

IN RE: PETITION FOR ADMIN. VARIANCE

SW side Martin Drive, 401 feet NW
of Bauernschmidt Drive
15th Election District
6th Councilmanic District
(2316 Bauernschmidt Drive)

Mark R. and Traci A. Barnett
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-385-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Mark R. and Traci A. Barnett for property located at 2316 Bauernschmidt Drive. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory building (detached garage) in the side yard with a height of 25 feet in lieu of the required rear yard with a maximum height of 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a garage measuring 30 feet x 24 feet x 25 feet high. The primary structure was constructed in 1909 and is listed on the Maryland Historic Trust Inventory as BA-263 and known as "Planter's Paradise" or "Bauernschmidt House". The home was constructed in the Italianate style with a large, square, hip-roofed cupola on the top. The proposed garage will be in the Italianate style of the main residence and will have a similar style cupola. The proposed garage cannot be placed in the rear yard because of the existing in-ground swimming pool and patio. The lot is large at 24,481 square feet; however it is irregular in shape and the rear yard is not large enough for the construction of a detached garage. The historic dwelling was constructed well before the imposition of DR 3.5 zoning on the property.

STAMP RECEIVED FOR FILED

3-25-08

By

Karen E. Brown, Chief, Preservation Services, Office of Planning, in an e-mail dated February 14, 2008 to the Petitioners, stated that she reviewed the drawings for the proposed garage and found the design compatible. The site is just outside the Historic Environmental Setting for the property, and as a consequence beyond the purview of the Landmarks Preservation Commission.

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated March 3, 2008 which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes. Comments were received from the Bureau of Development Plans Review dated March 5, 2008 which indicates that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code. Comments were received from the Department of Environmental Protection and Resource Management dated March 25, 2008 which indicates that the property must comply with the Chesapeake Bay Critical Area Regulations. The property is in the Limited Development Area and Buffer Management Area and impervious surfaces are limited and afforestation requirements must be met.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 1, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

COPIES RECEIVED FOR FILE

3-25-08

13

The Petitioners have filed the supporting affidavits 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 Petitioners.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 25th day of March, 2008 that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory building (detached garage) in the side yard with a height of 25 feet in lieu of the required rear yard with a maximum height of 15 feet 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.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.
4. The base flood elevation for this site is 9.4 feet Baltimore County Datum.

~~ORDER RESERVED FOR FILE~~

~~3-25-08~~

~~pb~~

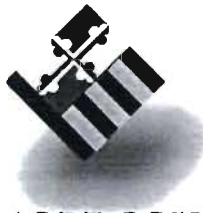
5. The flood protection elevation for this site is 10.4 feet.
6. In conformance with *Federal Flood Insurance* Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
7. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
8. The building engineer shall require a permit for this project.
9. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
10. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.
11. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).
12. The property is in a Limited Development Area (LDA) and Buffer Management Area (BMA) of the CBCA. Impervious surfaces are limited to 31.25%. Any impervious surface within the 100 foot buffer must meet all BMA provisions and will require mitigation or fee-in-lieu. In addition, the 15% afforestation requirement must be met and this equates to 6 trees.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING
3-25-08
123



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

March 25, 2008

MARK R. AND TRACI A. BARNETT
2316 BAUERNSCHMIDT DRIVE
ESSEX MD 21221

Re: Petition for Administrative Variance
Case No. 08-385-A
Property: 2316 Bauernschmidt Drive

Dear Mr. and Mrs. Barnett:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Flood Historic BCBA

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2316 BAUERNSCHMIDT DR.
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 & 400.3 BCZR to permit a

proposed accessory building (detached garage) in the side yard with a height of 25 feet, in lieu of the required rear yard with a maximum height of 15 feet.

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

2316 BAUERNSCHMIDT DR 410/780-1916
Address Telephone No.

Essex

City

MD

State

21221

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

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.

08-385-A

Reviewed By

JNP

Date

2/2/08

REV 10/25/01

Estimated Posting Date

3/2/08

3-25-08

ps

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

2316 BAUERNSCHMIDT DR.
Address
Essex Md 21221
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The main residence is an historical home built in 1909. The home is built in the Italianate style with a cupola on the roof (see attached photo). In order to maintain the historical integrity of the residence, we will need a height variance to construct a garage 25 feet in height, which will be historically correct for the time period that the main residence was constructed. The garage will also have a cupola. Also need A Side VARIANCE

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
MARK R. BARNETT
Name - Type or Print

X Signature
Traci A. Barnett
X Name - Type or Print
TRACI A. Barnett

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of January, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark R. Barnett, Traci A. Barnett
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
07/08/2009

A989 0.10211 007

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 2316 BAKERSCHMIDT DR.
Address
Essex MD 21221
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The main residence is an historical home built in 1909. The home is built in the Italianate style with a cupola on the roof (see attached photo). In order to maintain the historical integrity of the residence, we will need a height variance to construct a garage 25 feet in height, which will be historically correct for the time period that the main residence was constructed. The garage will also have a cupola. ALSO NEED A SIDE VARIANCE

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.

