



KEVIN KAMENETZ
County Executive

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

April 23, 2012

Mr. Joseph C. Fernkas
3901 Schroeder Avenue
Perry Hall, Maryland 21128

Dear Mr. Fernkas:

RE: 3901 Schroeder Avenue, Spirit and Intent, Case No. 2012-0168-A

Your April 15, 2012 letter addressed to Mr. Arnold Jablon, Director of Permits, Approvals, and Inspections, has been referred to this Office for reply. In your letter, you provided information and plan requesting a zoning S&I "Spirit and Intent" verification for compliance in Zoning Case #2012-0168-A at the above referenced location. You requested that you intend to change the location of the proposed accessory building (detached garage) from the rear yard to the side yard of the principal dwelling.

Your request has been carefully reviewed by this Office and Mr. Timothy Kotroco, the Administrative Law Judge. The Administrative Law Judge has determined that a new variance is required for the following considerations:

Zoning Case #2012-0168-A granted a variance for the height of a proposed detached garage building exceeding the permitted 15 feet, in the rear yard of the principal dwelling, pursuant to § 400.3 of the Baltimore County Zoning Regulations (BCZR). Your request to place the proposed detached garage building in the side yard of the dwelling will require a zoning relief from a different section, more specifically, § 400.1 of the BCZR.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Tsui", with a stylized flourish at the end.

Aaron Tsui
Planner II, Zoning Review

c.c. File- Zoning Case no.2012-0168-A
12-200



TO: AT
4/17/12
u

12-200
\$20.00
P81D
2012-0168A

Arnold Jablon
Zoning Review
Department of Permit, Approvals And Inspections
111 West Chesapeake Ave
Towson, Maryland 21204

RE: Letter of Spirit and Intent
Case Number: 2012-0168-A, Address: 3901 Schroeder Avenue

Dear Mr. Jablon,

The above referenced petition was submitted requesting a height variance and has been granted.

Since the submission of that petition we have decided to construct a "stick built" garage as opposed to a pole building. It has also been pointed out to me that the proposed location of the structure is less than 20 foot from the septic tank and may be more of an issue than I originally thought.

Relocating the structure behind the rear line of the house creates the following practical difficulties.

1) Moving the structure farther back:

Requires the removal of a 50' to 60' White pine tree.

The grade drops off at that point.

2) Moving the structure closer to the house will encroach on the level landscaped area.

Our property is unique given the location of the primary structure to one side of the property and that our side yards adjoin the rear yards of neighboring properties.

We are requesting that the existing variance be amended to allow the structure to be positioned along side the existing dwelling.

Should you need to contact me I can be reached at (443) 463-8344.

