

IN RE: PETITION FOR VARIANCE

N side of Ellis Road, 105' W of the
c/line of Richmond Avenue
9th Election District
5th Council District
(2452 Ellis Road)

Regina Vaeth and Phillip Schlothauer
Petitioners

*

*

*

*

*

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2012-0164-A

* * * * *

OPINION AND ORDER

This matter comes to the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Variance filed by Regina Vaeth and Phillip Schlothauer. The Petitioners are requesting variance relief under Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an existing shed to be located in the side yard in lieu of the required rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the variance request was Petitioner Phillip Schlothauer. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no Protestants or other interested persons in attendance, although the file contained a letter of opposition or protest from the "residents of the Woodcroft Community." The Petitioner indicated he did not receive a copy of the letter, which for the most part alleges that Mr. Schlothauer is of poor moral character and has a "violent history." Of course, such "character" evidence is inadmissible and irrelevant in a civil proceeding such as this. Md. Rule 5-404(b).

It should be noted that this matter came to the OAH as a result of a complaint registered

ORDER RECEIVED FOR FILING

Date 2-23-12

By aw

with the Code Enforcement Division of the Department of Permits, Approvals and Inspections¹. A code inspector informed the Petitioner he must relocate the shed on or before January 22, 2012, or else seek zoning relief from this office. Hence, Petitioners filed the instant variance request on January 10, 2012.

Testimony and evidence revealed that the subject property is 8,450 square feet and is zoned DR 5.5. The Petitioner submitted several photographs that depict the location of the shed in relation to the dwelling. *See Exhibit 2.* The photos also reveal that Petitioner's next door neighbor also has a shed located in his side yard. Petitioner's shed was installed in August, 2011, and is attractive and appropriately sized for its location. *See Exhibit 2.* I therefore do not believe it will negatively impact the community. In fact, Petitioner submitted letters of support from his adjoining neighbors, which supports this conclusion. *See Exhibit 3.*

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

Based upon the testimony and evidence presented, I will grant the request for variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioners.

Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md 53, 80 (2008).

¹ Case No: CO-104804

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Date 2-23-12

By [Signature]

The Petitioners have met this test.

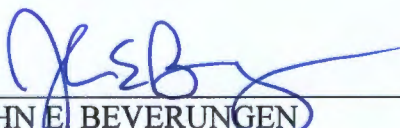
Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is amply demonstrated by the lack of any negative comments from County agencies.

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

THEREFORE, IT IS ORDERED, this 23 day of February, 2012 by this Administrative Law Judge that Petitioner's Variance request from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an existing shed to be located in the side yard in lieu of the required rear yard, be and is hereby GRANTED.

The Petitioners may apply for a building permit and may be granted same upon receipt of this Order. However the Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason this Order is reversed, the Petitioners will be required to return and be responsible for returning said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 2-23-12

By DLW



KEVIN KAMENETZ
County Executive

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

February 23, 2012

Regina Vaeth
Phillip Schlothauer
2452 Ellis Road
Baltimore, Maryland 21234

RE: Petition for Variance
Case No.: 2012-0164-A
Property: 2452 Ellis Road

Dear Ms. Vaeth and Mr. Schlothauer:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

Violation 104804



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address #2452 Ellis Road which is presently zoned DR 5.5
Deed References: 26060-625 10 Digit Tax Account # 0906201810
Property Owner(s) Printed Name(s) Regina Vaeth and Phillip Schlothauer

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a Variance from Section(s) 400.1 BCZR, To PERMIT AN EXISTING SHED to be located in the SIDE YARD in lieu of the REQUIRED REAR YARD.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations, I, or we, agree to pay expenses of above petition(s), 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.
Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Regina Vaeth / Phillip Schlothauer

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

2452 Ellis Road Baltimore, MD

Mailing Address City State

21234 / 443-807-3637 / sch1958@yahoo.com

Zip Code Telephone # Email Address

Representative to be contacted:

Phillip Schlothauer

Name - Type or Print

Signature

see above

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2012-0164-A Filing Date 1/10/12 Do Not Schedule Dates: Reviewer JCM

ZONING DESCRIPTION OF # 2452 ELLIS ROAD

BEGINNING at a point on the north side of Ellis Road, 50 feet wide at the distance of 105', more or less, from the centerline Richmond Avenue, 60 feet wide.

WEST

BEING Lot # 2, Block "J" on the plat entitled "Section IV Woodcroft" as recoded in Baltimore County Plat Book Number 19 folio 121.

CONTAINING 8450 square feet or 0.194 acres of land, more or less.

LOCATED the 9th Election District, 5th Councilmanic District.

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE: CASE NO: 2012-0164-A

PETITIONER/DEVELOPER REGINA

VAETH & PHILLIP SCHLOTHAUER

DATE OF HEARING/CLOSING: _____

2/21/12

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT 2452 ELLIS ROAD

THIS SIGN(S) WERE POSTED ON February 5, 2012
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 2/5/12
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

CASE # 2012-0164-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWNSON, MD

ROOM 205 JEFFERSON BUILDING 106 WEST

PLACE: CHESAPEAKE AVENUE, TOWSON, MD 21204

DATE AND TIME: THURSDAY, FEBRUARY 2, 2012
AT 11:00 A.M.

