3 00000000000000000000
OR NO. 00000000000000000000
Receipt Tot \$651.00
\$651.00 EX 0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-351-SPH

Petitioner/Developer: SCHLIMM/ VAN DER WAL

Date Of Hearing/Closing: 2/24/07

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 1715 BOND ROAD

This sign(s) were posted on February 11, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 2/11/07
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

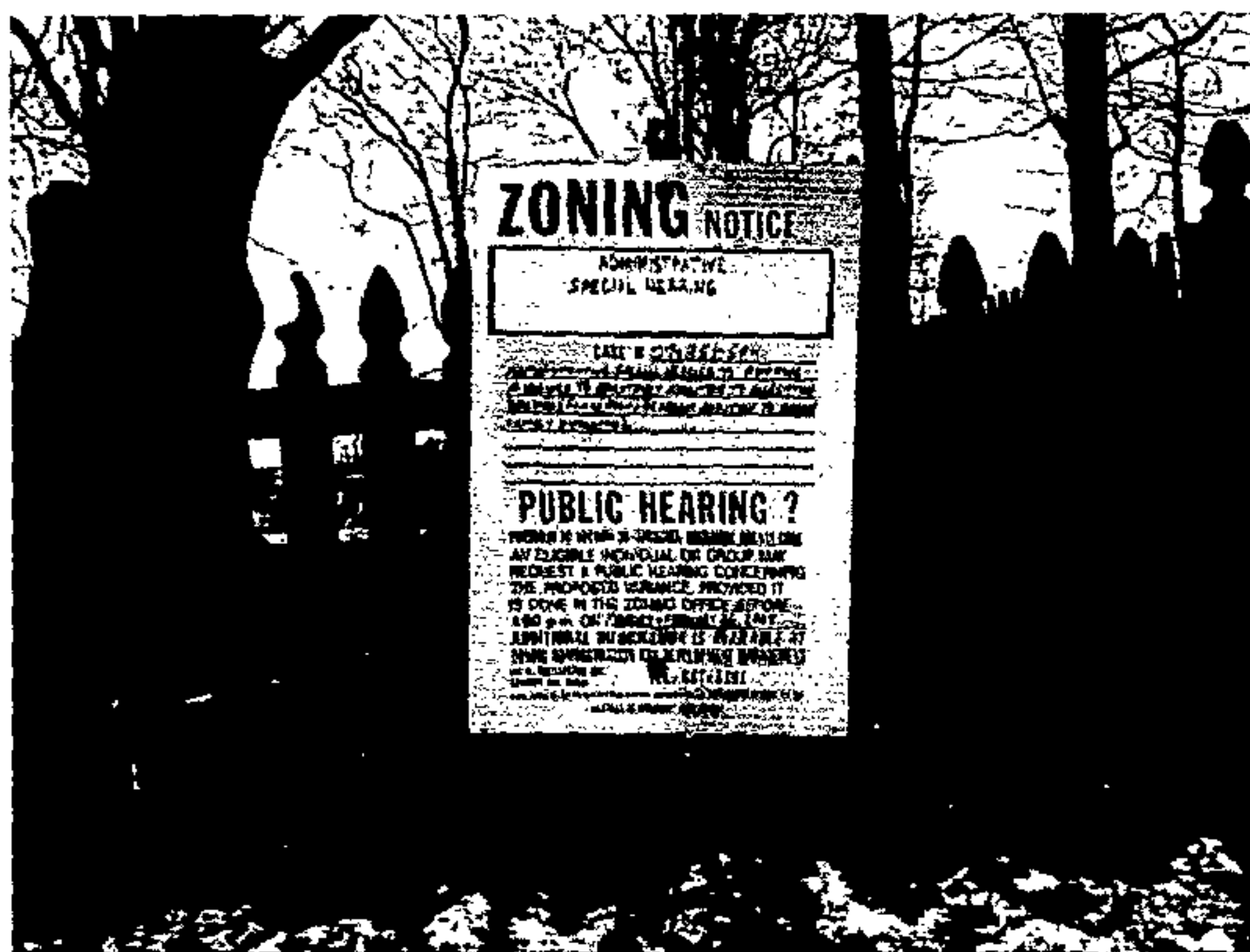
16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

im000994 (576x432x24b jpeg)



Master 2/11/07

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 07- 351 -SPH Address 1715 Bond Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 2/2/07 Posting Date: 2/11/07 Closing Date: 2/26/07

Any contact made with this office regarding the status of the administrative special hearing 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 SPECIAL HEARING SIGN FORMAT

Case Number 07- 351 -SPH Address 1715 Bond Road
Petitioner's Name Schlimm / Van Der Wal Telephone 410-357-8648
Posting Date: 2/11/07 Closing Date: 2/26/07
Wording for Sign: Administrative Special Hearing to approve a waiver to construct
addition to an existing building (family room/bedroom addition to single
family dwelling).

WCR - 6/28/00



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

February 26, 2007

Don Schlimm
Lisa Van Der Wal
1715 Bond Road
Parkton, MD 21120

Dear Mr. Schlimm and Ms. Van Der Wal:

RE: Case Number: 07-351-SPH, 1715 Bond Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 2, 2007.

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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



Martin O'Malley, Governor
Anthony Brown, Lt. Governor

Driven to Excel
State Highway
Administration

John D. Porcari, Secretary Designate
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 2/12/2007

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

RE: Baltimore County
Item No. 7-351-SPH
1719 BOND STREET
SCHLIMM/VANDER WAI
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-351-SPH.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For [^] Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAR - 9 2007

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *DL*

DATE: March 9, 2007

SUBJECT: Zoning Item # 07-351-SPHA
Address 1715 Bond Road
(Schlimm and Van Der Wal Property)

Zoning Advisory Committee Meeting of February 12, 2007

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

The well and septic system locations must be shown on the plan. An evaluation of the septic systems will be required.

Reviewer: S. Farinetti

Date: March 9, 2007

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 12, 2007

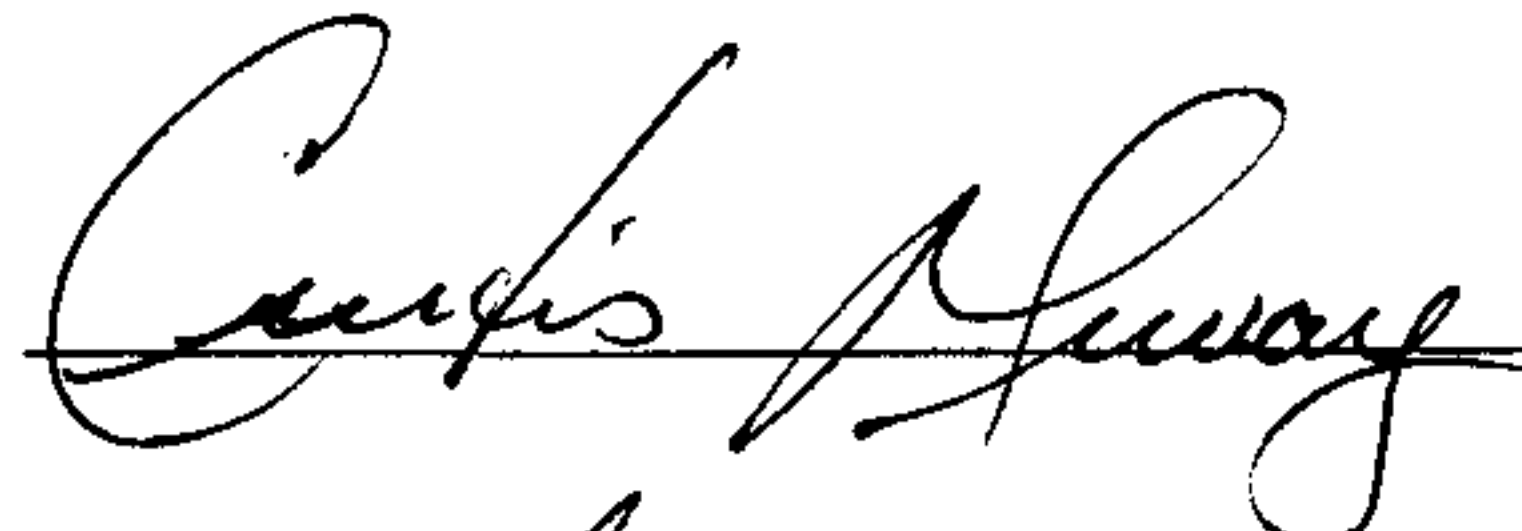
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-351- Administrative Special Hearing**

