



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

October 31, 2012

David A. Schloss
Annette L. Schloss
10904 Liberty Road
Randallstown, Maryland 21133

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(10904 Liberty Road)
Case No. 2013-0066-A

Dear Mr. and Mrs. Schloss:

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.

Very truly yours,

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:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *
(10904 Liberty Road)
2nd Election District *
4th Councilmanic District *
David A. and Annette Schloss *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0066-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, David A. and Annette Schloss. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a garage in the rear yard of an existing single-family dwelling with a height of 21 feet in lieu of the required 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) dated October 3, 2012, indicating any future building permit will need review by Groundwater Management, since the house is served by well and septic. A ZAC comment was also received from the State Highway Administration (SHA) dated September 27, 2012, indicating that Petitioners must contact Tom Fountain, Resident Maintenance Engineer, to obtain a residential access permit to pave the apron of this existing entrance on MD 26.

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

ORDER RECEIVED FOR FILING

Date 10-31-12

By SW

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 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, this 31st day of October, 2012 by the Administrative Law Judge for Baltimore County that the Petition for Variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a garage in the rear yard of an existing single-family dwelling with a height of 21 feet in lieu of the required 15 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioners may apply for any appropriate permits 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.

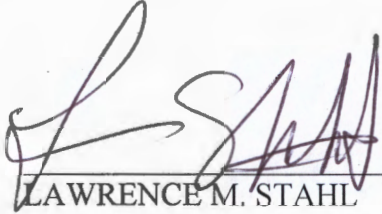
ORDER RECEIVED FOR FILING

Date 10-31-12

By BW

2. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.
4. Petitioners must comply with the ZAC comments received from DEPS and SHA; copies of which are attached hereto and incorporated herein.

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/dlw

ORDER RECEIVED FOR FILING

Date 10-31-12

By DLW



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 10904 Liberty Rd 21133

which is presently zoned RC4

Deed Reference 12516/00187

10 Digit Tax Account # 0213750030

Property Owner(s) Printed Name(s) _____

(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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) 400.3

To permit a garage in the rear yard of an existing single family with a height of 21 feet in lieu of the required 15 feet.

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

2. ☐ **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:

Name #1 - Type or Print _____

Name #2 - Type or Print _____

Signature #1 _____

Signature #2 _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

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 _____ 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0066-A Filing Date 9/14/12 Estimated Posting Date 9/23/12 Reviewer [Signature]

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: 10904 LIBERTY Rd RAWDALLSTOWN MD 21133
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)

WE HAVE LIVED @ THE ABOVE ADDRESS for about 28 yrs. WE WERE MARRIED IN THE BACK YARD; AND HAVE RAISED 2 CHILDREN HERE. THE HOUSE WAS BUILT IN THE 1840S. IT HAS VIRTUALLY NO STORAGE. THE CLOSETS ARE SHALLOW, THE BASEMENT IS A SAND FLOOR. THE PORCH IS UNDER A METAL ROOF. ANYTHING STORED EITHER MOULD OR RIES. THE GREENHOUSE IS STORING MANY THINGS, BUT MUST BE A GREENHOUSE AGAIN (HOPEFULLY BY NEXT YEAR). I AM A 60 yr old UNEMPLOYED EDUCATOR AND MUST TURN TO FARMING TO EARN A SUPPLEMENT \$2000 SEC. SEC. MY WIFE IS IN GRAD SCHOOL TO BECOME A PSYCHOL COUNSELOR, AS HER CAREER AS A MASSAGE THERAPIST IS TAKING ON HER BODY. WE NEED TO BE ABLE TO USE THE GARAGE SPACE, NOT ONLY TO PK VEHICLES, BUT TO STORE OUR POSSESSIONS. WE RECENTLY INHERITED ENOUGH MONEY TO BUILD THE GARAGE & IS INVEST IN THE HOUSE. WE LOVE OUR OLD HOUSE & NEED THE GARAGE TO MAKE OUR HOME COMPLETE. THE GARAGE IS NOT VISIBLE FROM ANY OTHER PERSPECTIVE.