Mark R. Barnett
Signature
MARK R. Barnett
Name - Type or Print

X Traci A. Barnett
Signature
X TRACI A. Barnett
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of January, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark R. Barnett, Traci A. Barnett
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires

MY COMMISSION
EXPIRES
07/08/2009



Flood Historic CBCA

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2316 BAUERNSCHMIDT DR.
which is presently zoned DR3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 & 400.3 BCZR, to permit a

proposed accessory building (detached garage) in the side yard with a height of 25 feet, in lieu of the required rear yard with a maximum height of 15 feet.

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

2316 BAUERNSCHMIDT DR 410/480-1916
Address Telephone No.

Essex

City

MD

State

21221

Zip Code

Representative to be Contacted:

Name

Address

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.

08-385-A

Reviewed By

JNP

Date

2/21/08

Estimated Posting Date

3/2/08

REV 10/25/01

3-25-08

BOZ

Property Description
2316 Bauernschmidt Drive
Baltimore, Md. 21221

Beginning at a point on the northeasterly most side of Martin Drive 20 feet wide as shown on the Plat of Bauernschmidt Manor, Plat book C.H.K. No. folio 13-94 401.8 feet to Bauernschmidt Drive, Thence following Martin Drive in a southeast direction 211 feet plus or minus, Thence running in a southeasterly direction at a distance of 167 feet plus or minus, to intersect Lot 164 and 162 on said Plat, Thence leaving said point in a southwesterly direction at a distance of 80 feet plus or minus, to intersect Lot 140, Thence leaving in a northwesterly direction along Lots 140 and 141 at a distance of 145 feet plus or minus as shown on the above mentioned Plat, to the southeast side of Martin Drive, Thence leaving said point in a northeasterly direction 64 feet plus or minus, to intersect a point between Lot 162 and 164, Thence running in a northwesterly direction 32 feet plus or minus to the east side of Martin Drive 20 feet at a distance of 32 feet plus or minus, Thence running along side of Martin Drive in a northeasterly direction 70 feet plus or minus to the place of beginning.

Together with a parcel of land in fee simple bed acquired by William and sue Gerard in liber 8390-folio 536, dated September 18, 1989 and conveyed to Mark R. and Traci A. Barnett by a fee simple deed dated July 2003, recored among the land records liber 18696-359.

08-385-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **11101**

Date: **2/21/02**

PAYD RECEIPT

BUSINESS ACTUAL TIME
 2/21/2000 2/21/2000 14:02:17
 005 WALKTH DOCL DND
 RECEIPT # 034145 2/21/2000 0614
 5 500 ZONING VERIFICATION
 011101
 Recpt Tot 105.00
 425.00 (3) 4.00 CA
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65.00
Total:								65.00

Rec
 From: **Barnett**

For: **Alvin Vaviano 2316 Bavernschmidt Drive**
D2-385-A (Barnett)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 08-385-A

TO PERMIT A PROPOSED
ACCESSORY BUILDING (DETACHED
GARAGE) IN THE SIDE YARD WITH A
HEIGHT OF 25 FEET, IN LIEU OF THE
REQUIRED REAR YARD WITH A
MAXIMUM HEIGHT OF 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(h)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, MARCH 17, 2008

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

333 W. CHESAPEAKE AVE.
TOWSON, MD 21204

TEL 887-3391

CERTIFICATE OF POSTING

RE: Case No: 08-385-A

Petitioner/Developer: MARK &
TRACI BALWETT

Date Of Hearing/Closing: 3/17/08

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 2316 BAUENSCHMIDT DRIVE

This sign(s) were posted on March 1, 2008

(Month, Day, Year)

Sincerely,

Martin Ogle 3/1/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 385 -A Address 2316 Bauernschmidt Drive

Contact Person: Jeffrey Ferlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/2/08 Posting Date: 3/2/08 Closing Date: 3/17/08

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

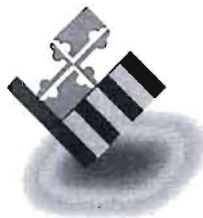
Case Number 08- 385 -A Address 2316 Bauernschmidt Drive

Petitioner's Name Mark & Traci Barnett Telephone 410-780-1916

Posting Date: 3/2/08 Closing Date: 3/17/08

Wording for Sign: To Permit a proposed accessory building (detached garage) in the side yard with a height of 25 feet in lieu of the required rear ~~yard~~ yard with a maximum height of 15 feet.

WCR - Revised 6/25/04



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

March 18, 2008

Mark R. Barnett
Traci A. Barnett
2316 Bauernschmidt Drive
Essex, MD 21221

Dear Mr. and Mrs. Barnett:

RE: Case Number: 08-385-A, 2316 Bauernschmidt Drive

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 21, 2008. This letter is not an approval, but only a **NOTIFICATION**.

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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

March 10, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 3, 2008

Item Number: 377,384,385,386,387,388,389,390,391,392,393,395,396,397,398,399

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.