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 Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 20, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For February 19, 2007
Item Nos. 07-349, 350, 351, 352, 353,
354, 355, 356, 357, 360, 361, and 362

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-02202007.doc

RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
SPECIAL HEARING *
1715 Bond Road; SE/S Bond Road, * ZONING COMMISSIONER
530' NE Stabler Road *
7th Election & 3rd Councilmanic Districts * FOR
Legal Owners: Don Schlimm & Lisa Van Der Wal *
Petitioner(s) * BALTIMORE COUNTY
* 07-351-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 sent/ documentation filed in the case.

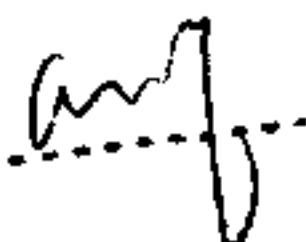
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day February, 2007, a copy of the foregoing Entry of Appearance was mailed to of Don Schlimm, 1715 Bond Road, Parkton, MD 21120, Petitioner(s).

RECEIVED

FEB 26 2007

Per.....

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

RC-2

check if
others**Donald Schlimm - FW: Re: 1715 Bond Road**

From: "Lisa VanderWal" <cabin2@earthlink.net>
To: <dschlimm@co.ba.md.us>
Date: 9/10/02 5:24 PM
Subject: FW: Re: 1715 Bond Road

----- Original Message -----

From: Kim Abe
To: cabin2@earthlink.net
Sent: 9/10/02 10:36:22 AM
Subject: Re: 1715 Bond Road

Information on 1715 Bond Road:

I have found the file on 1715 Bond Road. Either the current owner or an owner in the last three years worked with our consultant firm and allowed them into the interior to fully document the property which was a Baltimore County school designed by Dixon and Dixon, an architectural firm.

Vicki Nevy is copying the material to send to you but will need an address or a fax. Her phone number is 41-887-3495

a. The structure is listed on the Maryland Historical Trust (MHT) Inventory as BA 1150. Over the last thirty years the county has been slowing compiling this list. In 1998, Arnold Jablon, Director of Permits and Development Management, implemented a requirement that demolitions and additions visible from the public street require an Administrative Special Hearing.

b. and c. To find in writing your obligation regarding MHT status please contact Doug Swam 410-887-2600. The Office of Permits and Development Management deals with the permit issues related to MHT listed properties. The Landmarks Preservation Commission (which operates out of our office) does not review these properties. However, if a demolition permit is filed we do submit it to the commission for their advisory comments. Sometimes a property is then listed on the Final Landmarks List if it is eligible. This property is an eligible property according to the material we have but you would be notified if there was any intent to list the property.

Again, so sorry that I missed getting back to you. Please let me know how I can help with your inquiry. Thanks.

Other information:

If you would be interested in listing the property on the Landmarks List you may want to know about the available tax credits explained on the state's website www.marylandhistoricaltrust.net

Kimberly R. Abe
 Landmarks Preservation Commission
 Preservation Planner
kabe@co.ba.md.us
 410-887-3495
 (fax) 410-887-3495

07-351-SPH

From: Karin Brown
To: Zook, Patricia
Date: 3/1/2007 12:53:58 PM
Subject: Re: Cast No. 07-351-SPH

No, the LPC does not review additions to MHT structures - only to demolition requests for such structures.
Best Karin

>>> Patricia Zook 03/01/07 12:50 PM >>>
Hello -

Below is the description for the above-referenced case. The property has a historic number of BA-1150.
Does the request for additions have to be approved by the LPC? If so, has the LPC made a recommendation?

Thanks for your help.

HISTORICCASE NUMBER: 3511715 Bond RoadLocation: Southeast side of Bond Road, 530 feet
northeast of Stabler Road.7th Election District, 3rd Councilmanic DistrictLegal Owner: Don Schlimm and
Lisa Van Der Wal2/26/2007 ADMINISTRATIVE SPECIAL HEARING For a waiver to construct an addition
to an existing building (family room/bedroom addition to single family dwelling).Patti Zook
Legal Secretary
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

From: Caren Hoffberger
To: Zook, Patricia
Date: 3/1/2007 2:33:16 PM
Subject: Re: Cast No. 07-351-SPH

Patty - We don't need to review an addition on an MHT property. Thanks for checking!

>>> Patricia Zook 03/01/07 12:50 PM >>>
Hello -

Below is the description for the above-referenced case. The property has a historic number of BA-1150. Does the request for additions have to be approved by the LPC? If so, has the LPC made a recommendation?

Thanks for your help.

HISTORICCASE NUMBER: 3511715 Bond RoadLocation: Southeast side of Bond Road, 530 feet
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Patricia Zook - Cast No. 07-351-SPH

From: Patricia Zook
To: Planning-Landmark-Historic staff
Date: 3/1/2007 12:50 PM
Subject: Cast No. 07-351-SPH

Hello -

Below is the description for the above-referenced case. The property has a historic number of BA-1150. Does the request for additions have to be approved by the LPC? If so, has the LPC made a recommendation?

Thanks for your help.

HISTORIC

CASE NUMBER: 351

1715 Bond Road

Location: Southeast side of Bond Road, 530 feet northeast of Stabler Road.

7th Election District, 3rd Councilmanic District

Legal Owner: Don Schlamm and Lisa Van Der Wal

2/26/2007

ADMINISTRATIVE SPECIAL HEARING For a waiver to construct an addition to an existing building (family room/bedroom addition to single family dwelling).

Patti Zook

Legal Secretary

Baltimore County

Office of the Zoning Commissioner

410-887-3868

pzook@baltimorecountymd.gov

6A-1150. BOND SCHOOL #11 - 1872 - No. 1715 Bond Road, south side, 0.4 mile east of Old York Road, Gorsuch Mills vicinity. Small brick schoolhouse only two bays deep in main block, with additional bay in entrance vestibule. Gable roof. Functional style. Built on a lot acquired from Elisha Bond in 1872. Shown in 1877 atlas. Sold off in 1932 to L. Earl Morris. Converted to a residence. Owner: L. Earl Morris.