Thank You,

Joseph C. Fernkas
3901 Schroeder Avenue
Perry Hall, Maryland, 21128

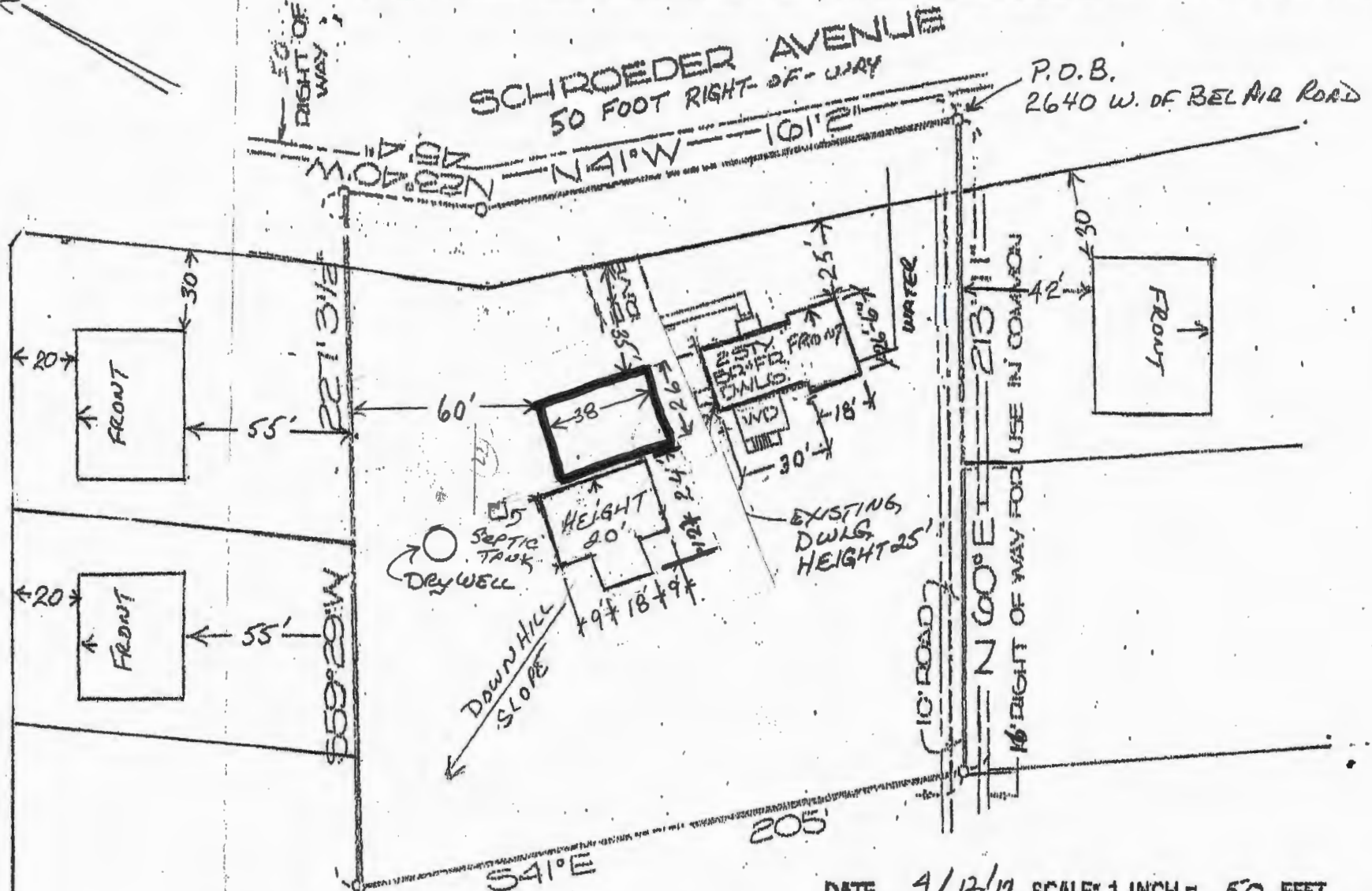
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 3901 SCHROEDER AVE OWNER(S) NAME(S) JOSEPH L. & DIANAS. FER

SUBDIVISION NAME 0000 LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # 561 FOLIO # 210 10 DIGIT TAX # 110601084 DEED REF. # 5899-1-637

GUNVIEW FARM CT.



DATE 4/12/12 SCALE: 1 INCH = 50 FEET

DRAWN BY JOSEPH FERNARS

IN RE: PETITION FOR ADMIN. VARIANCE

SW side of Schroeder Avenue; 2,640
feet W side of the c/l of Belair Road
11th Election District
5th Councilmanic District
(3901 Schroeder Avenue)

Joseph C. and Diana S. Fernkas
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2012-0168-A**

* * * * *

OPINION AND ORDER

This matter comes before this Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Joseph C. and Diana S. Fernkas. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (garage) with a height of 20 feet in lieu of the permitted 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Sustainability dated which state: "A future (proposed) building permit for a garage will require review by Groundwater Mgmt."

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 29, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 2-21-12

By 

the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Office of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 21 day of February, 2012 that a variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (garage) with a height of 20 feet in lieu of the permitted 15 feet, be and is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.
4. A future (proposed) building permit for a garage will require review by the Groundwater Management Division of the Department of Environmental Protection and Sustainability.

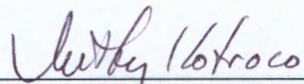
ORDER RECEIVED FOR FILING

Date 2-21-12

2

By [Signature]

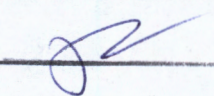
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

ORDER RECEIVED FOR FILING

Date 2-21-12 3

By  _____



KEVIN KAMENETZ
County Executive

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

February 21, 2012

JOSEPH C. AND DIANA S. FERNKAS
3901 SCHROEDER AVENUE
PERRY HALL MD 21128

Re: Petition for Administrative Variance
Case No. 2012-0168-A
Property: 3901 Schroeder Avenue

Dear Mr. and Mrs. Fernkas:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Department of Permits, Approvals and Inspections an appeal within thirty (30) days from the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Timothy Kotroco". The signature is written in a cursive style.