REQUEST: VARIANCE TO REBUILT AND EXISTING
SHED TO BE LOCATED IN THE SIDE YARD IN LIEU
OF THE REQUIRED REAR YARD

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3291

DO NOT REMOVE THIS SIGN AND POSTS. HAVE SIGN OR MESSAGE UNDER PENALTY OF LAW.
HANDICAPPED ACCESSIBLE

02/05/2012

**NOTICE OF ZONING
HEARING**

The Administrative Law Judges 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: # 2012-0164-A

2452 Ellis Road
N/s of Ellis Road, 105 +/-
west from centerline of
Richmond Avenue
9th Election District
5th Councilmanic District
Legal Owner(s):
Regina Vaeth &
Phillip Schlothauer

Variance: to permit an existing shed to be located in the side yard in lieu of the required rear yard.

Hearing: Tuesday, February 21, 2012 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 accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

JT/2/602 Feb. 7 296339

CERTIFICATE OF PUBLICATION

2/10/ 2012

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 2/7/ 2012.

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

S. Wilkinson

LEGAL ADVERTISING

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

No. **78283**

Date: **1/18/12**

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	906	0000		6150					75.00

Total: **75.00**

Rec From: **FLORIAN VARTH.**

For: **2012 - 0104A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections
January 26, 2012

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0164-A

2452 Ellis Road

N/s of Ellis Road, 105 +/- west from centerline of Richmond Avenue

9th Election District – 5th Councilmanic District

Legal Owners: Regina Vaeth & Phillip Schlothauer

Variance to permit an existing shed to be located in the side yard in lieu of the required rear yard.

Hearing: Tuesday, February 21, 2012 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: Mr. Schlothaeur, Ms. Vaeth, 2452 Ellis Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, FEBRUARY 6, 2012.**
- (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
Tuesday, February 7, 2012 Issue - Jeffersonian

Please forward billing to:
Regina Vaeth
2452 Ellis Road
Baltimore, MD 21234

443-807-3637

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0164-A

2452 Ellis Road

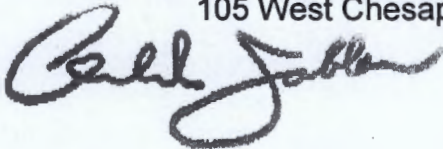
N/s of Ellis Road, 105 +/- west from centerline of Richmond Avenue

9th Election District – 5th Councilmanic District

Legal Owners: Regina Vaeth & Phillip Schlothauer

Variance to permit an existing shed to be located in the side yard in lieu of the required rear yard.

Hearing: Tuesday, February 21, 2012 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.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2012-0164-1A

Petitioner: REGINA VAETH

Address or Location: 2452 ELLIS Rd., BALTO, Md. 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: SAME

Telephone Number: 443-807-3637

Revised 2/17/11 DT



KEVIN KAMENETZ
County Executive

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

February 14, 2012

Regina Vaeth & Philip Schlothauer
2452 Ellis Road
Baltimore MD 21234

RE: Case Number: 2012-0164A, Address: 2452 Ellis Road

Dear Mr. & Ms. Miller

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 18, 2012. 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 that reads "W. Carl Richards, Jr." in a cursive style.

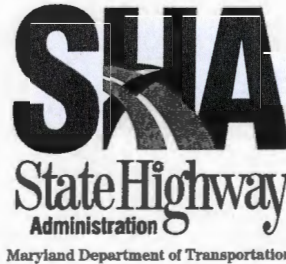
W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 1-27-12

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

RE: Baltimore County
Item No 2012-0164-A
Variance
Regina Vaeth
2432 Ellis Road

Dear Ms. Lewis:

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. 2012-0164-A.

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).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

My telephone number/toll-free number is _____

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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

FEB 15 2012

OFFICE OF ADMINISTRATIVE HEARINGS



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

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

DATE: February 15, 2012

SUBJECT: DEPS Comment for Zoning Item # 0164-A
Address 2452 Ellis Road
(Vaeth Property)

Zoning Advisory Committee Meeting of January 23, 2012.

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

Reviewer: *Jeff Livingston; Development Coordination*

RE: PETITION FOR VARIANCE
2452 Ellis Road; N/S Ellis Road, 105' W
From c/line Richmond Avenue
9th Election & 5th Councilmanic Districts
Legal Owner(s): Regina Vaeth
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2012-164-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

JAN 24 2012

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of January, 2012, a copy of the foregoing Entry of Appearance was mailed to Phillip Schlothauer, 2452 Ellis Road, Baltimore, MD 21234, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

2-21-12
JB

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT
ACTIVE VIOLATION CASE DOCUMENTS

RECEIVED
FEB 24 2012
OFFICE OF ADMINISTRATIVE HEARINGS

2012-0164A
CO0104804
2452 Ellis Rd

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: February 15, 2012

TO: W. Carl Richards, Jr.

FROM: Lionel van Dommelen, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No: 2012-0164-A
Legal Owner/Petitioner: Regina Vaeth
Property Address: 2452 Ellis Rd
Location Description: N/S of Ellis Road, 150 feet (+/-), West from
centerline of Richmond Avenue