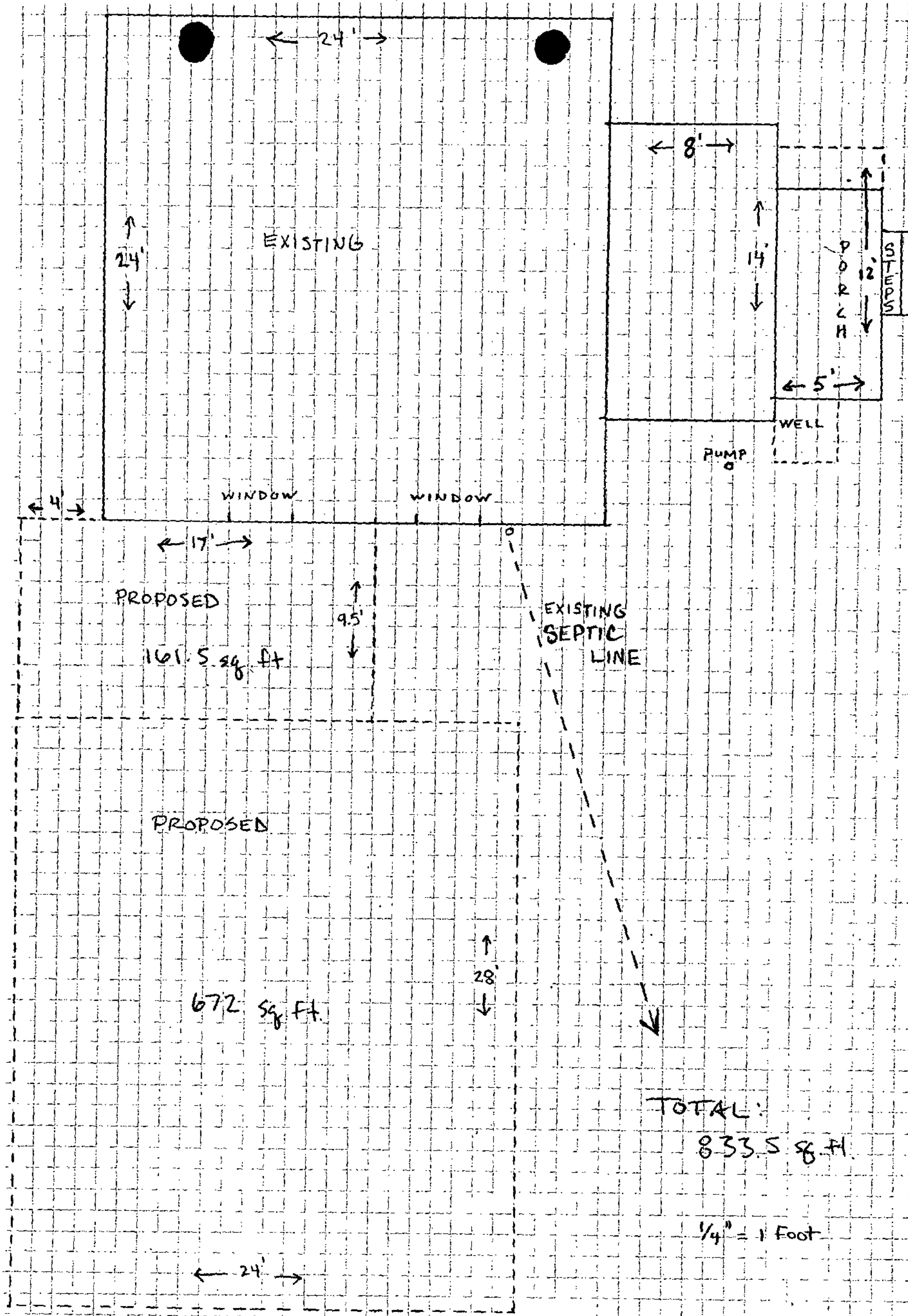
Bond School #11
Parkton , Baltimore County, BA-1150
Page 1 of 1 available pages
[Return to search results](#)

