

IN RE: PETITION FOR ADMIN. VARIANCE *

N Side of Hopkins Road @ Corner of
E Side of Dorking Road
9th Election District
5th Councilmanic District
(300 Hopkins Road)

Christiane M. Rothbaum
Legal Owner

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO: 2011-0302-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County for consideration of a Petition for Variance filed by Christiane M. Rothbaum, the legal owner of the subject property. Petitioner is requesting Variance relief under Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing dwelling and proposed addition with a side street setback of 6 feet in lieu of minimum required 10 feet, and a rear yard setback of 35 feet in lieu of minimum required 50 feet. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

This matter was originally filed as an Administrative Variance, with a closing date of May 2, 2011. On April 27, 2011, a Formal Demand for Hearing was filed by Jennifer Helfrich, President, on behalf of Rodgers Forge Community, Inc. The hearing was subsequently scheduled for Friday, June 17, 2011 at 10:00 AM in Room 104 of the Jefferson Building, 105 West Chesapeake Avenue, Towson, Maryland. In addition, a sign was posted at the property on May 29, 2011 and an advertisement was timely published in *The Jeffersonian* newspaper, giving neighbors and interested citizens notice of the hearing.

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Date 6-30-11

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Appearing at the requisite public hearing in support of the variance request was Christiane M. Rothbaum, Petitioner, and Joseph D. McDowell, who prepared the site plan and is assisting the Petitioner with the permitting process. The Petitioner was represented by Francis Borgerding, Esquire. Letters and e-mails of support were received prior to the hearing from a number of neighbors: Art Buist, Esquire of 234 Overbrook Road, William and Chenghui Wu Watkins of 8400 Greenspring Avenue (landlords of 302 Hopkins Road), and Lee and John Ohnmacht of 301 Dunkirk. A number of residents also appeared at the hearing on behalf of the Petitioner. In addition, several citizens appeared as Protestants in opposition to the variance request. Letters, e-mails and petitions in opposition to the request were also received, and, likewise, are contained within the file. David Lampton, a resident and member of the Bar, coordinated the Protestants' presentation.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

Joseph McDowell, a construction and design consultant, was called to testify and, after questioning, was accepted as an expert witness in construction design, the preparation and submittal of site plans, particularly for zoning and variance requests.

The witness related that he was familiar with the subject property and had been called into the matter by Petitioner's contractor. He described the property as being constructed in 1937, zoned DR 10.5 on a lot consisting of approximately 0.866 acres (3,774 square feet +/-). He also noted that the lot upon which the Petitioner's residence is constructed, tapers as it moves towards the rear of the lot. The witness then described in some detail the renovation project, which, in his opinion, necessitates the requested variance. In essence, Petitioner wishes to create a powder

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room in what, up to now, has been part of the kitchen. To do so, Petitioner would lose the space presently taken up by her refrigerator. To recapture that space, Petitioner wishes to extend out of the back of the kitchen in a space measuring 8 foot 6 inches by 8 foot 6 inches, in order to relocate the refrigerator and add cabinets. He related that Petitioner suffers from physical difficulties, resulting in incontinence. Given her age and condition, the powder room on the first floor is, in her determination, a much needed facility. He presented the floor plan of the proposed improvements (Petitioner's Exhibit 1). The floor plan became the subject of much discussion in both cross and redirect examination regarding various alternatives for the relocation of the proposed powder room. It is Mr. McDowell's conclusion and expert opinion that the only and best location for the powder room was as he had proposed in Petitioner's request, more so since the plumbing network needed was already located on the kitchen side of the house.

The witness then addressed the prerequisites for the granting of a variance. He opined that the subject structure should be considered "unique" as it was built prior to the imposition of zoning regulations and was nonconforming at the instant the DR 5.5 zoning requirements were applied to it. Moreover, he noted that the property is a corner lot, tapers along its length, and is set at an angle. He observed that many such additions already exist in the Rogers Forge community and that without the variance relief this unique situation has a disproportionate effect on the Petitioner, as nothing can be added to the property. Specifically, absent the requested variance, the construction of the powder room would destroy the functionality of the kitchen, making the requested extension a necessity. Given her physical situation, the inability to add the powder room as proposed could leave the Petitioner with little choice of options, and could result in her relocation.

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Mr. McDowell described at some length his examination of the Rogers Forge neighborhood, which revealed a number of extensions such as that being requested (Petitioner's Exhibits 9A and B).

Finally, the witness noted the history of Petitioner's care for her property and the use by her in previous projects of high quality materials; and opined that the proposed variance would have no harmful effect on the health, safety, and welfare of the surrounding neighborhood.

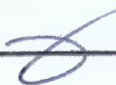
The Petitioner then testified on her own behalf. She purchased this home in 1987. She described her physical difficulties, including surgery in 2008, and related that her doctor advised that she construct a powder room on the first floor of her residence (Petitioner's Exhibit 8). She testified that, acting upon that advice, she located a contractor who had brought Mr. McDowell in for consultation. She stated her belief that there was no location in her home for the powder room other than that suggested by Mr. McDowell that would provide a practical alternative, and that, in her unique situation, the failure to grant the variance requested would have a disproportionately negative effect on her. She described her obvious love for the neighborhood and her pride in how she maintained her home. She strongly asserted that her request would not adversely affect the welfare of the community.

A number of neighbors testified on behalf of the Petitioner's request. The individual names of these witnesses are contained on the Petitioner's sign in sheet which is a part of this file. All agreed that the Petitioner took magnificent care of her home, and that it was a credit to the community. All believed that, given her medical situation, she should be granted the variance. All noted that numerous properties in Rogers Forge which now have the extension Petitioner would like to construct. The additional letters, e-mails and petitions in support of Petitioner's request are also included in the file.

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I then heard from Jean Duval, a 41 year resident of Rogers Forge and a member of the community association's architectural committee. She testified that although some extensions such as desired by Petitioner exist in the community, they are primarily part of the original construction of those dwellings. She asserted that she does not recall the organization ever approving a variance request to allow construction of an extension of a home in the community. She stated that a community association guidelines do not in fact allow for new enclosed projects. She discussed her concerns that new extensions would adversely affect light and air and therefore are harmful to the quality of life enjoyed the residents of Rogers Forge. She noted that the Association has consistently opposed these types of variances. She asserted that Petitioner's property itself was not unique in relation to the surrounding area and that a powder room could be constructed in Petitioner's home without the need for an extension of the building.

Carol Zielke, a 36 year resident of Rogers Forge and Roxanne Rinehart, another resident, also spoke in opposition to the request. Finally, David Lampton, echoing previous Protestants' comments and adding his concern that the approval of the requested variance could begin a "slippery slope" that would adversely effect the quality of life in the Rogers Forge community over the long term.

On its face, this matter appears to be simple; balancing the arguably logical request of a homeowner to appropriately alter her home in response to a pressing personal medical need. It is clear from all the testimony that the Petitioner is an admirable homeowner and that her care for her residence stands as an example and credit to the Rogers Forge community. It is also true that, for whatever reason, many of the homes in Rogers Forge have extensions such as that desired by the Petitioner.

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Unfortunately for the Petitioner, the reality of this case is otherwise; in order to construct her desired addition, Petitioner must obtain a variance. Either she qualifies under present statutory and case law, or she does not.

The obtaining of the variance governed by Section 307.1 of the B.C.Z.R. as well as well-settled case law. These requirements are purposely strict in nature, difficult to satisfy and reflect the public policy of severely restricting the granting of variance relief. The seminal case on the subject, *Cromwell v. Ward* 102 Md. App. 691 (1995), states the prevailing rule that "variances are to be granted sparingly, only in rare instances and under peculiar and exceptional circumstances....a variance should be strictly construed. Cromwell Id at 700. Section 307.1 of the zoning regulations permits variances to be granted "...only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Cromwell requires that "uniqueness" first be established before the factor of "practical difficulty" is even addressed. Cromwell Id at 698. In requiring a prerequisite finding of "uniqueness" the Court defined the term and stated:

In the zoning context the "unique" aspect of a variance requirement does not refer to the extent of improvements upon the property, or upon neighboring property. "Uniqueness" of a property for zoning purposes requires that the subject property has an inherent characteristic not shared by other properties in the area, i.e, its shape, topography, subsurface condition, environmental factors, historical significance, access or non-access to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or

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By [Signature]

other similar restrictions. In respect to structures, it would relate to such characteristics as unusual architectural aspects in bearing or parting walls...Id. At 710.

Only thereafter, do we address the issue of practical difficulty. To prove practical difficulty for an area variance, the Petitioner must produce evidence to allow the following questions to be answered affirmatively:

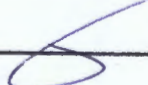
1. Whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. Whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

In considering the testimony and evidence presented, I am not persuaded that the Petitioner has established the "uniqueness" as regards the subject property located at 300 Hopkins Road, as called for in Section 307.1 and defined and discussed in *Cromwell v. Ward*, supra. The bar as to "uniqueness" is purposely raised high and the Petitioner has not succeeded in reaching it. The properties in Rogers Forge are relatively uniform; that uniformity provides much of the character and attraction of the community. Petitioner's property simply does not differ from that uniformity in any significant way. Therefore, discussion of the "practical difficulty" is unnecessary in this opinion.

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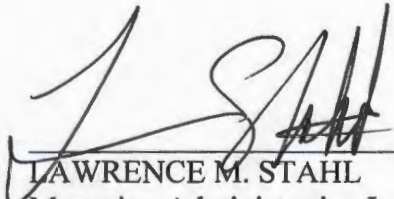
Date 1e-30-11

By 

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's variance request should be denied.

THEREFORE, IT IS ORDERED this 30 day of June, 2011 by this Administrative Law Judge that Petitioner's Variance request from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing dwelling and proposed addition with a side street setback of 6 feet in lieu of minimum of required 10 feet, and a rear yard setback of 35 feet in lieu of minimum required 50 feet, be and is hereby DENIED.

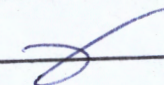
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:pz

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By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

June 30, 2011

FRANCIS X. BORGERDING, JR., ESQUIRE
409 WASHINGTON AVENUE, SUITE 600
TOWSON, MD 21204

Re: Petition for Variance
Case No. 2011-0302-A
Property: 300 Hopkins Road

Dear Mr. Borgerding:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Department of Permits, Approvals and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name "LAWRENCE M. STAHL".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/pz

Enclosure

c: J. Carroll Holzer, Esquire, Holzer & Lee, 508 Fairmount Avenue, Towson, MD 21286



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 300 Hopkins Rd., Baltimore, MD 21212
which is presently zoned DR 10.5

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)

1B02.3.C.1, BC2R, to permit an
existing dwelling and proposed addition with a side street setback of
6 feet in lieu of the minimum required 10 feet, and a rear yard setback of
35 feet in lieu of the minimum required 50 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):

Christiane M. Rothbaum

Name - Type or Print

Signature

Name - Type or Print

Signature

300 Hopkins Rd.

410-377-9077

Address

Telephone No.

Rodgers Forge

Maryland

21212

City

State

Zip Code

Representative to be Contacted:

Joseph McDowell

Name

3746 Peach Orchard Rd.

410-983-0505

Address

Telephone No.

Street

Maryland

21154

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. 2011-0302-A

Reviewed By SNP

Date

4/6/2011

REV 10/25/01

Estimated Posting Date

4/17/2011

ORDER RECEIVED FOR FILING

Date

6-30-11

By

[Signature]

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 300 Hopkins Rd.
Address
Baltimore Maryland 21212
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):

I am requesting a variance from the zoning regulations so that I can construct an enclosure around my existing rear porch. I am requesting relief from the regulations regarding the rear setback requirement of 50 feet to an enclosed structure. I am requesting a change of the rear setback requirement to 35 feet. This proposed addition would enable me to extend my kitchen towards the rear of the house so that I could construct a powder room at the front end of the kitchen.

As stated in the attached letter from my urologist, I have been suffering from urinary incontinence and since I am advancing in years I would benefit greatly from having a powder room on the first floor. Given the layout of my first floor, the only practical place to install the powder room would be at the front side of the kitchen. Attached is a floor plan of my first floor that demonstrates this.

As shown in the attached photos, there are numerous enclosed rear porches within a block of my house with the same setback as I am proposing and there are many others throughout the rest of the neighborhood as well. I have also included letters of approval from the neighbors of mine that would be the most affected by this proposal.

In addition, I request a variance for the existing building and proposed addition side setback requirement of 10' to 6'. For both

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.

Ce. Roth
Signature

Christiane M. Rothbaum

Name - Type or Print

Signature

Name - Type or Print

Christiane Rothbaum

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of March, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Christiane Rothbaum

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

AS WITNESS my hand and Notarial Seal

BRYANT MAYES III
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 9, 2013

Bryant Mayes III
Notary Public
My Commission Expires 9-9-13

Zoning Description for 300 Hopkins Road, Baltimore, MD 21212

Beginning at the corner formed by the intersection of the north side of Hopkins Road which is fifty feet wide and the east side of Dorking Road which is thirty seven feet wide as recorded in the Baltimore County Deed Liber E.H.K. JR No. 6868, folio 523

BEGINNING FOR THE SAME at the corner formed by the intersection of the northernmost side of Hopkins Road and the southeasternmost side of Dorking Road and running thence southeasterly by a line curving towards the south and binding on the north side of Hopkins Road thirty-four feet to a point in a line with the centre of the partition wall there situate thence north four degrees fifty – four minutes east to and through the centre of the said partition wall and continuing the same course in all one hundred and ten feet to the south side of an alley fifteen feet wide there situate thence northwesterly by a line curving towards the south parallel with Hopkins Road and binding on the south side of said alley with the use thereof in common with the others twenty and nineteen one-hundredths feet to the northeast side of Dorking Road and thence south twelve degrees two minutes west binding thereon one hundred and eleven and thirteen one hundredths feet to the place of the beginning. The improvements thereon being known as 300 Hopkins Rd.

Located in the Fifth Councilmantic District, Ninth Election District and Zoned DR 10.5

The lot is 3774 Square Feet (.0866 Acres)

2011-0302-A

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 10, 2011

Re: Case # 2011-0302-A
Christiane Rothbaum
300 Hopkins Rd
Baltimore, Md. 21212
Hearing Date June 17, 10AM Rm. 104 in Jefferson Bldg

To whom it may concern:

This is to certify that I support the position of the Rodgers Forge Board of Governors to request the county to deny the variance needed for an addition to the rear of property as referenced in the above case. I own my home, and have lived in the same area as Ms. Rothbaum for many years.

When Keelty built these homes over 65 -70 years ago some had front and rear porches as well as some rear additions but due to age, decay and termites damage many have been replaced with new materials using same footprints. Therefore, they may appear to be new but are not. The community has tried to maintain the original development plan as built. According to records of John McGrain, former Historian for the County, Rodgers Forge was the first planned community in Baltimore County.

At that time the entire area had only low or no fences, lots of open space surrounding the entire area of Rodgers Forge. But due to some changes in zoning regulations and expansion of TU, St Joseph, GBMC, Sheppard Pratt and new developments the open fields do not exist today. It is critical not to allow more additions in order to maintain the health safety and welfare of our community and not impede the flow of air and light. The community has consistently fought to maintain the structural integrity of the original Keelty development plan.

Even though Ms. Rothbaum is pleading hardship I do not see that one exists due to any uniqueness in her floor plan. Therefore, I feel the request for the variance setback should be denied.