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date: Jeff Radcliffe

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

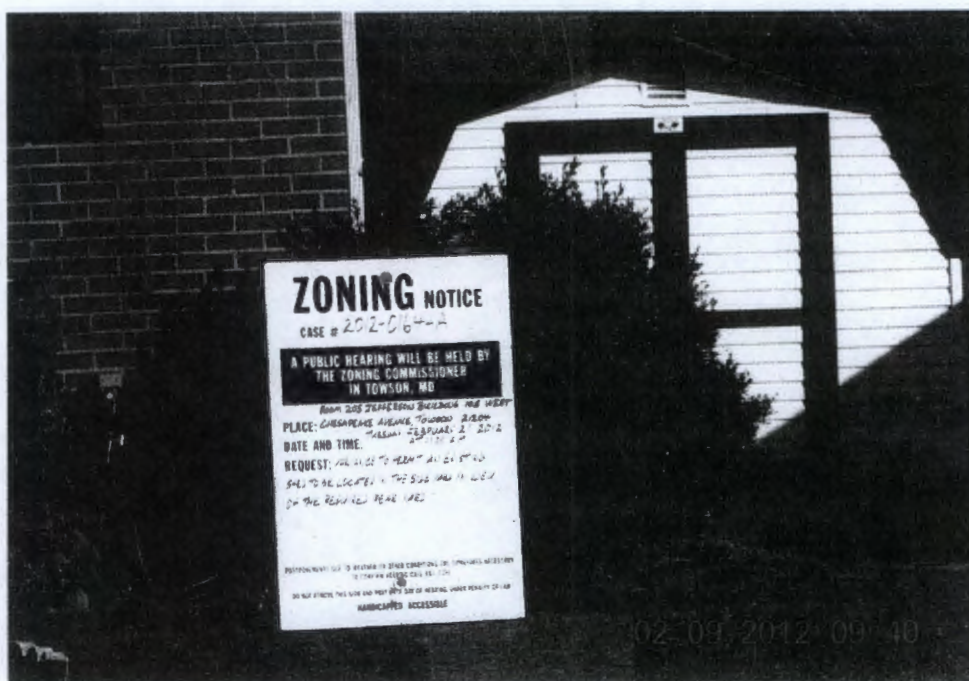
Case No: CO0100707
Correction Notices
Citation
Photographs

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Kaitlyn Heinbach in Room 213 in order that the appropriate action may be taken relative to the violation case.

LvD/kh
C: Jeff Radcliffe, Code Enforcement Officer

PHOTOGRAPHIC RECORD

Complaint Number: CO 104804 Facility Number: FA 0061115
Property Address: 2452 Ellis Rd. 21234
Date of Photographs: 2/9/12



I HEREBY CERTIFY that I took the 1 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced complaint number on the date set out above.

J. Radcliffe

Code Enforcement Officer



CODE ENFORCEMENT

CORRECTION NOTICE

CASE NUMBER	FA NUMBER	PROP. TAX ID	ZONE
104804	0061115	0906201810	DR55

☐ Owner ☐ Occupant ☐ Other

NAME(S): Regina Vaeth			
MAILING ADDRESS: Phillip Schlotthauer			
2452 Ellis Rd.			
CITY: Balto.	STATE: Md.	ZIP CODE: 21234	
VIOLATION ADDRESS: SAME			
CITY: MARYLAND	STATE: MARYLAND	ZIP CODE: MARYLAND	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.)

- | | |
|---|---|
| ☐ 431: Improper parked/ illegal commercial vehicle(s) | ☐ 415A: License/ remove untagged recreation vehicle |
| ☐ 450: Non permitted sign(s) | ☐ 415A: Improperly parked recreation vehicle |
| ☐ 428: License/ Remove all untagged/ inoperative or damaged/ disabled motor vehicle(s) in residential zone | ☐ 415A: One recreational vehicle per property |
| ☐ 1B01.1D: Remove open dump/ junk yard | ☐ 100.6: Non permitted livestock / fowl / poultry |
| ☐ 102.5: Residential site line violation /obstruction | ☐ 408B: Non permitted rooming/ boarding house |
| ☐ 101; 102.1: Remove contractors equip. storage yard | ☐ 1B01: Non permitted private kennel. Limit 3 dogs |
| ☐ 1B01.1, ZCPM: Cease service garage activities | ☐ 101; 102.1; ZCPM: Illegal home occupation |
| ☐ 402: Illegal conversion of dwelling | ☐ BCC: 32-3-102; 500.9 BCZR; ZCPM: Violation of commercial site plan and/or zoning order |

BALTIMORE COUNTY CODE (B.C.C.)

- | | |
|---|--|
| ☐ 13-4-201(b)(d): Store garbage in containers w/tight lids | ☐ 35-2-301: Obtain building/ fence/ sign permit |
| ☐ 13-7-309; 13-7-310: Remove animal feces daily | ☐ 35-6-105: Obtain rental housing license |
| ☐ 13-7-310(a): Remove all trash & debris from property | ☐ 18-2-608: Exceeding time limit, Temp. Storage Unit |
| ☐ 13-7-312: Remove accumulations of debris, materials, etc | ☐ 35-2-206: Install address numbers to property or home |
| ☐ 13-7-310(c): Cease all outside feeding of animals/birds | ☐ IBC 115; BCBC 121: Remove/ Repair unsafe structure board and secure all openings to premise |
| ☐ 13-7-305: Cease rat harborage on premise | ☐ 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall grass and weeds to three (3) inches in height |
| ☐ 13-7-306: Eradicate all rat infestation on premise | |
| ☐ 13-7-112: Remove graffiti | |

LIVABILITY CODE (B.C.C.)

- | | |
|--|---|
| ☐ 35-5-203: Condemnation of structure / equipment | ☐ 35-5-212: Repair heating / cooking equipment |
| ☐ 35-5-208(a): Repair exterior structure | ☐ 35-5-213: Provide fire and safety protection |
| ☐ 35-5-209(a): Repair interior structure | ☐ 35-5-231.1: Provide Carbon Monoxide detectors |
| ☐ 35-5-210 (a)(c): Provide proper lighting in structure | ☐ 35-5-214: Remove all accumulations & storage blocking egress, stairwells, passageways, doors, windows, etc |
| ☐ 35-5-211(c): Repair plumbing defects to structure | |

INVESTMENT PROPERTY (B.C.C.)