☐ Add Single Image to Print List ☐ Add All Images to Print List

Project One – Addition

- Total square feet of addition – 833.5

07-351-SPH

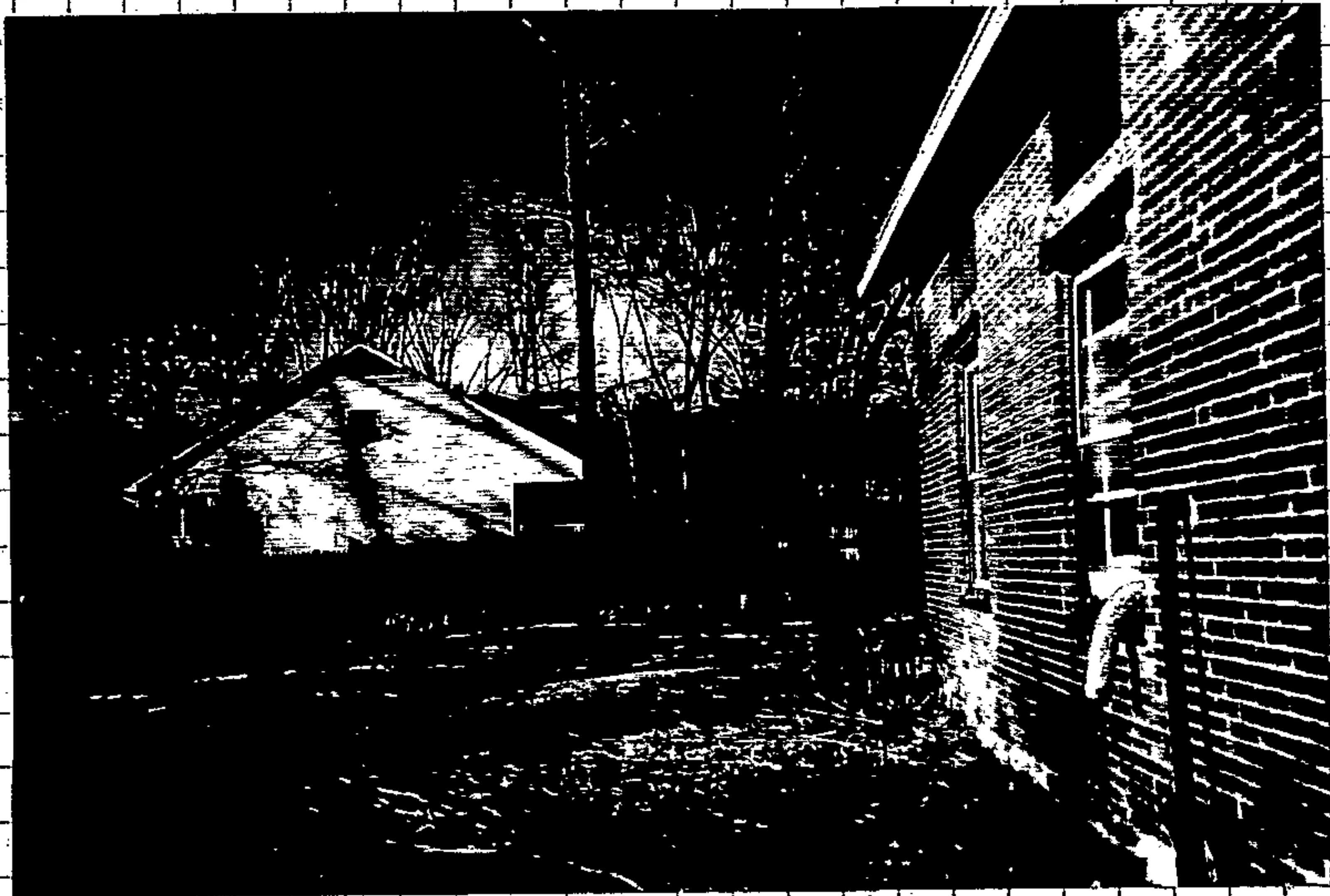


07-351-SPN

FOOTPRINT



SIDE OF ADDITION



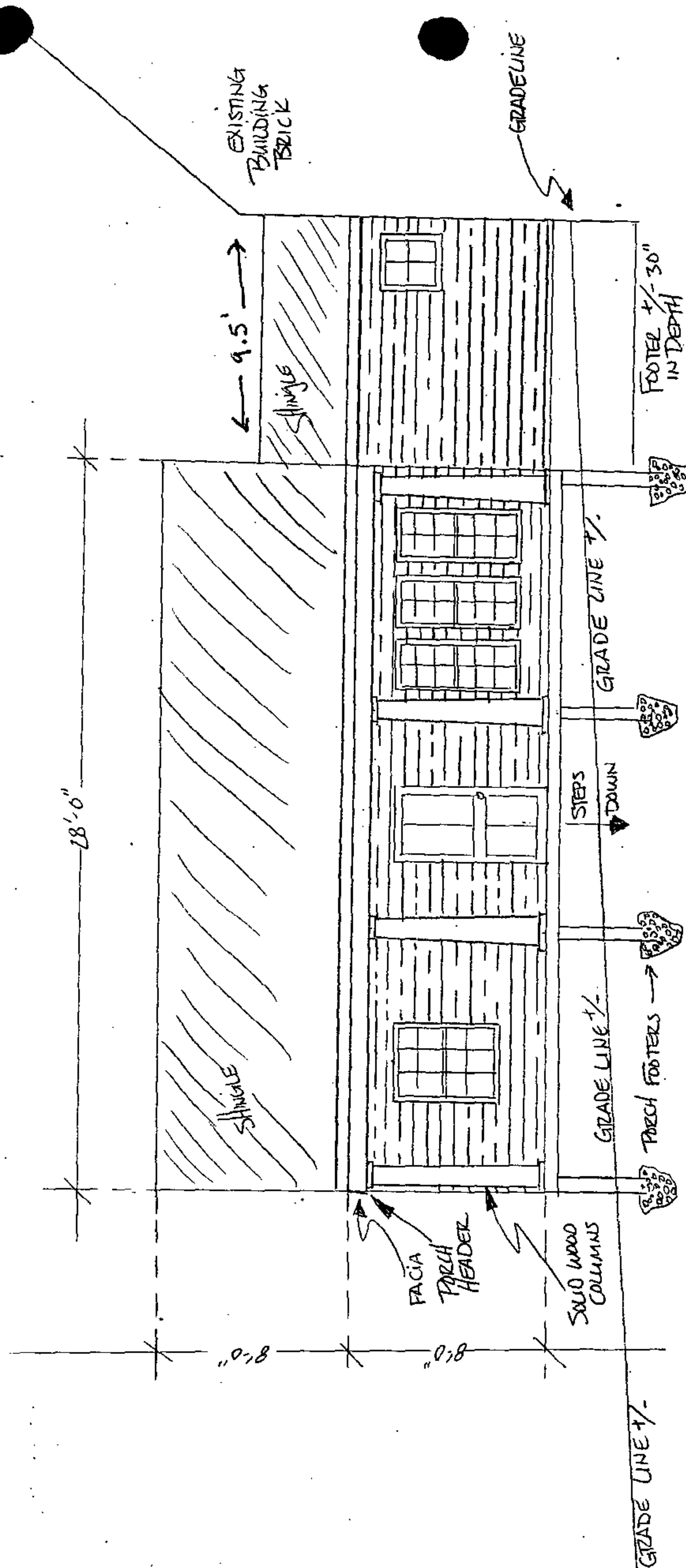
07-351-SPH

BUCKNER HOUSE IN BACKGROUND

RESIDENTIAL ADDITION

SCALE: 1/4" = 1'-0"

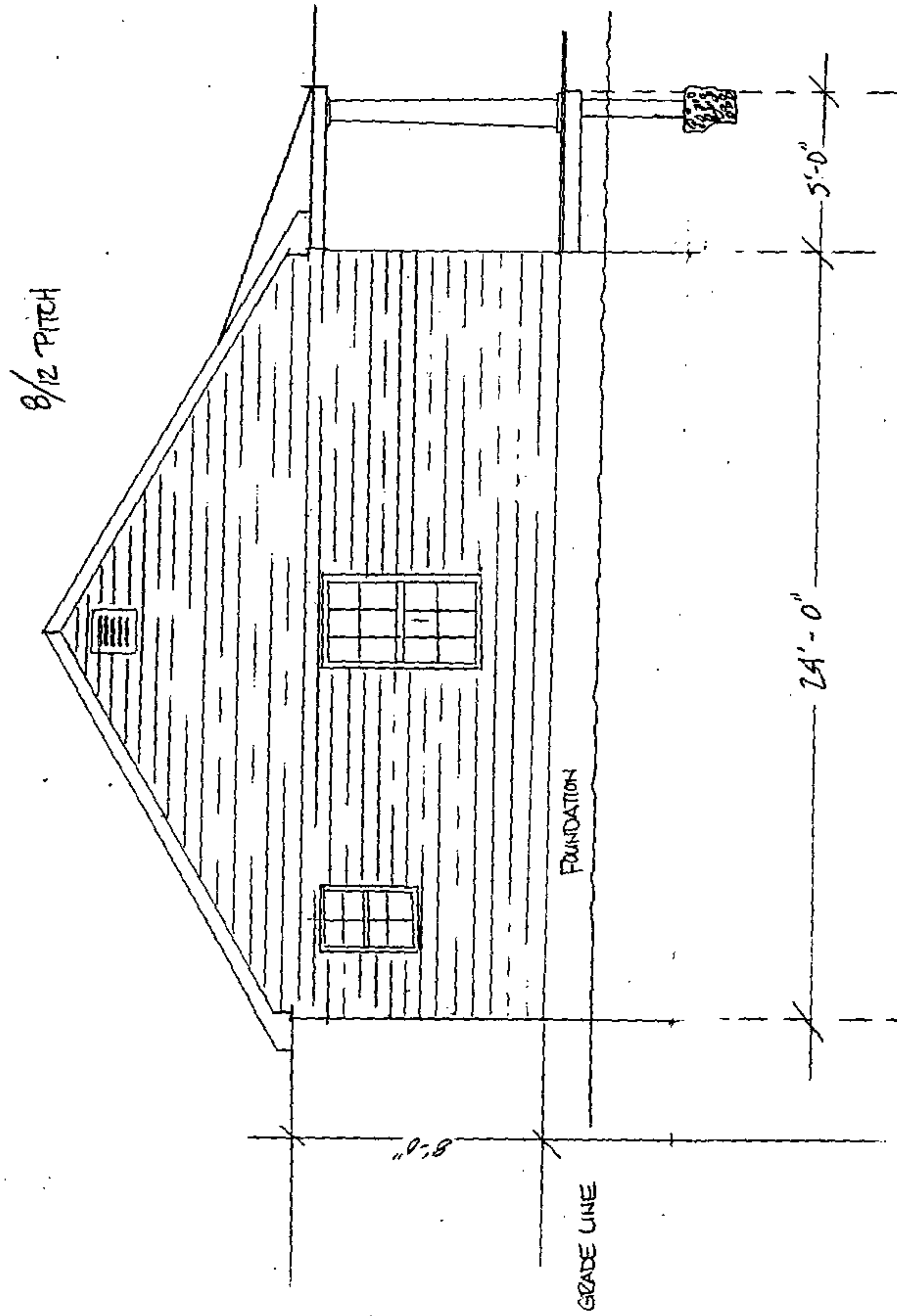
ELEVATION DRAWING - NORTH SIDE



07-35F-SPH

RESIDENTIAL ADDITION / SCALE: 1/4" = 1' 0"

