

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Sproul Court; 700 feet SW
of the c/l of Maxa Court
15th Election District
6th Councilmanic District
(31 Sproul Court)

Harry M. Schleicher
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2012-0255-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 owner of the subject property, Harry M. Schleicher. The variance request is from Sections 1B02.3.B and 504 of the Baltimore County Zoning Regulations ("B.C.Z.R.") [Sections 1B01.2.C.1 and 504 of the 1986 zoning regulations and Section V.B.3 of the 1986 Comprehensive Manual of Development Policies] to permit a proposed dwelling addition with a building to building separation (no side window) of 10 feet in lieu of the minimum required 25 feet, and to amend the latest Final Development Plan of Cunninghamhill Cove Addition, Lot 66 only. The subject property and requested relief are more particularly described on Petitioner's 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 May 10, 2012, which state:

While the property is partially within the Chesapeake Bay Critical Area, the addition is not proposed in the Critical Area.

ORDER RECEIVED FOR FILING

Date 5-22-12

By [Signature]

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 22, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

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

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 22nd day of May, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Sections 1B02.3.B and 504 of the Baltimore County Zoning Regulations ("B.C.Z.R.") [Sections 1B01.2.C.1 and 504 of the 1986 zoning regulations and Section V.B.3 of the 1986 Comprehensive Manual of Development Policies] to permit a proposed dwelling addition with a building to building separation (no side window) of 10 feet in lieu of the minimum required 25 feet, and to amend the latest Final Development Plan of Cunninghamhill Cove Addition, Lot 66 only, be and is hereby GRANTED.

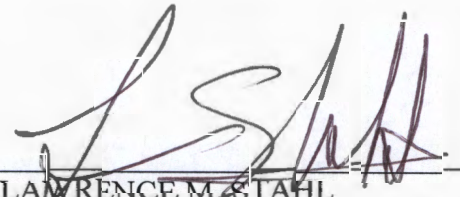
ORDER RECEIVED FOR FILING

Date 5-22-12 2

By [Signature]

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The in-law apartment use is subject to Baltimore County Council Bill 49-11 and all of the restrictions and conditions therein.
3. Petitioner must record among the Land Records of Baltimore County – and provide to Baltimore County evidence of such filing – the affidavit attached hereto, known as the Declaration of Understanding.

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

ORDER RECEIVED FOR FILING

Date _____

3

By _____



KEVIN KAMENETZ
County Executive

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

May 22, 2010

HARRY M. SCHLEICHER
31 SPROUL COURT
BALTIMORE MD 21220

RE: Petition For Administrative Variance
Case No. 2012-0255-A
Property: 31 Sproul Court

Dear Mr. Schleicher:

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 410-887-3868.

Sincerely,

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

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:pz

Enclosure

c: Richardson Engineering LLC, 30 East Padonia Road, Suite 500, Timonium MD 21093

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property located at 31 Sproul Court

which is presently zoned DR 5.5

Deed Reference: 7971 / 45 Tax Account # 2000014252

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)

~~1B01.2.C.1.b to permit a side yard setback of 11' in lieu of the required 20' between houses~~
1B02.3.B & 504, BCZR (sections 1B01.2.C.1, 504 of the 1986 zoning Regulations and section V.B.3 of the 1986 CMDP) to permit a proposed dwelling addition with a building to building separation (no side window) of 10 feet in lieu of the minimum required 25 feet and to amend the latest Final Development Plan for Cunningham Cove Addition, lot 66 only 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 Administrative 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):

Harry M. Schleicher, Jr

Name - Type or Print

Signature

Natalie Schleicher

Name - Type or Print

Signature

31 Sproul Court

410-335-9003

Address

Telephone No.

Baltimore,

MD

21220

City

State

Zip Code

Representative to be Contacted:

Richardson Engineering, LLC

Name

30 E. Padonia Road, Suite 500 410-560-1502

Address

Telephone No.

Timonium,

MD

21093

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. 2012-0255-A

Reviewed By J.P.

Date 4/12/12

REV 7/20/07

Estimated Posting Date 4/22/12

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

31 Sproul Court

Address

Baltimore,

MD

21220

City

State

Zip Code

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

The existing houses are located on the lot such that the addition proposed will not provide sufficient setback to the adjacent house, *and see attached.*

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.

Harry M. Schleicher Jr.

Signature

Natalie Schleicher

Signature

Harry M. Schleicher Jr.