Yours,

*See attached ^{drawing} plan for alternate
Kitchen plan.*

Carol Zielke

Name

325 Murdock Road

address

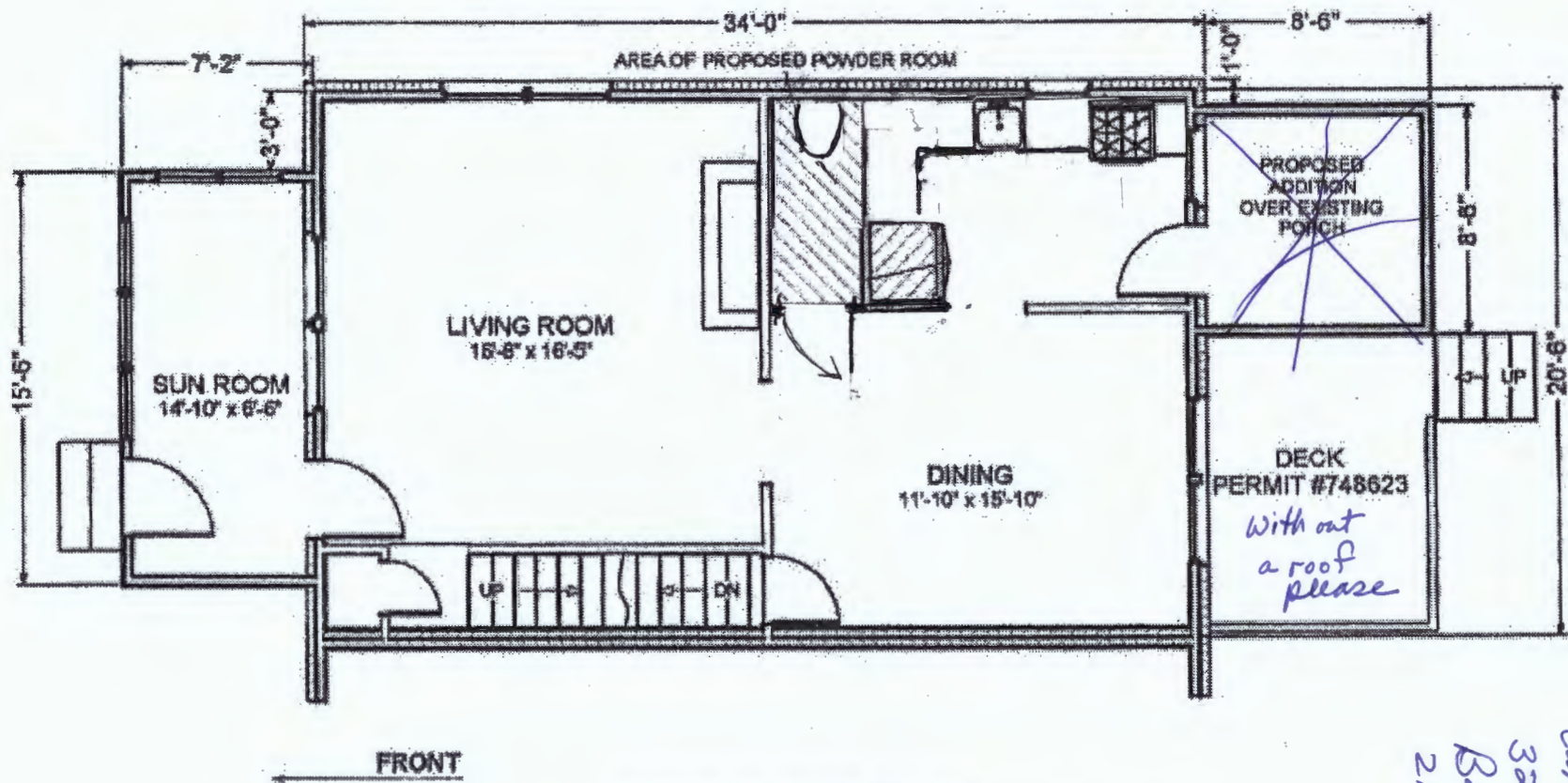
Baltimore, MD 21212

PROTESTANT' S

EXHIBIT NO. 1

Alternate plan for kitchen and powder room.

No enclosure



FIRST FLOOR PLAN

Carol Giffels
325 Murdock Road
Baltimore, MD
21212

SCALE 1/8" = 1' - 0"

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 10, 2011

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When Keelty built these homes over 65 -70 years ago some had front and rear porches as well as some rear additions but due to age, decay and termite damage many have been replaced with new materials using the same footprints. Therefore, they may appear to be new but are not. The community has tried to maintain the original development plan as built. According to records of John McGrain, former Historian for the County, Rodgers Forge was the first planned community in Baltimore County.

At that time the entire area had only low or no fences, lots of open space surrounding the entire area of Rodgers Forge. Because of the changes in zoning regulations and expansion of TU, St Joseph's, GBMC, Sheppard Pratt and new developments, the open fields do not exist today. It is critical not to allow new additions in order to maintain the

scrutiny given to this lovely community. Therefore, it is most important not to allow new additions to the structures that will undermine the integrity and beauty of our beautiful community.

It is just as important not to impede the flow of air and light that an addition to one of these homes would certainly do to neighboring structures. By restricting both, Ms Rothbaum would jeopardize the health and the welfare of her neighbors, as well as the treasured open quality of the community. "The Forge" consists mostly of row homes. Open space is an important consideration to its aesthetics, as well as its homeliness. For these valid and justly important reasons, the community has consistently fought to maintain the structural integrity of the original Keelty development plan.

Some of the biggest reasons people are attracted to "The Forge", and subsequently choose to continue residing in it, is for the very distinctions I mentioned in the above paragraphs. Further, the homes have consistently maintained their financial stability, even in these financially trouble times, a further testament to all the efforts over the years that the community has made in the persons of its elected Board of Governors who continue to maintain James Keelty's vision..

I understand that Ms Rothbaum is pleading personal hardship based on a perceived inconvenience in her floor plan. I am comfortable in my knowledge, having visited numerous homes in "The Forge" over these forty years, that there are no floor plans among them that would qualify as being unique. They all bare an assured similarity.

Therefore, based on Ms Rothbaum's rather specious contention that her needs are greater than those of her neighbors and the community as a whole, and that her case trumps the overall design and community wellbeing built into every structure with strict attention to the overall

plan, I most earnestly disagree with her petition. Her self-serving request for a variance setback should be denied, forthwith!

Respectfully,

A handwritten signature in dark ink, appearing to read 'CT Duvall', followed by a long horizontal flourish.

Charles T. Duvall
227 Murdock Road
Rodgers Forge

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 11, 2011

Re: Case # 2011-0302-A
Christiane Rothbaum
300 Hopkins Rd
Baltimore, Md. 21212
Hearing Date June 17, 10AM Rm. 104 in Jefferson Bldg

To whom it may concern:

This is to certify that I support the position of the Rodgers Forge Board of Governors to request the county to deny the variance needed for an addition to the rear of property as referenced in the above case. I own my home, and have lived Rodgers Forge for many years.

When Keelty built these homes over 65 -70 years ago some had front and rear porches as well as some rear additions but due to age, decay and termite damage many have been replaced with new materials using the same footprints. Although they may appear to be new, they are not. The community has tried to maintain the original development plan as built. According to records of John McGrain, former Historian for the County, Rodgers Forge was the first planned community in Baltimore County.

At that time Rodgers Forge had only low or no fences and was surrounded by large expanses of open space. Over the years, however, infill with new developments, changes in zoning regulations, and the expansion of TU, St Joseph, GBMC, and Sheppard Pratt have eliminated the open fields we all enjoyed. It is critical not to allow more additions to homes in Rodgers Forge in order to maintain the health safety and welfare of our community and not to impede the flow of air and light. The community has consistently fought to maintain the structural integrity of the original Keelty development plan.

Even though Ms. Rothbaum is pleading hardship I do not see that one exists due to any uniqueness in her floor plan. Therefore, I feel the request for the variance setback should be denied.



Roxanne M. Rinehart
10 Regester Ave
Baltimore Md. 21212

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 10, 2011

Re: Case # 2011-0302-A
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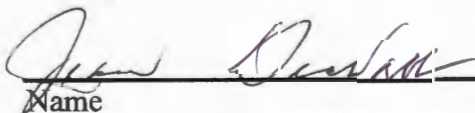
This is to certify that I support the position of the Rodgers Forge Board of Governors to request the county to deny the variance needed for an addition to the rear of property as referenced in the above case. I own my home, and have lived in the same area as Ms. Rothbaum for many years.

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Yours,



Name

227 Murdock Rd
address

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 11, 2011

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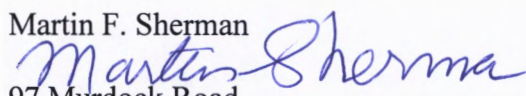
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At that time Rodgers Forge had only low or no fences and was surrounded by large expanses of open space. Over the years, however, infill with new developments, changes in zoning regulations, and the expansion of TU, St Joseph, GBMC, and Sheppard Pratt have eliminated the open fields we all enjoyed. It is critical not to allow more additions to homes in Rodgers Forge in order to maintain the health safety and welfare of our community and not to impede the flow of air and light. The community has consistently fought to maintain the structural integrity of the original Keelty development plan.

Even though Ms. Rothbaum is pleading hardship I do not see that one exists due to any uniqueness in her floor plan. Therefore, I feel the request for the variance setback should be denied.

Yours,

Martin F. Sherman


97 Murdock Road
Baltimore, MD 21212

JAMES M. DUNN III, ESQ.

168 STANMORE ROAD, BALTIMORE, MARYLAND 21212

Zoning Commissioner
Jefferson Building
105 W. Chesapeake Avenue
Towson, Maryland 21204
July 12, 2011

Re: Case # 2011-0302-A
Christiane Rothbaum
300 Hopkins Rd
Baltimore, Md. 21212
Hearing Date June 17, 10AM Rm. 104 in
Jefferson Bldg

To whom it may concern:

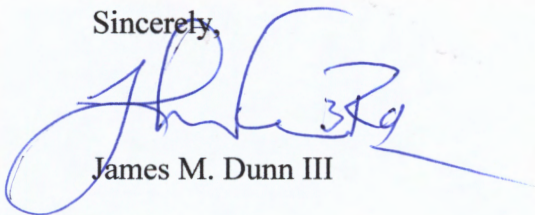
This is to certify that I support the position of the Rodgers Forge Community, Inc. Board of Governors that requests Baltimore County to deny the variance needed for an addition to the rear of property at 300 Hopkins Road as referenced in the above case. I own my home at 168 Stanmore Road and have lived Rodgers Forge for twenty-five years.

When Keelty built these homes more than sixty years ago some had front and rear porches as well as some rear additions but due to age, decay and termite damage many have been replaced with new materials using the same footprints. Although they may appear to be new, they are not. The community has tried to maintain the original development plan as built. According to records of John McGrain, former Historian for the County, Rodgers Forge was the first planned community in Baltimore County.

At that time, Rodgers Forge homes had only low fences or no fences and were surrounded by large expanses of open space. Over the years, new developments, changes in zoning regulations, and the expansion of Towson University, St. Joseph Hospital, GBMC, and Sheppard Pratt Hospital have eliminated the open fields we all enjoyed. It is critical not to allow more additions to homes in Rodgers Forge in order to maintain the health safety and welfare of our community and not to impede the flow of air and light. The community has consistently fought to maintain the structural integrity of the original Keelty development plan. We are listed on the National Register of Historic Places, largely for that reason.

Even though Ms. Rothbaum is pleading hardship I do not see that one exists due to any uniqueness in her floor plan. Therefore, I request that the variance setback should be denied.

Sincerely,



James M. Dunn III

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 11, 2011

Re: Case # 2011-0302-A
Christiane Rothbaum
300 Hopkins Rd
Baltimore, Md. 21212
Hearing Date June 17, 10AM Rm. 104 in Jefferson Bldg

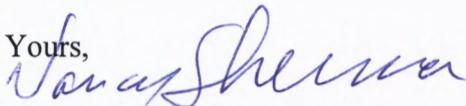
To whom it may concern:

This is to certify that I support the position of the Rodgers Forge Board of Governors to request the county to deny the variance needed for an addition to the rear of property as referenced in the above case. I own my home, and have lived Rodgers Forge for many years.

When Keelty built these homes over 65 -70 years ago some had front and rear porches as well as some rear additions but due to age, decay and termite damage many have been replaced with new materials using the same footprints. Although they may appear to be new, they are not. The community has tried to maintain the original development plan as built. According to records of John McGrain, former Historian for the County, Rodgers Forge was the first planned community in Baltimore County.

At that time Rodgers Forge had only low or no fences and was surrounded by large expanses of open space. Over the years, however, infill with new developments, changes in zoning regulations, and the expansion of TU, St Joseph, GBMC, and Sheppard Pratt have eliminated the open fields we all enjoyed. It is critical not to allow more additions to homes in Rodgers Forge in order to maintain the health safety and welfare of our community and not to impede the flow of air and light. The community has consistently fought to maintain the structural integrity of the original Keelty development plan.

Even though Ms. Rothbaum is pleading hardship I do not see that one exists due to any uniqueness in her floor plan. Therefore, I feel the request for the variance setback should be denied.

Yours,

Nancy C. Sherman

97 Murdock Road
Baltimore, MD 21212

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave.
Towson, Md. 21204
June 10, 2011

Re: Case # 2011-0302-A
Christiane Rothbaum
300 Hopkins Rd
Baltimore, Md. 21212
Hearing Date June 17, 10AM Rm. 104 in Jefferson Bldg

To whom it may concern:

This is to certify that I support the position of the Rodgers Forge Board of Governors to request the county to deny the variance needed for an addition to the rear of property as referenced in the above case. I own my home, and have lived in the same area as Ms. Rothbaum for many years.

When Keelty built these homes over 65 -70 years ago some had front and rear porches as well as some rear additions but due to age, decay and termite damage many have been replaced with new materials using the same footprints. Although they may appear to be new, they are not. The community has tried to maintain the original development plan as built. According to records of John McGrain, former Historian for the County, Rodgers Forge was the first planned community in Baltimore County.

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Even though Ms. Rothbaum is pleading hardship I do not see that one exists due to any uniqueness in her floor plan. Therefore, I feel the request for the variance setback should be denied.

Yours,

Norma J. O'Hara 6-13-11
Name
329 Mondock Rd
address Balt MD 21212

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 11, 2011

Re: Case # 2011-0302-A
Christiane Rothbaum
300 Hopkins Rd
Baltimore, Md. 21212

Hearing Date June 17, 10AM Rm. 104 in Jefferson Bldg

To whom it may concern:

This is to certify that I support the position of the Rodgers Forge Board of Governors to request the county to deny the variance needed for an addition to the rear of property as referenced in the above case. I own my home, and have lived Rodgers Forge for many years.

When Keelty built these homes over 65 -70 years ago some had front and rear porches as well as some rear additions but due to age, decay and termite damage many have been replaced with new materials using the same footprints. Although they may appear to be new, they are not. The community has tried to maintain the original development plan as built. According to records of John McGrain, former Historian for the County, Rodgers Forge was the first planned community in Baltimore County.

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Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 11, 2011

Re: Case # 2011-0302-A
Christiane Rothbaum
300 Hopkins Rd
Baltimore, Md. 21212
Hearing Date June 17, 10AM Rm. 104 in Jefferson Bldg

To whom it may concern:

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Even though Ms. Rothbaum is pleading hardship I do not see that one exists due to any uniqueness in her floor plan. Therefore, I feel the request for the variance setback should be denied.

Yours,

WILLIAM BROTHMANN

Name

32 MARDOCK ROAD, 21212

address

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 11, 2011

Re: Case # 2011-0302-A
Christiane Rothbaum
300 Hopkins Rd
Baltimore, Md. 21212
Hearing Date June 17, 10AM Rm. 104 in Jefferson Bldg

To whom it may concern:

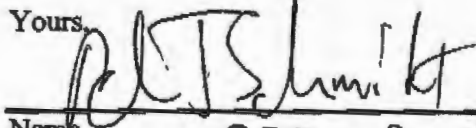
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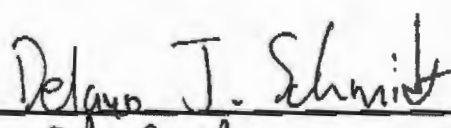
When Keely built these homes over 65 -70 years ago some had front and rear porches as well as some rear additions but due to age, decay and termite damage many have been replaced with new materials using the same footprints. Although they may appear to be new, they are not. The community has tried to maintain the original development plan as built. According to records of John McGrain, former Historian for the County, Rodgers Forge was the first planned community in Baltimore County.

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Even though Ms. Rothbaum is pleading hardship I do not see that one exists due to any uniqueness in her floor plan. Therefore, I feel the request for the variance setback should be denied.