1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File



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

State Highway
Administration

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

Maryland Department of Transportation

Date: March 4, 2008

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

RE: Baltimore County
Item No. 8-385-A
2316 BAUERNSCHMIDT DRIVE
BARNETT PROPERTY
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. 8-385-A.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 3, 2008

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

RECEIVED
MAR 04 2008

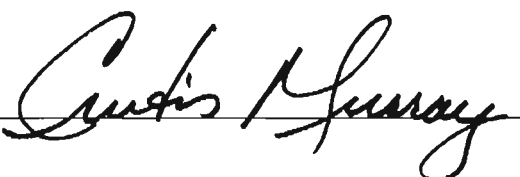
SUBJECT: 8-385 – Administrative Variance

BY:

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 25 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by: 

AFK/LL: CM

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 5, 2008

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 10, 2008
Item No. 08-385

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

The base flood elevation for this site is 9.4 feet Baltimore County Datum.

The flood protection elevation for this site is 10.4 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 08-385-03052008.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

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

DATE: March 25, 2008

SUBJECT: Zoning Item # 08-385-A
Address 2316 Bauernschmidt Drive
(Barnett Property)

Zoning Advisory Committee Meeting of March 3, 2008

_____ 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 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

The property is in a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Impervious surfaces are limited to 31.25%. Any impervious surface within the 100-foot buffer must meet all BMA provisions and will require mitigation or fee-in-lieu. In addition, the 15% afforestation requirement must be met; this equates to 6 trees.

Reviewer: Regina Esslinger

Date: March 14, 2008

NO ADMINISTRATIVE SPECIAL HEARING
REQUIRED PER PLANNING

Barnett, Traci A.

From: Karin Brown [kebrown@baltimorecountymd.gov]
Sent: Thursday, February 14, 2008 1:06 PM
To: Barnett, Traci A.
Subject: RE: Garage

When your husband submits the building permit, remind the reviewing person that I reviewed it and found the design compatible. Regards, Karin

>>> "Barnett, Traci A." <TBarnett@gscm.org> 02/13/08 4:16 PM >>>
Karin,

It was my husband (Mark Barnett) who you talked with yesterday. I will give him this message and ask him to call you. Thanks!

Regards,

Traci

Traci A. Barnett
Chief Executive Officer
Girl Scouts of Central Maryland
www.gscm.org

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

From: Karin Brown [mailto:kebrown@baltimorecountymd.gov]
Sent: Wednesday, February 13, 2008 2:49 PM
To: Barnett, Traci A.
Subject: Garage

In regard to your proposed garage, I realized too late that the site is just outside the HES boundary (the Historic Environmental Setting that was established when you applied for your tax credit) and as a consequence beyond the purview of the Landmarks Preservation Commission. Initially I told the gentleman, who submitted the plans that we would put it on the agenda for tomorrow's LPC meeting and I asked him to come to the meeting, in case the Commission had questions. He did not leave any contact information, so I can not tell him that the project is OK as far as Preservation Services is concerned and that he does not need to come. Please ask him to get in touch with me. I apologize for any inconvenience this may have caused. Regards, Karin Brown

Karin E. Brown
Chief, Preservation Services
Office of Planning
(410)887-3495
Kebrown@baltimorecountymd.gov

Disclaimer

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08-385-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

[Go Back](#)
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[New Search](#)

Account Identifier: District - 15 Account Number - 1523505148

Owner Information

Owner Name:	BARNETT MARK R BARNETT TRACI A	Use:	RESIDENTIAL
Mailing Address:	2316 BAUERNSCHMIDT DR BALTIMORE MD 21221-1713	Principal Residence:	YES
		Deed Reference:	1) /18696/ 359 2)

Location & Structure Information

Premises Address
 2316 BAUERNSCHMIDT DR

Legal Description

2316 BAUERNSCHMIDT DR
 BAUERNSCHMIDT MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
98	8	35			1		164	3	Plat Ref: 13/ 94

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1909	4,656 SF	15,322.00 SF	04
Stories 2	Basement YES	Type STANDARD UNIT	Exterior FRAME

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	34,080	64,080		
Improvements:	384,010	430,630		
Total:	418,090	494,710	469,170	494,710
Preferential Land:	0	0	0	0

Transfer Information

Seller: GERARD WILLIAM F	Date: 09/02/2003	Price: \$417,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /18696/ 359	Deed2:
Seller: HENLEY RICHARD	Date: 03/26/1987	Price: \$60,092
Type: IMPROVED ARMS-LENGTH	Deed1: /10231/ 380	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