Name - Type or Print

NATALIE SCHLEICHER

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this *27th* day of *March*, *2012*, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Harry M. Schleicher, Jr., Natalie Schleicher
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Catherine B. Jackson
Notary Public
Catherine B. Jackson

My Commission Expires *9/22/2012*

ON BOTH SIDES
THE ANDUE HARDSHIP OF MEETING THE REQUIREMENT IS
THAT ~~BECAUSE~~ HOUSES EXIST AND ADDITIONAL PROPERTY CANNOT
BE OBTAINED TO ALLOW THE SETBACKS TO BE MET.

THE PARENTS OF THE OWNERS ARE AT AN ADVANCED AGE
AND REQUIRE PERIODIC SUPPORT. THE OWNER WANTS TO
ASSIST THEIR PARENTS, BUT WANTS THEM TO NOT BE
WITHIN THEIR LIVING SPACE.

THE PRACTICAL DIFFICULTY TO LOCATE THIS ADDITION
IN ANY OTHER LOCATION ON THE PROPERTY IS:

1. THERE IS AN EASEMENT TO THE ADJACENT PROPERTY
THROUGH THE FRONT YARD, SO THEY CANNOT BLOCK
THAT
2. THERE IS A POOL IN THE REAR YARD WHICH WOULD
BLOCK THAT AREA
3. THE EXISTING HOUSE IS 8' FROM THE EAST SIDE
4. THERE IS NO WAY TO CONFIGURE THE STRUCTURE
TO INCREASE THE HEIGHT AND ACCESS FOR ELDERLY
PEOPLE WOULD BE DIFFICULT AND EXPENSIVE

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 31 Sproul Court
Address Baltimore, MD 21220
City State Zip Code

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

The existing houses are located on the lot such that the addition proposed will not provide sufficient setback to the adjacent house, *and see attached.*

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.

Harry M Schleicher Jr
Signature

HARRY M Schleicher Jr
Name - Type or Print

Natalie Schleicher
Signature

NATALIE SCHLEICHER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of March, 2012, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Harry M. Schleicher, Jr., Natalie Schleicher
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Catherine B. Jackson
Notary Public Catherine B. Jackson

My Commission Expires 9/22/2012

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

tel. 410-560-1502
fax 443-901-1208

**ZONING PROPERTY DESCRIPTION FOR
#31 SPROUL COURT
BALTIMORE COUNTY, MARYLAND**

Beginning at a point at the end of the cul-de-sac of **Sproul Court** which is **50** feet wide at the distance of **700** feet **west** of the centerline of the nearest improved intersecting street **Maxa Court** which is **50** feet wide. Being lot **#66** in the subdivision of **CUNNINGHILL COVE ADDITION** as recorded in Baltimore County Plat Book **#56**, Folio **#71**, containing **8,946** Sq.Ft. or **0.205** Ac.+/- . Located in the 15th. Election District, 6th Councilmanic District.

2012-0255-A

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

No. **82123**
Date: **4/12/2012**

PAID RECEIPT

BUSINESS DATE
4/12/2012
MKT 0515 MARCH 2012
RECEIPT # 40102
0.00 5.00 400.00 100.00
0.00 100.00
Receipt 100
475.00 100
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					135.00

Total: 135.00

Rec From: Harry Schleicher

For: Adm Variance - 31 Sprawl Court
2012-0255 A (Schleicher)

DISTRIBUTION

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

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

2012-0255-A

RE: Case No.: _____

Petitioner/Developer: _____

Harry & Natalie Schleicher

May 7, 2012

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

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 located at: _____

31 Sproul Court

April 22, 2012

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

April 22, 2012

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0255 -A

Address 31 Sproul Court

Contact Person: Jeffrey Perlow

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 4/12/2012

Posting Date: 4/22/2012

Closing Date: 5/7/2012

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- 0255 -A

Address 31 Sproul Court

Petitioner's Name Harry & Natalie Schleicher

Telephone 410-335-9003

Posting Date: 4/22/2012

Closing Date: 5/7/2012

Wording for Sign: To Permit a proposed dwelling addition with a building to building separation (no side window) of 10 feet in lieu of the minimum required 25 feet, and to amend the latest Final Development Plan for Cunningham Cove Addition, Lot 66 Only.

Revised 7/06/11

Case No.:

2012-0255-A

DJ
7-10-12

Exhibit Sheet

5/29/12
J

Petitioner/Developer

Protestant

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		

M E M O R A N D U M

DATE: July 10, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0255-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 21, 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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>4-26</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>nc</u>
<u>5-10</u>	DEPS (if not received, date e-mail sent _____)	<u>comments</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-26</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 4-22 by BlachPEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐Comments, if any: accessory apt. in proposed
addition

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
MAY 14 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: May 10, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0255-A
Address 31 Sproul Street
(Schleicher Property)

Zoning Advisory Committee Meeting of April 23, 2012.