Yours,





Name

227 Overbrook Rd, Baltimore, MD 21212

address

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 10, 2011

Re: Case # 2011-0302-A
Christiane Rothbaum
300 Hopkins Rd
Baltimore, Md. 21212
Hearing Date June 17, 10AM Rm. 104 in Jefferson Bldg

To whom it may concern:

This is to certify that I support the position of the Rodgers Forge Board of Governors to request the county to deny the variance needed for an addition to the rear of property as referenced in the above case. I own my home, and have lived in the same area as Ms. Rothbaum for many years.

When Keelty built these homes over 65 -70 years ago some had front and rear porches as well as some rear additions but due to age, decay and termite damage many have been replaced with new materials using the same footprints. Although they may appear to be new, they are not. The community has tried to maintain the original development plan as built. According to records of John McGrain, former Historian for the County, Rodgers Forge was the first planned community in Baltimore County.

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Even though Ms. Rothbaum is pleading hardship I do not see that one exists due to any uniqueness in her floor plan. Therefore, I feel the request for the variance setback should be denied.

Yours,

John F. O'Hara Jr. 6.13.11
Name
329 Mondock Rd
address Baltimore MD 21212

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 10, 2011

Re: Case # 2011-0302-A
Christiane Rothbaum
300 Hopkins Rd
Baltimore, Md. 21212
Hearing Date June 17, 10AM Rm. 104 in Jefferson Bldg

To whom it may concern:

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When Keelty built these homes over 65 -70 years ago some had front and rear porches as well as some rear additions but due to age, decay and termite damage many have been replaced with new materials using the same footprints. Although they may appear to be new, they are not. The community has tried to maintain the original development plan as built. According to records of John McGrain, former Historian for the County, Rodgers Forge was the first planned community in Baltimore County.

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Even though Ms. Rothbaum is pleading hardship I do not see that one exists due to any uniqueness in her floor plan. Therefore, I feel the request for the variance setback should be denied.

Yours,

Name

address

Jeffrey E. Little
JEFFREY WILKE
400 OLD TRAIL BALD 21212

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 11, 2011

Re: Case # 2011-0302-A
Christiane Rothbaum
300 Hopkins Rd
Baltimore, Md. 21212
Hearing Date June 17, 10AM Rm. 104 in Jefferson Bldg

To whom it may concern:

This is to certify that I support the position of the Rodgers Forge Board of Governors to request the county to deny the variance needed for an addition to the rear of property as referenced in the above case. I own my home, and have lived Rodgers Forge for many years.

When Keely built these homes over 65 -70 years ago some had front and rear porches as well as some rear additions but due to age, decay and termite damage many have been replaced with new materials using the same footprints. Although they may appear to be new, they are not. The community has tried to maintain the original development plan as built. According to records of John McGrain, former Historian for the County, Rodgers Forge was the first planned community in Baltimore County.

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Even though Ms. Rothbaum is pleading hardship I do not see that one exists due to any uniqueness in her floor plan. Therefore, I feel the request for the variance setback should be denied.

Yours,



Name

Thomas M. Searles III

address

136 Dumbarton Road
Baltimore MD 21212-1435

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 11, 2011

Re: Case # 2011-0302-A
Christiane Rothbaum
300 Hopkins Rd
Baltimore, Md. 21212
Hearing Date June 17, 10AM Rm. 104 in Jefferson Bldg

To whom it may concern:

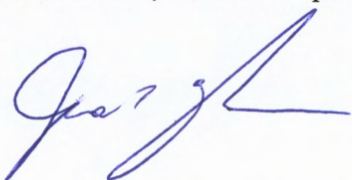
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Even though Ms. Rothbaum is pleading hardship I do not see that one exists due to any uniqueness in her floor plan. Therefore, I feel the request for the variance setback should be denied.

Yours,



Name

Joseph A. Segnoli

address

124. Rejoice Ave

Baltimore, MD 21211

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 10, 2011

Re: Case # 2011-0302-A
Christiane Rothbaum
300 Hopkins Rd
Baltimore, Md. 21212
Hearing Date June 17, 10AM Rm. 104 in Jefferson Bldg

To whom it may concern:

This is to certify that I support the position of the Rodgers Forge Board of Governors to request the county to deny the variance needed for an addition to the rear of property as referenced in the above case. I own my home, and have lived in the same area as Ms. Rothbaum for many years.

When Keelty built these homes over 65 -70 years ago some had front and rear porches as well as some rear additions but due to age, decay and termite damage many have been replaced with new materials using the same footprints. Although they may appear to be new, they are not. The community has tried to maintain the original development plan as built. According to records of John McGrain, former Historian for the County, Rodgers Forge was the first planned community in Baltimore County.

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Even though Ms. Rothbaum is pleading hardship I do not see that one exists due to any uniqueness in her floor plan. Therefore, I feel the request for the variance setback should be denied.

Yours,

Gerard Dolan

Name

71 Murdock Rd., Baltimore, MD 21212

address

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 11, 2011

Re: Case # 2011-0302-A
Christiane Rothbaum
300 Hopkins Rd
Baltimore, Md. 21212
Hearing Date June 17, 10AM Rm. 104 in Jefferson Bldg

To whom it may concern:

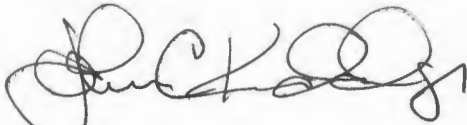
This is to certify that I support the position of the Rodgers Forge Board of Governors to request the county to deny the variance needed for an addition to the rear of property as referenced in the above case. I own my home, and have lived Rodgers Forge for many years.

When Keely built these homes over 65 -70 years ago some had front and rear porches as well as some rear additions but due to age, decay and termite damage many have been replaced with new materials using the same footprints. Although they may appear to be new, they are not. The community has tried to maintain the original development plan as built. According to records of John McGrain, former Historian for the County, Rodgers Forge was the first planned community in Baltimore County.

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Even though Ms. Rothbaum is pleading hardship I do not see that one exists due to any uniqueness in her floor plan. Therefore, I feel the request for the variance setback should be denied.

Yours,



Name

John C Kidd Jr.

address 182 Dumbarton Rd
Baltimore MD 21212

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 10, 2011

Re: Case # 2011-0302-A
Christiane Rothbaum
300 Hopkins Rd
Baltimore, Md. 21212
Hearing Date June 17, 10AM Rm. 104 in Jefferson Bldg

To whom it may concern:

This is to certify that I support the position of the Rodgers Forge Board of Governors to request the county to deny the variance needed for an addition to the rear of property as referenced in the above case. I own my home, and have lived in the same area as Ms. Rothbaum for many years.

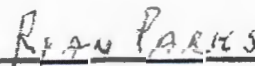
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Even though Ms. Rothbaum is pleading hardship I do not see that one exists due to any uniqueness in her floor plan. Therefore, I feel the request for the variance setback should be denied.

Yours,





Name 209 Muldock Rd.

address

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 11, 2011

Re: Case # 2011-0302-A
Christiane Rothbaum
300 Hopkins Rd
Baltimore, Md. 21212
Hearing Date June 17, 10AM Rm. 104 in Jefferson Bldg

To whom it may concern:

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Even though Ms. Rothbaum is pleading hardship I do not see that one exists due to any uniqueness in her floor plan. Therefore, I feel the request for the variance setback should be denied.

Yours,

Carol P. Searles

Name *Carol P. Searles*

address *136 Dumbarton Rd
Baltimore MD 21215*

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 10, 2011

Re: Case # 2011-0302-A
Christiane Rothbaum
300 Hopkins Rd
Baltimore, Md. 21212
Hearing Date June 17, 10AM Rm. 104 in Jefferson Bldg

To whom it may concern:

This is to certify that I support the position of the Rodgers Forge Board of Governors to request the county to deny the variance needed for an addition to the rear of property as referenced in the above case. I own my home, and have lived in the same area as Ms. Rothbaum for many years.

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Even though Ms. Rothbaum is pleading hardship I do not see that one exists due to any uniqueness in her floor plan. Therefore, I feel the request for the variance setback should be denied.

Yours,

Bernice E. Hirschauer

Name

214 Murdock Road

address

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 11, 2011

Re: Case # 2011-0302-A
Christiane Rothbaum
300 Hopkins Rd
Baltimore, Md. 21212
Hearing Date June 17, 10AM Rm. 104 in Jefferson Bldg

To whom it may concern:

This is to certify that I support the position of the Rodgers Forge Board of Governors to request the county to deny the variance needed for an addition to the rear of property as referenced in the above case. I own my home, and have lived Rodgers Forge for many years.

When Keely built these homes over 65 -70 years ago some had front and rear porches as well as some rear additions but due to age, decay and termite damage many have been replaced with new materials using the same footprints. Although they may appear to be new, they are not. The community has tried to maintain the original development plan as built. According to records of John McGrain, former Historian for the County, Rodgers Forge was the first planned community in Baltimore County.

At that time Rodgers Forge had only low or no fences and was surrounded by large expanses of open space. Over the years, however, infill with new developments, changes in zoning regulations, and the expansion of TU, St Joseph, GBMC, and Sheppard Pratt have eliminated the open fields we all enjoyed. It is critical not to allow more additions to homes in Rodgers Forge in order to maintain the health safety and welfare of our community and not to impede the flow of air and light. The community has consistently fought to maintain the structural integrity of the original Keely development plan.

Even though Ms. Rothbaum is pleading hardship I do not see that one exists due to any uniqueness in her floor plan. Therefore, I feel the request for the variance setback should be denied.

Yours,

Richard Moore

Name

RICHARD MOORE

address

201 DUMBARTON RD.

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 11, 2011

Re: Case # 2011-0302-A
Christiane Rothbaum
300 Hopkins Rd
Baltimore, Md. 21212
Hearing Date June 17, 10AM Rm. 104 in Jefferson Bldg

To whom it may concern:

This is to certify that I support the position of the Rodgers Forge Board of Governors to request the county to deny the variance needed for an addition to the rear of property as referenced in the above case. I own my home, and have lived Rodgers Forge for many years.

When Keelty built these homes over 65 -70 years ago some had front and rear porches as well as some rear additions but due to age, decay and termite damage many have been replaced with new materials using the same footprints. Although they may appear to be new, they are not. The community has tried to maintain the original development plan as built. According to records of John McGrain, former Historian for the County, Rodgers Forge was the first planned community in Baltimore County.

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Even though Ms. Rothbaum is pleading hardship I do not see that one exists due to any uniqueness in her floor plan. Therefore, I feel the request for the variance setback should be denied.

Yours,

Doris H. Kidd

Name

Doris H. Kidd

address *182 Dumbarton Rd*
Baltimore MD 21212

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 11, 2011

Re: Case # 2011-0302-A
Christiane Rothbaum
300 Hopkins Rd
Baltimore, Md. 21212
Hearing Date June 17, 10AM Rm. 104 in Jefferson Bldg

To whom it may concern:

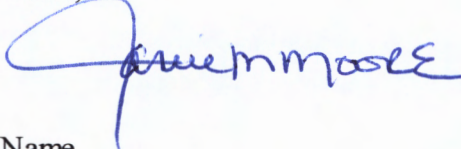
This is to certify that I support the position of the Rodgers Forge Board of Governors to request the county to deny the variance needed for an addition to the rear of property as referenced in the above case. I own my home, and have lived Rodgers Forge for many years.

When Keelty built these homes over 65 -70 years ago some had front and rear porches as well as some rear additions but due to age, decay and termite damage many have been replaced with new materials using the same footprints. Although they may appear to be new, they are not. The community has tried to maintain the original development plan as built. According to records of John McGrain, former Historian for the County, Rodgers Forge was the first planned community in Baltimore County.

At that time Rodgers Forge had only low or no fences and was surrounded by large expanses of open space. Over the years, however, infill with new developments, changes in zoning regulations, and the expansion of TU, St Joseph, GBMC, and Sheppard Pratt have eliminated the open fields we all enjoyed. It is critical not to allow more additions to homes in Rodgers Forge in order to maintain the health safety and welfare of our community and not to impede the flow of air and light. The community has consistently fought to maintain the structural integrity of the original Keelty development plan.

Even though Ms. Rothbaum is pleading hardship I do not see that one exists due to any uniqueness in her floor plan. Therefore, I feel the request for the variance setback should be denied.

Yours,



Name

JANICE M. MOORE

address

201 DUMBARTON Rd
Baltimore, MD 21212

Zoning Commissioner
Jefferson Building
105 W Chesapeake Ave
Towson, Md. 21204
June 10, 2011

Re: Case # 2011-0302-A
Christiane Rothbaum
300 Hopkins Rd
Baltimore, Md. 21212
Hearing Date June 17, 10AM Rm. 104 in Jefferson Bldg

To whom it may concern:

This is to certify that I support the position of the Rodgers Forge Board of Governors to request the county to deny the variance needed for an addition to the rear of property as referenced in the above case. I own my home, and have lived in the same area as Ms. Rothbaum for many years.

When Keelty built these homes over 65 -70 years ago some had front and rear porches as well as some rear additions but due to age, decay and termite damage many have been replaced with new materials using the same footprints. Although they may appear to be new, they are not. The community has tried to maintain the original development plan as built. According to records of John McGrain, former Historian for the County, Rodgers Forge was the first planned community in Baltimore County.

At that time Rodgers Forge had only low or no fences and was surrounded by large expanses of open space. Over the years, however, infill with new developments, changes in zoning regulations, and the expansion of TU, St Joseph, GBMC, and Sheppard Pratt have eliminated the open fields we all enjoyed. It is critical not to allow more additions to homes in Rodgers Forge in order to maintain the health safety and welfare of our community and not to impede the flow of air and light. The community has consistently fought to maintain the structural integrity of the original Keelty development plan.

Even though Ms. Rothbaum is pleading hardship I do not see that one exists due to any uniqueness in her floor plan. Therefore, I feel the request for the variance setback should be denied.

Yours,

V. Bruce Hinchman
Name

124 Dunkirk Road
address

June 15, 2011

Zoning Commission
Jefferson Building
105 W Chesapeake Ave
Towson, Maryland 21204

re: case # 2011-0302-A
Christine Rothbaum
300 Hopkins Road
Baltimore, MD 21212
Hearing date: June 17, 2011

To whom it may concern:

This is to certify that I am in support of the position of the Rodgers Forge Board of Governors to request that the county deny the variance requested for an addition to the rear of the property as referenced in the above case. I own my home at 202 Overbrook Road, Rodgers forge and have lived there since 2000.

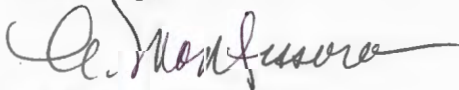
Even though Mrs. Rothbaum is pleading a hardship due to incontinence, I do not feel that one exists. I am a nurse practitioner and have treated many patients, in the past, with incontinence.

There are far more less expensive, less disruptive ways to deal with incontinence. If she so desperately needs a powder room of the first floor, there are ways to build one within the existing floor plan. If her issue is solely incontinence, she would only need a toilet, not an entire bathroom with sink, tub, shower, etc.

Allowing this resident to build an addition on the home would impede the flow of light and air to her neighbors. It would also violate the continuity in appearance of the houses of Rodgers Forge - something we have worked very hard to protect over the past several years in obtaining Landmark status.

I hope fervently that you will deny her request for a variance. I would be at the hearing in person but however, I need to work and can not get vacation time from my employer.

Sincerely,



Ada Montessoro
202 Overbrook Road
Baltimore, Maryland 21212

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER 2011-0302-A

DATE _____

PETITIONER'S SIGN-IN SHEET

[illegible]

Debra Wiley - Fwd: 2011-0302-A

From: Debra Wiley
To: Lewis, Kristen
Date: 6/1/2011 12:21 PM
Subject: Fwd: 2011-0302-A
CC: Zook, Patricia

6/1 3:30
 Per Kristen
 via Jolson,
 no postpone-
 ment
 granted

Hi Kristen,

Please find attached a copy of a letter from J. Carroll Holzer just received requesting a postponement for June 17th. I believe Sterling is hand-delivering an original to Arnold as we speak.