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

David A. Schloss
Signature of Affiant
David A. Schloss
Name- Print or Type

Annette Laugel-Schloss
Signature of Affiant
Annette Laugel-Schloss
Name- Print or Type

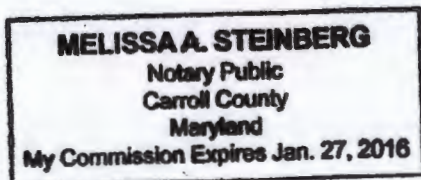
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of September, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

David A. Schloss
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal



Melissa A. Steinberg
Notary Public
January 27, 2016
My Commission Expires

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0066 -A Address 10904 Liberty Rd
Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 9/14/12 Posting Date: 9/23/12 Closing Date: 10/8/12

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 2013- 0066 -A Address 10904 Liberty Rd
Petitioner's Name David A Schloss & Annette Laugel-Schloss Telephone 410-655-1912
Posting Date: 9/23/12 Closing Date: 10/8/12
Wording for Sign: To Permit

To permit a garage in the rear yard of an existing single family with a height of 21 feet in lieu of the required 15 feet.

Revised 7/06/11

ZONING PROPERTY DESCRIPTION

FOR

10904 LIBERTY ROAD

Beginning at a point on the north side of Liberty Road which is 55 feet wide at the distance of 253 feet west of the centerline of Chapeldale Road, which is 50 feet wide.

As recorded in deed Liber 12516 / Folio 00187.

N.16 00' 00" E. 455.4 ft., N.08 30' 00" E. 508.2 ft., N.75 15' 00" W. 465.1 ft., S.08 25' 00" W. 277.9 ft., S.08 30' 00" E. 247.5 ft., S.57 30' 00" E. 151.8 ft., S.16 00' 00" W. 379.5 ft., S.77 30' 00" E. 89.1 ft.

to the place of beginning.

Also known as 10904 Liberty Road, and located in the 2nd Election District, 4th Councilmanic District, containing 3.35 acres.

2013-0066-A

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

No. **90149**
 Date: **9/14/12**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 9/14/2012 9/14/2012 09:31:39 S
 REC 1503 WALKIN REOS LRD
 > RECEIPT # 612372 9/14/2012 OFLN
 Recpt 5 52B ZONING VERIFICATION
 CR ID. 090149

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

Recpt Tot **\$75.00**
 \$75.00 CR \$0.00 CA
 Baltimore County, Maryland

Total: **75.00**

Rec From: **D. Schloss**
 For: **10904 Liberty Rd.**

2013-0066-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 09/23/2012

Case Number: 2013-0066-A

Petitioner / Developer: DAVID A. SCHLOSS & ANNETTE SCHLOSS~
RANDY FARMER of FARMER HOME IMPROVEMENT

Date of Hearing (Closing): OCTOBER 8, 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:
10904 LIBERTY ROAD

The sign(s) were posted on: SEPTEMBER 22, 2012



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



KEVIN KAMENETZ
County Executive

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

October 9, 2012

David A Schloss
Annette Langel-Schloss
10904 Liberty Road
Randallstown MD 21133

RE: Case Number: 2012-0066 A, Address: 10904 Liberty Road, 21133

Dear Mr. & Ms. Schloss:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 14, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

Debra Wiley - ZAC Comments - Distribution Mtg. of 9/24

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Subject: ZAC Comments - Distribution Mtg. of 9/24

Good Afternoon,

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.

2013-0064-A - 9535 Gunhill Circle
Administrative Variance - Closing Date: 10/8

2013-0066-A - 10904 Liberty Road
Administrative Variance - Closing Date: 10/8

2013-0067-A - 7312 Wenig Avenue
No hearing date as of 9/24

2013-0068-A - 10515 Vincent Road
Administrative Variance - Closing Date: 10/15

2013-0069-A - 11216 Bird River Grove Road
No hearing date as of 9/24

2013-0070-A - 307 Lantana Drive
Administrative Variance - Closing Date: 10/15

2013-0071-SPH - 1600 Frederick Road
No hearing date as of 9/24

Thanks !