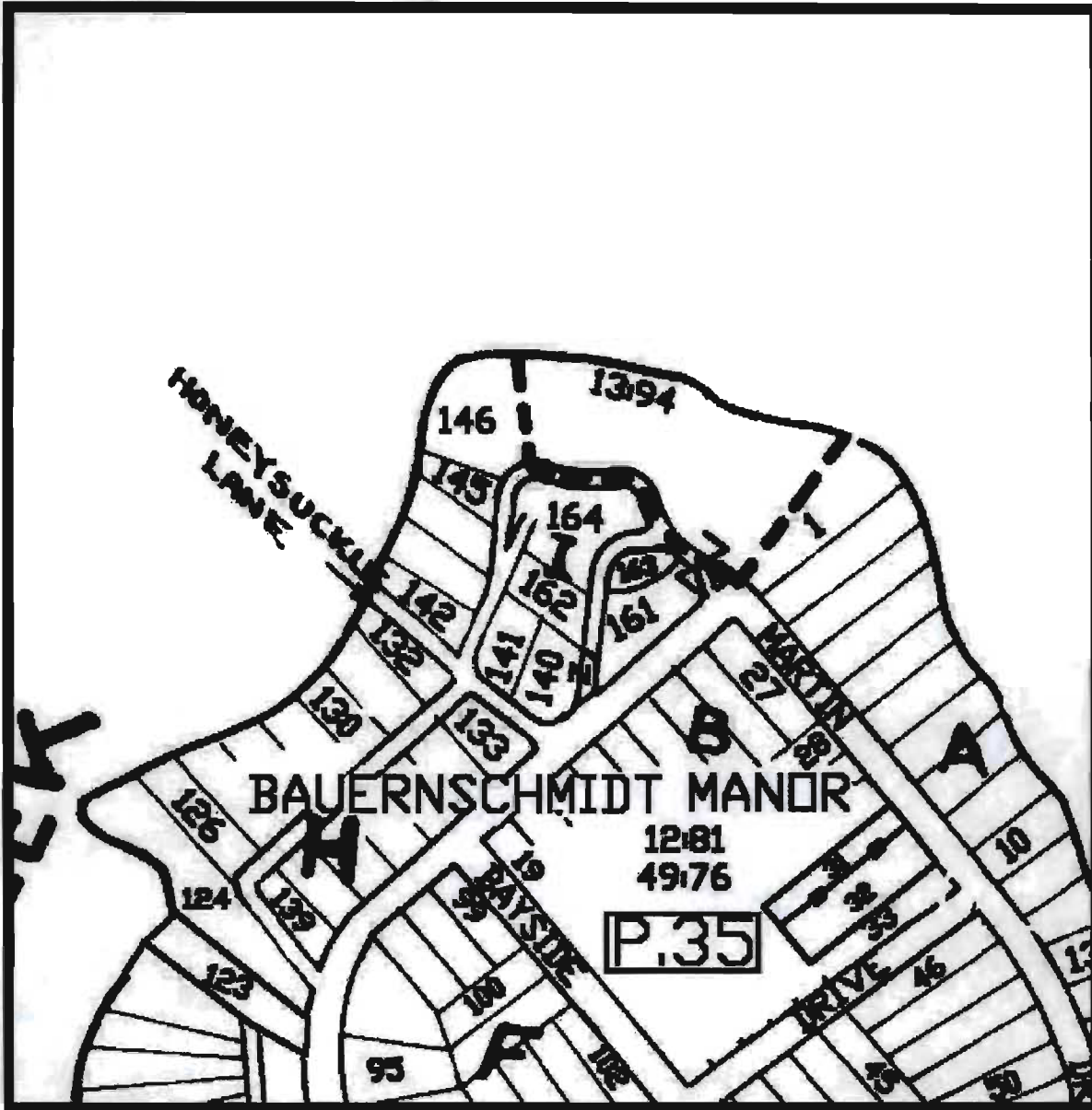
Special Tax Recapture:
 * NONE *



**Maryland Department of Assessments and
Taxation
BALTIMORE COUNTY
Real Property Data Search**

[Go Back](#)
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[New Search](#)

District - 15 Account Number - 1523505148



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/webcom/index.html

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Maryland Historical Trust
State Historic Sites Inventory Form

Survey No. BA 263

Magi No. 0302635704

DOE ☐ yes ☒ no**1. Name** (indicate preferred name)historic Planter's Paradise (preferred)and/or common Bauernschmidt House**2. Location**street & number 2316 Bauernschmidt Drive ☐ not for publicationcity, town Baltimore 21221 vicinity of Councilmanic District 5th
congressional district 2ndstate Md. county Baltimore Co.**3. Classification**

Category	Ownership	Status	Present Use	
☐ district	☐ public	☒ occupied	☐ agriculture	☐ museum
☒ building(s)	☒ private	☐ unoccupied	☐ commercial	☐ park
☐ structure	☐ both	☐ work in progress	☐ educational	☒ private residence
☐ site	Public Acquisition	Accessible	☐ entertainment	☐ religious
☐ object	☐ in process	☒ yes: restricted	☐ government	☐ scientific
	☐ being considered	☐ yes: unrestricted	☐ industrial	☐ transportation
	☒ not applicable	☐ no	☐ military	☐ other:

4. Owner of Property (give names and mailing addresses of all owners)name William and Suzanne Gerardstreet & number 2316 Bauernschmidt Drive telephone no.: 687-6237city, town Baltimore state and zip code MD 21221**5. Location of Legal Description**courthouse, registry of deeds, etc. County Courts Building liber SM 7500street & number 401 Bosley Avenue folio 664city, town Towson state MD 21204**6. Representation in Existing** Historical Surveystitle MHT Inventory, Site No. BA 263 since 1965.date ☐ federal ☒ state ☐ county ☐ localdepository for survey records 21 State Circlecity, town Annapolis state MD 21401