Anyway, this is the case that when previously scheduled for 5/27, Holzer requested a postponement from Larry Stahl. As you recall, the Petitioner was very upset that she was not made aware (she contacted our office the very next day) and believed it was unfair that due to a holiday it was inconvenient for the other side; also complained that it was more money out of her pocket to re-post, re-advertise, etc. I advised her that the request was granted the day before and offered to scan the letter and email it to her. She informed that she would run it through her lawyer, which there was no indication in the file when Patti inquired when postponement was requested.

Please let us know if this request is granted by Arnold. Thanks.

Debbie Wiley
 Legal Administrative Secretary
 Office of Administrative Hearings
 105 West Chesapeake Avenue, Suite 103
 Towson, Md. 21204
 410-887-3868
 410-887-3468 (fax)
 dwiley@baltimorecountymd.gov



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@CAVTEL.NET

May 31, 2011
#7975

Arnold Jablon, Esquire
Deputy Administrative Officer
Director, Department of Permits
Approvals & Inspection
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED

JUN 01 2011

OFFICE OF ADMINISTRATIVE HEARINGS

RE: Case No.: 2011-0302-A
300 Hopkins Road
Rodgers Forge, Baltimore, Maryland 21212
Christiane Rothbaum, Property Owner

Dear Mr. Jablon:

Please be advised that I just received in the mail today a Notice of Zoning Hearing dated May 26, 2011, scheduling a hearing on Friday, June 17, 2011, at 10:00 a.m. in Room 104. I will be in Florida on Friday, June 17, 2011, visiting my son and grandchildren. I had previously requested a postponement on May 16, 2011, when I was initially contacted by Rodgers Forge Community Association and received a postponement for Friday, May 27, 2011, hearing date in that I was away for Memorial Day weekend.

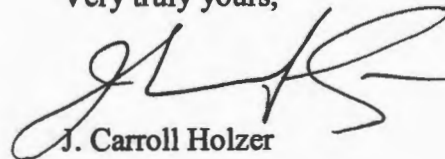
I was not contacted by anyone in the Assignment Office about my availability for Friday, June 17, 2011, otherwise, we could have prevented this request. I would also advise that I will be out-of-town on Monday, July 4, 2011 and Tuesday, July 5, 2011, as well as Wednesday, July 27, 2011, Thursday, July 28, 2011, Friday, July 29, 2011 and the week of Monday, August 1, 2011 through Friday, August 5, 2011, and I will be back in the office on Monday, August 8, 2011.

Arnold Jablon, Esquire
May 31, 2011
Page two

I would respectfully request that this June date be postponed and that I be contacted promptly for dates that I will be in town.

Thank you very much for your consideration.

Very truly yours,



J. Carroll Holzer

JCH:mlg

Enclosure

cc: Lawrence M. Stahl, Panel Chair
Ms. Jean Duval



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 26, 2011

NEW NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0302-A

300 Hopkins Road

N/side of Hopkins Road at corner of E/side of Dorking Road

9th Election District – 5th Councilmanic District

Legal Owners: Christiane Rothbaum

Variance to permit an existing dwelling and proposed addition with a side street setback of 6 feet in lieu of minimum of required 10 feet and rear yard setback of 35 feet in lieu of minimum required 50 feet.

Hearing: Friday, June 17, 2011 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the hearing information.

Arnold Jablon
Director

AJ:kl

C: Christiane Rothbaum, 300 Hopkins Road, Rodgers Forge 21212
J. Carroll Holzer, 508 Fairmount Avenue, Towson 21286
Joseph McDowell, 3746 Peach Orchard Road, Street MD 21154
Jennifer Helfrich, 150 Stanmore Road, Baltimore 21212

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 2, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Zoning Review | County Office Building

111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048

www.baltimorecountymd.gov

IS-6/17 @ 10AM
104
CASE NO. 2011-0302-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>4-18 + 6/16</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>6-15</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
<u>6-15</u>	FIRE DEPARTMENT	<u>NC - Fire Code</u>
	PLANNING (if not received, date e-mail sent _____)	
<u>4-18</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
<u>3-23</u>	ADJACENT PROPERTY OWNERS	<u>Watkins / Christman / Burt (lawyer / neighbor)</u>
ZONING VIOLATION	(Case No. <u>16</u>)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>6-2-11</u>	
SIGN POSTING	Date: <u>5-29-11</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Re: ZAC comments
Email sent 6-15
Don't know
Rev.
@
C.A.
revised
agreed

Comments, if any: ① See Ltr. from Pet. doctor, Dr. Levin, 3-24-11
② Formal demand from Rodgers Forge Community, 4-27-11
③ Ltr. to Volzer from Johnson 6-10-11 denying 2nd postponement req.
④

Debra Wiley - Re: ZAC Comment - 2011-0302-A - 300 Hopkins Rd., 21212

From: Dennis Kennedy
To: Wiley, Debra
Date: 6/16/2011 2:55 PM
Subject: Re: ZAC Comment - 2011-0302-A - 300 Hopkins Rd., 21212

Deb:

We have no comment on item 2011-0302-A.

Dennis Kennedy

>>> Debra Wiley 6/15/2011 1:24 PM >>>
Good Afternoon,

The above-referenced case has been rescheduled to Friday, June 17, 2011. In reviewing the case file, it appears there are no ZAC comments from any of the County reviewing agencies.

If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If we do not receive, it will not be considered in our decision.

When responding to this email, please include both myself and Patricia Zook in the event one is not available.

Thanks in advance.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/19/2011

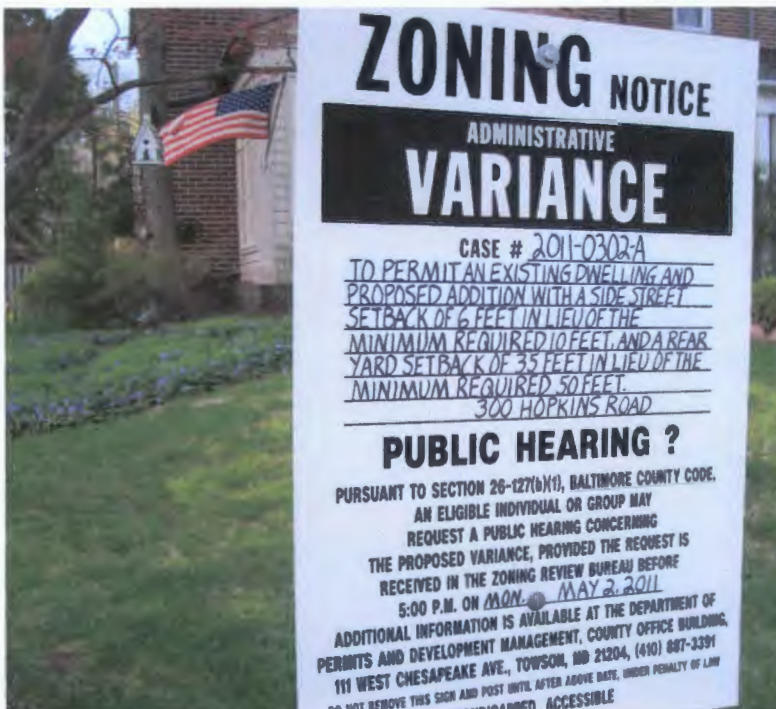
Case Number: 2011-0302-A

Petitioner / Developer: CHRISTIANE ROTHBAUM~JOE McDOWELL of
CONSTRUCTION SOLUTIONS OF MARYLAND

Date of Hearing (Closing): MAY 2, 2011

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
300 HOPKINS ROAD

The sign(s) were posted on: APRIL 15, 2011



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/30/2011

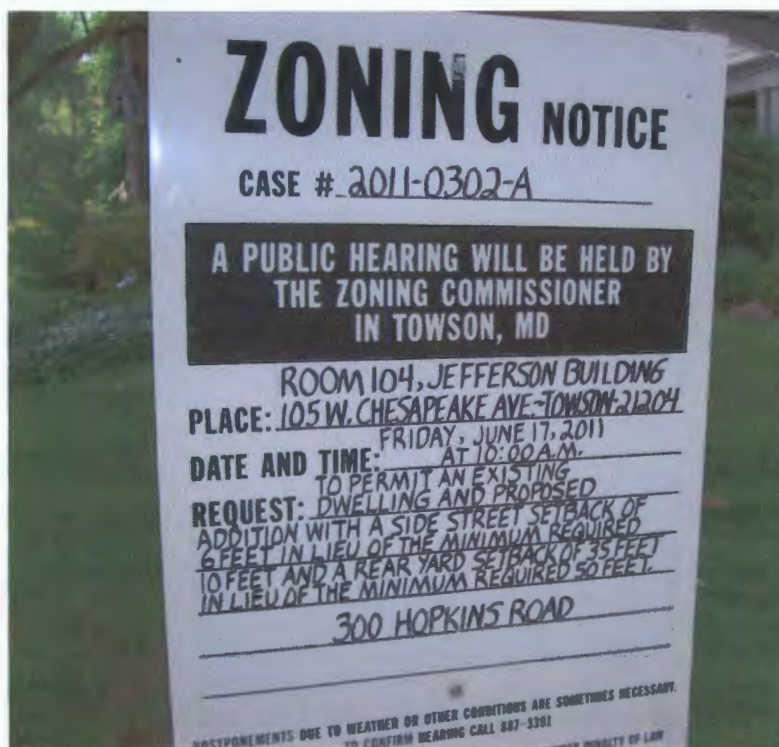
Case Number: 2011-0302-A

Petitioner / Developer: CHRISTIANE ROTHBAUM~ JOE McDOWELL of
CONSTRUCTION SOLUTIONS OF MARYLAND

Date of Hearing (Closing): JUNE 17, 2011

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
300 HOPKINS ROAD

The sign(s) were posted on: MAY 29, 2011



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/13/2011

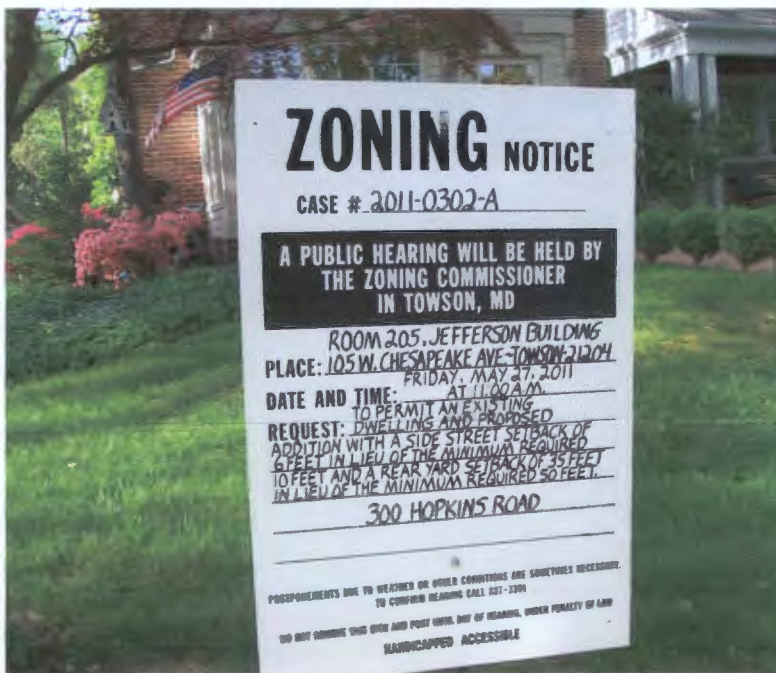
Case Number: 2011-0302-A

Petitioner / Developer: CHRISTIANE ROTHBAUM~JOW McDOWELL of
CONSTRUCTION SOLUTIONS OF MARYLAND

Date of Hearing (Closing): MAY 12, 2011

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
300 HOPKINS ROAD

The sign(s) were posted on: MAY 27, 2011



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

**NOTICE OF ZONING
HEARING**

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2011-0302-A
300 Hopkins Road
N/side of Hopkins Road at
corner of E/side of Dorking
Road
9th Election District
5th Councilmanic District
Legal Owner(s): Christiane
Rothbaum
Variance: to permit an ex-
isting dwelling and pro-
posed addition with a side
street setback of 6 feet in
lieu of minimum of required
10 feet and rear yard set-
back of 35 feet in lieu of
minimum required 50 feet.
Hearing: Friday, June 17,
2011 at 10:00 a.m. In
Room 104, Jefferson
Building, 105 West Chesa-
apeake Avenue, Towson
21204.

ARNOLD JABLON, DIRECTOR
OF PERMITS, APPROVALS
AND INSPECTIONS FOR
BALTIMORE COUNTY

NOTES: (1) Handicapped
are able;
for the
on an annual basis, if appli-
cation, water rent dues, all public
admission shall be

CERTIFICATE OF PUBLICATION

6/2/2011

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 6/2/2011.

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

S. Wilkinson

LEGAL ADVERTISING

**NOTICE OF ZONING
HEARING**

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2011-0302-A
300 Hopkins Road
N/side of Hopkins Road at
corner of E/side of Dorking
Road
9th Election District
5th Councilmanic District
Legal Owner(s): Christiane
Rothbaum
Variance: to permit an ex-
isting dwelling and pro-
posed addition with a side
street setback of 6 feet in
lieu of minimum of required
10 feet and rear yard set-
back of 35 feet in lieu of
minimum required 50 feet.
Hearing: Friday, May 27,
2011 at 11:00 a.m. in
Room 205, Jefferson
Building, 105 West Ches-
apeake Avenue, Towson
21204.

ARNOLD JABLON, DIRECTOR
OF PERMITS, APPROVALS
AND INSPECTIONS FOR
BALTIMORE COUNTY

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Administrative Hearings Of-
fice at (410) 887-3868.

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

05/125 May 12 275424

CERTIFICATE OF PUBLICATION

5/12/, 2011

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 5/12/, 2011.

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

J. Wilkinson

LEGAL ADVERTISING



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2011-0302A

Address: 300 Hopkins

Petitioner(s): _____

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Rodgers Forge Community, Inc.
Name - Type or Print

() Legal Owner OR () Resident of
Jennifer Helfrich, President

150 Stanmore Road
Address
Baltimore MD 21212
City State Zip Code

410-583-8714
Telephone Number

which is located approximately _____ feet from the
property, which is the subject of the above petition, **do hereby
formally demand that a public hearing be set in this matter.**

**ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.**

Jennifer Helfrich 4.27.11
Signature Date

Signature Date
Revised 9/18/98 - wcr/scj

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **67529**

Date: **5/4/11**

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6156						60.00

Total: **60.00**

Rec From: **Rodgers Forge Community**

For: **Formal Deposit**
300 Hopkins
0311-0302-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
5/04/2011 5/03/2011 11:31:03 2
REG #505 WALKIN DODL DHD
>>RECEIPT # 574837 5/03/2011 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 067529
Recpt Tot \$60.00
\$60.00 CK \$1.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

JUN 15 2011

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: May 5, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-302-A
Address 300 Hopkins Road
(Rothbaum Property)

Zoning Advisory Committee Meeting of April 18, 2011.

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

Reviewer: *Jeff Livingston; Development Coordination*

Debra Wiley - Re: ZAC Comment - 2011-0302-A - 300 Hopkins Rd., 21212

From: Don Muddiman
To: Wiley, Debra
Date: 6/15/2011 1:38 PM
Subject: Re: ZAC Comment - 2011-0302-A - 300 Hopkins Rd., 21212
Attachments: Distribution Meeting April 18, 2011 Zoning (1 and 3).doc

Debbie,

I made comments on the above subject matter on April 19, 2011 with the letter being delivered on Wednesday April 20, 2011. refer to the below attachment.

Don Muddiman, Inspector
Baltimore County Fire Marshal's Office
Special Projects

>>> Debra Wiley 06/15/11 1:24 PM >>>
Good Afternoon,

The above-referenced case has been rescheduled to Friday, June 17, 2011. In reviewing the case file, it appears there are no ZAC comments from any of the County reviewing agencies.

If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If we do not receive, it will not be considered in our decision.

When responding to this email, please include both myself and Patricia Zook in the event one is not available.