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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9-27-12

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

RE: Baltimore County

Item No. 2013-0066-A

Administrative Variance
David A. & Annette Langel-Schloss
10904 Liberty Road
MD26

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 9-26-12. A field inspection and internal review reveals that an entrance onto MD26 consistent with current State Highway Administration guidelines is required. As a condition of approval for Variance, Case Number 2013-0066-A the applicant must contact the State Highway Administration to obtain an entrance permit.

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

Sincerely,

A handwritten signature in blue ink that reads "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/raz

cc: Mr. Michael Pasquariello, Utility Engineer, SHA

Mr. David Peake, District Engineer, SHA

Mr. Tom Fountain, Resident Maintenance Engineer - Owings Mills.

* Applicant must contact Mr. Tom Fountain, Resident Maintenance Engineer at 410-363-1315 to obtain a residential access permit to pave the apron of this existing entrance on MD26.

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: September 25, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For October 8, 2012
Item Nos. 2013-0064, 0066, 0067, 0068 and 0070

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

DAK
cc: File

BALTIMORE COUNTY, MARYLAND

10-8
RECEIVED

Inter-Office Correspondence

OCT 03 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: October 3, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0066-A
Address 10904 Liberty Road
(Schloss Property)

Zoning Advisory Committee Meeting of September 24, 2012.

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

1. Any future building permit will need review by Groundwater Mgmt., since the house is served by well and septic.

Reviewer: *Dan Esser - Groundwater Management*

ORDER RECEIVED FOR FILING

Date 10-31-12

By DW

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.2A)
BALTIMORE COUNTY

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

Account Identifier: District - 02 Account Number - 0213750030

Owner Information

Owner Name: SCHLOSS DAVID A
LAUGEL-SCHLOSS ANNETTE
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 10904 LIBERTY RD
RANDALLSTOWN MD 21133-1011
Deed Reference: 1) /12516/ 00187
2)

Location & Structure Information

Premises Address
10904 LIBERTY RD
0-0000
Legal Description
3.35 AC NS LIBERTY R
1755 E WARDS CHAPEL RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0066	0014	0007		0000				1	

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1845	1,184 SF	3.3500 AC	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT FRAME	

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2012	As Of 07/01/2013
<u>Land</u>	123,500	123,500		
<u>Improvements:</u>	60,300	60,300		
<u>Total:</u>	183,800	183,800	183,800	
<u>Preferential Land:</u>	0			

Transfer Information

<u>Seller:</u> HINDMAN DIXIE LEE	<u>Date:</u> 11/25/1997	<u>Price:</u> \$119,600
<u>Type:</u> ARMS LENGTH IMPROVED	<u>Deed1:</u> /12516/ 00187	<u>Deed2:</u>
<u>Seller:</u> MOFFETT GEORGE T	<u>Date:</u> 07/09/1973	<u>Price:</u> \$45,000
<u>Type:</u> ARMS LENGTH IMPROVED	<u>Deed1:</u> /05374/ 00961	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
<u>County</u>	000	0.00	
<u>State</u>	000	0.00	
<u>Municipal</u>	000	0.00	