7. Description

Survey No. BA 263

Condition		Check one	Check one
☒ excellent	☐ deteriorated	☒ unaltered	☒ original site
☐ good	☐ ruins	☐ altered	☐ moved
☐ fair	☐ unexposed		date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Planter's Paradise is a very late example of Italianate rural architecture in frame and clapboard. The main block of the house is a square with a full width front porch that wraps around both sides. The most prominent feature is a large, square, hip-roofed cupola with twin round-topped windows on all four facades. The main front of the house is cross gabled and its gable peak shelters a large Palladian window. The eaves are heavily bracketed and exposed rafters emerge under the cross-gable eaves. The house is Italianate in style but fitted with the window types available in 1904, including large-pane sash windows and leaded glass windows.

The cupola is supported by a brick column coming up from the basement, according to the former owners, the Williams family. The house suffered serious damage in the 1972 tropical storm and water damage did a great deal of harm. Carleton Jones's 1989 article described some of the features of the house, its three stairways, its 16 by 26-foot dining room, 58 windows, and 14 rooms. Some one hundred stair balusters needed replacement in 1987 after vandals had been living in the house.

The house was painted blue some years ago but is now a shade of yellow or gold. Mrs. Gerard has done some Bauernschmidt family research and points out that the original owner had hired Baltimore architect William Wirt Emmart for some of his other projects.

8. Significance

Survey No. BA 263

Period	Areas of Significance—Check and justify below					
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion		
☐ 1400-1499	☐ archeology-historic	☐ conservation	☐ law	☐ science		
☐ 1500-1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture		
☐ 1600-1699	☒ architecture	☐ education	☐ military	☐ social		
☐ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian		
☐ 1800-1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ theater		
☒ 1900-	☐ communications	☐ industry	☐ politics/government	☐ transportation		
		☐ invention		☐ other (specify)		

Specific dates 1905 Builder/Architect Unknown

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/orApplicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ GLevel of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

Planter's Paradise was an early landgrant name, selected in March, 1658 by Thomas Cornwallis for a parcel of 1,000 acres at a site that became known as Planter's Point. The survey was apparently made before the creation of Baltimore County, because no county is mentioned in the survey document. (1)

The shoreline of Middle River is poorly delineated on Sidney and Browne's 1850 county map but was well drawn in the 1877 G. M. Hopkins atlas plate for District 12, when the resident, not the actual owner, was shown as William Hughes.

During the 1870s to the 1890s, much of the eastern county was owned by private ducking clubs where members set up blinds and had the use of club houses. The Planter's Point Ducking Club operated on the spit of land downriver of Hog Pen Creek. Both Presidents Harrison and Cleveland visited the ducking shores in this vicinity while in office. When Benjamin Harrison hunted at Bangles Ducking Club in 1891, the Baltimore American published a drawing of the club house and also a sketch of the camp cook, "Aunt Emilina." (2) Grover Cleveland visited the San Domingo Ducking Club in 1886. (3)

Enoch Pratt owned the "Planter's Paradise" property, starting in 1872. (4) Pratt was also a member and secretary of the Carroll Island Ducking Club. In 1878 he sold the Middle River tract to the Planter's Point Ducking Club. (5) That club had been incorporated in October of 1877. (6)

The club house was depicted in the Baltimore American on 1895 and appeared as a frame structure, two bays deep and three bays wide. There were two inside chimneys and a full-width front porch only one step above grade. It is difficult to see how such a modest structure could be combined with a large villa of Italianate design. (7)

Survey No. BA 263

10. Geographical Data

Quadrangle scale 1:24,000

[illegible]

See Flat Book, CHK 13, f. 94, Lot 164.

state	code	county	code
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MD 21204

Maryland Historical Trust/
National Register of Historic Places
Continuation Sheet

BA 253

MHT Inventory No.

name of property: Planter's Paradise

Section number 8 Page 2

The ducking club sold to William O. Hinton in 1899 for \$4,000. (8) Hinton and his wife in turn sold to Frederick Bauernschmidt on December 28, 1904. (9)

It is generally accepted that Frederick Bauernschmidt promptly had a large house constructed, presumably in the 1905 season. A search of local news columns in the Baltimore County Union from December 1904 to the end of 1906 failed to provide anything about building a large house.

The only Bauernschmidt item detected in the weekly papers was a report that Bauernschmidt's employed storekeeper, Otto Caesar, fell through the ice in Middle River and was drowned. (10) Other deeds in the county records show that Frederick Bauernschmidt owned a lot, presumably the store, at Eastern Avenue and Back River Neck Road, a corner shown as "Walter's" on the 1910 topo map, still later known as "Josenhan's Corner."