Thanks in advance.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Art Buist

234 Overbrook Road
Baltimore, MD 21212
410-366-5200
fax: 410-366-0050
ArtB2002@aol.com

June 12, 2011

VIA HAND-DELIVERY

RECEIVED

JUN 13 2011

Managing Administrative Law Judge Lawrence Stahl

105 West Chesapeake Avenue
Room 103
Towson, MD 21204

OFFICE OF ADMINISTRATIVE HEARINGS

Re: 300 Hopkins Road - 21212
Zoning Case #: 2011-0302-A
Hearing Date: June 17, 2011
Hearing Time: 10:00 am

To the Office of Administrative Hearings (Zoning):

I write as a home owner living in the immediate vicinity of the above referenced property. You can tell how close I live from the attached picture taken from my back bedroom, showing 300 Hopkins including the sign with notice of the coming hearing.

I walk by this house a lot, as I walk my dogs twice a day. I have long admired the beautiful job the homeowner had done with the front porch. Only recently did I learn that the front porch was improved fifteen years ago over the objections of the Rodgers Forge Community Association (no zoning variance was needed for that improvement).

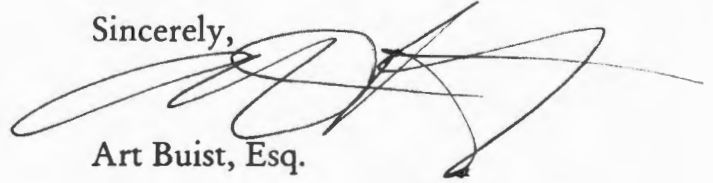
I have seen the plans for what the owner of 300 Hopkins Road wants to do. This will be a valuable improvement to the area; and since she already has a track record of having done a wonderful job with front I am certain the back will be great as well. She keeps her yard and house up in a way we all should aspire to.

I cannot understand how the community association, or anyone for that matter could raise objections to what has been proposed. This is particularly true in light of the fact that of the 32 houses that open on to the alley between the 300 blocks of Hopkins and Dunkirk, eight already have enclosures similar to, or larger than, the proposal for 300 Hopkins. A full twenty five percent (25%) of the houses on her alley already have this; why are questions being raised about her improvement?

Baltimore County Zoning
Re: 300 Hopkins Road
June 12, 2011
Page 2

Feel free to call me if you have any questions at 410-366-5200. Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to be 'Art Buist', written over the word 'Sincerely,'.

Art Buist, Esq.

cc: Arnold Jablon, Director
Baltimore County Office of Permits, Approvals and Inspections
111 W. Chesapeake Ave.
Room 111
Towson, MD 21204

attachment





KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

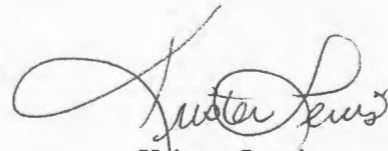
June 10, 2011

J. Carroll Holzer
Holzer & Lee
508 Fairmount Avenue
Towson, MD 21286

RE: 2011-0302-A, 300 Hopkins Road, Public Hearing Postponement Request

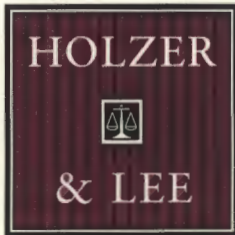
Dear Mr. Holzer:

Per Mr. Arnold Jablon, the Director of PAI, your 2nd request for postponement of the subject hearing date, has been denied. The hearing will be held as scheduled on June 17, 2011 at 10:00 a.m. in Room 104, Jefferson Building. If you have any further questions, please feel free to contact me at 410-887-3391.


Kristen Lewis
Zoning Review Office

KL

CC: Frank Borgerding



6/1/11
no-
not true
KL

LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

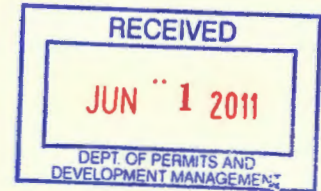
508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@CAVTEL.NET



May 31, 2011
#7975

Arnold Jablon, Esquire
Deputy Administrative Officer
Director, Department of Permits
Approvals & Inspection
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No.: 2011-0302-A
300 Hopkins Road
Rodgers Forge, Baltimore, Maryland 21212
Christiane Rothbaum, Property Owner

Dear Mr. Jablon:

Please be advised that I just received in the mail today a Notice of Zoning Hearing dated May 26, 2011, scheduling a hearing on Friday, June 17, 2011, at 10:00 a.m. in Room 104. I will be in Florida on Friday, June 17, 2011, visiting my son and grandchildren. I had previously requested a postponement on May 16, 2011, when I was initially contacted by Rodgers Forge Community Association and received a postponement for Friday, May 27, 2011, hearing date in that I was away for Memorial Day weekend.

I was not contacted by anyone in the Assignment Office about my availability for Friday, June 17, 2011, otherwise, we could have prevented this request. I would also advise that I will be out-of-town on Monday, July 4, 2011 and Tuesday, July 5, 2011, as well as Wednesday, July 27, 2011, Thursday, July 28, 2011, Friday, July 29, 2011 and the week of Monday, August 1, 2011 through Friday, August 5, 2011, and I will be back in the office on Monday, August 8, 2011.

Arnold Jablon, Esquire

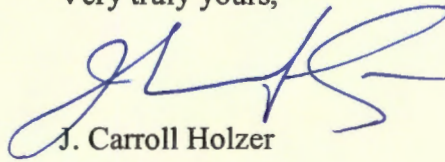
May 31, 2011

Page two

I would respectfully request that this June date be postponed and that I be contacted promptly for dates that I will be in town.

Thank you very much for your consideration.

Very truly yours,



J. Carroll Holzer

JCH:mlg

Enclosure

cc: Lawrence M. Stahl, Panel Chair
Ms. Jean Duval



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 26, 2011

NEW NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0302-A

300 Hopkins Road

N/side of Hopkins Road at corner of E/side of Dorking Road

9th Election District – 5th Councilmanic District

Legal Owners: Christiane Rothbaum

Variance to permit an existing dwelling and proposed addition with a side street setback of 6 feet in lieu of minimum of required 10 feet and rear yard setback of 35 feet in lieu of minimum required 50 feet.

Hearing: Friday, June 17, 2011 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the hearing information.

Arnold Jablon
Director

AJ:kl

C: Christiane Rothbaum, 300 Hopkins Road, Rodgers Forge 21212
J. Carroll Holzer, 508 Fairmount Avenue, Towson 21286
Joseph McDowell, 3746 Peach Orchard Road, Street MD 21154
Jennifer Helfrich, 150 Stanmore Road, Baltimore 21212

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 2, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 26, 2011

NEW NOTICE OF ZONING HEARING

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9th Election District – 5th Councilmanic District

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Christiane Rothbaum, 300 Hopkins Road, Rodgers Forge 21212
J. Carroll Holzer, 508 Fairmount Avenue, Towson 21286
Joseph McDowell, 3746 Peach Orchard Road, Street MD 21154
Jennifer Helfrich, 150 Stanmore Road, Baltimore 21212

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 2, 2011.**
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Zoning Review | County Office Building

111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048

www.baltimorecountymd.gov

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 2, 2011 Issue - Jeffersonian

Please forward billing to:
Christiane Rothbaum
300 Hopkins Road
Rodgers Forge, MD 21212

410-377-9077

NOTICE OF ZONING HEARING

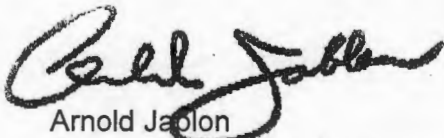
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Hearing: Friday, June 17, 2011 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
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LAW OFFICES

J. CARROLL HOLZER, PA
J. HOWARD HOLZER
1907-1989

THOMAS J. LEE
OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.
TOWSON, MD 21286
(410) 825-6961
FAX: (410) 825-4923

E-MAIL: JCHOLZER@CAVTEL.NET

May 16, 2011
#7975

RECEIVED

MAY 16 2011

OFFICE OF ADMINISTRATIVE HEARINGS

SENT VIA U.S. MAIL AND HAND-DELIVERED

Lawrence M. Stahl, Panel Chair
Chief Administrative Law Judge
Jefferson Building
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204

RE: *Request for Administrative Variance*
300 Hopkins Road, Baltimore, Maryland 21212
Case No.: **20-11-0302-A**
Hearing Scheduled: *Friday, May 27, 2011*

Dear Mr. Stahl:

I represent Rodgers Forge Community, Inc. ("RFC"), relating to the above-referenced request for an administrative variance and the associated hearing scheduled for Friday, May 27, 2011. I was just retained by Rodgers Forge on Monday, May 16, 2011. I will be out-of-town on Friday, May 27, 2011, for Memorial Day weekend.

Also, Representatives of the RFC, which is the local community association, as well as a number of concerned homeowners who live nearby would like to attend the scheduled hearing to participate in the process regarding the homeowner's proposed addition to the rear of her residence.

KIRK RD

19830212

0903470590

0913857520
223

0915520510 Lot # 20

0908300230

0913402810
229
231

0910001580

0918100171

301

0902650300

0904003730

0903005730

0904502861
308

0914100090
311

0903470490

ALLEY ALLEY

ALLEY ALLEY

0903472320

222

0901920060

224

0919070420

226

0903470350

0919514190

230

080A1
DR 10.5
9 ED
NE 8-A

DORKING RD

0914100100

300

Site

0908802700

0913752510

0908300200

0916350221
308

0923500380

310

0902570480

0912590160

118

5 CD

HOPKINS RD

0912400060
225

0908007890
227

0912000241
229

0908803140
231

0920550070

301

0903001570

0920800030

0904503130
307

0904503510

0905530281
311

0907000150
313

0901740080
315

0908800710
317

0908800110

ALLEY ALLEY

Pt. 0902007490 57

Pt. Bk. 17, Folio 40

2011-0302-A

Lawrence M. Stahl, Panel Chair

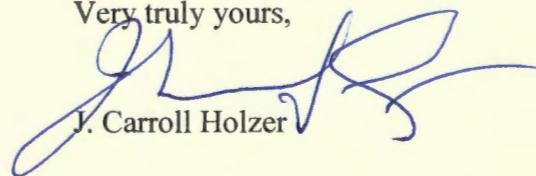
May 16, 2011

Page two

I hereby request a postponement of the hearing date. In addition, this proposed date is inconvenient for at least two (2) of the persons who wish to be heard to oppose the variance.

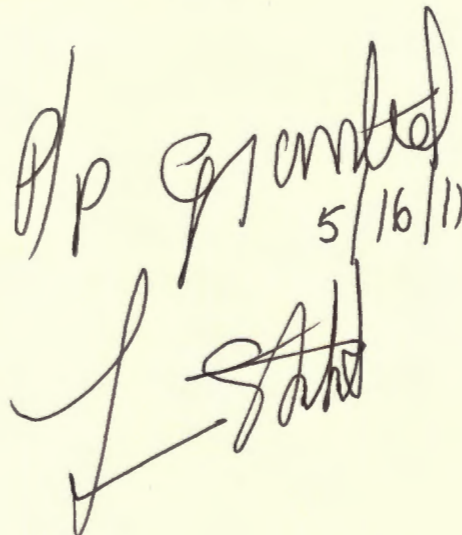
Please notify me as soon as possible if the hearing date can be rescheduled, so I may notify my client regarding same.

Very truly yours,


J. Carroll Holzer

JCH:mlg

cc: Ms. Jean Duval, RFC Architectural Committee
Mr. Stephen Bevans, RFC Architectural Committee
Ms. Carol Zielke, RFC Architectural Committee
Mr. David Lampton, RFC Architectural Committee
Mr. William Grothmann, RFC Architectural Committee
Ms. Christiane M. Rothbaum, 300 Hopkins Road, Baltimore, Maryland 21212
Mr. Joseph McDowell, 3746 Peach Orchard Rd. Street, MD 21154


5/16/11

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0302 -A Address 300 Hopkins Road

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

Filing Date: 4/6/2011 Posting Date: 4/17/2011 Closing Date: 5/2/2011

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2011- 0302 -A Address 300 Hopkins Road

Petitioner's Name Christiane Rothbaum Telephone 410-377-9077

Posting Date: 4/17/2011 Closing Date: 5/2/2011

Wording for Sign: To Permit an existing dwelling and proposed addition with a side street setback of 6 feet in lieu of the minimum required 10 feet, and a rear yard setback of 35 feet in lieu of the minimum required 50 feet

March 23, 2011

Dear Sir, Madam,

I am writing this letter to inform you that I am an adjacent property owner to Ms. Christiane Rothbaum and I live at

I have reviewed the rendering of the proposed enclosed porch located at the rear of her address (300 Hopkins Road) and I have no objection regarding the construction of this enclosed porch.

We currently rent out our house at 302 Hopkins Rd. We have no objection to the construction as shown in the attached drawing

W Watkins Chengui Watkins
William & Chengui Watkins

8400 Greenspring Ave
Stevenson MD 21153
tel: 443-629-3760

2011-0302-A

Dear Sir, Madam,

I am writing this letter to inform you that I am an adjacent property owner to Ms. Christiane Rothbaum and I live at

_____.

I have reviewed the rendering of the proposed enclosed porch located at the rear of her address (300 Hopkins Road) and I have no objection regarding the construction of this enclosed porch.

My husband & I just moved to 301
Dunkirk. We support the request to
improve the property of our new
neighbor.

Lee & John
Ohnmacht

2011-0302-A

March 24, 2011

Christiane M Rothbaum
300 Hopkins Road.
Baltimore, MD 21212

To whom it may concern:

I hereby certify that Christiane M Rothbaum has been under my professional care and was previously seen in the office for stress urinary incontinence. She is three years status post TOT for stress urinary incontinence. This has resolved, but she now has some urgency and urge incontinence. Please allow Christiane M Rothbaum to have a variance to build a powder room on the first floor in light of her urinary symptoms. If you have any further questions, please contact my office at 410-825-6310.

Sincerely,



Richard M. Levin, MD
kmf



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 5, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0302-A

300 Hopkins Road

N/side of Hopkins Road at corner of E/side of Dorking Road

9th Election District – 5th Councilmanic District

Legal Owners: Christiane Rothbaum

Variance to permit an existing dwelling and proposed addition with a side street setback of 6 feet in lieu of minimum of required 10 feet and rear yard setback of 35 feet in lieu of minimum required 50 feet.

Hearing: Friday, May 27, 2011 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Christiane Rothbaum, 300 Hopkins Road, Rodgers Forge 21212
Joseph McDowell, 3746 Peach Orchard Road, Street MD 21154
Jennifer Helfrich, 150 Stanmore Road, Baltimore 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 12, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 12, 2011 Issue - Jeffersonian

Please forward billing to:
Christiane Rothbaum
300 Hopkins Road
Rodgers Forge, MD 21212

410-377-9077

NOTICE OF ZONING HEARING

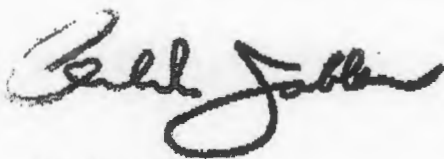
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300 Hopkins Road
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9th Election District – 5th Councilmanic District
Legal Owners: Christiane Rothbaum

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Hearing: Friday, May 27, 2011 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
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KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 13, 2011

Mrs. Christiane Rothbaum
300 Hopkins Road
Rodgers Forge, MD 21212

RE: Case Number 2011-0302-A, 300 Hopkins Road

Dear Mrs. Schnepfe,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 6, 2011. 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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Joseph McDowell, 3746 Peach Orchard Road, Street, MD 21154
Jennifer Helfrich, 150 Stanmore Road, Baltimore, MD 21212

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For May 2, 2011
Item Nos. 2011- 301, 302, 303, 305,
306, 307 and 308

DATE: April 18, 2011

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-05022011 -NO COMMENTS.doc



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

April 19, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **April 8, 2011**

Item No.:

Administrative Variance: 2011-0301A – 0302A, 2011-0305A – 0306A, 2011-0308A.

Variance: 2011-0303-SPHA, 2011-0307A.

Special Hearing: 2011-0303-SPHA.