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

Additional Comments:

While the property is partially within the Chesapeake Bay Critical Area, the addition is not proposed in the Critical Area.

Reviewer: *Regina Esslinger; Environmental Impact Review*



front elevation 31 Sproul Court



Where Addition will go

2012 - 0255-A



Adjacent house where addition will go looking down property line

2012- 0255-A

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

2012-0255-A

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

Account Identifier:

District - 15 Account Number - 2000014252

Owner Information

Owner Name:	SCHLEICHER HARRY M JR SCHLEICHER NATALIE	Use:	RESIDENTIAL
Mailing Address:	31 SPROUL CT BALTIMORE MD 21220-1186	Principal Residence:	YES
		Deed Reference:	1) /07971/ 00045 2)

Location & Structure Information**Premises Address**

31 SPROUL CT
0-0000

Legal Description

.211 AC

CUNNINGHILL COVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
0084	0007	0030		0000			66	3	Plat Ref:	0056/ 0071

Town

NONE

Special Tax Areas**Ad Valorem****Tax Class****Primary Structure Built**

1988

Enclosed Area

1,964 SF

Property Land Area

9,191 SF

County Use

04

Stories	Basement	Type	Exterior
2.000000	NO	SPLIT LEVEL 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	86,200	86,200		
Improvements:	226,900	145,000		
Total:	313,100	231,200	313,200	231,200
Preferential Land:	0			0

Transfer Information

Seller:	BAY COUNTRY JOIN T VENTURE	Date:	09/14/1988	Price:	\$95,565
Type:	ARMS LENGTH IMPROVED	Deed1:	/07971/ 00045	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:**

NONE

Homestead Application Information

Homestead Application Status:	No Application
--------------------------------------	----------------



KEVIN KAMENETZ
County Executive

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

May 7, 2012

Harry M. & Natalie Schleicher, Jr.
31 Sproul Court
Baltimore, MD 21220

RE: Case Number: 2012-0255-A, Address: 31 Sproul Court, 21220

Dear Mr. & Ms. Schleicher:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 12, 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." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, MD 21093

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



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

Date: 4-26-12

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

RE: Baltimore County
Item No 2012-0255-A
Administrative Variance
Harry M. Schleicher
31 Sprawl Street

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. 2012-0255-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 that reads 'Richard A. Zeller'.

for 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: April 26, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For May7, 2012
Item Nos. 2012-0254, 0255, 0256, 0257, 0260,
And 0261

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-05072012-NO COMMENTS.doc



7163

1700003563

2001C

12842

15 ED
084A2

DR 5.5

15

NE 7-M
6 CD

RC 5

RC 20

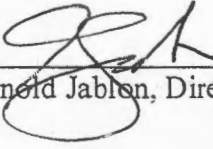
2012-0255-A



The Declaration of Understanding for the Accessory Apartment at:

Address of property

is approved: _____


Arnold Jablon, Director-PAI


Date

2012-0255-A

IN WITNESS THEREOF, the parties hereto have duly executed the Declaration under seal on the date first/above written.

Witness:

[Signature]
[Signature]

Harry M. Schleicher, Jr.
Natalie Schleicher

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 27th day of 2012, before the Subscriber, a Notary Public of State of Maryland, personally appeared

Harry M. Schleicher, Jr., Natalie Schleicher

The declarant(s) herein, who is/are also the owner(s) of this property, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he/she/they executed for the foregoing instrument for the purposes therein contained.

IN WITNESS THEREOF, have hereunto set my hand and Notarial Seal.