A tax ledger or transfer book listed as Volume 257 was formerly stored in the Courts Building mezzanine and although undated contained entries for the first decade of this century, for example in District 15, "Bay Shore Park Tours of the Sea" and "John Butschky . . . Monument House." Bay Shore opened in August 1906 and Mr. Butschky was mentioned as owner of the Monument House in the Sun during 1907. (11) An entry without any clue as to its date reads as follows:

Fred. Bauernschmidt
2450 Eutaw Place

About 40 acres on Middle River
Residence \$6000.

(12)

The house appears at the end of a long drive on the Maryland Geological Survey's 1910 topo map, the only structure on the point. (13) One of the inlets mentioned in original deeds was Greyhound Creek, not usually shown on maps but now commemorated by Greyhound Drive in Turkey Point Park subdivision.

Frederick Bauernschmidt and his family owned the American Brewing Company on Gay Street, a gigantic structure built in 1887 as Wiessner's Brewery, its architect still unknown in current literature. (14) The Baltimore beer industry went through a number of mergers in the late 19th century, and the popular "G.B.S." brand stood for "Globe, Bauernschmidt, Strauss," one of the larger conglomerates. "One Grade Only" was one of the company slogans. "G.B.S." bottles are one of the most commonly found objects in local archaeology.

**Maryland Historical Trust/
National Register of Historic Places
Continuation Sheet**

BA 263

MHT Inventory No.

NAME of property: Planter's Paradise

Section number 8 Page 3

The Bauernschmidts lived at Planter's Paradise in June, July, and August from 1904 or 1905 until 1940, frequently hosting crab feasts for their employees. The open fields were used to graze and rest the company's strong brewery horses in the era before motorized delivery trucks. The family gave \$7 million to charities during their lifetime and \$12 million by will. One wing at Union Memorial Hospital was a Bauernschmidt donation and bears their name. (15)

Frederick Bauernschmidt died March 8, 1933, and his widow Agnes Wehr Bauernschmidt sold the property in 1940 to Otto F. Unger, a developer from the English Consul area, who at one time had owned the English Consul Mansion. (16) Unger filed a subdivision plat under the name "Bauernschmidt Manor." (17) Of course authentic manors existed only in the era of the Lords Baltimore and were normally a thousand or more acres. The main house was left on Lot 164, which consisted of about one acre. The plan deprived the house of its water frontage, although the individual buyers of the house generally bought a number of adjoining lots.

Nora B. Quillen became owner of the house and its fringe of lots in 1951 but defaulted two years later. (18) The property was a leasehold with a one-cent ground rent, improved "by a two-story frame dwelling containing fourteen rooms and four baths." (19)

The property passed to Charles H. and Anna M. Williams in 1953 and for a while was called Williams Manor and also Bauernhorst. (20) In 1980, James H. Williams, one of the sons of Charles H. Williams, became sole owner. (21) About 18 months later, Williams sold to Richard and Ginger Henley, who paid \$55,000 for lot 164. (22) Lots 140 and 141 were sold to other buyers, diminishing the space around the large structure. The Henleys were making visible progress toward restoration and had painted the house blue. Later, due to health considerations, they sold to the present owners in 1987. In a few short years, Will Gerard and Sue Boyer have restored most of the house and removed old layers of paint inside to reveal turn-of-the-century wood grain and fine workmanship as described in Item 7. (23) By early 1989, the house could be featured as a preservation success story in the Sunday Sun. (24)

THE SUN
Maryland Living

BA-263

XXX JANUARY 22, 1989



Restoration of the Eliza Jane is underway. The house is the former home of Frederick Douglass, a slave owner and abolitionist.

BRINGING BACK THE BREWER'S RETREAT

By Catherine Jones

While the Eliza Jane today seems ready to help cheer up the basement, an earth fog had loomed over the scene on the cellar floor, because of a winter temperature warning, the design foundation work was volatile.

Three 10-20-cubic-yard dump-trucks loads of trash on \$450 a month, including part of an old machine, were being cut off the basement and other rooms of the six-story **Eliza Jane** house.

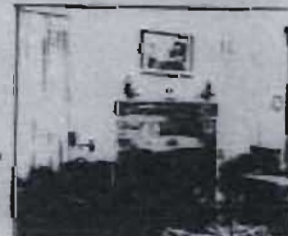
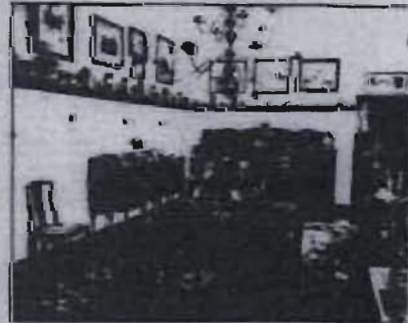
But when the Eliza Jane's 1850s Central, a public historic view president of Maryland National Bank, for his **Eliza Jane** house. About a year and a half later, **Eliza Jane**, a turn-of-the-century short piece of massive property overlooking Middle River, has been virtually cleaned by their efforts. It is a magnificent three-story Edwardian glory from the days when servants used the back stairs, ladies floated every new robe from and the girls twanged guitars on the porch and sang "By the Light of the Silvery Moon."