<u>Tax Exempt:</u>	<u>Special Tax Recapture:</u>
<u>Exempt Class:</u>	NONE

Homestead Application Information

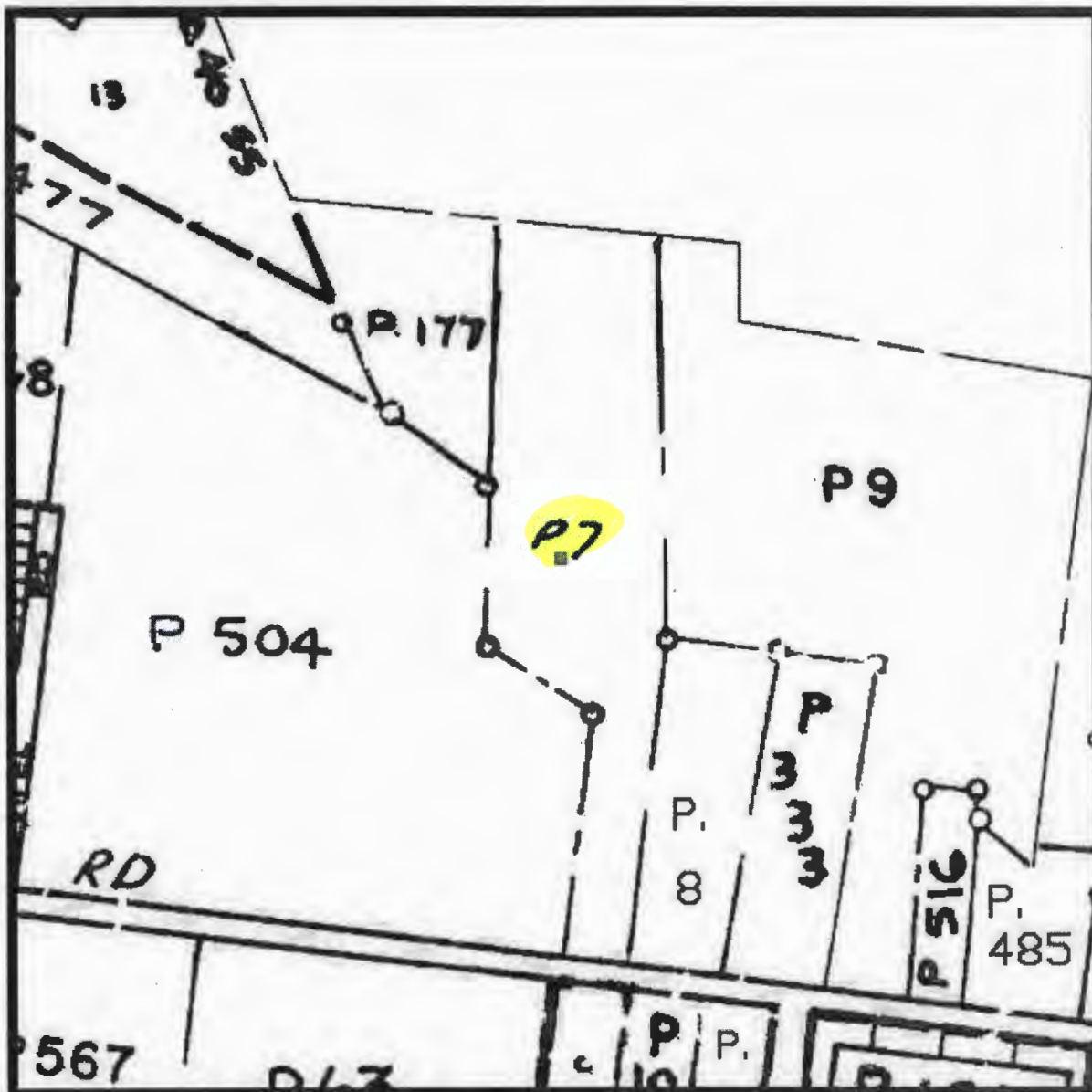
<u>Homestead Application Status:</u>	Approved 03/06/2012
--------------------------------------	---------------------



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 02 Account Number - 0213750030



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2010.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

M E M O R A N D U M

DATE: December 3, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0066-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 30, 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>9-25</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-3</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-27</u>	STATE HIGHWAY ADMINISTRATION	<u>C</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>✓</u>	ADJACENT PROPERTY OWNERS <u>Kohler, 10902 Liberty Rd.</u>	<u>Supports</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>9-22</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Carroll Kohler
10902 Liberty Rd., Randallstown, Md 21133
410 521 2651

Baltimore County Zoning Authorities

To Whom it May Concern,

I am the next door neighbor of the Schloss family at 10904 Liberty Rd. We have been neighbors for a long time and have developed a warm and helpful relationship. David and his wife Annette are good neighbors.

I have first hand knowledge of the hardships they have endured over the years concerning the severe lack of storage in their old house. I have watched and even helped David regarding building storage racks in the basement of the house, only having to remove them because the sand floor promoted mold of items, even when stored in plastic. I have marveled at their ability to cope with their shuffling.

I remember him saying, on a regular basis that whatever item he was looking for was "here somewhere" and watching his frustration moving common household items such as suitcases, fans, air conditioners, and multiple plastic containers with off season clothing and practically anything else that more than 20 yrs. and the raising of two kids might accumulate.