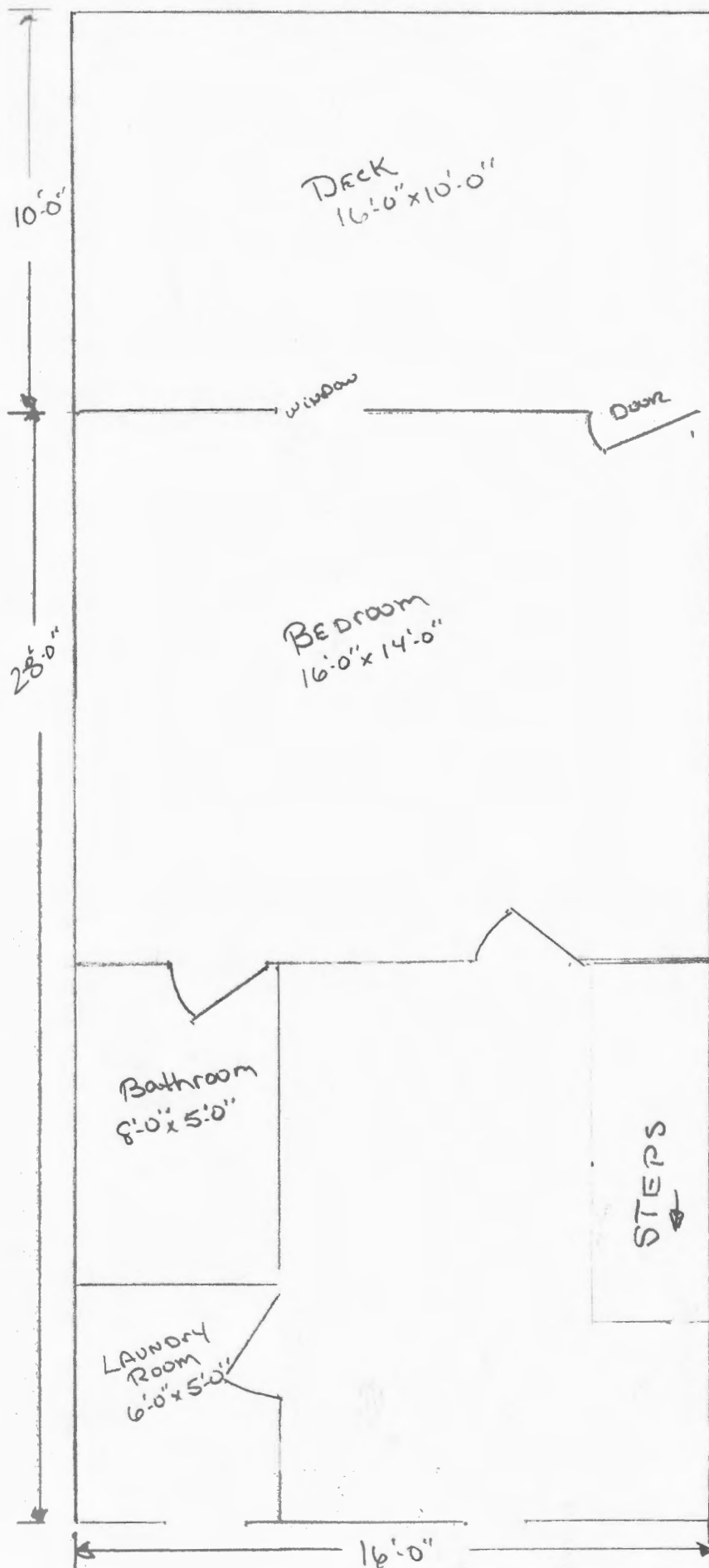
My Commission Expires: 09/22/2012

Catherine B. Jackson
Catherine B. Jackson
Notary Public

ORDER RECEIVED FOR FILING

Date 5-22-12