- | | |
|--|---|
| ☐ 35-2-404(a)(1)(i): Remove hazardous / unsafe condition | ☐ 35-2-404(a)(1)(ii): Repair ext. walls / vertical members |
| ☐ 35-2-404(a)(1)(iii): Repair roof / horizontal members | ☐ 35-2-404(a)(1)(iv): Repair exterior chimney |
| ☐ 35-2-404(a)(1)(v): Repair ext. plaster / masonry | ☐ 35-2-404(a)(1)(vi): Waterproof walls/ roof / foundations |
| ☐ 35-2-404(a)(1)(vii): Repair ext. construction (see below) | ☐ 35-2-404(a)(1)(2): Remove trash, rubbish, & debris |
| ☐ 35-2-404(a)(1)(3): Repair / remove defective ext. sign(s) | ☐ 35-2-404(a)(4)(i)(ii): Board & secure openings |

OTHER VIOLATIONS OR REMARKS: BCZR 400 - Illegal
Accessory Structure Placement.
Place shed in rear yard + 2 1/2 ft
away from the side + rear property
line or remove it.

I HEREBY CERTIFY

fairly and accurately c
number on the date s

Failure to comply with this correction notice, may result in a \$ 200.00 fine / penalty per day pursuant to BCC: 1-2-217; 32-3-602 and/or the County sending a contractor to correct the violation(s) at your expense. Call the assigned inspector below for more info. (See reverse side for important information)

COMPLIANCE DATE: 11/22/12

INSPECTOR NAME: J. Radcliffe
(PRINT NAME)

11/22/11
ISSUED DATE

J. Radcliffe
Code Enforcement Officer

aphs
mplaint

PHOTOGRAPHIC RECORD

Complaint Number: CO 104804 Facility Number: FA 0061115
 Property Address: 2452 Ellis Rd. 21234
 Date of Photographs: 12/22/11



I HEREBY CERTIFY that I took the 1 photographs set out above, and that these photographs
(number of photos)
 fairly and accurately depict the condition of the property that is the subject of the above-referenced complaint
 number on the date set out above.

J. Radcliffe

Code Enforcement Officer

Complaint Number

Property Address

Date of Photograph

5



I HEREBY CERTIFY that I took the 1 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced complaint number on the date set out above.

J. Radcliffe

Code Enforcement Officer

To: MR. J. RADCLIFFE.

CASE # 104804 FA: 0061115

NAME: REGINA Schlothauer
Phillip Schlothauer.

2452 Ellis RD.

BALTO. MD. 21234

This is to let you know that I
will be seeking a VARIANCE in this
violation. I have spoken with zoning
and I have received all the forms.
I will be contacting a surveyor real
soon.

Thank You.

Phillip Schlothauer

PAI Enforce - Web-Code Enforcement Complaint

From: <JohnS@Interco.com>
To: <pdmenforce@baltimorecountymd.gov>
Date: 12/20/11 2:25 PM
Subject: Web-Code Enforcement Complaint

Results of Form Submission

Web-Code Enforcement Complaint

Label	Value
Location	2452 Ellis Road Parkville, MD
Location Zip Code	21234
Description of Problem	Accessory buildings in residence zones, shall be located only in the rear yard. The residence at the specified address has an accessory building, beside his residence, with no consideration of the neighboring residence. Clearly this accessory structure is not in the rear yard
Can we contact you?	
Email	JohnS@Interco.com
Name	John Stevens
Address	
Zip Code	21234
Home Phone Number	
Work Phone Number	
Additional Information	

Hand
over 2/16/12

February 13, 2012

Baltimore County Zoning Department
Attn: W. Carl Richards Jr., Chief
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Re: Zoning Variance Case # 2012-0164-A

To File
WLT

Mr. Richards;

The residents of the Woodcroft Community in Carney hereby request Baltimore County Zoning Department to reconsider the zoning variance applied for by Phillip Schlothauer, 2452 Ellis Road, Parkville, MD 21234, based on Mr. Schlothauer's failure to adhere to Baltimore County Code as constituted by installation an accessory structure on the side of the residence located at 2452 Ellis Road, Parkville, MD 21234, which is not permitted as per Baltimore County Code. *(Accessory structures (storage sheds, garages, etc.) must be located in the rear yard behind the rear foundation wall line, must occupy no more than 40 percent of the yard, and must be located two and one-half feet from the side and rear property lines.)* Mr. Schlothauer did not consider this when he had an accessory structure installed beside his residence forward of the rear foundation wall line and encroaching on the side property line, when he clearly has room in his rear yard for such an accessory structure.

Mr. Schlothauer installed an accessory structure beside his residence with hopes that no one would take notice. Mr. Schlothauer has a history of such indiscretions. Mr. Schlothauer previously held the position of carpenter with Baltimore County, which is until Mr. Schlothauer was indicted for stealing copper wire from radio tower sites in Baltimore County. Again, Mr. Schlothauer thought he could steal the wire, and sell the copper to recyclers for his personal gain. Obviously, this man is no law abiding citizen.

Based on the violent history of Mr. Schlothauer, the residents of the Woodcroft Community wish to remain anonymous for fear of retaliation should anyone speak publicly against his application for a zoning variance. Mr. Schlothauer has a criminal history of 1st degree assault, assault with intent to maim, battery, making a false statement to a police officer, resisting arrest, breaking and entering into a dwelling.

The residents of the Woodcroft Community aren't opposed to Mr. Schlothauer installing his accessory structure in accordance with Baltimore County Code, rather feel a zoning variance after the fact is inconsistent with zoning regulations, and the accessory structure needs to be relocated behind the rear foundation wall line per Baltimore County Code. Had Mr. Schlothauer reviewed the zoning regulations and applied for a zoning variance ahead of installation of the accessory structure, this would be a mute point.