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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 3901 SCHROEDER AVE which is presently zoned DR 2

Deed Reference 5899/637

10 Digit Tax Account # 1106010841

Property Owner(s) Printed Name(s) JOSEPH & DIANA FERNKAS

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

- ☒ **ADMINISTRATIVE VARIANCE** from section(s) 400.3; BC22, TO PERMIT A GARAGE WITH A HEIGHT OF 20ft. IN LIEU OF THE PERMITTED 15ft.

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

- ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

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

I, or we, agree to pay expenses of above 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:

JOSEPH C FERNKAS DIANA S. FERNKAS
Name #1 – Type or Print Name #2 – Type or Print

[Signature] [Signature]
Signature #1 Signature #2

3901 SCHROEDER AVE PERRY HALL, MD
Mailing Address City State

211281 402560576 JCFERNKAS@MSN.COM
Zip Code Telephone # Email Address

(CELL) (443) 463 8344

Representative to be contacted:

SAME AS ABOVE
Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 2-21-12 day of February, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0168-A

Filing Date 1/29/12

Estimated Posting Date 1/1

Reviewer JCM

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 3901 SCHROEDER AVE PERRY HALL, MD 21128
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

SUBJECT PROPERTY IS UNIQUE FROM SURROUNDING PROPERTIES
IN THAT; 1) SIDES OF PROPERTY ADJOIN REAR OF NEIGHBORING
PROPERTIES
2) REAR OF PROPERTY ADJOINS "OPEN SPACE"

PRACTICAL DIFFICULTIES:

1) MATCHING ROOF PITCH OF PRIMARY STRUCTURE
WHILE MAINTAINING DESIRED CEILING
HEIGHT IN PROPOSED STRUCTURE

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Joseph C. Fernkas
Signature of Affiant

JOSEPH C. FERNKAS
Name- Print or Type

Diana S. Fernkas
Signature of Affiant

DIANA S. FERNKAS
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of January, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Joseph Fernkas and Diana Fernkas
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notary Seal



Sharon M. Greenbeck
Notary Public
7/21/15
My Commission Expires

ZONING HEARING PROPERTY DESCRIPTION

ZONING PROPERTY DESCRIPTION FOR 3901 SCHROEDER AVE.

Beginning at a point center of Schroeder Ave., which is a 50 foot right-of-way, at the distance of 2640 feet west of the centerline of Belair Road, which is 62 feet wide. Thence the following courses and distances: north 41 degrees west 161 feet 2 inches, north 23 degrees 40 minutes west 45 feet 4 inches, south 59 degrees 29 minutes west 227 feet 3-1/2 inches, south 41 degrees east 205 feet, north 60 degrees east 213 feet 11 inches back to the place of beginning as recorded in Deed Liber #58991, Folio #637, containing one acre. Located in the 11th Election District and 5th Council District.

Certificate of Posting

Department of Permits, Approval, and Inspections
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Date: Jan 29, 2012

Attention: Zoning Office, Attn. Ms. Kristen Lewis

Re: Case Number: 2012 - 0168 - A

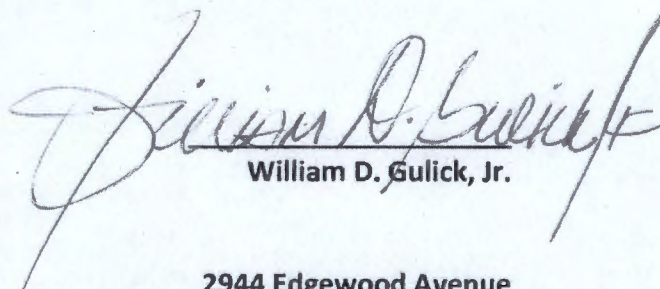
Petitioner/Developer: Joseph Fernkas

Date of Hearing/Closing: Feb. 13, 2012

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: 3901 Schroeder Avenue

The sign(s) were posted on:

Jan 29, 2012



William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2012-0168-A
TO PERMIT A GARAGE WITH A
HEIGHT OF 20 FT. IN LIEU OF THE
PERMITTED 15 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON FEB. 13, 2012