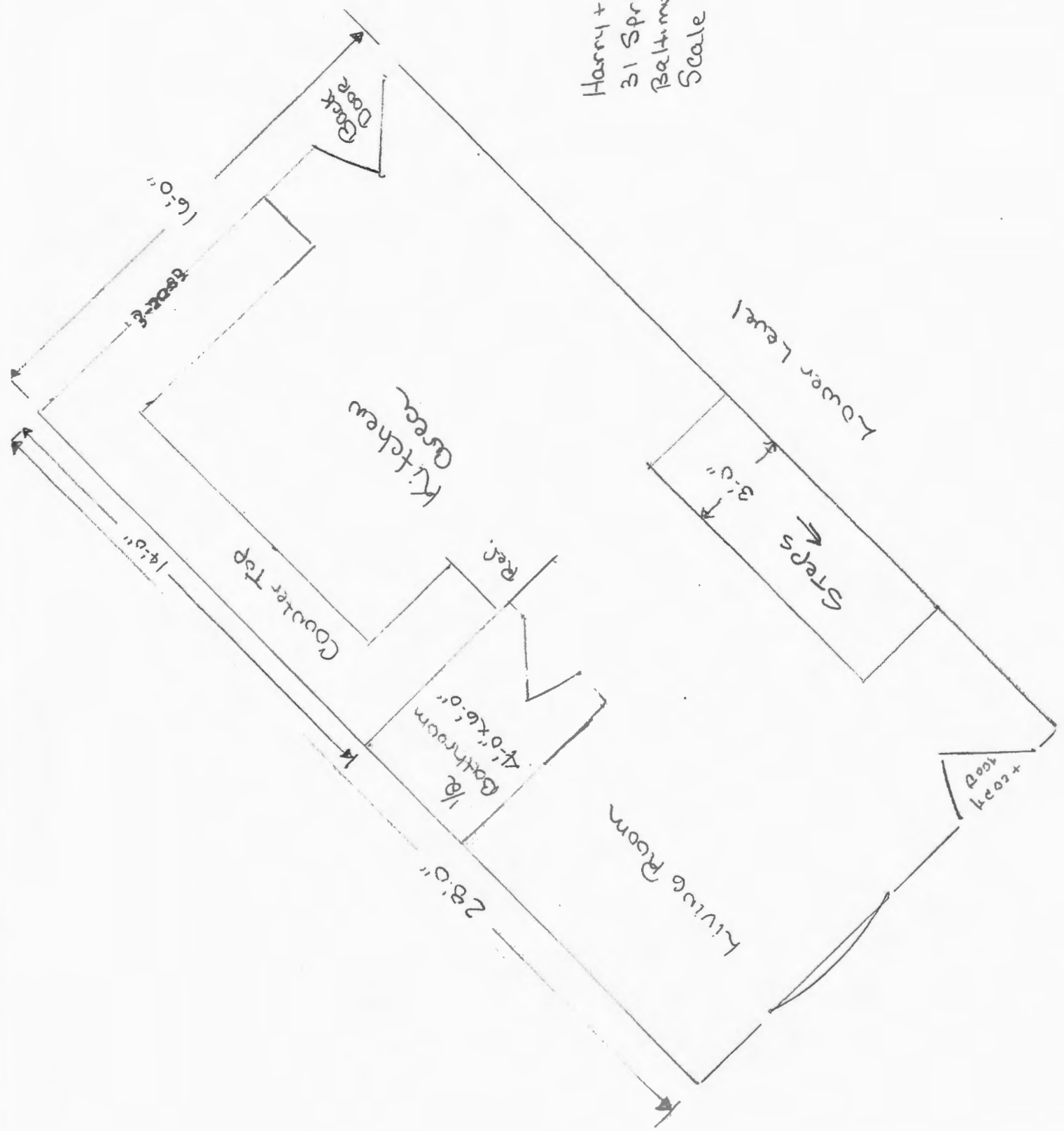
By [Signature]

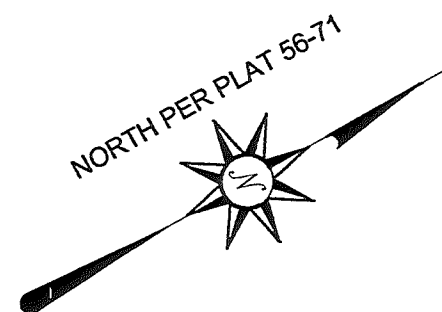


Harry + Natalie
Schleicher
31 Sprout Court
Baltimore MD 21221
Scale 1/4" = 1'-0"

2012-0255-A

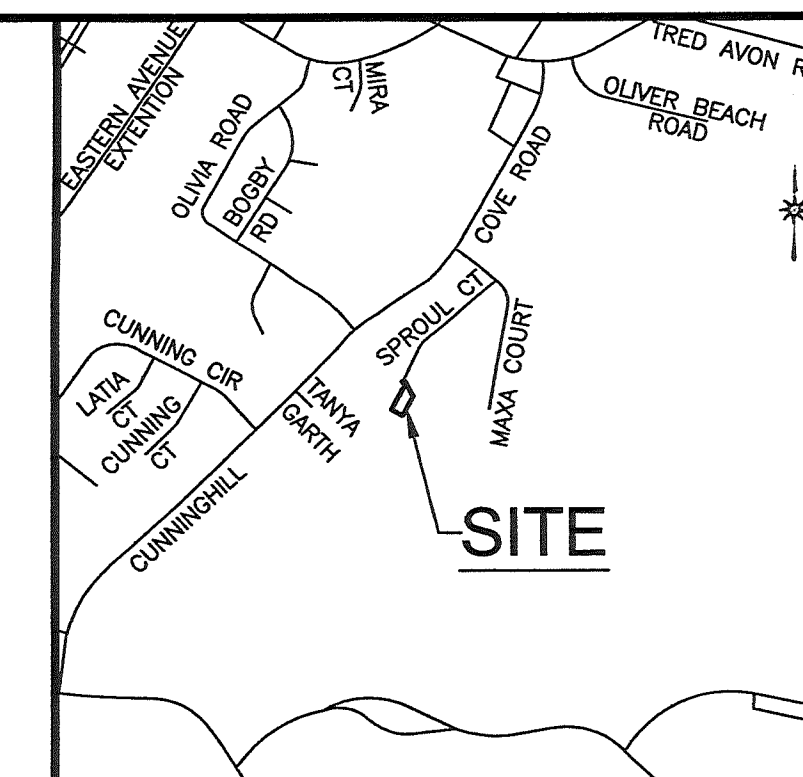
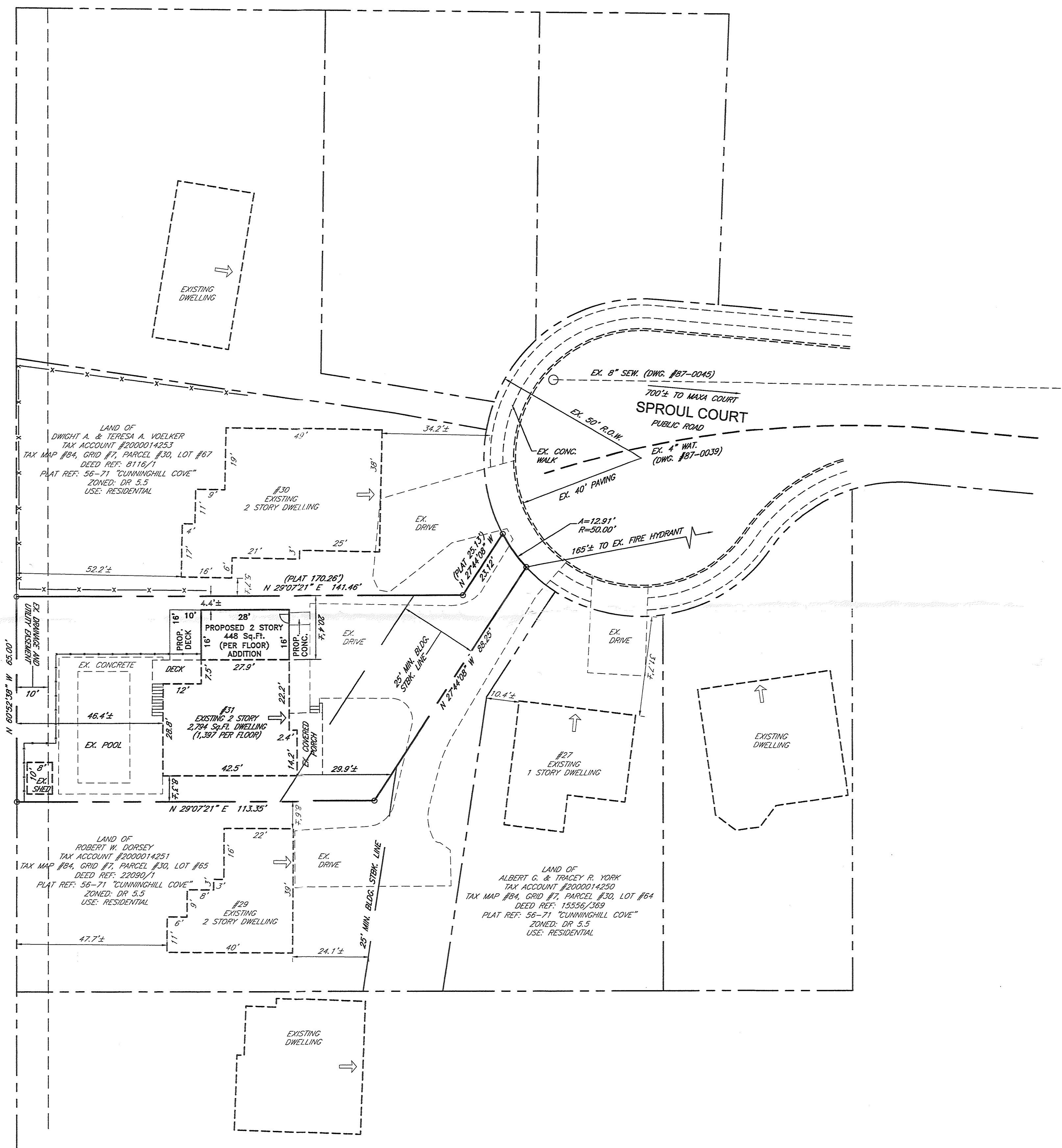
Harry + Natalie Schleicher
31 Sprout Court
Baltimore MD 21220
Scale 1/4" = 1'-0"





LAND OF
STATE OF MARYLAND FOR USE OF
DEPARTMENT OF FOREST & PARKS
TAX ACCOUNT #131949621
TAX MAP #84, GRID #7, PARCEL #52
DEED REF: 4862/681
ZONED: DR 5.5/RC 5
USE: EXEMPT

ZONED: DR 5.5
ZONED: RC 20



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: HARRY M. SCHLEICHER JR. & NATALIE SCHLEICHER
#31 SPROUL COURT
BALTIMORE, MARYLAND 21220-1186
- SITE AREA:
GROSS: 9,217 Sq.Ft. or 0.211 Ac.±
NET: 8,946 Sq.Ft. or 0.205 Ac.±
- USE:
EXISTING: 2 STORY SINGLE FAMILY DWELLING.
PROPOSED: 2 STORY SINGLE FAMILY DWELLING W/INLAW APARTMENT.
- UTILITIES:
PUBLIC WATER & SEWER
- DEED REF: 7971/45
- TAX ACCOUNT: #2000014252
- COUNCILMANIC DISTRICT: 6TH
- ZONING: DR 5.5
(PER 1"=200' ZONING MAP 084A2)
- TAX MAP #84, PARCEL #30, LOT #66.
- PLAT REFERENCE: 56-71 "CUNNINGHILL COVE ADDITION"
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE
- RATE MAP (FIRM) PANEL #2400100455 F PANEL 455
OF 580 DATED SEPT. 26, 2008.
ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- NO PREVIOUS ZONING CASES OR VIOLATIONS ON FILE.
- NO PREVIOUS PERMITS ON FILE
- SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY IS NOT HISTORIC.
- BUILDING FLOOR AREAS:
EXISTING: 1,397 x 2 = 2,794 Sq.Ft.
PROPOSED: 448 x 2 = 896 Sq.Ft.
TOTAL: 2,794 + 896 = 3,690 Sq.Ft.
- WATERSHED: BIRD RIVER
- SETBACKS:

	REQUIRED	PROVIDED
FRONT:	25'	29'±
SIDE:	16'/20*	10'±
REAR:	30'	46'±

*16' LESS THAN 20' HIGH, 20' GREATER THAN 20' HIGH.

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR THE

SCHLEICHER RESIDENCE

#31 SPROUL COURT
BALTIMORE, MARYLAND 21220

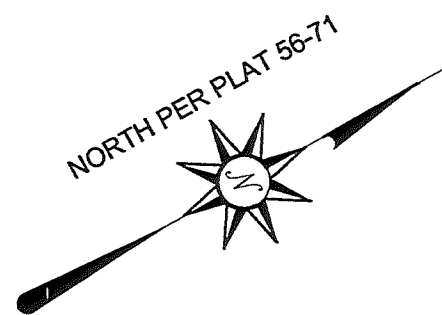
15TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CND	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	04-11-12	12031	1 OF 1

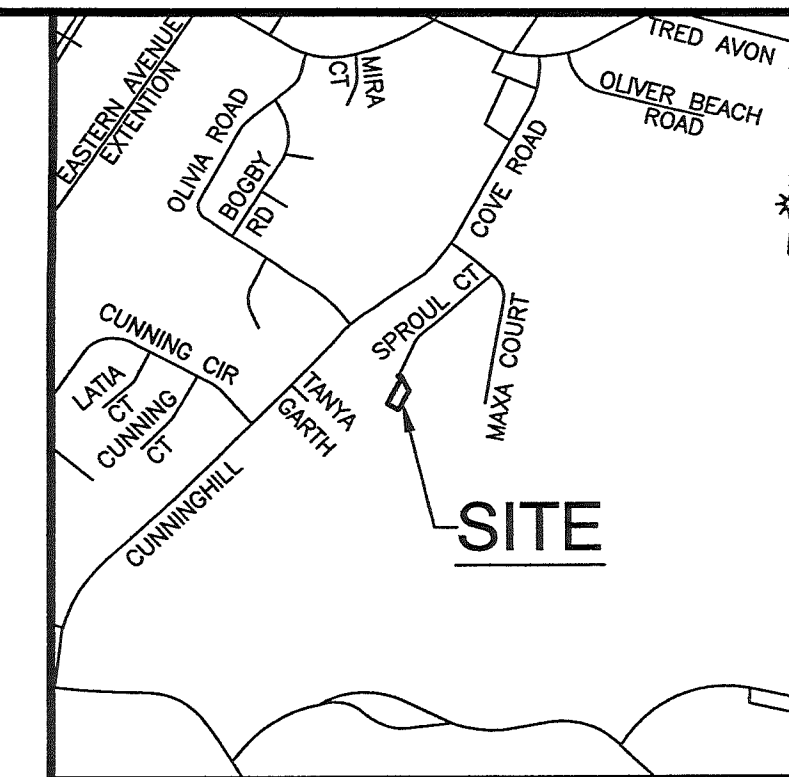
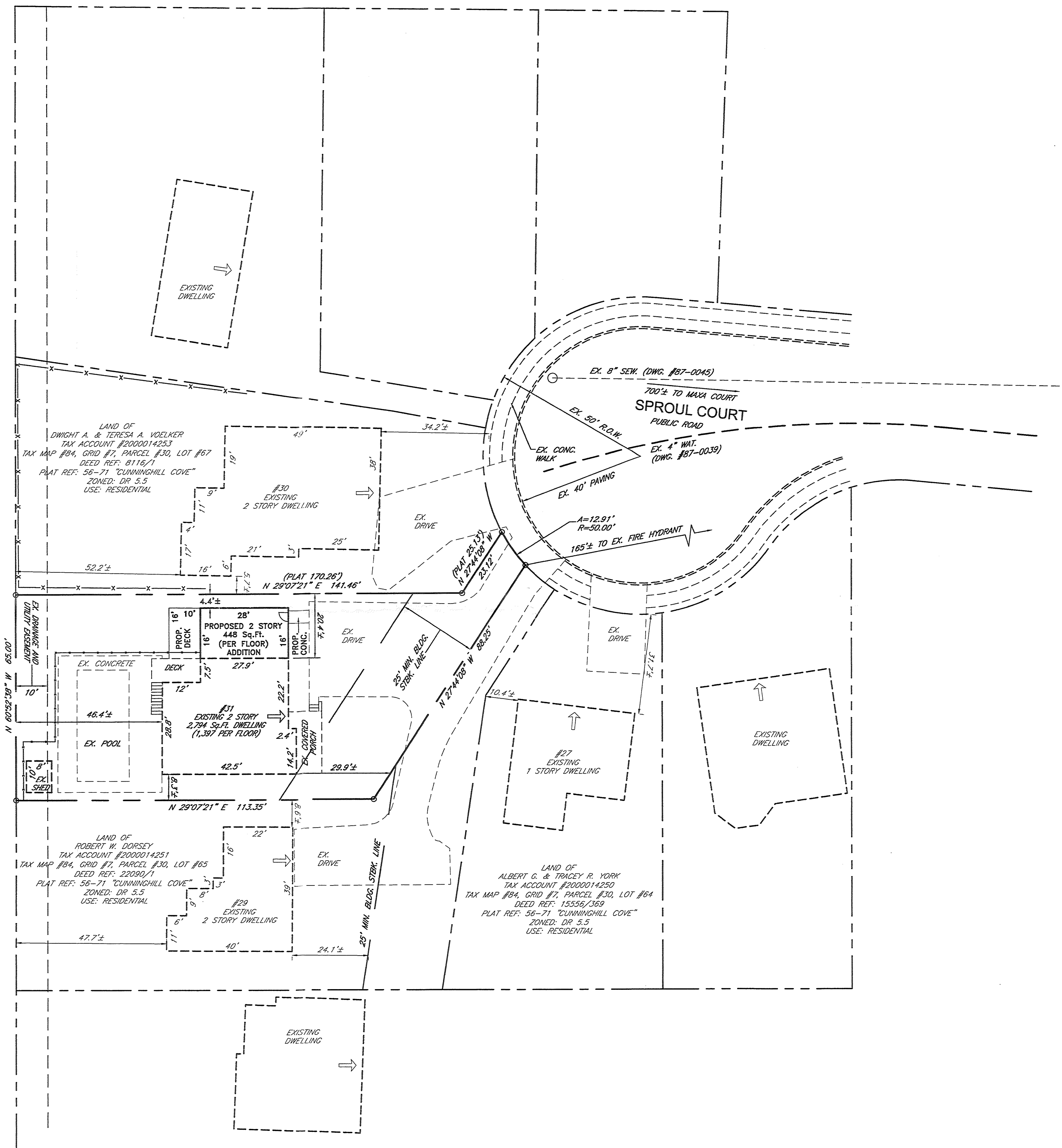
EXHIBIT #1

2012-0255-A



LAND OF
STATE OF MARYLAND FOR USE OF
DEPARTMENT OF FOREST & PARKS
TAX MAP #84, GRID #7, PARCEL #52
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ZONED: RC 20



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- UTILITIES:
PUBLIC WATER & SEWER
- DEED REF: 7971/45
- TAX ACCOUNT: #2000014252
- COUNCILMANIC DISTRICT: 6TH
- ZONING: DR 5.5
(PER 1"=200' ZONING MAP 084A2)
- TAX MAP #84, PARCEL #50, LOT #66.
- PLAT REFERENCE: 56-71 "CUNNINGHILL COVE ADDITION"
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE
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