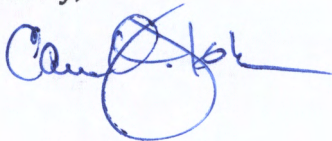
I can relate to his plight, as I have recently built a garage myself to alleviate some of the same conditions and my house has normal closet space.

His building of a garage is a project that he sought my advice about and I have watched with concerned admiration as the builder, Mr. Farmer has assembled a building that has far exceeded the expectations David had. David is not a carpenter and has worked very hard to participate in terms of cleaning up the mess left by the old "garage". That sad, falling down old shed was a hazard. The new building is a blessing that the Schloss family sorely deserves.

I am the only neighbor that can possibly see the garage at all. It is a vast improvement to my neighbor's property and adds to the value of my home as well. Not only do I not have a problem, I am extremely happy to endorse the new improvement to our neighborhood. I cannot see the new garage from my door and have to walk to the property line between us to see the shiny new structure, designed to match the paint job on their house.

Thank you for the opportunity to express my satisfaction at my neighbor's good fortune.

Sincerely,



2013-0066-A



(7)

2013 -0066 -19



(2)

2013-0066-A

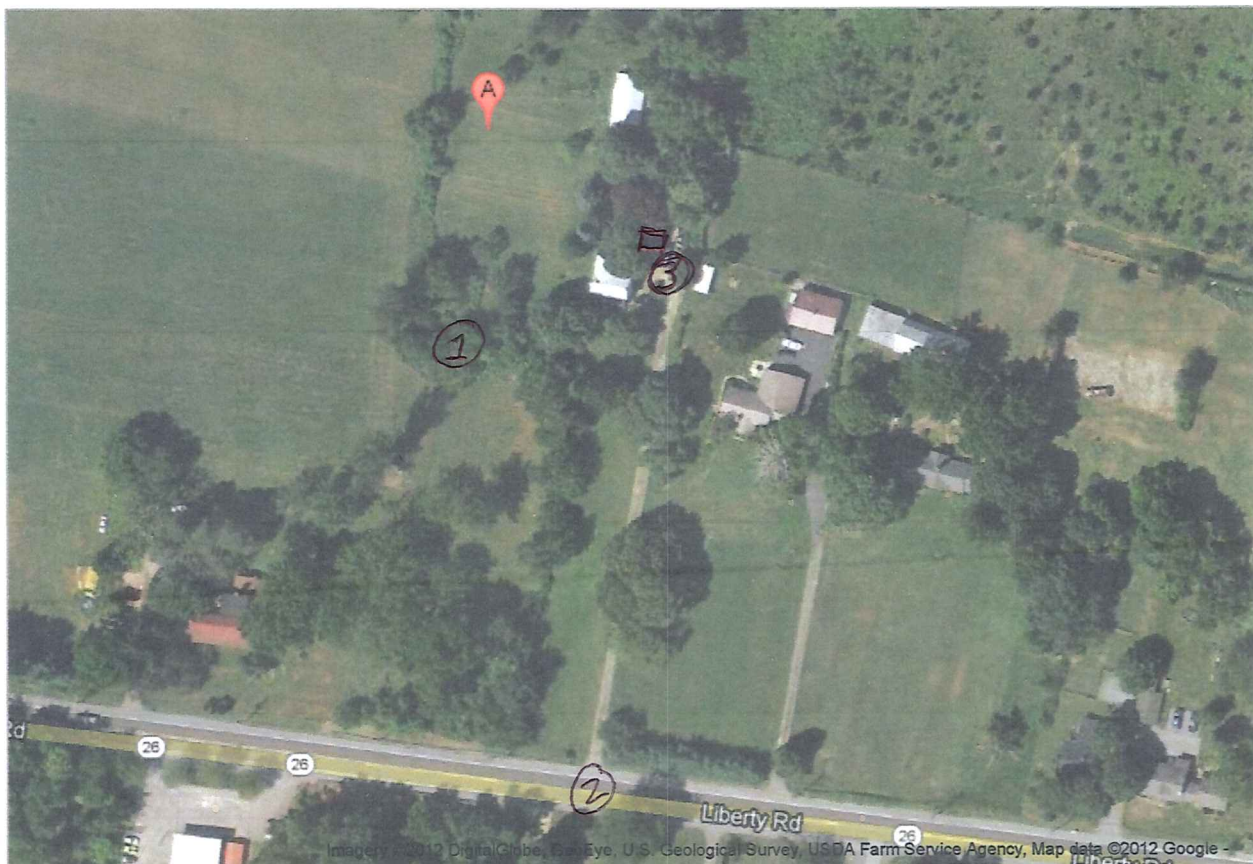


3

2013-0066-A

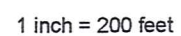


To see all the details that are visible on the screen, use the "Print" link next to the map.