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

SCHROEDER AVENUE

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

No. **78281**

Date: **1/20/12**

PAID RECEIPT

BUSINESS ACTION TIME DAY
 1/24/2012 1/20/2012 14:12:54 5
 4503 BALKIN REGS LRB
 RECEIPT # 572527 1/20/2012 OFLH
 Dept 5. 528 ZONING VERIFICATION
 (P) 078281

Recpt Tot \$75.00
 \$75.00 CR \$6.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: **75.00**

Rec From: **J. FERNKAS**

For: **2012-0168-A**

DISTRIBUTION

CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PAGE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0168 -A Address 3901 SCHROEDER Ave.

Contact Person: J. Merrey Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1.20.12 Posting Date: 1/29 Closing Date: 2/13

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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 2012- 0168 -A Address 3901 SCHROEDER Ave.
Petitioner's Name J. FERNKAS Telephone 410-256-0576
Posting Date: 1/29/12 Closing Date: 2/13/12
Wording for Sign: To Permit A GARAGE WITH A HEIGHT OF 20ft.
IN LIEU of The PERMITTED 15ft.

Revised 7/06/11

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: 2012-0168-A

Petitioner: JOSEPH C. & DIANA S. FERNKAS

Address or Location: 3901 SCHROEDER AVE
PERRY HALL MD 21128

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSEPH C. FERNKAS

Address: 3901 SCHROEDER AVE
PERRY HALL, MD 21128

Telephone Number: (410) 256 0576



KEVIN KAMENETZ
County Executive

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

February 6, 2012

Joseph & Diana Fernkas
3901 Schroeder Avenue
Perry Hall MD 21128

RE: Case Number: 2012-0168-A, Address: 3901 Schroeder Avenue

Dear Mr. & Ms. Fernkas:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 20, 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, reading "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: 1-30-12

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

RE: Baltimore County
Item No 2012-0168-A
Administrative Variance.
Joseph & Diana Fernkas
3901 Schroeder Avenue.

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. 2012-0168-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,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".
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

INTEROFFICE CORRESPONDENCE

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

DATE: February 06, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For February 13, 2012
Item Nos. 2012-166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176
And 177.

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-02132012-NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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 # 0168-A
Address 3901 Schroeder Ave
(Joseph & Diana Fernkas Property)

Zoning Advisory Committee Meeting of January 30, 2012.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

A future (proposed) building permit for a garage will require review by Groundwater Mgmt.

Reviewer: *Dan Esser; Groundwater Management*

RECEIVED

FEB 15 2012

OFFICE OF ADMINISTRATIVE HEARINGS

M E M O R A N D U M

DATE: March 23, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0168-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 22, 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

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

2012-0168-A

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

Account Identifier:

District - 11 Account Number - 1106010841

Owner Information

Owner Name:	FERNKAS JOSEPH C FERNKAS DIANA S	Use:	RESIDENTIAL
Mailing Address:	3901 SCHROEDER AVE PERRY HALL MD 21128-9718	Principal Residence:	YES
		Deed Reference:	1) /05899/ 00637 2)

Location & Structure Information

Premises Address	Legal Description
3901 SCHROEDER AVE 0-0000	1 AC SS SCHROEDER AV 2640 W OF BELAIR RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0063	0015	0051		0000				3	Plat Ref:

Special Tax Areas

Town	NONE
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1932	2,136 SF	1.0000 AC	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	100,000	100,000		
Improvements:	135,800	111,400		
Total:	235,800	211,400	235,800	211,400
Preferential Land:	0			0

Transfer Information

Seller:	FERNKAS JOSEPH R	Date:	06/21/1978	Price:	\$14,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/05899/ 00637	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