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File



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

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 4-18-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

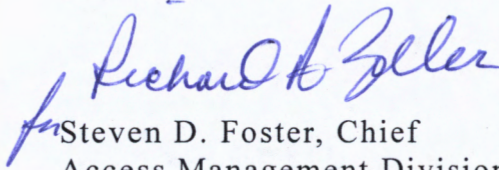
RE: Baltimore County
Item No. 2011-0302-A
Administrative Variance
300 Hopkins Road
Christiane M. Rothbaum

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. 2011-0302A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,


for Steven D. Foster, Chief
Access Management Division

SDF/rz



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

April 25, 2011

Ms. Christiane M. Rothbaum
300 Hopkins Road
Rodgers Forge, MD 21212

RE: Case Number: 2011-0302-A, 300 Hopkins Road

Dear Ms. Rothbaum,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 6, 2011. 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:mcn

Enclosures

c: People's Counsel
Joseph McDowell, 3746 Peach Orchard Road, Street, MD 21154

Zoning Commissioner
Jefferson Building
105 W Chesapeake Avenue
Towson, Maryland 21204

June 16, 2011

Re: Case # 2011-0302-A
Rothbaum
300 Hopkins Road
Baltimore, Maryland 21212

To whom it may concern:

I am in agreement with the Rodgers Forge Board of Governors in their request to deny the variance for this property in this case.

I have lived in the Forge for over 10 years, I am not on the board and do not know the owners of the home. I can tell you that I have done some research and am confident that this work should not be allowed. I am not entirely sure why the request was made but from looking at the actual property, the plans from the website and from reading almost all of the comments from the blog I do not understand what they are trying to accomplish other than to be different.

There are many homes in the Forge with 1st floor ½ bathrooms. If this is the case then it can be resolved without a variance. I understand the addition was not for a bathroom anyway. I admire owners who take pride in their homes and want to spend money to improve them. We need more homeowners willing to do the same.

The problem comes when individual owners want to over improve their homes by making changes that would make their house stand out, become more attractive, easier to resell maybe. I know many families over the last decade who wish that they could have this very same wonderful neighborhood but with more room, more space, more parking and so on and so on. The simple truth is Rodgers Forge is a perfect place to live but was built over 50 years ago when families lived differently. The community was designed for a time that is different than what they build for today. Building styles have changed and we all want just a little more space and for the most part the Board is very accommodating, they live here, they understand. I understand wanting to change and am not opposed to that. Go ahead, gut your house from brick wall to brick wall, make it new and desirable for you and future generations, but please do not try to enclose a porch, add an oversized deck, install sliding glass doors to a deck that is bigger than the entire yard or add enclosed square footage. These "improvements" and the variances needed to do so would destroy the homogeneity of the community and we will never be able to get that back. Having a high percentage of homes in a planned community remain as

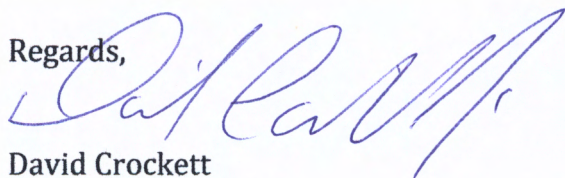
they were built adds to the stability of that community. Once that has been broken, even for legitimate reasons, the community and all who have interest in it begin to fail.

Rodgers Forge has been a desirable place to live since its inception and has maintained its value through all economic cycles. You may say it is because of the schools but it is because of the people who choose to live here and their kids that make the schools what they are. Buyers choose the Forge understanding what they are getting and what limitations they have. I am sorry if an individuals circumstances or tastes have changed since they purchased. I totally understand why people want to live here and stay forever and make changes to the home. I also understand that if you want more space, more rooms, an enclosed deck or your own parking you may need to relocate. Many have done as opposed to asking for variances and are happy. They miss the Forge and often relocate back here once the kids have moved away. If you have outgrown the Forge it is time to relocate, not time to adapt the Forge to your personal preferences.

I do not believe this homeowner means any harm and feels that they are entirely within their right to do what they consider to be small modest upgrades. I want people to be happy and proud of their homes, but enjoy and be proud of what you bought, a perfect community that has been consistent for decades in their belief that individual actions, even on your own property, have wider implications. If you seek a new sunroom with a walkout porch then find a house that has one. Stoneleigh and West Towson are perfect alternatives. If everyone in the forge were allowed a variance to do what they liked to their property, even small stuff, it would be a much less desirable community.

Thank you for you attention and please do not allow this variance.

Regards,



David Crockett
119 Murdock Road
Baltimore, Maryland 21212

June 17, 2011
Jennifer Helfrich, RFC, Inc. president

One of the key reasons for the maintained desirability and good property values has been the encouragement and enforcement of the initial look of the neighborhood and the Georgian style of the homes as Keelty envisioned and built it. The community association has maintained and enforced no additions to homes in Rodgers Forge. The precedent that could be set with the allowance of a variance for an addition to a home in Rodgers Forge could jeopardize everyone's property values and the desirability of the neighborhood.

I have to leave to pick up my daughter.

Jennifer Helfrich

DEVELOPER' S

Petition of Support
300 Hopkins Road
Baltimore MD 21212

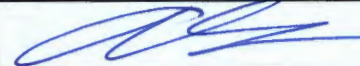
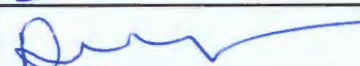
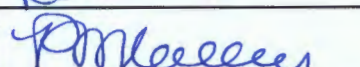
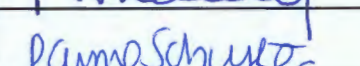
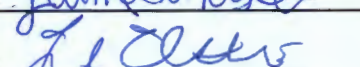
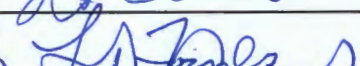
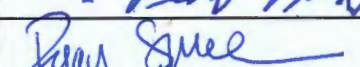
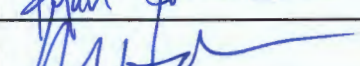
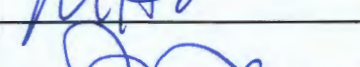
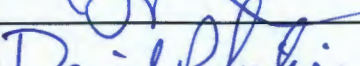
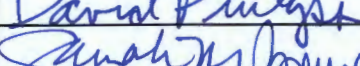
EXHIBIT NO.

10

Hearing Date/Time
Friday, June 17, 2011
10:00am
Page 47 of 3

Case Number: 2011-0302-A
105 West Chesapeake Avenue
Jefferson Building - Room 104

We the undersigned live in close proximity to 300 Hopkins Road, and are aware of the plans of Mrs. Rothbaum to enclose her existing back porch so as to create an area for a kitchen table, so she can refurbish her existing kitchen, creating space to install a small bathroom on the first floor. We support her plans to do so.

Name	Signature	Address	Date	Notes:
Art Brist		234 Overbrook Rd 21212	6/14/11	
Del Schmidt		227 Overbrook Rd 21011	6/14/11	227 Overbrook
Delores M. Kelley		302 Overbrook Rd	6/14/11	
Jaime Schuster		426 Overbrook Rd	6/14/11	
Laura Elster		230 Hopkins Rd	6/14/11	
Jayme Fogelson		401 Murdock Rd	6/14/11	
LICKETT WEHL		231 Hopkins Rd.	6/15/11	
Klan Schwankle		201 Overbrook Rd 21212	6-15-11	
MICHAEL HUDSON		300 OVERBROOK RD 21212	6-15-11	
David Riedel		225 Overbrook Rd	6/15/11	
David Philips		228 Hopkins Rd	6/15/11	
Sarah Brennan		314 Hopkins Rd	6/15/11	Fine! She does tasteful work.

Petition of Support
300 Hopkins Road
Baltimore MD 21212

Hearing Date/Time
Friday, June 17, 2011

10:00am

Page 2 of 3

Case Number: 2011-0302-A
105 West Chesapeake Avenue
Jefferson Building - Room 104

The undersigned live in close proximity to 300 Hopkins Road, and are aware of the plans of Mrs. Rothbaum to enclose her existing back porch so as to create an area for a kitchen table, so she can refurbish her existing kitchen, creating space to install a small bathroom on the first floor. We support her plans to do so.

Name	Signature	Address	Date	Notes:
Will MORTON	William W. Morton	305 Dunkirk Rd.	6/15	
Kim Morton	Kim Morton	305 Dunkirk Rd	6/15	
Deryn Owens	Deryn Owens	310 HOPKINS RD	6/15	
Scott SUBIUCH	Scott Subiuch	312 HOPKINS Rd	6/15	
Diana Sugiuchi	Diana Sugiuchi	312 Hopkins Rd	6/15	
David VanDinter	David VanDinter	330 Hopkins Rd	6/15	
Eileen MANCHESTER	Eileen Manchester	401 Mundock Rd	6/15	
Rebecca Snyder	Rebecca Snyder	232 Overbrook Rd.	6/15	
Matt Holley	Matt Holley	232 Overbrook Rd	6/15	
Debra Mitchell	Debra Mitchell	312 Overbrook Rd	6/16	
Jean Taube	Jean Taube	304 Overbrook Rd	6/16	
Oscar Taube	Oscar Taube	304 Overbrook Road	6-16	
Lee Ohnmacht	Lee Ohnmacht	301 Dunkirk Rd	6/16	

Petition of Support

300 Hopkins Road

Baltimore MD 21212

Friday, June 17, 2011

10:00am

Page 2 of 5.

105 West Chesapeake Avenue

Jefferson Building - Room 104

We the undersigned live in close proximity to 300 Hopkins Road, and are aware of the plans of Mrs. Rothbaum to enclose her existing back porch so as to create an area for a kitchen table, so she can refurbish her existing kitchen, creating space to install a small bathroom on the first floor. We support her plans to do so.

[illegible]





306
HOPKINS
ROAD
2011-0302-A



301 Dunkirk *corner
Durham*



311 Dunkirk ↑



Stopkins



323 Dunkirk

DEVELOPER'S
EXHIBIT NO. 11



323 Dunkirk ↑





227

0908300230

0913402810

0910001580

301

303

305

307

0918100171

0902650300

0904003730

0903005730

0904502861

ALLEY ALLEY

ALLEY ALLEY

0919070420

0903470350

0919514190

228

080A1
5 CD

DR 10.5

9 ED

DORKING RD

0914100100

20110302

NE 8-A

0908802700

0913752510

0908300200

306

0916350221
308

0923500380

HOPKINS RD

0908803140

231

0920550070

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0903001570

303

0920800030

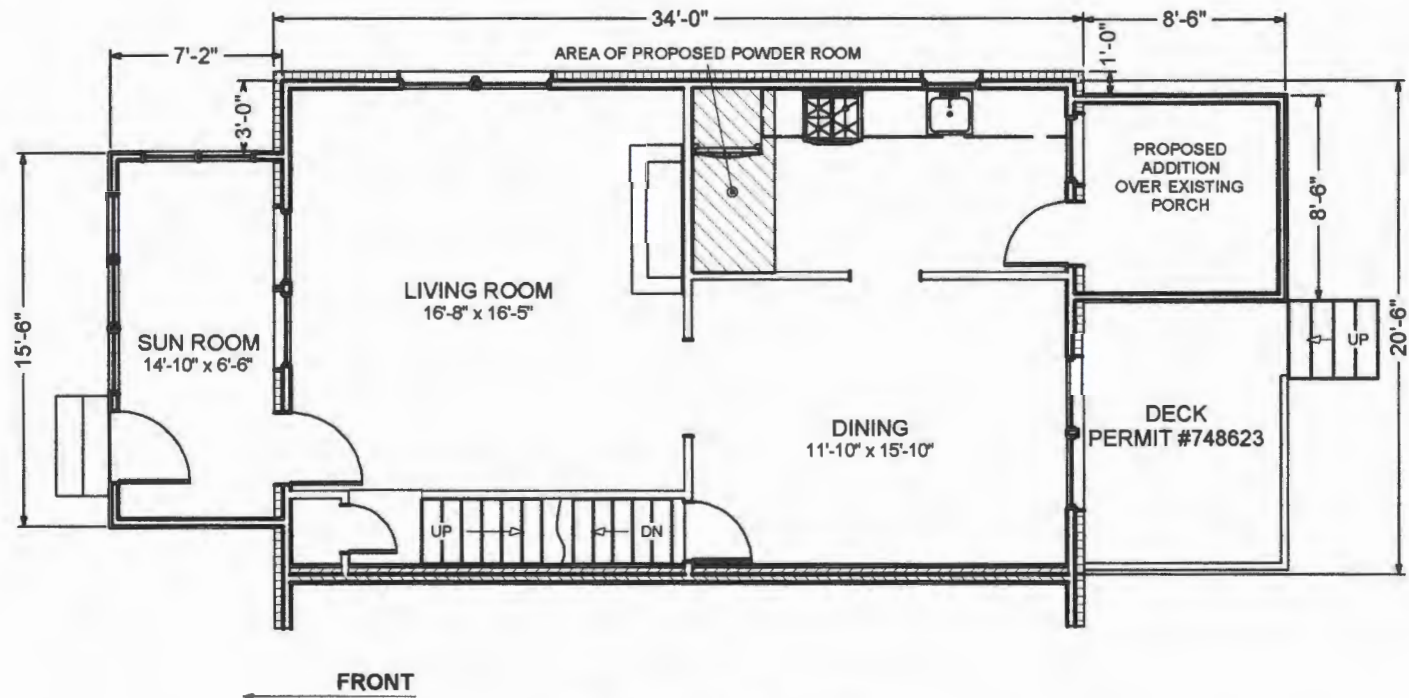
305

0904503130

307

0904503510

0905530281



FIRST FLOOR PLAN

Construction Solutions of Maryland

3746 Peach Orchard Rd. - Street, MD 21154

Christiane Rothbaum Residence

300 Hopkins Rd. - Baltimore, MD 21212

SCALE 1/8" = 1' - 0"

Date - 4/3/11

Page # 1 of 1

2011-0302-A

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier:**District - 09 Account Number - 0914100100**

Owner Information			
Owner Name:	ROTHBAUM CHRISTIANE M	Use:	RESIDENTIAL
Mailing Address:	300 HOPKINS RD BALTIMORE MD 21212-1819	Principal Residence:	YES
		Deed Reference:	1) /27375/ 00454 2)

Location & Structure Information			
Premises Address	Legal Description		
300 HOPKINS RD 0-0000	300 HOPKINS RD RODGERS FORGE		
Map	Grid	Parcel	Sub District
0080	0001	0036	0000
Subdivision	Section	Block	Lot
			2
Assessment Area	Plat No:	Plat Ref:	

<u>Special Tax Areas</u>	<u>Town Ad Valorem Tax Class</u>	NONE	
<u>Primary Structure Built</u>	<u>Enclosed Area</u>	<u>Property Land Area</u>	<u>County Use</u>
1937	1,496 SF	3,774 SF	04
<u>Stories</u>	<u>Basement</u>	<u>Type</u>	<u>Exterior</u>
2.000000	YES	END UNIT BRICK	

Value Information			
	Base Value	Value	Phase-in Assessments
		As Of	As Of
		01/01/2011	07/01/2010
			07/01/2011
Land	100,000	100,000	
Improvements:	189,670	166,300	
Total:	289,670	266,300	289,670
Preferential Land:	0		266,300
			0

Transfer Information			
Seller:	ROTHBAUM KENNETH L	Date:	10/07/2008
Type:	NON-ARMS LENGTH OTHER	Deed1:	/27375/ 00454
Seller:	GEMES KENNETH E	Date:	03/02/1988
Type:	ARMS LENGTH IMPROVED	Deed1:	/07804/ 00662
Seller:		Date:	
Type:		Deed1:	
		Price:	\$0
		Deed2:	
		Price:	\$108,000
		Deed2:	

Exemption Information			
Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00
Tax Exempt:	Special Tax Recapture:		
Exempt Class:	* NONE *		

DEVELOPER' S

EXHIBIT NO. 4



DEVELOPER' S

EXHIBIT NO. 5a

03-02A COPY

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS


Arnold Jablon, Deputy Administrative Officer
& Director




Donald E. Brand, Building Engineer

BUILDING PERMIT

PERMIT #: B769676 CONTROL #: MR DIST: 09 PREC: 01
DATE ISSUED: 08/22/2011 TAX ACCOUNT #: 0914100100 CLASS: 04

PLANS: CONST 00 PLOT 2 R PLAT 0 DATA 0 ELEC YES PLUM NO
LOCATION: 300 HOPKINS RD
SUBDIVISION: RODGERS FORGE

OWNERS INFORMATION
NAME: ROTHBAUM CHRISTIANE M
ADDR: 300 HOPKINS RD MD 21212-1819

TENANT:
CONTR: MHR SERVICES INC
ENGR: OLD.
725F
SELLR: EXPIRATION DATE EXTENDED W/ADD'L FEE PAID.
WORK: ALTS 40SF: TO REMOVE AN EXISTING WINDOW &
INSTALL FRENCH DOORS; REMOVE COVERED DECK &
CONSTRUCT COVERED DECK 19X8'6"X12=161.5SF WITH
STEPS TO GRADE, ATTACHED TO REAR OF SFTH. THIS
PERMIT CANCELS B748623, EXPIRES 9/3/12; CHANGE
OF CONSTRUCTION.