In the interest of maintaining the neat appearance of the Woodcroft Community, and in accordance with Baltimore County Code, please consider this plea from the residents for consideration of denial for the zoning variance.

Sincerely,

The residents of the Woodcroft Community.

2/21/12

February 13, 2012

Baltimore County Government
Attn: Lawrence M. Stahl
105 West Chesapeake Avenue
Suite 103
Towson, MD 21204

Re: Zoning Variance Case # 2012-0164-A

Mr. Stahl;

The residents of the Woodcroft Community in Carney hereby request Baltimore County Zoning Department to reconsider the zoning variance applied for by Phillip Schlothauer, 2452 Ellis Road, Parkville, MD 21234, based on Mr. Schlothauer's failure to adhere to Baltimore County Code as constituted by installation an accessory structure on the side of the residence located at 2452 Ellis Road, Parkville, MD 21234, which is not permitted as per Baltimore County Code. (*Accessory structures (storage sheds, garages, etc.) must be located in the rear yard behind the rear foundation wall line, must occupy no more than 40 percent of the yard, and must be located two and one-half feet from the side and rear property lines.*) Mr. Schlothauer did not consider this when he had an accessory structure installed beside his residence forward of the rear foundation wall line and encroaching on the side property line, when he clearly has room in his rear yard for such an accessory structure.

Mr. Schlothauer installed an accessory structure beside his residence with hopes that no one would take notice. Mr. Schlothauer has a history of such indiscretions. Mr. Schlothauer previously held the position of carpenter with Baltimore County, which is until Mr. Schlothauer was indicted for stealing copper wire from radio tower sites in Baltimore County. Again, Mr. Schlothauer thought he could steal the wire, and sell the copper to recyclers for his personal gain. Obviously, this man is no law abiding citizen.

Based on the violent history of Mr. Schlothauer, the residents of the Woodcroft Community wish to remain anonymous for fear of retaliation should anyone speak publicly against his application for a zoning variance. Mr. Schlothauer has a criminal history of 1st degree assault, assault with intent to maim, battery, making a false statement to a police officer, resisting arrest, breaking and entering into a dwelling.

The residents of the Woodcroft Community aren't opposed to Mr. Schlothauer installing his accessory structure in accordance with Baltimore County Code, rather feel a zoning variance after the fact is inconsistent with zoning regulations, and the accessory structure needs to be relocated behind the rear foundation wall line per Baltimore County Code. Had Mr. Schlothauer reviewed the zoning regulations and applied for a zoning variance ahead of installation of the accessory structure, this would be a mute point.

February 13, 2012

Baltimore County Government
Attn: John E. Beverungen
105 West Chesapeake Avenue
Suite 103
Towson, MD 21204

RECEIVED

FEB 16 2012

OFFICE OF ADMINISTRATIVE HEARINGS

Re: Zoning Variance Case # 2012-0164-A

Mr. Beverungen;

The residents of the Woodcroft Community in Carney hereby request Baltimore County Zoning Department to reconsider the zoning variance applied for by Phillip Schlothauer, 2452 Ellis Road, Parkville, MD 21234, based on Mr. Schlothauer's failure to adhere to Baltimore County Code as constituted by installation an accessory structure on the side of the residence located at 2452 Ellis Road, Parkville, MD 21234, which is not permitted as per Baltimore County Code. (*Accessory structures (storage sheds, garages, etc.) must be located in the rear yard behind the rear foundation wall line, must occupy no more than 40 percent of the yard, and must be located two and one-half feet from the side and rear property lines.*) Mr. Schlothauer did not consider this when he had an accessory structure installed beside his residence forward of the rear foundation wall line and encroaching on the side property line, when he clearly has room in his rear yard for such an accessory structure.

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Based on the violent history of Mr. Schlothauer, the residents of the Woodcroft Community wish to remain anonymous for fear of retaliation should anyone speak publicly against his application for a zoning variance. Mr. Schlothauer has a criminal history of 1st degree assault, assault with intent to maim, battery, making a false statement to a police officer, resisting arrest, breaking and entering into a dwelling.

The residents of the Woodcroft Community aren't opposed to Mr. Schlothauer installing his accessory structure in accordance with Baltimore County Code, rather feel a zoning variance after the fact is inconsistent with zoning regulations, and the accessory structure needs to be relocated behind the rear foundation wall line per Baltimore County Code. Had Mr. Schlothauer reviewed the zoning regulations and applied for a zoning variance ahead of installation of the accessory structure, this would be a mute point.

February 13, 2012

Baltimore County Government
Attn: Timothy M. Kotroco
105 West Chesapeake Avenue
Suite 103
Towson, MD 21204

Re: Zoning Variance Case # 2012-0164-A

Mr. Kotroco;

The residents of the Woodcroft Community in Carney hereby request Baltimore County Zoning Department to reconsider the zoning variance applied for by Phillip Schlothauer, 2452 Ellis Road, Parkville, MD 21234, based on Mr. Schlothauer's failure to adhere to Baltimore County Code as constituted by installation an accessory structure on the side of the residence located at 2452 Ellis Road, Parkville, MD 21234, which is not permitted as per Baltimore County Code. (*Accessory structures (storage sheds, garages, etc.) must be located in the rear yard behind the rear foundation wall line, must occupy no more than 40 percent of the yard, and must be located two and one-half feet from the side and rear property lines.*) Mr. Schlothauer did not consider this when he had an accessory structure installed beside his residence forward of the rear foundation wall line and encroaching on the side property line, when he clearly has room in his rear yard for such an accessory structure.