The sunny, spacious place five bedrooms and four and a half baths, 4,500 square feet of space, not including the underground basement, has been put back the way Frederick Douglass lived. Builders have turned and polished, painted it. The big windows are open under the eaves and there are moving the floor on the stairs. The kitchen, original window casework has been changed and put back on the new windows. What remains there were built on new brick walls and reinforced in the dining room, and the construction taking down off the center hall have been repaired and put back on track for Mr. Central — who bought the house in 1957 for \$100,000.

What might prove the original owner must be the fact that you can climb up to the observatory, where Douglass had parked his telescope, and see from where you can see the Eastern Shore on their days, as well as pretty pretty views of **Eliza Jane** and the other side.

The family took around all in the observatory when the owner was respected home. When she moved for her apartment, she moved to the observatory when the owner was respected home. When she moved for her apartment, she moved to the observatory when the owner was respected home.

Douglass had been waiting on his estate, a point to all new visitors and hundreds of other houses, and if you see the place, you can see it, the owner on the other side.



Below: The Eliza Jane is 10 to 12 feet, but a 10-foot high wall is a 10-foot high wall. The original plan and table were, but the table was not after the fire. Right.



As far as the house's exterior, almost damage and had to be reconstructed, but the house is now looking.

DOI: 10.1002/anie.200525005

1992

BA-263

BACEDONNELL, 1990: 194

say. "There is still a lot of ignorance out there," he said. "The American government does that very frequently. We cannot tell you what a battlefield soldier ever came against with a battlefield injury. I believe that soldiers in the Vietnam War were not told of the real world until a few days after they were killed."

In Green Street, which is owned by a former family judge (he is now a family judge), the Green Street Family Foundation has been talking with a Hall member to allow guests to go to the main site of the cemetery. "Coming into the cemetery is part of the healing process," says the woman, who is also director of the site. "I am glad to hear that the Hall has been able to do this. The Hall is a very important part of the family. We are very proud of the Hall. We are very proud of the Hall. We are very proud of the Hall."

There is a sign on a building at the corner of Green Street and Green Street. It says "Green Street Family Foundation". There is a sign on a building at the corner of Green Street and Green Street. It says "Green Street Family Foundation". There is a sign on a building at the corner of Green Street and Green Street. It says "Green Street Family Foundation".

the "new" song. Mr. Gaudin, Massachusetts, in his paper *Commonwealth*, has these few words to contribute to the singing of a newish hymn, "The Lord Is Risen Again." "The hymn," he says, "is a new idea, that our countrymen have never before heard of, and which is the most sublime and beautiful of all hymns." "The hymn," he says, "is a new idea, that our countrymen have never before heard of, and which is the most sublime and beautiful of all hymns." "The hymn," he says, "is a new idea, that our countrymen have never before heard of, and which is the most sublime and beautiful of all hymns."

[illegible][illegible]

A poster gallery, high-tech classroom and an outdoor stage were at the heart of the school's design. As the principal says, "We wanted to create a space that would be a place where students would want to go."

In engineering, Shattuck said, the GAO is well as principal facilitator and ombudsman relationship, while its focus is a national infrastructure. Robert Foster was the first and most active who helped the damaged and marginalized. Charles Foster, at CDC headquarters, was in addition for the construction of the

It would have been wonderful to have the party of Africa, which has elected Robert Mugabe, join a coalition government with a black-white cabinet.

"We're delighted with the response of the community. Friends and neighbors helped out, too," says Ms. Brown. Throughout the month, flower arrangements were brought in by a local, Junior Order, and a neighbor, Zetta Boreman. Adults used floppy chairs for the children.

William W. Bennett, a Baltimore architect who worked on other Baltimore government buildings, says there have been five architects in the present building, but the second seems correct.

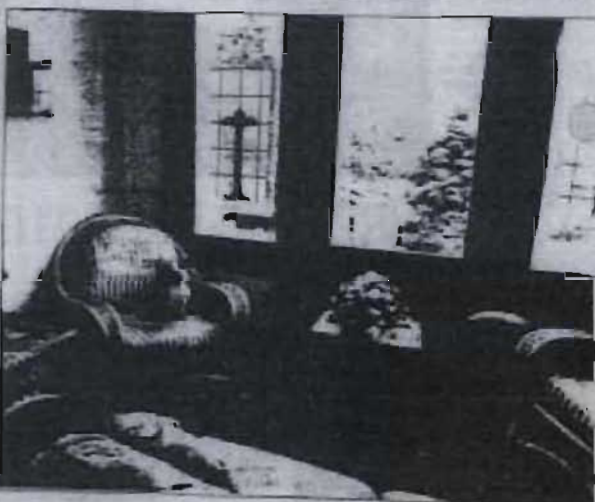
Ford's team would have to find the right mix of the two. The politicians have often assumed a failure of the system in the two decades that preceded the mid-1970s was due to the 1970s, as the result of the great depression. It was not. It got a very good job of it. It was the 1970s that caused the problem. The 1970s were the worst of times for the economy. The 1970s were the worst of times for the economy. The 1970s were the worst of times for the economy.