BLDG. CODE:
RESIDENTIAL CATEGORY: TOWNHOUSE OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFTH & ALTERATIONS & ADDITION
EXISTING USE: SFTH

TYPE OF IMPRV: ADDITION
USE: ONE FAMILY
FOUNDATION: CONCRETE BASEMENT: NONE
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 3774SF
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: 4"/4"
SIDE STR SETB:
REAR SETB: 37'5

09R INSPECTOR COPY

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES



231 Hopkins
Front

DEVELOPER' S

EXHIBIT NO.

13



231 Hopkins - Back -



DEVELOPER'S

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5 br Townhouses in Towson

EXHIBIT NO. 12

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Baltimore Metro Area > Towson > 321 Dunkirk

~~\$425,000~~ **\$395,000**

OPEN For Sale (41 Days)

**321 Dunkirk Road
Baltimore, MD 21212**

Like

Tweet

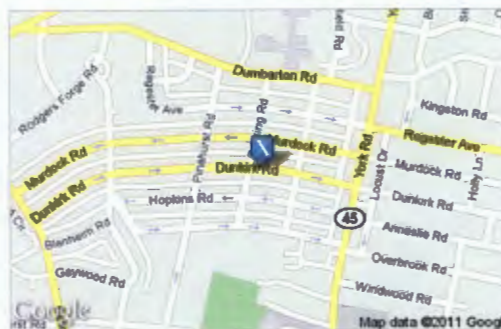
PDF

Bedrooms : 5
 Bathrooms : 2/2
 Lot Size : 0.08 ac
 Type : Townhouse (End)
 Style : Colonial
 Year Built : 1938
 Taxes : \$4,967 (2010)
 Ownership : Fee Simple
 Subdivision : Rodgers Forge
 Stories : 4
 MLS# : BC7596142
 WalkScore™ : 66 (Somewhat Walkable) ?

Your Rating :



2 of 28 All Photos Play Video



Open House Sunday, June 19, 2011, 1:30pm to 3:00pm

Open Sun 6/19 1:30-3pm 3 story, 5 bedrm, EOG, Windows replaced & Kit updated w/granite counters & tile backsplash. New sliders lead to screened porch or huge, elevated rear deck. Fully fenced rear yd. Detached garage w/rafter storage. LL w/finished rec rm complete w/beautiful built-in entertainment center. Separate dining Rm w/built-in corner cabinets. LVRm w/FP & huge mantel CAC & Hwd Flr

You don't have any notes for 321 Dunkirk Road Baltimore, MD 21212. [Create a Note](#)

Listing History

Date	Event	Price	
5/7/11	Initial Listing	\$425,000	For Sale
6/13/11	Price Change	\$395,000	\$395,000

▼ 7.1 %

Get Email Alerts for any price change, contract or sale.

41 Days
On Market

LISTINGS SIMILAR TO 321 DUNKIRK ROAD

Baltimore	Baltimore	Baltimore	Baltimore
205 Hopkins Road	116 Dunkirk Road	5603 Roland Avenue	3413 Oakenshaw Place
\$349,000	\$339,900	\$439,000 \$415,000	\$405,000 \$399,900
4 Bed, 2 Bath Townhouse	4 Bed, 2 Bath Townhouse	4 Bed, 2+ Bath Townhouse	5 Bed, 2 1/2 Bath Townhouse

View More Similar Listings

RECENT SALES LIKE 321 DUNKIRK ROAD

25	\$410k	51	\$382k	7%
similar homes sold recently	average list price	days on market	average sale price	below original list price

We'd love to show you full details (photos, pricing history, etc.) on each sale but unfortunately the local MLS requires that you first register with Sawbuck. The good news: It's free, no obligation and we never spam you.

Sign In to View Recent Sales

PROPERTY FEATURES

Interior Features

Main Entrance: Living Room
 Story List: Lower 1, Lower 2, Main, Upper 1, Upper 2

Exterior Features

Exterior: Brick
 Exterior Features: Deck, Fenced-Fully, Fenced-Rear, Porch-front,

Go See This Home

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Sawbuck partner agent **Wesley Peters** recently closed 43 homes in and around Baltimore.

- 110+ Lifetime Deals
- Agent since 2005

21 reviews

Agent 1 of 2

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Andrea and Kenneth
 Satisfied Customers
 Vienna, VA

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Recently viewed listings, recent searches and all your ratings await you in [My Sawbuck](#).

Amenities: Built-In China Cabinet, Drapery Rods, FP Mantels, FP Screen, Granite Counters, Master Walk-In Closet, W/W Carpeting, Washer/Dryer Hookup, Wood Floors
Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Oven/Range-Electric, Refrigerator, Washer
Attic: No
Basement Entrance: Outside Entrance, Side Entrance
Basement Type: Full, Heated, Improved, Outside Entrance, Partially Finished, Rear Entrance, Shelving, Side Entrance, Walkout Stairs, Workshop
Dining Kitchen: Sep Dining Rm
Lower Floor 1 Half Baths: 1
Main Floor Half Baths: 1
Upper Floor 1 Baths: 1
Upper Floor 1 Bedrooms: 3
Upper Floor 2 Baths: 1
Upper Floor 2 Bedrooms: 2
Basement: Yes
Fireplaces: 1
Room List: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Bedroom-Fifth, Kitchen, Family Rm, Other Room 1, Other Room 2, Other Room 3, Breakfast Room, Workshop

Porch-rear, Sidewalks, Street Lights, Fence

[Garage/Parking](#)

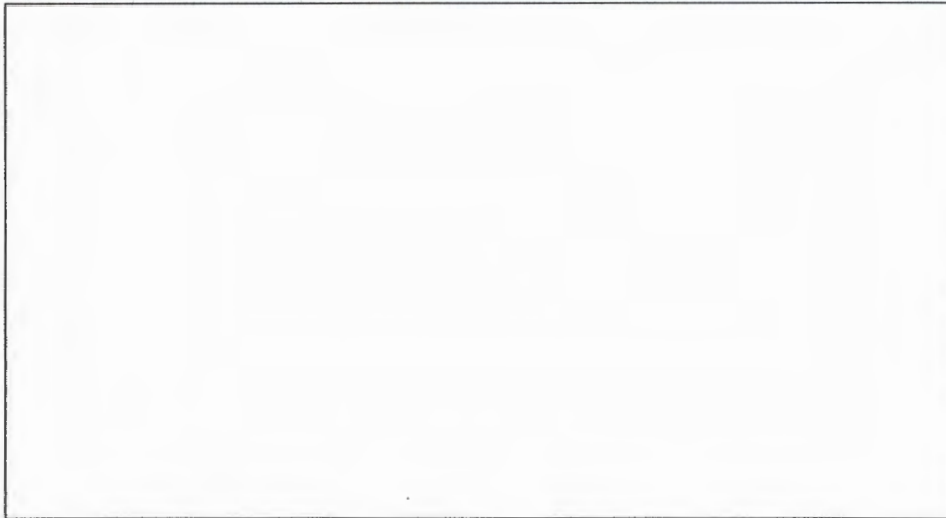
Parking: Garage, Street
Garage: 1

[Utilities](#)

Cooling Fuel: Electric
Cooling: Ceiling Fan(s), Central A/C
Heating Fuel: Natural Gas
Heating: Radiator
Hot Water: Natural Gas
Sewer Septic: Public Septic
Water: Public

[MAPS OF 321 DUNKIRK ROAD](#)

[Satellite View](#) [Google Street View](#) [Bird's Eye View](#)



[LISTING INFORMATION FOR MLS# BC7596142](#)

Listing Courtesy Of: Terese D Ulman, Long & Foster Real Estate, Inc.
Last Changed: Thursday, June 16, 2011 3:46:43 PM

All information is deemed reliable but not guaranteed, and should be independently verified. Listing data provided by Metropolitan Regional Information Systems, Inc.

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Baltimore, Bay Area, Boston, Chicago, Dallas/Ft Worth, Houston, Inland Empire, Los Angeles, Philadelphia, Phoenix, Providence, San Diego, Washington DC Metro Area







Case number 2011-0302-A; 300 Hopkins Rd. June 17, 2011, 10:00 a.m.
Managing Administrative Law Judge, Lawrence Stahl
105 W. Chesapeake Ave. Room 103, Towson, MD 21204

Judge Stahl,

I am concerned about the unique impact that zoning changes have had on 300 Hopkins Road and other Rodgers Forge properties built before the county changed our setbacks. It is as though our county has taken away property rights from owners of these older houses. These changes were not made for us. They were intended for new housing. When these older houses were built the setbacks were not so restrictive. Now these houses are allowed to exceed the new setbacks because they were built before the changes. But owners of older houses are not allowed to improve and fully enjoy their property like those who bought setback conforming new houses after the setbacks had been changed.

If we recognize these unique circumstances on a case-by-case basis these older houses can be improved and brought up to date with our current housing needs. Rarely is a house built today without a rest room on the first floor. But that ability might be taken from the owner of 300 Hopkins Rd. because it was built when these new standards were not in force. If we deny the right of homeowners, who are supported by their immediate neighbors, to tastefully improve their property only because of an arbitrary rule change, we will stifle improvements in older housing throughout our county. These unimproved older houses become the boon of rental lords who swoop them up at bargain prices and rent them to transient students and others. Rental houses drive down housing values and lower our county real-estate tax receipts.

Thirty-five years ago, I learned at my settlement for 201 Hopkins Rd. that half the fenced-in yard was not mine. It was the right-of-way for Pinehurst Rd. My front door steps were barely three feet from that right-of-way. Those tight conditions can be found throughout the older sections of Rodgers Forge and other neighborhoods too. Before setbacks were changed houses were crammed into some of the smallest lots possible. If setbacks are arbitrarily enforced in all of our older housing, there is no way to turn, only to sell and to leave. I lived in Rodgers Forge for 45 years. I left. Others left also. This is not good for our communities and it is not good for our county. Thank You.

Karl Pfrommer
226 Deer Fox Lane
Baltimore, MD 21092

DEVELOPER' S

EXHIBIT NO.

14

PERMIT NO	CONTROL NO	ADDRESS	PERMIT NO	CONTROL NO	ADDRESS
E493982	7603	OLD ROAD BAYFRONT	E613325	613325	358 OLD TRAIL
B491220	WF	OLD ROAD BAYFRONT	B431400	MR	412 OLD TRAIL
B491222	WF	OLD ROAD BAYFRONT	B626258	MR	412 OLD TRAIL
B573362	MR	OLD RUHL CT	B379822	MR	431 OLD TRAIL
E579832	579832	OLD RUHL CT	B370646	MR	435 OLD TRAIL
P332632	332632	OLD RUHL CT	B460335	MR	304 OLD TRAIL RD
B493347	NR	OLD RUHL CT	E500832	500832	308 OLD TRAIL RD
B515776	MR	OLD RUHL CT	E603788	603788	317 OLD TRAIL RD
B524669	MR	OLD RUHL CT	E336264		325 OLD TRAIL RD
E500072	500072	OLD RUHL CT	E484516	484516	341 OLD TRAIL RD
E598842	598842	OLD RUHL CT	B508861	MR	344 OLD TRAIL RD
P496206	496206	OLD RUHL CT	E632841	632841	411 OLD TRAIL RD
P502286	502286	OLD RUHL CT	B528230	MR	415 OLD TRAIL RD
B343201	MR	OLD SPRING CT	B593454	MR	426 OLD TRAIL RD
B543287	MR	OLD SPRING CT	E459507	459507	438 OLD TRAIL RD
B513225	MR	OLD SPRING CT	B617881	MR	1905 OLD TURKEY POINT RD
B500333	MR	OLD SPRING CT	E627953	627953	1905 OLD TURKEY POINT RD
E504517	504517	OLD SPRING CT	B356544	MR	1910 OLD TURKEY POINT RD
P504540	504540	OLD SPRING CT	B353815	MR	1912 OLD TURKEY POINT RD
E526229	526229	OLD SPRING CT	B605901	MR	1912 OLD TURKEY POINT RD
B381277	MR	OLD SPRING CT	E330817	330817	1912 OLD TURKEY POINT RD
E386782	386782	OLD SPRING CT	E611000	611000	1912 OLD TURKEY POINT RD
B460124	SHMC	OLD STONE RD	P331174	331174	1912 OLD TURKEY POINT RD
P344547	344547	OLD SULPHUR SPRING RD	P337184		1912 OLD TURKEY POINT RD
B373753	MR	OLD SULPHUR SPRING RD	B397697	NRPA	1914 OLD TURKEY POINT RD
B431148	MR	OLD SULPHUR SPRING RD	B469858	NRPA	1914 OLD TURKEY POINT RD
B546992	MR	OLD SULPHUR SPRING RD	E477961	477961	1914 OLD TURKEY POINT RD
B613494	MR	OLD SULPHUR SPRING RD	P474391	474391	1914 OLD TURKEY POINT RD
B614215	MR	OLD SULPHUR SPRING RD	P480068		1914 OLD TURKEY POINT RD
E554664	554664	OLD SULPHUR SPRING RD	E332693	332693	1912 OLD TURKEY PT RD
E615777	615777	OLD SULPHUR SPRING RD	P362802	362802	1919 OLD TURKEY PT RD
P552435	552435	OLD SULPHUR SPRING RD	P587852	587852	1925 OLD VALLEY RD
E565814	565814	OLD SULPHUR SPRING RD	B565583	C-	1925 OLD VALLEY RD
E342408	342408	OLD SULPHUR SPRING RD	B636542	TAC-	1925 OLD VALLEY RD
E424191	424191	OLD THISTLE RD	E634426	634426	1925 OLD VALLEY RD
B591144	FD-05	OLD TOLLGATE RD	E607366	607366	1925 OLD VALLEY RD
B404690	MR	OLD TOLLGATE RD	P607540	607540	1925 OLD VALLEY RD
B415860	MR	OLD TOLLGATE RD	B562735	NR	2001 OLD VALLEY RD
E423338	423338	OLD TOLLGATE RD	E617305	617305	2005 OLD VALLEY RD
E430113	430113	OLD TOLLGATE RD	E396353	396353	2025 OLD VALLEY RD
P419058	419058	OLD TOLLGATE RD	P367591	367591	2025 OLD VALLEY RD
P420908	420908	OLD TOLLGATE RD	B643580	C-	1925 OLD VALLEY RD
E436486	436486	OLD TOLLGATE RD	B445975	NR	3420 OLD WALNUT AVE
P582937	582937	OLD TOLLGATE RD	E462900	462900	3420 OLD WALNUT AVE
B618086	SI-1	OLD TOLLGATE RD & WYNDHAM CIR	E464152	464152	3420 OLD WALNUT AVE
B618087	MC-	OLD TOLLGATE RD & WYNDHAM CIR	P452964		3420 OLD WALNUT AVE
E534485	534485	OLD TRAIL	P461439	461439	3420 OLD WALNUT AVE
E543530	543530	OLD TRAIL	P462682	462682	3420 OLD WALNUT AVE
E549322	549322	OLD TRAIL	B461411	MR	3420 OLD WALNUT RD
E366074	366074	OLD TRAIL	B457269	NR	3424 OLD WALNUT RD
B453970	MR	OLD TRAIL	E463100	463100	3424 OLD WALNUT RD
B489755	MR	OLD TRAIL	P462850	462850	3424 OLD WALNUT RD
B376716	MR	OLD TRAIL	E43505	463505	3424 OLD WALNUT RD
B376715	MR	0'	5099	MR	4101 OLD WASHINGTON BLVD
E527492	347	C	0641	RR	4111 OLD WASHINGTON BLVD

