



KEVIN KAMENETZ
County Executive

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

November 1, 2012

Jonathon M. Schmitt
Susan W. Schmitt
18209 York Road
Parkton, Maryland 21120

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(18209 York Road)
Case No. 2013-0072-A

Dear Mr. and Mrs. Schmitt:

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".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Ron Krauss, P.O. Box 58, Butler, MD 21023

IN RE: PETITION FOR ADMIN. VARIANCE *

(18209 York Road)

7th Election District *

3rd Councilmanic District

Jonathan M. and Susan W. Schmitt *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2013-0072-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, Jonathan M. and Susan W. Schmitt. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory structure (2 car garage) to be placed in the side yard in lieu of the required rear yard placement. 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. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 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 the public and should therefore be granted. In the opinion of the Administrative Law Judge, the

ORDER RECEIVED FOR FILING

Date 11-1-12

By [Signature]

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 1st day of November, 2012 by the Administrative Law Judge for Baltimore County that the Petition for Variance from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory structure (2 car garage) to be placed in the side yard in lieu of the required rear yard placement, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

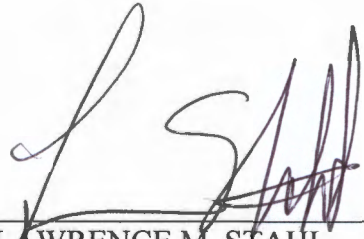
1. The Petitioners may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
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.

ORDER RECEIVED FOR FILING

Date 11-1-12

By SW

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 11-1-12

By DW



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 18209 York Rd. Parkton, MD which is presently zoned Residential R2S

Deed Reference 29040 497 10 Digit Tax Account # 04072000014890

Property Owner(s) Printed Name(s) Jonathan M. Schmitt and Susan W. Schmitt

(SELECT THE HEARING(S) BY MARKING ☒ 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) BCZR 400-1

TO PERMIT AN ACCESSORY STRUCTURE (2 CAR GARAGE) TO BE PLACED IN THE SIDE YARD, IN LIEU OF THE REQUIRED REAR YARD PLACEMENT.

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:

Jonathan Schmitt, Susan Schmitt

Name #1 - Type or Print

Name #2 - Type or Print

Jonathan Schmitt

Susan Schmitt

Signature #1

Signature #2

18209 York Rd. Parkton MD

Mailing Address City State

21120 410.804.7921 jschmitt24@comcast.net

Zip Code

Telephone #

Email Address

Representative to be contacted:

Ron Krauss

Name - Type or Print

Signature

PO Box 58 Butler MD

Mailing Address City State

21023 410.935.8587 rkrauss@mrvis.com

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 11-1-12 day of Nov 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 2013-0072-A Filing Date 9/21/12 Estimated Posting Date 9/30/12 Reviewer JS

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: 18209 York Road Parkton MD 21120
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)

See attached

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

Jonathan Schmitt
Signature of Affiant
Jonathan Schmitt
Name- Print or Type

Susan Schmitt
Signature of Affiant
Susan Schmitt
Name- Print or Type

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

City
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of September, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Jonathan Schmitt and Susan Schmitt
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

Monica E. Stoner
Notary Public
6/26/2015
My Commission Expires

Administrative Zoning Petition - Attachment in answer to hardship question

Property: 18209 York Road, Parkton, MD 21120

Owners: Jonathan Schmitt and Susan Schmitt

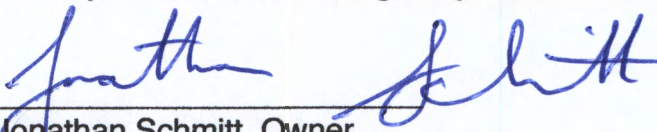
Phone: 410-804-7921 and 443-801-7867

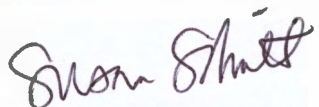
Representative to be Contacted: Ron Krauss 410-935-8587

Our house is on a narrow lot, and the position of the well and septic reserve area severely limit the area for the construction of the garage in the rear yard and on the north side of the house. The only viable place to construct a garage is on the south side of the house. The neighboring lot is an unbuildable lot with heavy brush and trees.

The house is located on York Road, a very busy state route with heavy traffic. We have a 2 year old son, and want to make the transfer from car to house as safe as possible. The construction of a garage will allow us to close the door behind us during the transfer.

I also have a 72 year old mother that visits quite often that has serious health and mobility issues, and would greatly benefit from parking closer to the house.


Jonathan Schmitt, Owner


Susan Schmitt, Owner

2013-0072-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0072 -A

Address 18209 YORK RD.

Contact Person: JASON SEIDEMAN
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9-21-12

Posting Date: 9-30-12

Closing Date: 10-15-12

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- 0072 -A

Address 18209 YORK RD.

Petitioner's Name SCHMITT

Telephone 410-804-7921

Posting Date: 9-30-12

Closing Date: 10-15-12

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (2-CAR GARAGE)

TO BE PLACED IN THE SIDE YARD, IN LIEU OF THE REQUIRED

REAR YARD PLACEMENT

Revised 7/06/11

PROPERTY DESCRIPTION:

18209 YORK ROAD

Northeast side of York Road, which is 35 feet wide, 350 feet northwest from the intersection with Wiseburg Road, which is 23 feet wide.

Being known and designated as Lot No. 2A, as shown on Plat entitled "Final Subdivision Plat, Section One, 'Coachman's Field'", which Plat is recorded among the Land Records of Baltimore County in Play Book S.M. No. 56, folio 109. Containing 1.253 acres of land more or less.