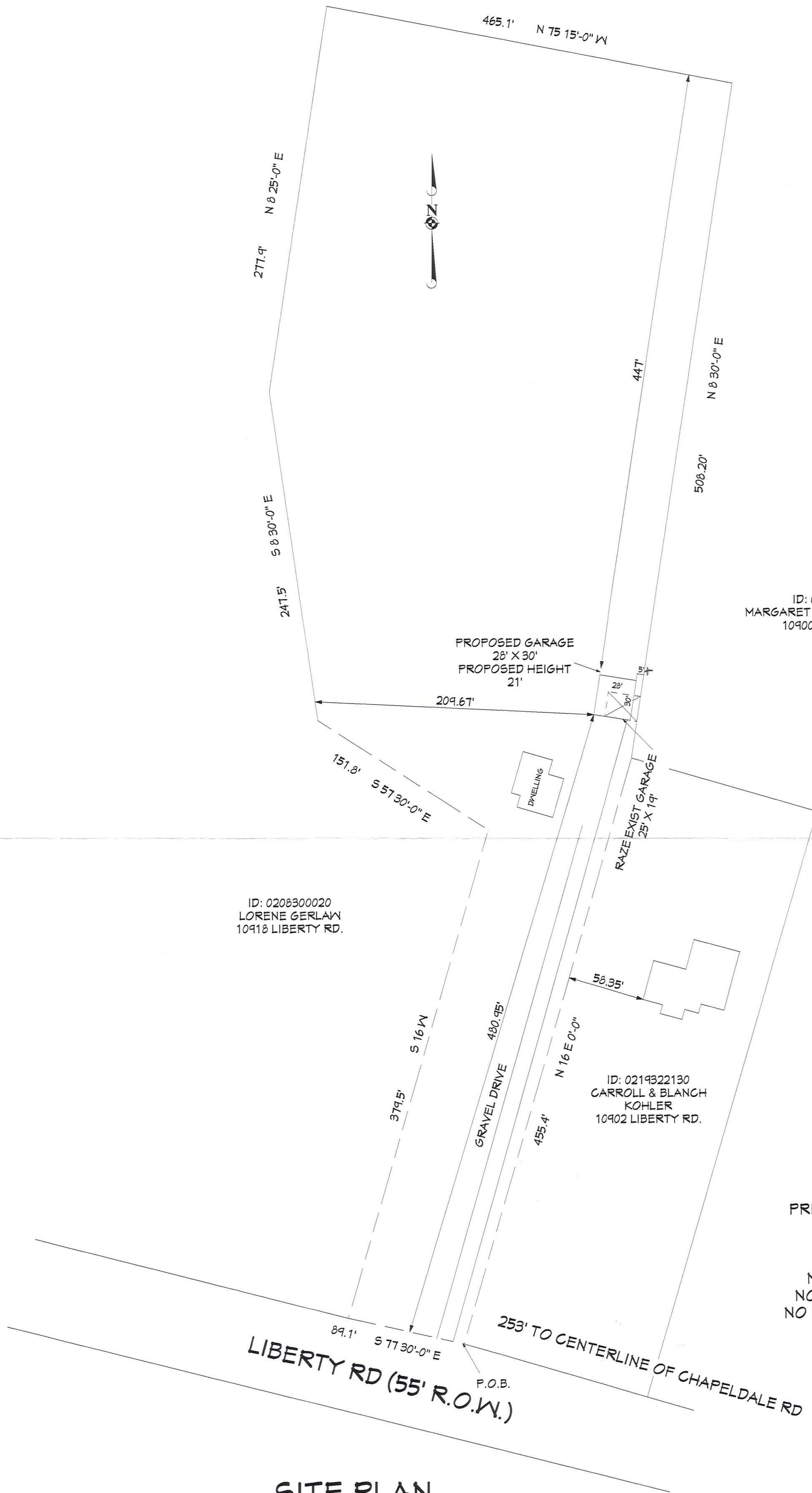
2013-0066-A

2013-0066-A





VICINITY MAP



SITE PLAN

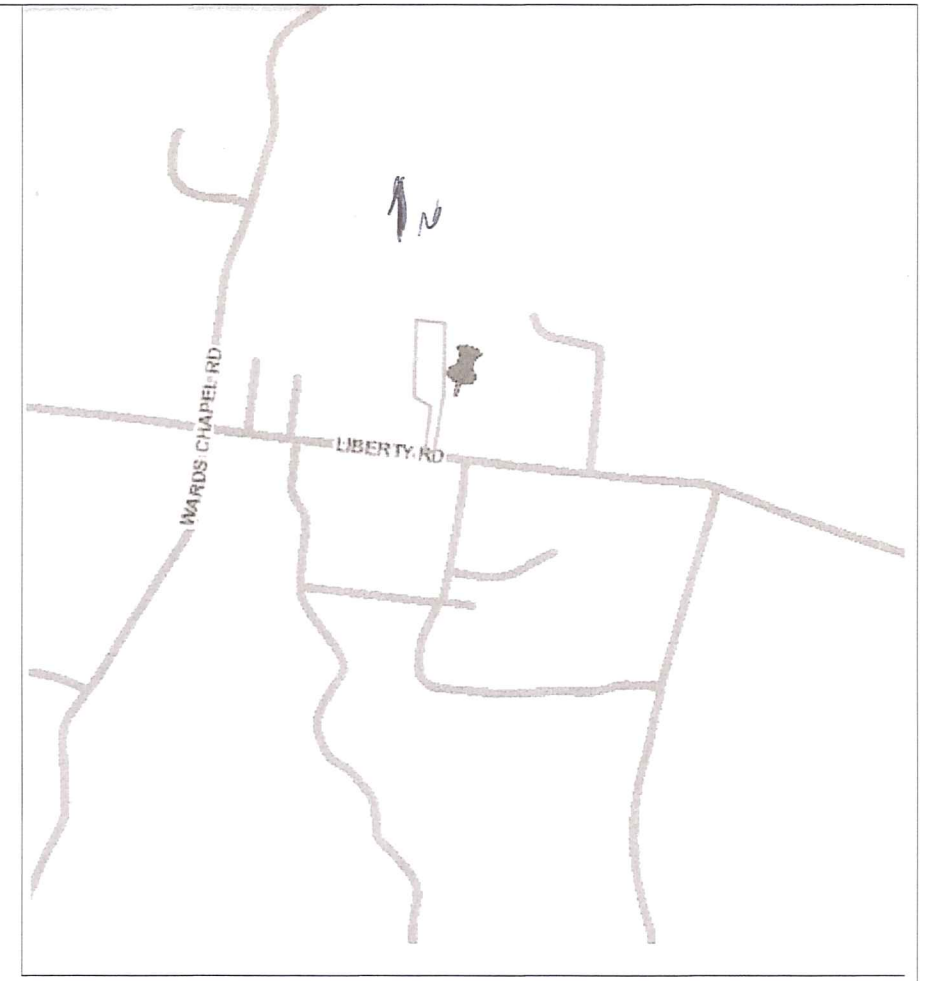
SCALE: 1" = 60'

SITE DATA:
ID: 0213750030
ZONING: RC-4
AREA: 3.35 AC
PRIVATE SEWER AND WATER
ELECTION DIST. 2
COUNCIL. DIST. 4
NOT IN THE C.B.C.A.
NOT IN THE FLOODPLAIN
NOT AN HISTORIC BUILDING
NO PREVIOUS PRIOR HEARING