ELEVATION DRAWING - EAST



RESIDENTIAL ADDITION / SCALE: 1/2" = 1'-0"

ELEVATION DRAWING - WEST SIDE

MAX HEIGHT of EXISTING STRUCTURE 20.5'

EDGE OF ROOF LINE / EXISTING STRUCTURE

SHINGLES

EXISTING BUILDING

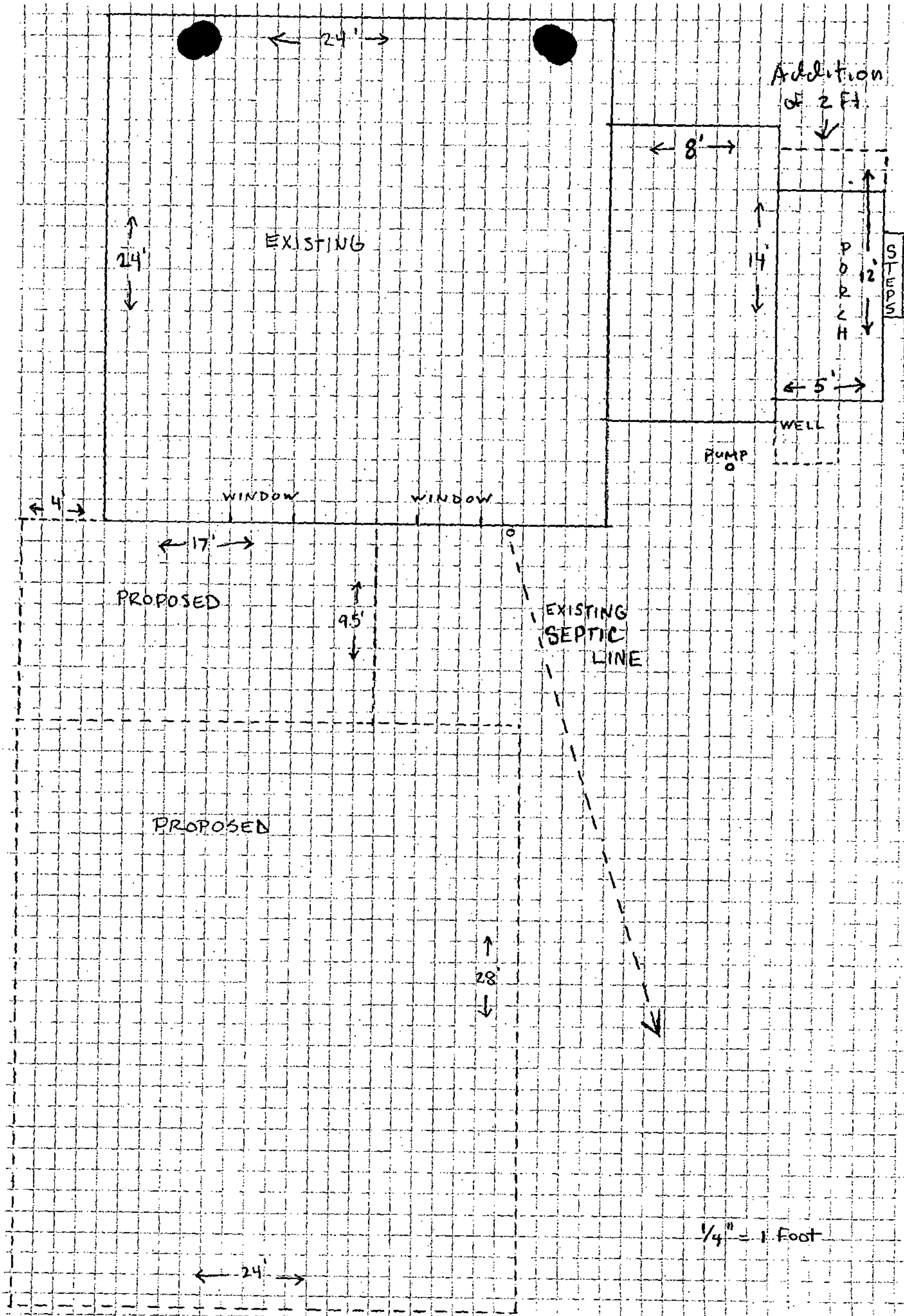
GRADE

07-351-JPH

Project Two – Porch Roof

- Remove existing aluminum porch roof and steel railings;
- Extend length of current porch by 2 ft.
- Construct asphalt shingle porch roof with frame to match design of existing house roof and add wooden railings.