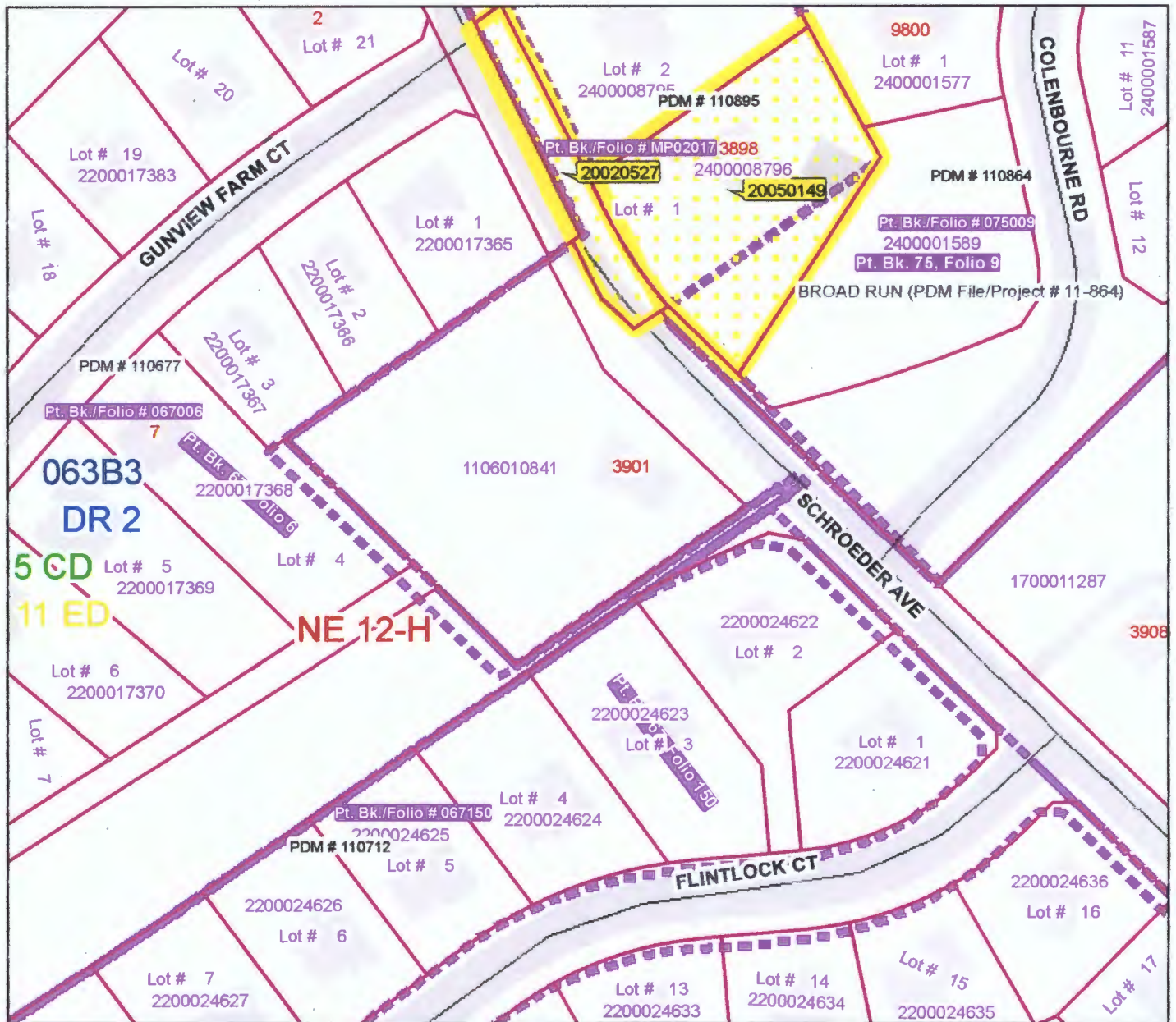
Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:
Exempt Class:

Special Tax Recapture:

3901 Schroeder Avenue



Publication Date: January 12, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



A horizontal scale bar with markings at 0, 100, and 200. The word "Feet" is written at the right end of the bar.