DEVELOPER'S

EXHIBIT NO. 15

PERMIT NO	CONTROL NO	ADDRESS	PERMIT NO	CONTROL NO	ADDRESS
B521176	RA	4119 OLD WASHINGTON BLVD	P422456	422456	14514 OLD YORK RD
B615877	NR	4119 OLD WASHINGTON BLVD	B377561	MR	14520 OLD YORK RD
E520881		4119 OLD WASHINGTON BLVD	E381491	381491	14520 OLD YORK RD
P326093	526093	4119 OLD WASHINGTON BLVD	P380186	380186	14520 OLD YORK RD
P352348	352348	4109 OLD WASHINGTON RD	B391331	NR	14521 OLD YORK RD
B522679	MR	4111 OLD WASHINGTON RD	E407674	407674	14521 OLD YORK RD
B590904	NR	4115 OLD WASHINGTON RD	P396590	396590	14521 OLD YORK RD
B598779	NR	4115 OLD WASHINGTON RD	P414334	414334	14521 OLD YORK RD
B630568	MR	4115 OLD WASHINGTON RD	P513425	513425	14524 OLD YORK RD
P600321	600321	4115 OLD WASHINGTON RD	P421146	421146	14528 OLD YORK RD
P606091	606091	4115 OLD WASHINGTON RD	P434176	434176	14535 OLD YORK RD
E598242		4115 OLD WASHINGTON RD LOT 7	B559477	RS	14538 OLD YORK RD
B573910	C-	1915 OLD WILLOW	E559492		14538 OLD YORK RD
E588570	588570	1915 OLD WILLOW	E561111	561111	14538 OLD YORK RD
P575394		1915 OLD WILLOW	P589043	589043	14538 OLD YORK RD
B532028	C-	1915 OLD WILLOW RD	B353446	RS	14603 OLD YORK RD
B567781	C-	1915 OLD WILLOW RD	B480293	MR	14603 OLD YORK RD
B567795	RAC-	1915 OLD WILLOW RD	E353439	353439	14603 OLD YORK RD
P569201		19150 OLD WILLOW RD	E354752	354752	14603 OLD YORK RD
B422383	TA	14514 OLD YORK	E488877	488877	14603 OLD YORK RD
B551604	TA	14935 OLD YORK	P519613	519613	14607 OLD YORK RD
B512320	RS	19842 OLD YORK	P578133	578133	14615 OLD YORK RD
E512850	512850	19842 OLD YORK	E476791		14619 OLD YORK RD
B392156	TAC-	19861 OLD YORK RD	E504530	504530	14619 OLD YORK RD
B417721	CAC-	OLD YORK RD	P474716	474716	14619 OLD YORK RD
B417723	CAC-	OLD YORK RD	P602493		14621 OLD YORK RD
B378543	C-	1206 OLD YORK RD	P474091	474091	14740 OLD YORK RD
B414552	RS	14405 OLD YORK RD	B389792	MR	14811 OLD YORK RD
B558560	MR	14405 OLD YORK RD	B428404	MR	14811 OLD YORK RD
B605621	MR	14405 OLD YORK RD	P416356	416356	14820 OLD YORK RD
B521017	MR	14417 OLD YORK RD	E545467	545467	14905 OLD YORK RD
E552683	552683	14417 OLD YORK RD	P539179	539179	14905 OLD YORK RD
P539079	39079	14417 OLD YORK RD	B393187	MR	14910 OLD YORK RD
P558339	558339	14417 OLD YORK RD	E394999	394999	14910 OLD YORK RD
B547910	MR	14501 OLD YORK RD	P384491	384491	14910 OLD YORK RD
E336458		14510 OLD YORK RD	P394695	394695	14910 OLD YORK RD
E392604	392604	14510 OLD YORK RD	B479906	MR	14916 OLD YORK RD
E527415	527415	14510 OLD YORK RD	B345421	RS	14921 OLD YORK RD
E529053	529053	14510 OLD YORK RD	E348078	348078	14921 OLD YORK RD
P528020	528020	14510 OLD YORK RD	E351006	351006	14921 OLD YORK RD
P531409	531409	14510 OLD YORK RD	B638566		14924 OLD YORK RD
B373775	NR	14512 OLD YORK RD	E640385		14924 OLD YORK RD
B377271	GR	14512 OLD YORK RD	B575796	TA	14925 OLD YORK RD
B634335	MR	14512 OLD YORK RD	P398895	398895	14925 OLD YORK RD
B640838	MR	14512 OLD YORK RD	P545324		14925 OLD YORK RD
E388314	388314	14512 OLD YORK RD	P546259	546259	14925 OLD YORK RD
E389282	389282	14512 OLD YORK RD	B526318	NR	14935 OLD YORK RD
P380844	380844	14512 OLD YORK RD	B598049	MR	14935 OLD YORK RD
P389261	389261	14512 OLD YORK RD	E535935	535935	14935 OLD YORK RD
P392345	392345	14512 OLD YORK RD	E541681	541681	14935 OLD YORK RD
B396435	NR	14514 OLD YORK RD	E600338		14935 OLD YORK RD
E400906	400906	14514 OLD YORK RD	P536655	536655	14935 OLD YORK RD
P398477	398477	14514 OLD YORK RD	P643183	53183	14935 OLD YORK RD
P398480	398480	14514 OLD YORK RD	P551605	551605	14935 OLD YORK RD
P398855	398855	14514 OLD YORK RD	P600621	600621	14935 OLD YORK RD

300 MOPKINS RD - PROPOSED ADDITION
REAR COVERED DECK PERMIT # B748623 ISSUED 10/5/2010



2011-0302-A



DEVELOPER' S
EXHIBIT NO. 56

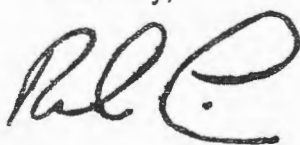
March 24, 2011

Christiane M Rothbaum
300 Hopkins Road.
Baltimore, MD 21212

To whom it may concern:

I hereby certify that Christiane M Rothbaum has been under my professional care and was previously seen in the office for stress urinary incontinence. She is three years status post TOT for stress urinary incontinence. This has resolved, but she now has some urgency and urge incontinence. Please allow Christiane M Rothbaum to have a variance to build a powder room on the first floor in light of her urinary symptoms. If you have any further questions, please contact my office at 410-825-6310.

Sincerely,



Richard M. Levin, MD
kmf

DEVELOPER' S

EXHIBIT NO. 8



DEVELOPER' S

EXHIBIT NO.

6

PROPOSED ADDITION

SCALE - N/A

Construction Solutions Of Maryland

3746 Peach Orchard Rd. - Street, MD 21154

Christiane Rothbaum Residence

300 Hopkins Rd. - Rodgers Ford, MD 21212

June 13, 2011

Page # 1 OF 1

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

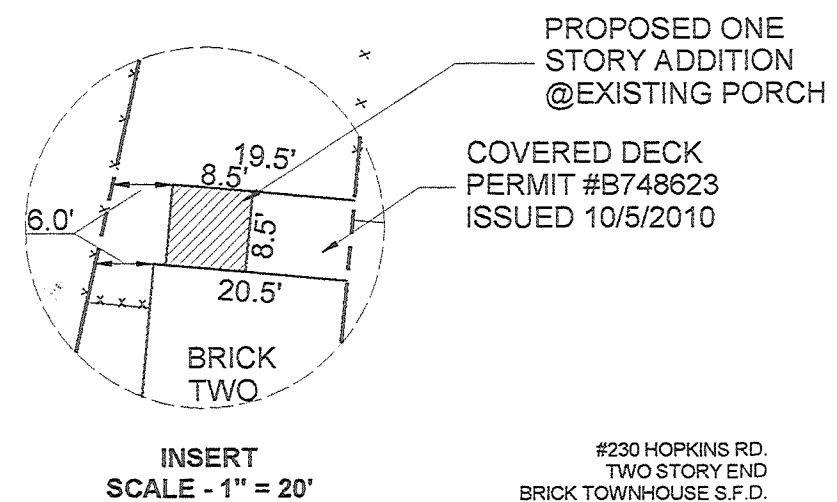
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 300 Hopkins Rd., Baltimore, MD 21212

SUBDIVISION NAME RODGERS FORGE

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # N/A

OWNER Christiane M. Rothbaum 4/5/11



PROPOSED ONE STORY ADDITION @EXISTING PORCH
COVERED DECK PERMIT #B748623 ISSUED 10/5/2010

#230 HOPKINS RD.
TWO STORY END
BRICK TOWNHOUSE S.F.D.
PROPERTY OF
JOSEPH J. BRUNE JR.
& SHEILA M. BRUNE
RODGERS FORGE
ACCT. # 0919514190
DEED REF # /05191/ 00555

#301 HOPKINS RD.
TWO STORY END
BRICK TOWNHOUSE S.F.D.
PROPERTY OF
C PICKETT RIEHL &
MARY JO RIEHL
RODGERS FORGE
ACCT. # 0920550070
DEED REF. /05294/ 00563

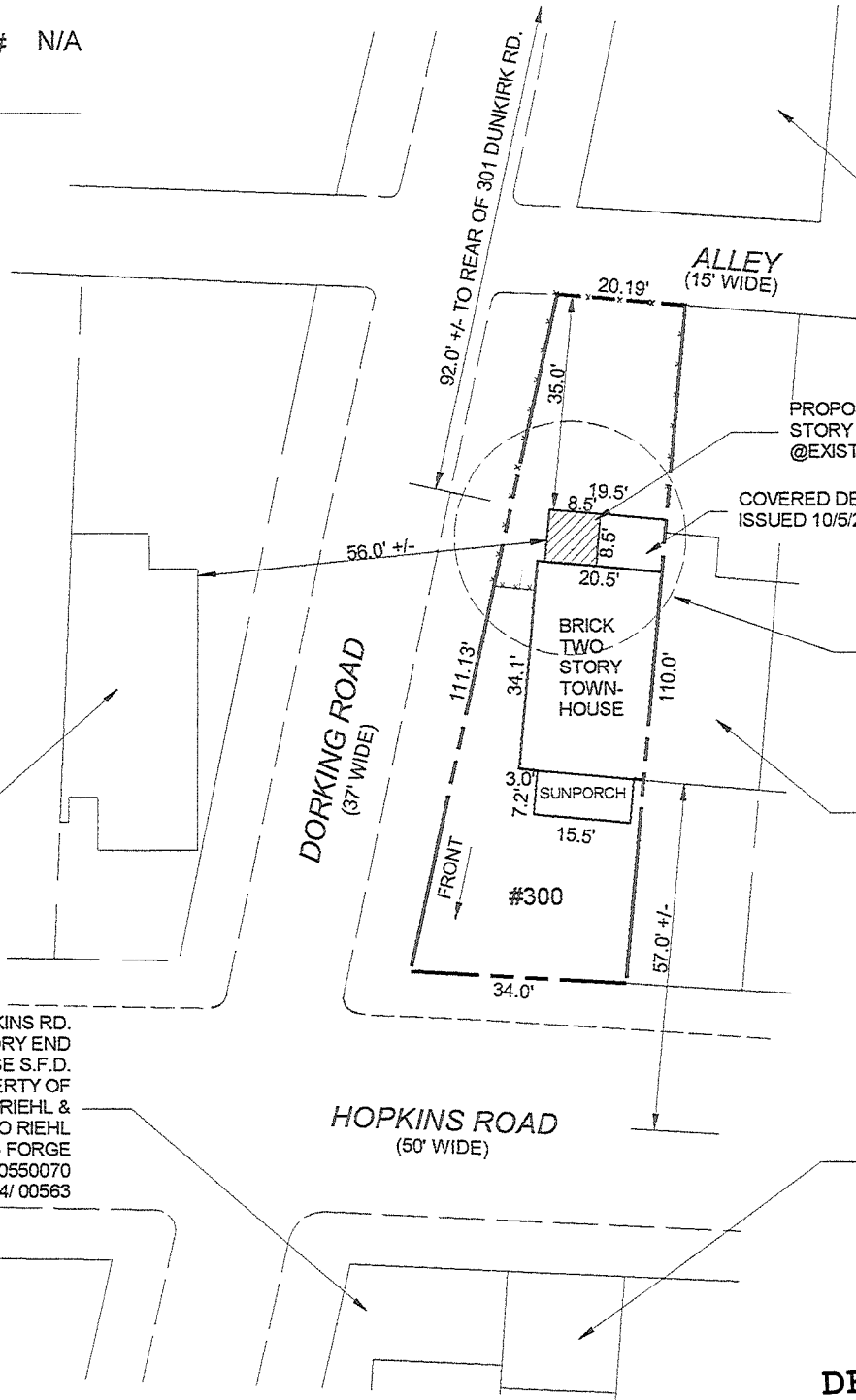
#301 DUNKIRK RD.
TWO STORY END
BRICK TOWNHOUSE S.F.D.
PROPERTY OF
JOHN OHNMACHT
& LEE OHNMACHT
RODGERS FORGE
ACCT. # 0918100171
DEED REF. # /30258/ 00052

PROPOSED ONE STORY ADDITION @EXISTING PORCH
COVERED DECK PERMIT #B748623 ISSUED 10/5/2010

SEE INSERT

#302 HOPKINS RD.
ADJOINING TWO STORY
BRICK TOWNHOUSE S.F.D.
PROPERTY OF
WILLIAM WATKINS &
CHENGHUI WU WATKINS.
RODGERS FORGE
ACCT. # 0908802700
DEED REF. /15589/00066

#303 HOPKINS RD.
TWO STORY MIDDLE
BRICK TOWNHOUSE S.F.D.
PROPERTY OF
MARY ANN PRINCE MASUR
RODGERS FORGE
ACCT. # 0903001570
DEED REF. # /11167/ 00734



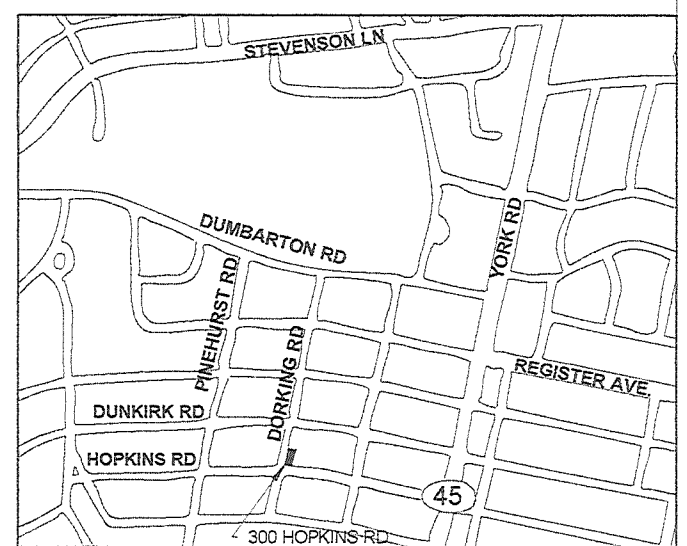
NORTH

PREPARED BY JOSEPH D. MCDOWELL

SCALE OF DRAWING: 1" = 30'

DEVELOPER'S

EXHIBIT NO. 3



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 9
COUNCILMATIC DISTRICT 5
1" = 200' SCALE MAP # 080A1
ZONING DR 10.5
LOT SIZE .0866 ACRES 3774 SQUARE FEET
SEWER PUBLIC ☒ PRIVATE ☐
WATER ☒ PRIVATE ☐
CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
100 YEAR FLOOD PLAIN YES ☐ NO ☒
HISTORIC PROPERTY/ BUILDING YES ☐ NO ☒
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY _____ ITEM # _____ CASE # _____