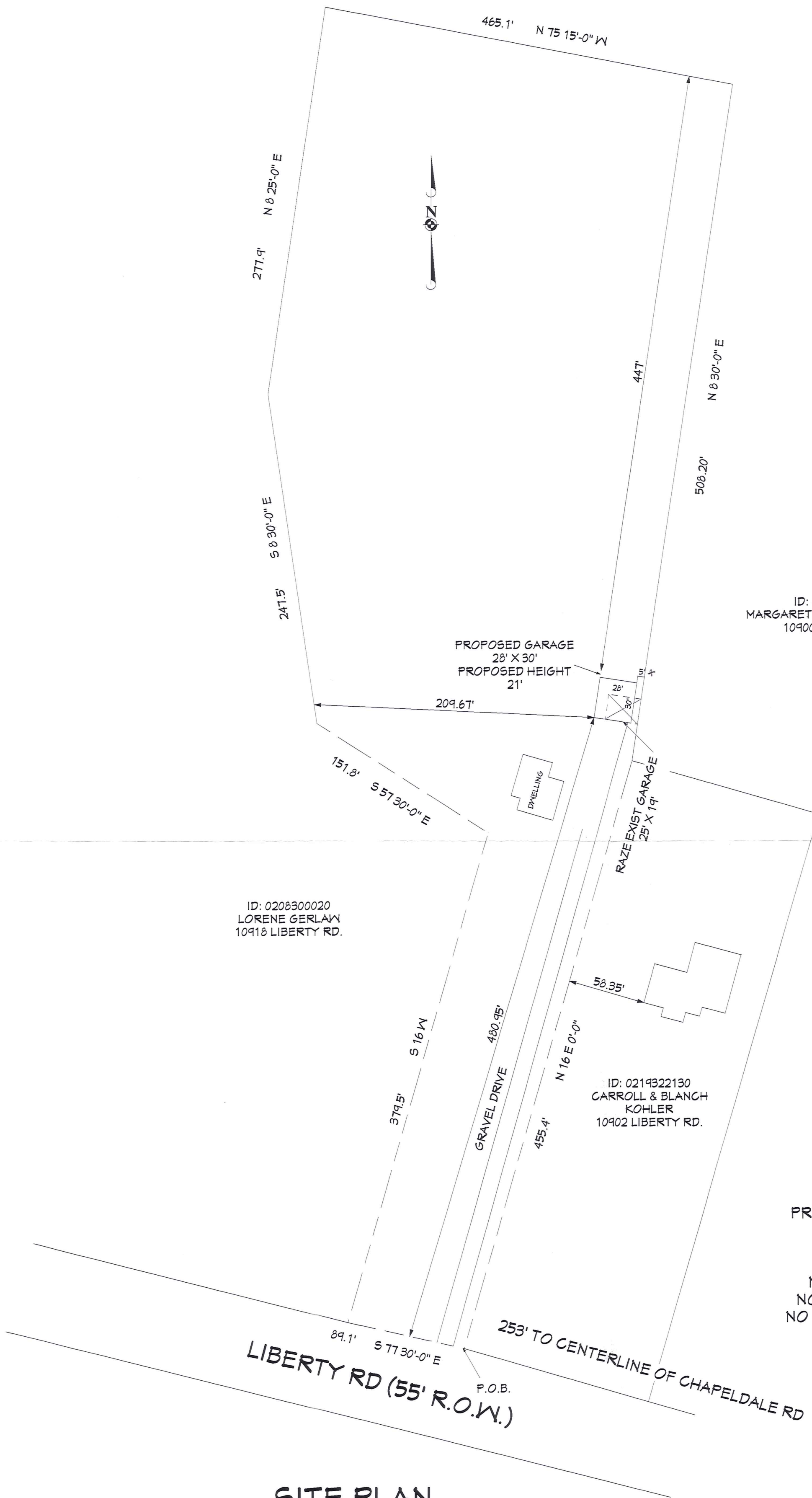
2013-0066-A

**PLAT TO ACCOMPANY VARIANCE &
BUILDING PERMIT
10904 LIBERTY ROAD**

OWNER: DAVID A. & ANNETTE SCHLOSS
10904 LIBERTY RD
RANDALLSTOWN, MD 21133
AGENT: GEORGE D. McCLELLAND
25 WATERVIEW RD
BALTIMORE, MD 21222
PHONE: 410-477-9136
DATE: SEPT. 12, 2012



VICINITY MAP



SITE PLAN

SCALE: 1" = 60'

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