When Bismarck died in 1898, his widow, the old empress Augusta, who was 80, was told to retreat into a mansion in Berlin. There she lived in seclusion in the Kaiser's new country house. The last she saw of the world was in 1900. A storm of papers followed: it was said the handling was up on top of her political terms. Then it was thought she would probably be the 700,000,000 mark bill (Germany's) when it was issued by the government.

The construction began about 1960, and the estimated cost of the \$10-million plant had to be reduced — after 200 of them — and was raised by the insurance. The Lacey Group of the West Coast.

[illegible]

"I really love to go to the
Hollywood Bowl but I can't go
the same way. I'm a girl."



Maryland Historical Trust/
National Register of Historic Places
Continuation Sheet

BA 263

MHT Inventory No.

name of property: Planter's Paradise

Section number 8 Page 4

NOTES:

1. Patents, Liber Q, folio 451, Hall of Records, Annapolis.
2. Baltimore County Democrat, Towson, March 10, 1891.
3. Maryland Journal, Towson, April 10, 1886.
4. Baltimore County Deeds, EHA 75:380 (100 acres).
5. B.C. Deeds, JB 109:164.
6. B.C. Incorporations, JB 1:156, October 1877.
7. Baltimore American, May 5, 1895, p. 29.
8. B.C. Deeds NBM 242:106.
9. B.C. Deeds, WFC 282:163.
10. Democrat and Journal, Towson, March 18, 1905.
11. Sun, Baltimore, September 8, 1907.
12. Ledger No. 257 when held by B.C. Records Management. Later donated to Hall of Records, Annapolis.
13. William Bullock, State Geologist, Maryland Geological Survey, "Map of Baltimore County and Baltimore City Showing the Topography and Election Districts," Baltimore, 1910.
14. William J. Kelley, Brewing in Maryland (Baltimore, 196_), p. 573.
15. Suzanne Gerard, nomination form, March 6, 1991.
16. B.C. Deeds, CWB JR. 1107:90.
17. B.C. Plat Books, CHK 13:94.
18. B.C. Deeds, GLB 2052:118.
19. B.C. Judicial Records, GLB 553:390.
20. B.C. Deeds, GLB 2361:554.
21. B.C. Deeds, EHK JR. 6178:772.
22. B.C. Deeds, EHK JR. 6351:356.
23. B.C. Deeds, SM 7500:664.
24. Carleton Jones, "Bringing Back the Brewer's Retreat," Sunday Sun, January 22, 1989, p. 7M.

MIDDLE RIVER HYDROLOGY AREA

098A1

MIDDLE RIVER

NE 1-J

098A2



08-385-A

lot # 164 - 2



- North -

08-385-A



Lot # 140
↑

Lot # 141

08-385-A

— South —

lot #163
↑

proposed
Garage site

lot #140
↑

08-385-A

— east —



— South —



Lot # 143

Proposed
Garage
Site

Lot # 140
→

08-385-1

08-385-A



Lot # 144

Proposed
Garage Site

— West —



12-08-2007

08-385-A

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

PROPERTY ADDRESS 2316 BAUERNSCHMIDT DR

SUBDIVISION NAME BAUERNSCHMIDT MANOR

PLAT BOOK # 13 FOLIO # 094 LOT # 164 SECTION # 1

OWNER MARK AND TRACI BARNETT

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1"=200' SCALE MAP # 098A2

ZONING DR 3.5

LOT SIZE .562 ACRES 24481 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO
100 YEAR FLOOD PLAIN (Partial) ☒ ☐
HISTORIC PROPERTY/BUILDING ☒ ☐
PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

- ① N42°20'E - 10'
- ② N62°14'E - 10'
- ③ S84°22'E - 10'
- ④ S81°02'E - 7.2'
- ⑤ S62°14'E - 25'
- ⑥ S66°17'E - 25'
- ⑦ S68°30'E - 25'
- ⑧ S80°25'E - 25'
- ⑨ S85°22'E - 27.5'
- ⑩ S83°46'E - 11.50'
- ⑪ S47°46'E - 5.0'
- ⑫ S18°13'E - 10'
- ⑬ S10°16'E - 10'
- ⑭ S3°10'E - 10'
- ⑮ S6°22'W - 22.75'
- ⑯ S23°16'W - 12.58'
- ⑰ S62°36'W - 10.37'
- ⑱ N80°02'W - 11.40'
- ⑲ N88°22'W - 12.35'
- ⑳ S74°35'W - 14'
- ㉑ S65°14'W - 14.40'
- ㉒ S44°05'W - 11.50'
- ㉓ S35°38'W - 11.40'
- ㉔ S26°42'W - 11.10'
- ㉕ S21°53'W - 11.50'
- ㉖ S14°40'W - 10.30'
- ㉗ S18°40'W - 13.05'

Ricely James C.
Ricely Margaret S.
2326 MARTIN DR
Acct. 1513920260
Lot 141

Blevins Carolyn
2308 BAUERNSCHMIDT DR.
Acct 1523505143
Deed Ref. 6408/149
Lot 140

SCALE 1"=20'