D7-351-SPH



07-351-SPH

FOOTPRINT



PORCH



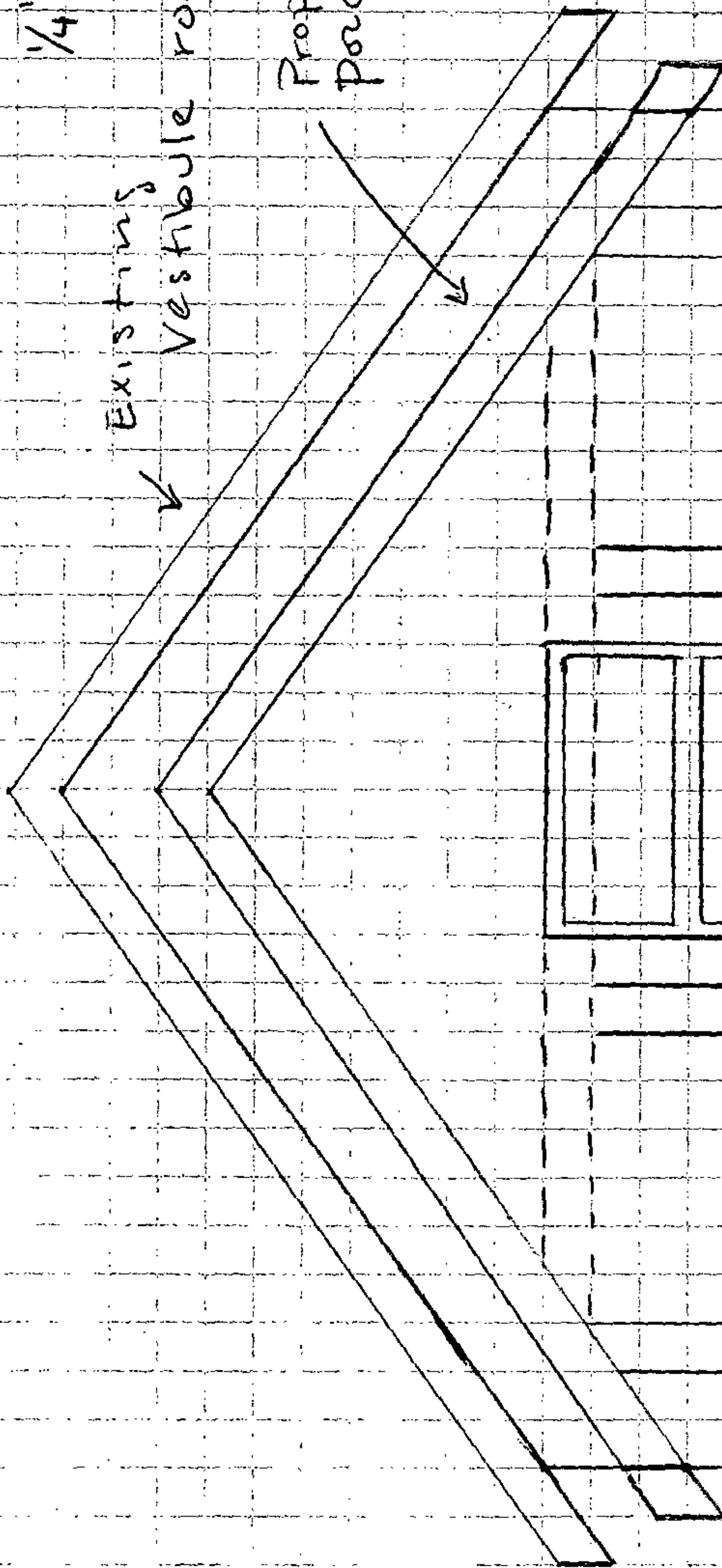
07-351-SPH

PORCH - FRONT VIEW

$\frac{1}{4}" = 6"$

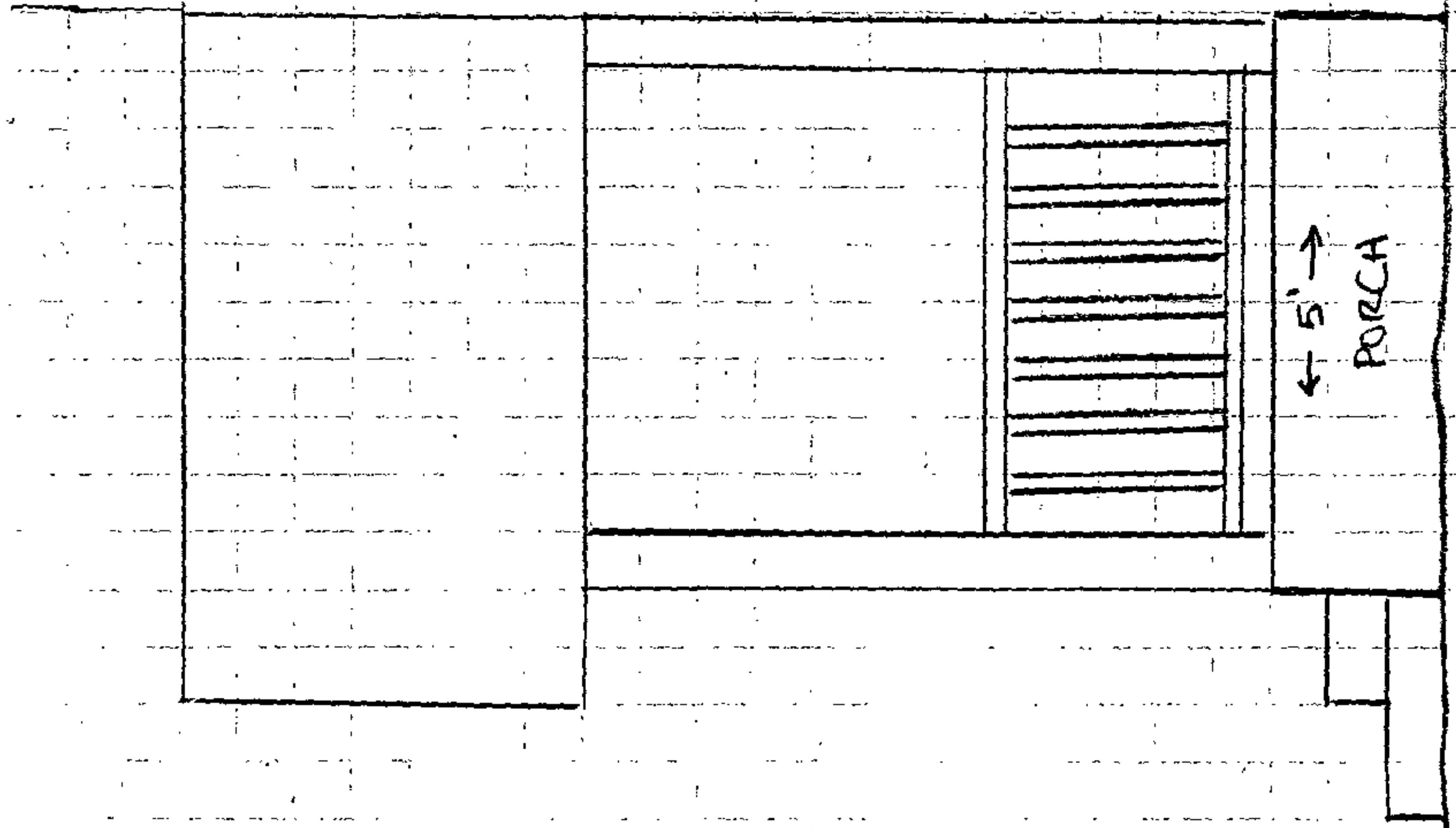
Existing Vestibule roof

Proposed porch roof



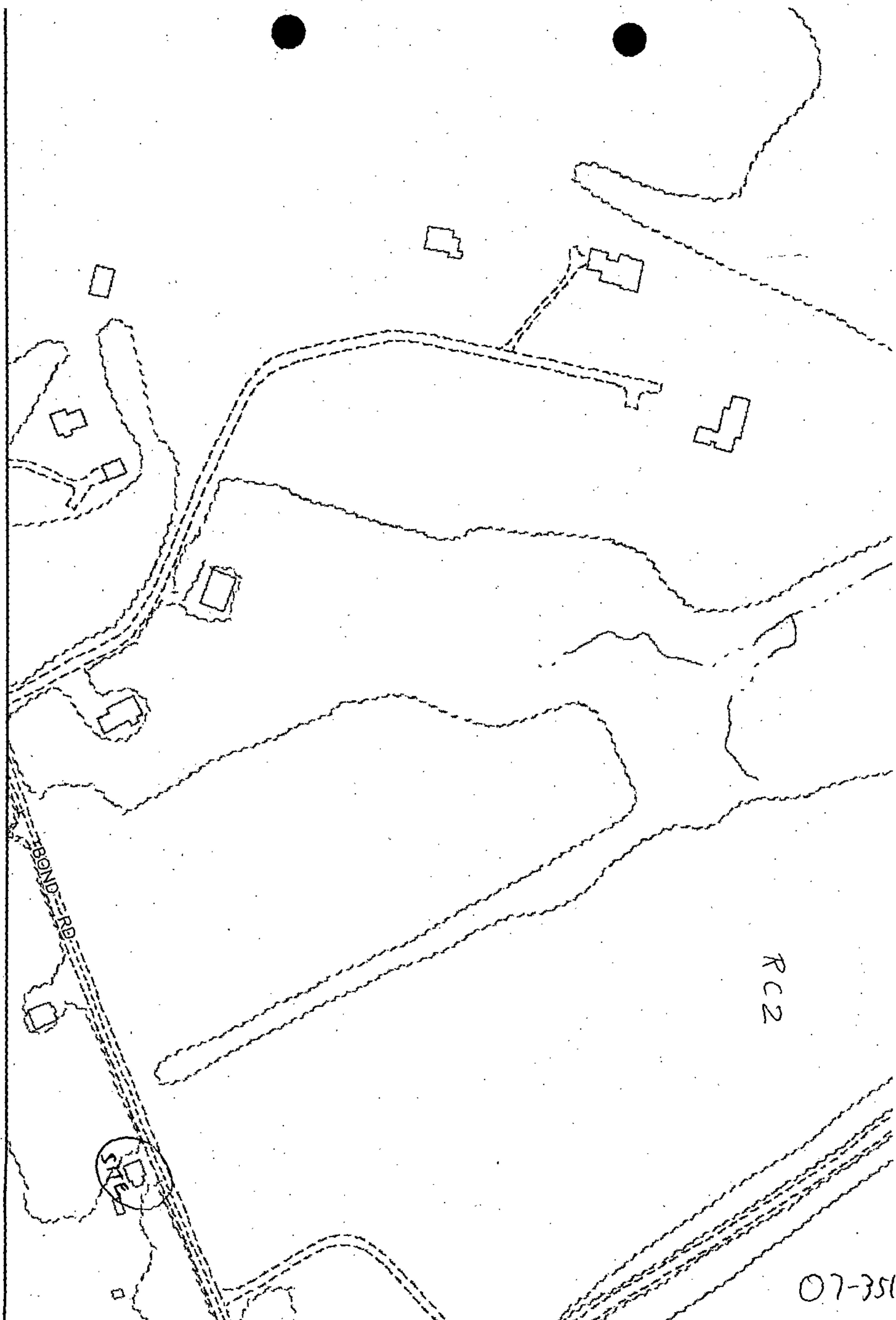
1/4" = 6"