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Based on the violent history of Mr. Schlothauer, the residents of the Woodcroft Community wish to remain anonymous for fear of retaliation should anyone speak publicly against his application for a zoning variance. Mr. Schlothauer has a criminal history of 1st degree assault, assault with intent to maim, battery, making a false statement to a police officer, resisting arrest, breaking and entering into a dwelling.

The residents of the Woodcroft Community aren't opposed to Mr. Schlothauer installing his accessory structure in accordance with Baltimore County Code, rather feel a zoning variance after the fact is inconsistent with zoning regulations, and the accessory structure needs to be relocated behind the rear foundation wall line per Baltimore County Code. Had Mr. Schlothauer reviewed the zoning regulations and applied for a zoning variance ahead of installation of the accessory structure, this would be a mute point.

2/21
11Am**Debra Wiley - ZAC Comments - Distribution Mtg. 1/23/12**

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 1/23/2012 11:08 AM
Subject: ZAC Comments - Distribution Mtg. 1/23/12

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0162-A (8727 Liberty Road)
No hearing set per database as of 1/23

2012-0163-A (1403 Valley View Avenue)
Administrative Variance - Closing Date: 2/6/12

2012-0164-A (2452 Ellis Road)
No hearing set per database as of 1/23

2012-0165-A (30 Balfred Avenue)
No hearing set per database as of 1/23

Thanks and have a great day !

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

Debra Wiley - 2452 Ellis Road - 12-0164-A.doc

From: Debra Wiley
To: Radcliffe, Jeffrey
Date: 2/24/2012 12:34 PM
Subject: 2452 Ellis Road - 12-0164-A.doc
Attachments: 12-0164-A.doc

Hi,

Please find attached a copy of the Opinion and Order for the above-referenced matter.

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

M E M O R A N D U M

DATE: March 27, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0164-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 26, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

Owner Name and Address VAETH REGINA		Facility Name and Address PDM 0906201810 2452 ELLIS RD PARKVILLE MD 21234	
Facility ID: FA0061115 PDM 0906201810		Record ID: C00104804	
Site Location: 2452 ELLIS RD			
Disposition: Emp # _____ Date: 12/21/2011 Time: 10:05:22 Status: ☒ Open - Normal Received By: EED000069 Palmer, Corlaine Assigned To: EED000079 Radcliffe, Jeff Program/Element: EMO1 Code Enforcement Compl			
Complaint: Complainant: JOHN STEVENS Address: _____ City, St, Zip: _____ Country: USA USA Work Phone: () - Ext: Fax: () - Home Phone: () - Ext: Sp: _____ Email Address: JOHNS@BINTERCO.COM/FOLDER MADE		Complaint Mode: E-MAIL Last Activity: 02/09/2012 (REINSPECTION) Complaint Description: ACCESSORY STRUCTURE NOT PLACED PROPERLY ON PROP, E-MAIL #1 FILE	
Contact Information Location Financial Referral Dates/Agencies GIS User-Defined Fields Daily Activities Violations Invoices			

Owner Name and Address VAETH REGINA		Facility Name and Address PDM 0906201810 2452 ELLIS RD PARKVILLE MD 21234	
Facility ID: FA0061115 PDM 0906201810		Record ID: C00104804	
Site Location: 2452 ELLIS RD			
Property Info Prop Name: PDM 0906201810		Owner's Info Owner Name: VAETH REGINA	
Legal: 2452 ELLIS RD Address: _____ City, St, Zip: PARKVILLE MD 21234 Country: USA USA		Address: _____ 2nd address: _____ City, St, Zip: _____ Home Phone: () - Ext: _____ Work Phone: () - Ext: _____	
Contact Information Location Financial Referral Dates/Agencies GIS User-Defined Fields Daily Activities Violations Invoices			

Owner Name and Address VAETH REGINA		Facility Name and Address PDM 0906201810 2452 ELLIS RD PARKVILLE MD 21234	
Facility ID: FA0061115 PDM 0906201810		Record ID: C00104804	
Site Location: 2452 ELLIS RD			
Location: Census: 9 9th Election District District: 5 5th Congressional District Locality: 9 9th Election District APN: 0906201810			
Inspected/Received: _____ Date: _____			
Contact Information Location Financial Referral Dates/Agencies GIS User-Defined Fields Daily Activities Violations Invoices			

Owner Name and Address VAETH REGINA		Facility Name and Address PDM 0906201810 2452 ELLIS RD PARKVILLE MD 21234	
Facility ID: FA0061115 PDM 0906201810		Record ID: C00104804	
Site Location: 2452 ELLIS RD			
Payment Received By: _____			
Correspondence and Legal Dates Abatement Hearing Date: _____ Abatement Date: _____			
Contact Information Location Financial Referral Dates/Agencies GIS User-Defined Fields Daily Activities Violations Invoices			

Owner Name and Address VAETH REGHA		Facility Name and Address PDM 0908201810 2452 ELLIS RD PARKVILLE MD 21234	
Facility ID	PA0001115	PDM 0908201810	Record ID C00104804
Site Location	2452 ELLIS RD		
Contact / Information / Location / Financial / Referral Dates/Agencies / GIS / User-Defined Fields / Daily Activities / Violations / Invoices			

Owner Name and Address VAETH REGHA		Facility Name and Address PDM 0908201810 2452 ELLIS RD PARKVILLE MD 21234	
Facility ID	PA0001115	PDM 0908201810	Record ID C00104804
Site Location	2452 ELLIS RD		
Latitude	38.39438805		
Longitude	-76.53602758		
Contact / Information / Location / Financial / Referral Dates/Agencies / GIS / User-Defined Fields / Daily Activities / Violations / Invoices			