1 inch = 100 feet





Case No.: 2012 - 0168 - A

Exhibit Sheet

Petitioner/Developer

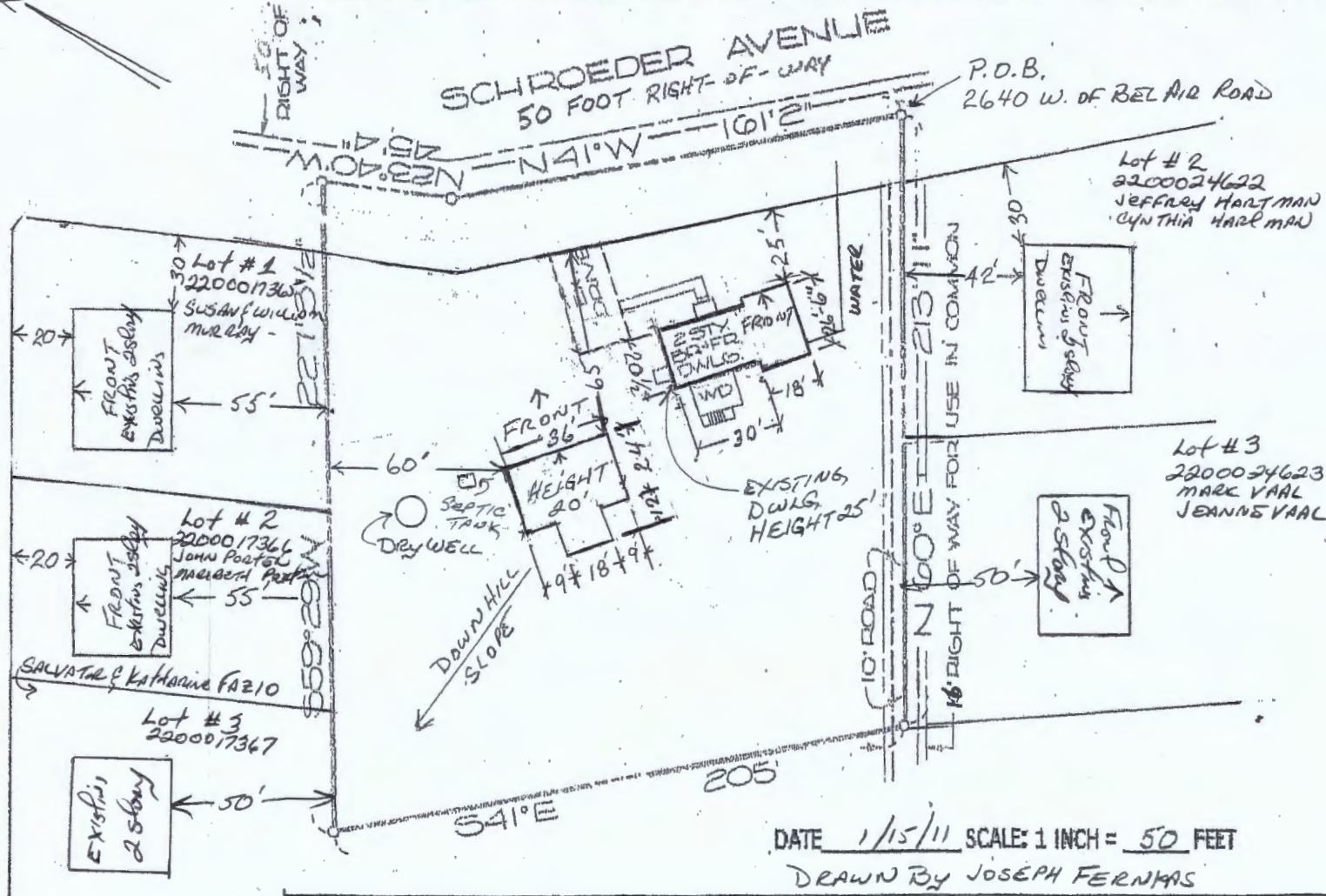
Protestant

2-21-12 DW
3/23/12
JR

No. 1	Site Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 3901 SCHROEDER AVE OWNER(S) NAME(S) JOSEPH C. & DIANAS. FERNKAS
 SUBDIVISION NAME 0000 LOT # _____ BLOCK # _____ SECTION # _____
 PLAT BOOK # 561 FOLIO # 210 10 DIGIT TAX # 110601084 DEED REF. # 5899-1637

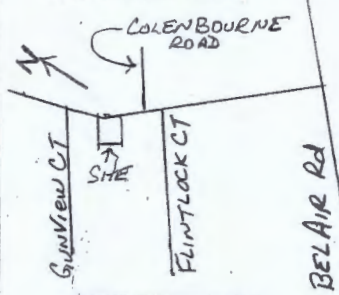
GUNVIEW FARM CT.



DATE 1/15/11 SCALE: 1 INCH = 50 FEET
 DRAWN BY JOSEPH FERNKAS

Page - 1

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0063
 SITE ZONED DR2
 ELECTION DISTRICT 11
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE 1
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? NONE
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO: