

ZONING CASE HISTORY DATABASE (1939 - PRESENT)

GIS Attribute Table ID
(SEARCH ON THIS FIELD):

20120298_5

Case Type Prefix: Case Year: Case Number Case Type Suffix:

2012

0298_5

SPH

Existing Use:

Residential

Legal Owners/Petitioner
(SEARCH ON THIS FIELD):

Bernard J. Schenning, Jr.

House/St. Number:	House/Street Number Range:	House/St. No.	Prefix Dir.:	Pre. Type:	Street Name (SEARCH ON THIS FIELD):	Suf. Type:	Dir.:	Suite/Apt./Unit Number:
604					Riverside	Rd		

Property Description (SEARCH ON THIS FIELD):

NW/S od Riverside Road, 89.75' SW of Upper Landing Road

Existing Zoning Classification: D.R. 5.5 Area: .658 Election District: 15th Councilmanic District: 7th

Critical Area: YES Floodplain: YES Historic Area: NO Related (Prior and Future) Cases:

Violation Cases: Concurrent Cases:

Tax Account ID: Deed Liber #: Deed Folio #: Miscellaneous Notes

1.) 1800009168	1.) 03960 / 00518	Case withdrawn by petitioner.
2.)	2.) /	
3.)	3.) /	

Contract Purchaser:

Attorney:

Petition Reviewer: JNP Petition Reviewer 2: GH Petition Filing Date: 05/21/2012

Day of Week: Hearing Date: Hearing Time: Hearing Location:

Closing Date: Commissioner Hearing Continued Fro Commisioner Hearing Resceduled From Formal Request For Hearing

Case Number

2012

0298_5

SPH

Petition Type # 1: SPECIAL HEARING

Petition Request # 1: To approve a non-density transfer of 0.658 acres from the property of Bernard J. Schenning, Jr. to the property of Bernard J. Scenning, 3rd.

Petition Type # 2:

Petition Request # 2:

Petition Type # 3:

Petition Request # 3:

Petition Type # 4:

Petition Request # 4:

200 Foot
Scale Map
Reference:

Existing Use:

Residential

Proposed Use:

Residential

Existing Zoning Classification

D.R. 5.5

North/South Coordinate:

1000 Foot
Scale Map
Reference:

Requested Zoning Classification:

Existing District:

Requested District:

East/West Coordinate:

Census Tract:

Commissioner Case Number 2012 0298_5 SPH
Zon. Comm. or Dep. Zon. Comm Petitioner
Commissioner Order Dat 07/05/2012
Commissioner Decision Withdrawn
Commissioner Order Restrictions NO

Circuit Court Case Number
Circuit Court Filing Date:
Circuit Court Decision Date
Circuit Court Decision:

MD Court of Special Appeals Filing Date
MD Court of Special Appeals Decision Date:
MD Court of Special Appeals Decision

Board of Appeals Case Number
Appeal to Board of Appeals?:
Appellant:
Board of App. Description
Board of Appeals Filing Date
Date Case Sent To Board:
Board of Appeals Hearing Date:
Board of Appeals Decision Date:
Board of Appeals Decision

MD Court of Appeals Filing Date
MD Court of Appeals Decision Date:
MD Court of Appeals Decision:

U.S. Supreme Court Filing Date
U.S. Supreme Court Decision Date
U.S. Supreme Court Decision

[Find Record](#)

[Next Record](#)

[Previous
Record](#)

[Preview
ZAC](#)

[Public
Hearings](#)

[Admin
Variances](#)

[Open MS
Word](#)

[Exit Access](#)

[Scanned
Image](#)

CBCA

FLOOD PLAIN



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 604 RIVERSIDE ROAD which is presently zoned D.R. 5.5
 Deed References: WJR 3960 / 518 10 Digit Tax Account # 1800009168
 Property Owner(s) Printed Name(s) BERNARD J. SCHENNING, JR.

(SELECT THE HEARING(S) BY MARKING **X** 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

THE NON-DENSITY TRANSFER OF 0.658 ACRE FROM THE PROPERTY OF BERNARD J. SCHENNING, JR. TO THE PROPERTY OF BERNARD J. SCHENNING, 3RD

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☐ a **Variance** from Section(s)

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)

TO BE PRESENTED AT THE HEARING

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):

BERNARD J. SCHENNING, JR.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

604 RIVERSIDE ROAD BALTIMORE MD

Mailing Address City State

21221 910-574-1181

Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK
GERHOLD CROSS & ETZEL, LTD.

Name - Type or Print

Signature

320 E. TOWSON TOWN BLVD. TOWSON MD.

Mailing Address City State

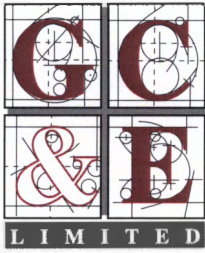
21286 410-823-4470 BDOAK@GCELIMITED.CO

Zip Code Telephone # Email Address

CASE NUMBER 2012-0298-SP4 Filing Date 5/21/12

Do Not Schedule Dates:

Reviewer W



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

May 10, 2012

**Zoning Description
Schenning Property
A Part of Lot 1 Plat Book E.H.K. Jr 44/64
To be conveyed to #604 Riverside Road
Baltimore County, Maryland**

All that piece or parcel of land, situate, lying and being in the Fifteenth Election District, Seventh Councilmanic District of Baltimore County, Maryland and described as follows to wit:

Beginning for the same at a point on the westernmost right of way line of Riverside Road, 50 feet wide, said point being distant 189.75 feet, as measured along said right of way line, from the intersection of said right of way line and the southernmost right of way line of Upper Landing Road, 50 feet wide, thence leaving said right of way and running for lines of division, the two following courses and distances, viz. (1) North 70 degrees 31 minutes 36 seconds West 155.91 feet and (2) South 19 degrees 28 minutes 24 seconds West 55.00 feet, thence running and binding on the outlines of Lot 1 as shown on Plat Book E.H.K. Jr. 44 Page 64, the three following courses and distances, viz. (3) North 70 degrees 17 minutes 10 seconds West 398.63 feet, (4) North 38 degrees 20 minutes 00 seconds East 72.27 feet, and (5) South 70 degrees 17 minutes 10 seconds East 537.50 feet to said westernmost right of way line of Riverside Road, thence running and binding on said right of way and continuing to bind on the outlines of Lot 1, the following course and distance, viz. (6) South 43 degrees 46 minutes 16 seconds West 14.78 feet to the place of beginning.

Containing 0.658 Acres of land, more or less.

This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.



X:\S\SCHENNING_RIVERSIDE\ZONING DESCRIPTION portion of Lot 1 to be conveyed.doc

2012-0298-SPH

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
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: 2012-0298-SPH

Petitioner: BERNARD J. SCHENNING, JR.

Address or Location: 604 RIVERSIDE ROAD BALTIMORE MO 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: BERNARD J. SCHENNING, 3RD

Address: 606 RIVERSIDE ROAD
BALTIMORE MO 21221

Telephone Number: 410-574-1181

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

No. **83474**

Date: **5/21/12**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 5/21/2012 5/21/2012 09:27:19 6

REG USD6 WALKIN TTAY TST
 RECEIPT N 665301 5/21/2012 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 083474

Recpt Tot \$75.00

\$75.00 CK \$1.00 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: **Bernard Schenning III**

For: **606 Riverside Rd**

2012-0298-SPH

21221

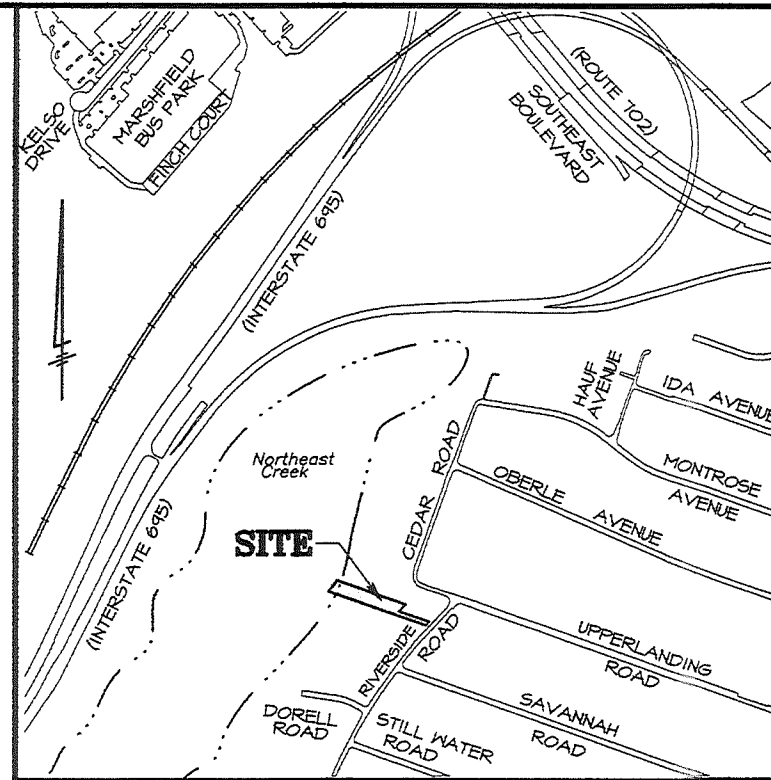
DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

PLAT BOOK
E.H.K. Jr. No. 44 folio 64



VICINITY MAP
1" = 1000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A PLAT OF RECORD (E.H.K. Jr. No. 44 folio 64).
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 090 A3.
3. CENSUS TRACT 450200 REGIONAL PLANNING DISTRICT ESSEX WATERSHED BACK RIVER SUBWATERSHED NORTHEAST CREEK SCHOOL DISTRICT: ELEMENTARY - ESSEX E.S.; MIDDLE - STEMMERS RUN M.S.; HIGH - KENWOOD H.S. A.D.C. MAP 4 GRID 3T A3
4. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
6. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
7. THE SUBJECT PROPERTY IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
8. THE SUBJECT PROPERTY IS WITHIN A 100 YEAR FLOOD PLAIN.
9. A RECIPROCAL EASEMENT WILL GRANTED TO THE AFFECTED PARTIES FOR INGRESS, EGRESS, MAINTENANCE AND UTILITIES ASSOCIATED WITH EACH DWELLING.

DENSITY CALCULATIONS (#604)

GROSS AREA 0.839 Ac.±
NET AREA 0.839 Ac.±
LOTS PERMITTED 0.839 Ac.± = 5 Lots
LOTS PROPOSED 1 (EXISTING)
(NO ADDITIONAL LOTS PROPOSED, SEE NOTE BELOW)

DENSITY CALCULATIONS (#606)

GROSS AREA 0.677 Ac.±
NET AREA 0.677 Ac.±
LOTS PERMITTED 0.677 Ac.± = 4 Lots
LOTS PROPOSED 1 (EXISTING)

OWNERS/DEVELOPERS

BERNARD J. SCHENNING 3RD
& ELIZABETH A. SCHENNING
606 RIVERSIDE ROAD
BALTIMORE, MARYLAND 21221
(410) 574-1181

BERNARD J. SCHENNING JR.
& DOLORES SCHENNING
604 RIVERSIDE ROAD
BALTIMORE, MARYLAND 21221

NON DENSITY TRANSFER NOTES

- 1) DENSITY UNITS EXISTING PRIOR TO THE HEARING ON THE PROPERTY OF BERNARD J. SCHENNING, JR. & DOLORES SCHENNING SHALL BE EXTINGUISHED.
- 2) NO DWELLING(S) CAN BE ERRECTED ON THE NON DENSITY PARCEL.
- 3) COVENANTS AND RESTRICTIONS BY THE ADMINISTRATIVE LAM JUDGE WILL BE PLACED ON THE NON DENSITY PARCEL SO THAT NO DWELLING(S) CAN BE ERRECTED.
- 4) A DEED RESTRICTION WILL BE RECORDED STATING THAT NO DWELLING(S) ARE PERMITTED TO BE ERRECTED ON THE NON DENSITY PARCEL.

ACREAGE

BEFORE TRANSFER	
SCHENNING JR. PARCEL:	0.839 AC.±
SCHENNING 3RD PARCEL:	0.677 AC.±
AFTER TRANSFER	
SCHENNING JR. PARCEL:	0.181 AC.±
SCHENNING 3RD PARCEL:	1.335 AC.±

CASE # 2012-0298-SPH PLAT TO ACCOMPANY A PETITION FOR A SPECIAL HEARING FOR A NON DENSITY TRANSFER OF THE SCHENNING PROPERTIES

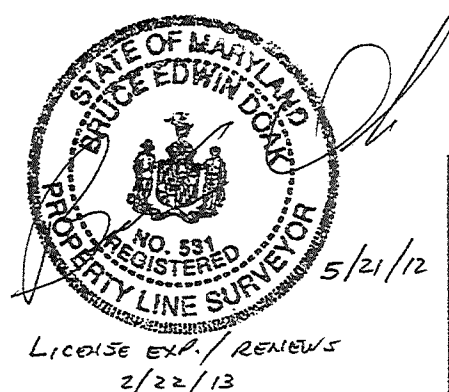
606 RIVERSIDE ROAD
Deed Ref: E.H.K. Jr. No. 6019 folio 309
Plat Book E.H.K. Jr. No. 44 folio 64 (LOT 2)
Tax Account No.: 18-00-009168
Zoned D.R.- 5.5; 615 Tile 090 A3
Tax Map 90; Grid 19; Parcel 431
604 RIVERSIDE ROAD
Deed Ref: W.J.R. No. 3960 folio 518
Plat Book E.H.K. Jr. No. 44 folio 64 (LOT 1)
Tax Account No.: 18-00-009168
Zoned D.R.- 5.5; 615 Tile 090 A3
Tax Map 90; Grid 19; Parcel 431
15th ELECTION DISTRICT
7th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30'

Date: MAY 3, 2012

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470



SPECIAL HEARING REQUEST

TO PERMIT THE NON-DENSITY TRANSFER OF 0.658 AC.± FROM THE PROPERTY OF BERNARD J. SCHENNING JR. TO THE PROPERTY OF BERNARD J. SCHENNING, 3rd

BALTIMORE COUNTY ZONING REGULATIONS

1802.3.C.1	D.R. 5.5 DEVELOPMENT STANDARDS	
	MINIMUM NET LOT AREA PER DWELLING UNIT (sq. ft.)	6,000
	MINIMUM LOT WIDTH (feet)	55
	MINIMUM FRONT YARD DEPTH (feet)	25
	MINIMUM WIDTH OF INDIVIDUAL SIDE YARD (feet)	10
	MINIMUM REAR YARD DEPTH (feet)	30

303.1 IN D.R.5.5 ZONES THE FRONT YARD DEPTH OF ANY BUILDING HEREINAFTER ERRECTED SHALL BE THE AVERAGE OF FRONT YARD DEPTHS OF THE LOTS IMMEDIATELY ADJOINING ON EACH SIDE, PROVIDED SUCH ADJOINING LOTS ARE IMPROVED WITH PRINCIPAL BUILDINGS SITUATE WITHIN 200 FEET OF THE JOINT SIDE PROPERTY LINE. ... PROVIDED THAT NO DWELLING SHALL BE REQUIRED TO BE SET BACK MORE THAN 40 FEET IN D.R.5.5 ZONES. ...

REVISION	DATE	COMPUTED	DRAWN: JTM/RTD	CHECKED