Owner Name and Address VAETH REGHA		Facility Name and Address PDM 0908201810 2452 ELLIS RD PARKVILLE MD 21234	
Facility ID	PA0001115	PDM 0908201810	Record ID C00104804
Site Location	2452 ELLIS RD		
☒ Accessory Structure ☒ IBC/ARC Non-Compliance ☒ Open Dump ☒ Sump Pump Discharge ☒ Board and Secure ☒ Illegal Business ☒ Other ☒ Tall Grass and Weeds ☒ Cans without Lids ☒ Infestation Insects ☒ Pool ☒ Trash, Junk and Debris ☒ Commercial Vehicle ☒ Infestation Rodents ☒ Recreational Vehicle ☒ Unsafe Conditions ☒ Exterior Repair ☒ Internal Repair ☒ Rental Registration ☒ Untagged/Inoperable Vehicle ☒ Feces ☒ Junk Yard ☒ Rooming/Boarding House ☒ Gutter/Downspout Discharge ☒ No Permit ☒ Signs Scheduled Time			
AS400 Case Number	Service Visit Duration (005 min - 9.0 hrs)		
Contact / Information / Location / Financial / Referral Dates/Agencies / GIS / User-Defined Fields / Daily Activities / Violations / Invoices			

Lot # 1

2437

PDM # 098084

Lot # 3
0911001500

0910251340 Lot # 2

8724

Pt. Bk./Folio # 022075

Lot # 1 Pt. Bk. 22, Folio 75
0920450920

RICHMOND AVE

5 CD

NE 9-D

Lot # 4
0901740520

Lot # 3 Pt. Bk. 19, Folio 121
0909050021

0906201810 Lot # 2
2452

0911671630 Lot # 1

2450

DR 5.5

Pt. Bk. 19, Folio 121
PDM # 090091

2448
9 ED 071A2

ELLIS RD

0919712890 Lot # 16

0907472870 Lot # 17

0902574740 Lot # 18

Pt. Bk./Folio # 019143C
0912400750
Pt. Bk. 19, Folio 43

Lot # 19

2447

2449

2451

Case No.: 2012-164-A

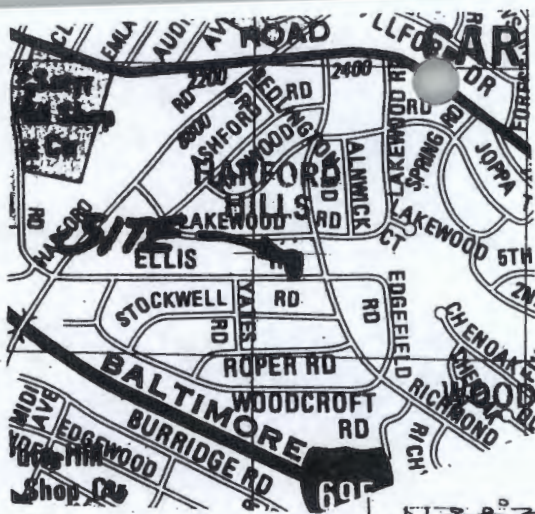
Exhibit Sheet

3-26-12 SMA
3-23-12 DW

Petitioner/Developer

Protestant

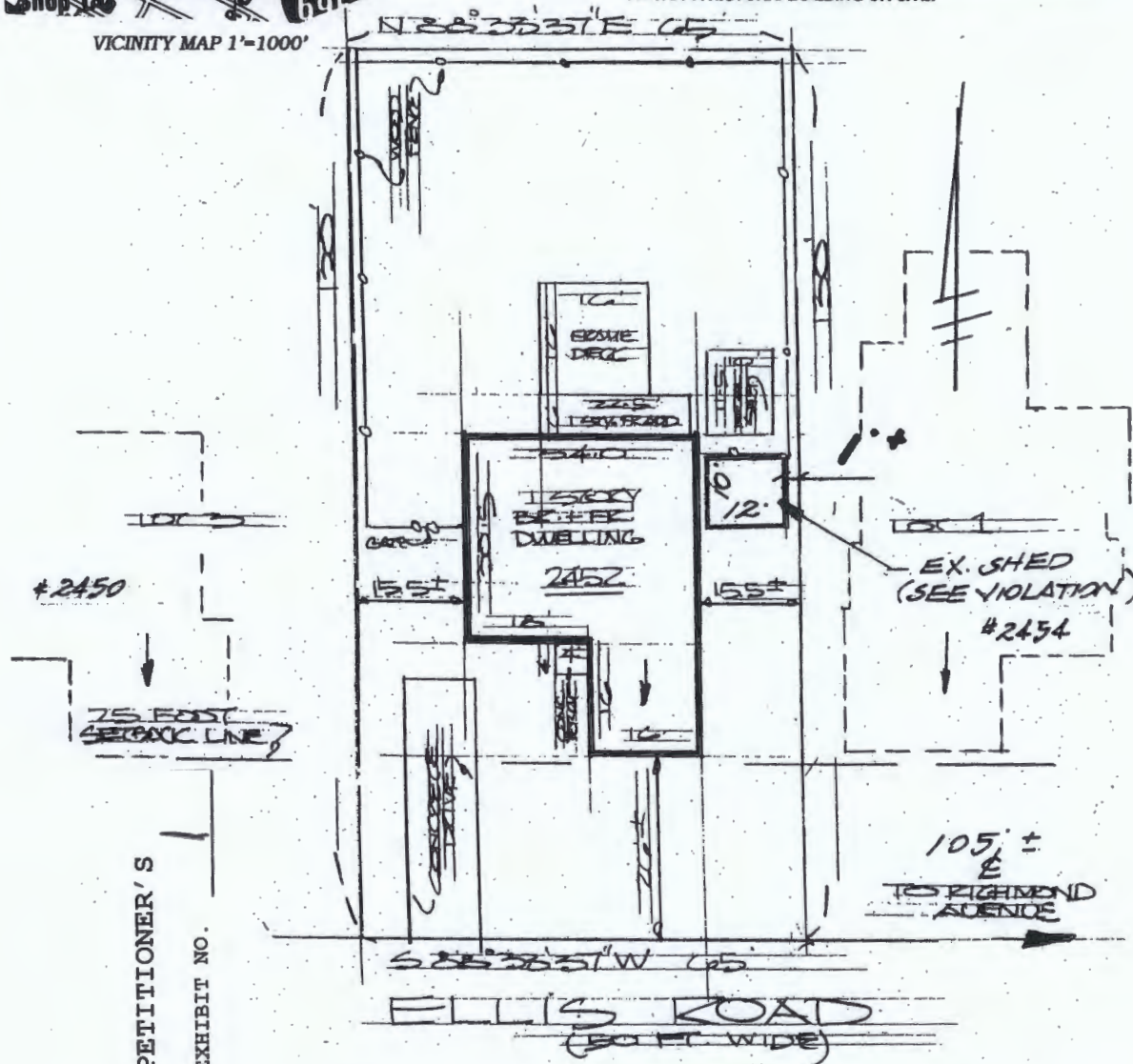
No. 1	Site Plan	
No. 2	Color Photos	
No. 3	Letters of Support from neighbors.	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