PORCH - SIDE VIEW



07-351-SPH

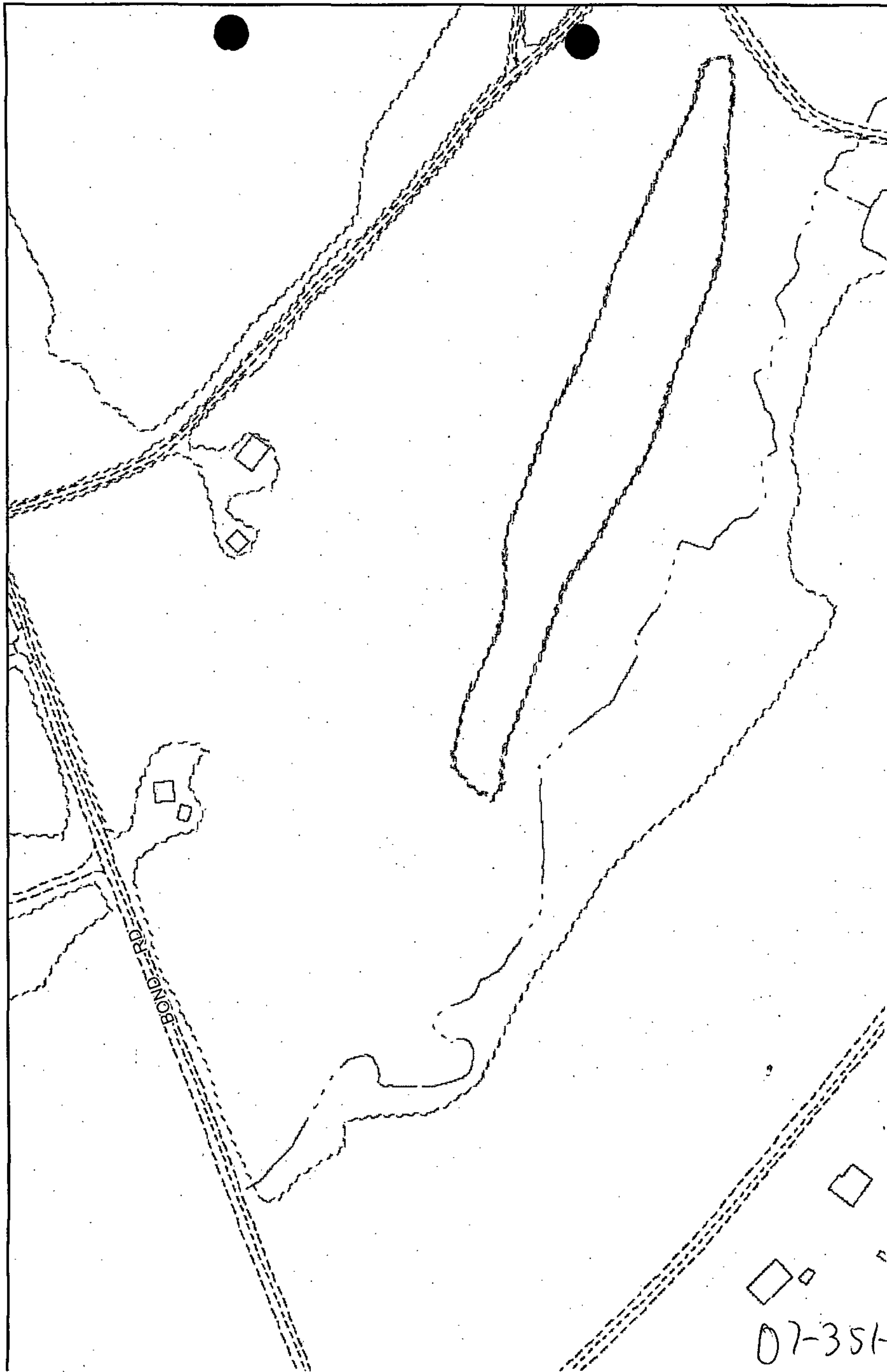
00701



RC2

07-351-SPH

00702



07-351-SPH

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 1715 Bond Rd

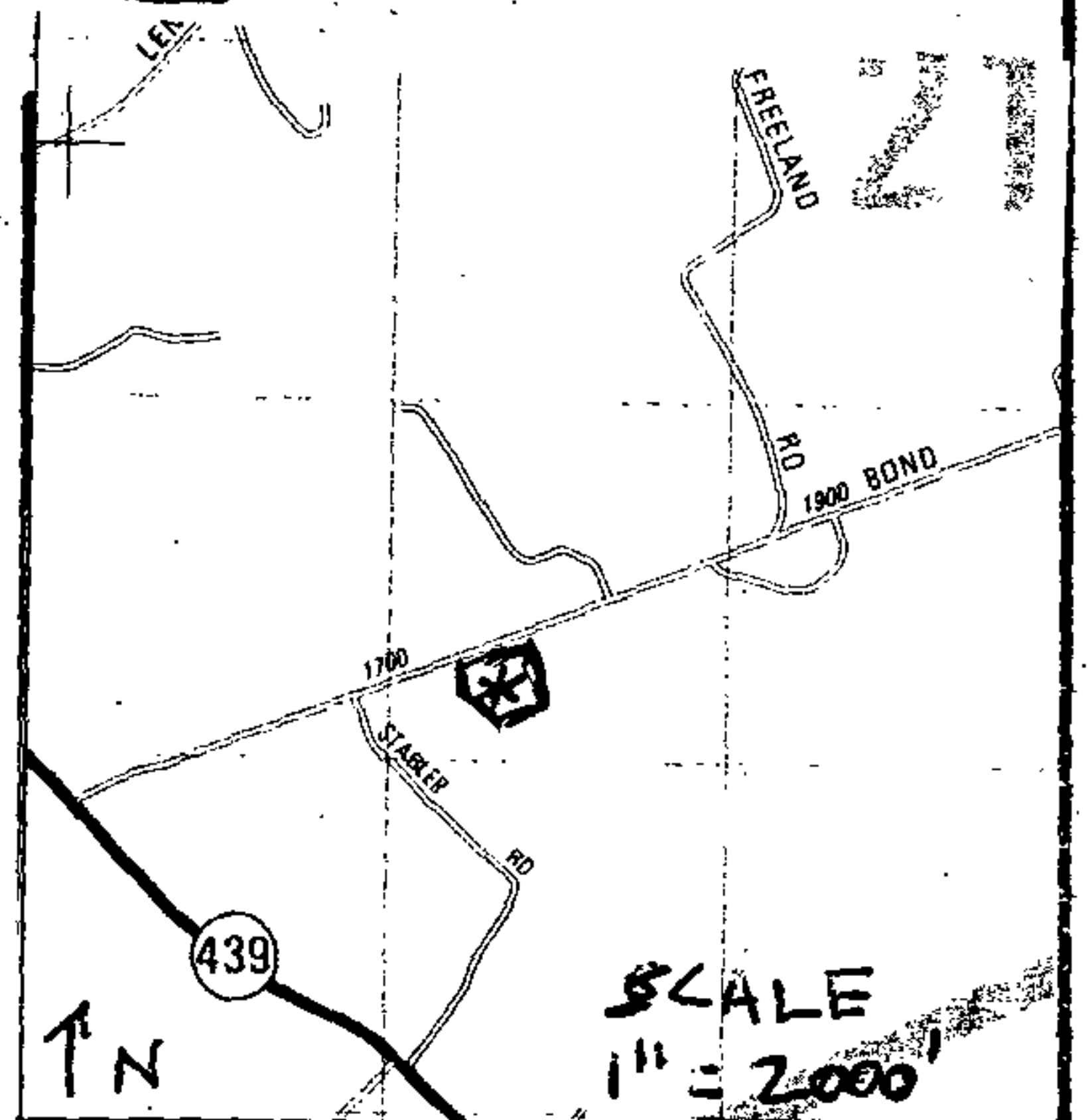
OWNER Don Schlimm & Lisa Vander Wal

See Attached
Plan



PREPARED BY Don Schlimm

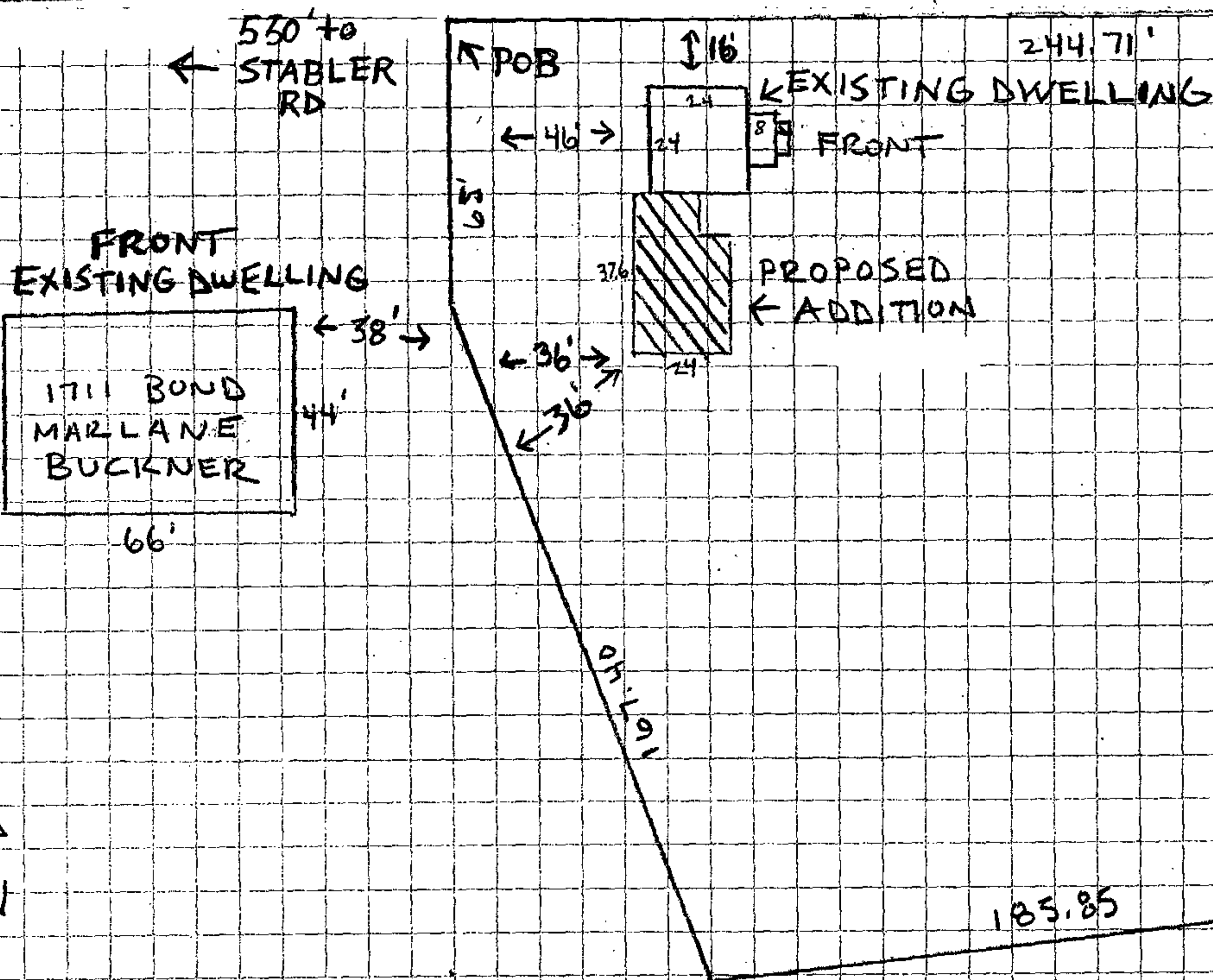
SCALE OF DRAWING: 1" = 40'



LOCATION INFORMATION	
ELECTION DISTRICT	7
COUNCILMANIC DISTRICT	3
1"=200' SCALE MAP #	007C1
ZONING	RC-2
LOT SIZE	1.094 ACRES 47.655 SQUARE FEET
SEWER	☐ PUBLIC ☒ PRIVATE
WATER	☐ PUBLIC ☒ PRIVATE
CHESAPEAKE BAY CRITICAL AREA	YES ☐ NO ☒
100 YEAR FLOOD PLAIN	☐ YES ☒ NO
HISTORIC PROPERTY/BUILDING	☒ YES ☐ NO
PRIOR ZONING HEARING	NA
ZONING OFFICE USE ONLY	
REVIEWED BY	ITEM # CASE #
JNP	1351 107351-SPH

TEACHERS ASSOC. OF BALT. CO.
FARM LAND - VACANT

BOND ROAD (PAVING 18', ROW 15')



VACANT
LOT
T
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SCALE: 1" = 40'

VACANT
FARM LAND

PREPARED BY: DON SCHLIMM
PROPERTY ADDRESS: 1715 BOND RD

JOHN CHENOWETH