VICINITY MAP 1"=1000'

NOTES

1. NO KNOWN PRIOR ZONING HEARS.
2. OWNERSHIP: REGINA VAETH AND PHILLIP SCHLOTHAUER
2452 ELLIS ROAD.
BALTIMORE MD 21234
DEED REFERENCE: 28060-625
PHONE 443-807-3637
3. PROPERTY INFORMATION:
TAX MAP 0071 PARCEL 1126 SEC IV BLK J LOT 2
WOODCROFT PLAT BOOK 19 FOLIO 121
TAX ACCT NO. 0906201810
4. AREA OF SUBJECT SITE: 8450 SF OR 0.194 AC +-
5. EX USE- SINGLE FAMILY RESIDENCE.
6. PROP USE- SINGLE FAMILY RESIDENCE
7. SITE NOT IN C.B.C.A.
8. SITE LIES IN FLOOD ZONE X PER F.E.M.A.
F.I.R.M. 240010 0270 F.
9. EX. ZONING OF SITE & SURROUNDING PROPERTY: D.R. 5.5
10. NOT A HISTORIC BUILDING OR SITE.



NOTE: PUBLIC WATER AND SEWER

VIOLATION

CASE NO. 104804 FA NO. 0061115
BCRZ 400- ILLEGAL ACC. STRUCTURE PLACEMENT.
PLACE SHED IN REAR YARD AND 2 1/2 FT AWAY
FROM SIDE AND REAR PROP LINE OR REMOVE IT.

LOT 2, BLOCK J, SECTION IV,
WOODCROFT, PLAT BOOK
19, FOLIO 121

SITE PLAN TO ACCOMPANY PETITION FOR
ZONING VARIANCE IN A DR 5.5 ZONE

2452 ELLIS ROAD

9TH EL. DIST. 5TH COUNC. DIST. BALT. COUNTY, MD
SCALE: 1"= 20' JANUARY 6, 2012

EXI



TO:

Baltimore County Zoning Review
111 Chesapeake Ave, Rm 111
Towson MD 21204

FROM:

Regina (Vaeth) Schlothauer
Phillip Schlothauer
2452 Ellis Road
Parkville MD 21234

Re:

Zoning appeal seeking variance to allow shed on side of property at 2452 Ellis Road

Zoning Review Board,

We, as neighbors to Regina and Phillip Schlothauer's property have no objection to their appeal to allow their shed to be kept on the side of their property.

JOHN KNIGHTON

2450 ELLIS RD 21234

Printed Name(s) / Signature(s)

Address

Printed Name(s) / Signature(s)

Address

EX-3

Baltimore County Zoning Review
111 Chesapeake Ave, Rm 111
Towson MD 21204

Regina (Vaeth) Schlothauer
Phillip Schlothauer
2452 Ellis Road
Parkville MD 21234

Zoning appeal seeking variance to allow shed on side of property at 2452 Ellis Road

We, as neighbors to Regina and Phillip Schlothauer's property have no objection to their appeal to allow their shed to be kept on the side of their property.

Ted W. Kostopoulos 2454 Ellis Rd -
Printed Name(s) / Signature(s) Address
Ted W. Kostopoulos
Printed Name(s) / Signature(s) Address

To: Baltimore County Zoning Review

111 West Chesapeake Ave

Room 111

Towson, Md., 21204

From:

26 January 2012

William E. Hensel and Alberta Hensel

2449 Ellis Road

Parkville, Md., 21234

Subject: Zoning Appeal regarding shed at 2452 Ellis Rd, 21234

To Zoning Board:

I do not have any objection to my neighbor, Mr. Philip Schlothauer's and Regina Vaeth's zoning appeal seeking a variance to allow a shed to be placed on the side of their property at 2452 Ellis Rd, 21234.

The shed is not an eyesore and it does not distract from the neighborhood property values.



William E. Hensel



Alberta Hensel

Copy to Philip Schlothauer and Regina Vaeth