2013-0077-A

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

No. **90154**

Date: **9-21-12**

PAID RECEIPT

DATE	TIME	TRM
9/21/2012	10:30:46	5

REC M003 WALKIN R005 LRD
 RECEIPT # 413899 9/21/2012 DEPLN

5 528 ZONING VERIFICATION

NO. 090154

Recpt Tot \$75.00
 \$75.00 CK \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	506	0000		6170				\$ 75.00

Total: **\$ 75.00**

Rec From: **SCHMITT**

For: **2013-0072-A**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 09/30/2012

Case Number: 2013-0072-A

Petitioner / Developer: JONATHAN SCHMITT

Date of Hearing (Closing): OCTOBER 15, 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:
18209 YORK ROAD

The sign(s) were posted on: SEPTEMBER 29, 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 16, 2012

Jonathan & Susan Schmitt
18209 York Road
Parkton, MD 21120

RE: Case Number: 2013-0072 A, Address: 18209 York Road, 21120

Dear Mr. & Ms. Schmitt:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 21, 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: jaf

Enclosures

c: People's Counsel
Ron Krauss, P O Box 58 Butler, MD 21023

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10-1-12

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

RE: Baltimore County
Item No. 2013-0072-A
Administrative Variance
Jonathan & Susan Schmidt

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 10-1-12. A field inspection and internal review reveals that an entrance onto MD45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance. Case Number 2013-0072-A.

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 email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

A handwritten signature in dark ink, appearing to read "Richard A. Zeller", is written over the word "Sincerely,". Below the signature, the name "Steven D. Foster" and title "Chief" are printed.

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: October 4, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For October 15, 2012
Item Nos. 2013-0072, 0073, 0074 and 0077

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

DAK
cc: File

M E M O R A N D U M

DATE: December 5, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0072-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 3, 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

Debra Wiley - Admin. Variance 2013-0072-A

From: Debra Wiley
To: rkrauss@mrisc.com; shwolfinger@gmail.com
Date: 11/1/2012 12:12 PM
Subject: Admin. Variance 2013-0072-A
Attachments: Message from "zoneprt1"

Good Afternoon,

Please find attached a copy of the above-referenced Opinion and Order. The originals have been placed in the mail today. Have a great day !

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Administrative Hearings - Re: FW: 18209 York Road pics

From: Administrative Hearings
To: rkrauss@mrisc.com
Date: 11/1/2012 7:50 AM
Subject: Re: FW: 18209 York Road pics

Good Morning,

Our office is in receipt of both of your e-mails containing numerous photographs for Administrative Variance 2013-0072-A.

It is hopeful that the decision will be made today and we will send a copy to this e-mail once completed.

Thank you.

>>> <rkrauss@mrisc.com> 10/31/2012 8:48 PM >>>
Hi Case 2013-0072-A Thanks Ron Krauss (brother in law) 410-935-8587

-----Original Message-----

From: "Susan Wolfinger Schmitt" <shwolfinger@gmail.com>
Sent: Wednesday, October 31, 2012 8:42pm
To: "rkrauss@mrisc.com" <rkrauss@mrisc.com>
Subject: 18209 York Road pics

Sent from my iPhone

Maryland Department of Assessments and Taxation
Real Property Data Search (vw1.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 07 Account Number - 2000014890

Owner Information

<u>Owner Name:</u>	SCHMITT JONATHAN M SCHMITT SUSAN W	<u>Use:</u>	RESIDENTIAL
		<u>Principal Residence:</u>	YES
<u>Mailing Address:</u>	18209 YORK RD PARKTON MD 21120-9404	<u>Deed Reference:</u>	1) /29040/ 00497 2)

Location & Structure Information

<u>Premises Address</u>	<u>Legal Description</u>
18209 YORK RD 0-0000	1.253 AC 18209 YORK RD COACHMANS FIELD

<u>Map</u>	<u>Grid</u>	<u>Parcel</u>	<u>Sub District</u>	<u>Subdivision</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Assessment Area</u>	<u>Plat No:</u>
0017	0015	0457		0000	1		2A	2	
									<u>Plat Ref:</u> 0056/ 0109

Town NONE

Special Tax Areas

Ad Valorem
Tax Class

<u>Primary Structure Built</u>	<u>Enclosed Area</u>	<u>Property Land Area</u>	<u>County Use</u>
1899	3,771 SF	1.2500 AC	04

<u>Stories</u>	<u>Basement</u>	<u>Type</u>	<u>Exterior</u>
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	<u>Base Value</u>	<u>Value</u>	<u>Phase-in Assessments</u>	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
<u>Land</u>	246,000	205,000		
<u>Improvements:</u>	348,870	361,900		
<u>Total:</u>	594,870	566,900	566,900	566,900
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u>	SCHMITT JONATHAN M	<u>Date:</u>	01/05/2010	<u>Price:</u>	\$0
<u>Type:</u>	NON-ARMS LENGTH OTHER	<u>Deed1:</u>	/29040/ 00497	<u>Deed2:</u>	
<u>Seller:</u>	SCHMITT JONATHAN M	<u>Date:</u>	11/02/2009	<u>Price:</u>	\$0
<u>Type:</u>	NON-ARMS LENGTH OTHER	<u>Deed1:</u>	/28818/ 00083	<u>Deed2:</u>	
<u>Seller:</u>	MACFARLANE AMY L	<u>Date:</u>	02/05/2002	<u>Price:</u>	\$178,000
<u>Type:</u>	ARMS LENGTH IMPROVED	<u>Deed1:</u>	/16066/ 00618	<u>Deed2:</u>	

Exemption Information

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

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

Homestead Application Information

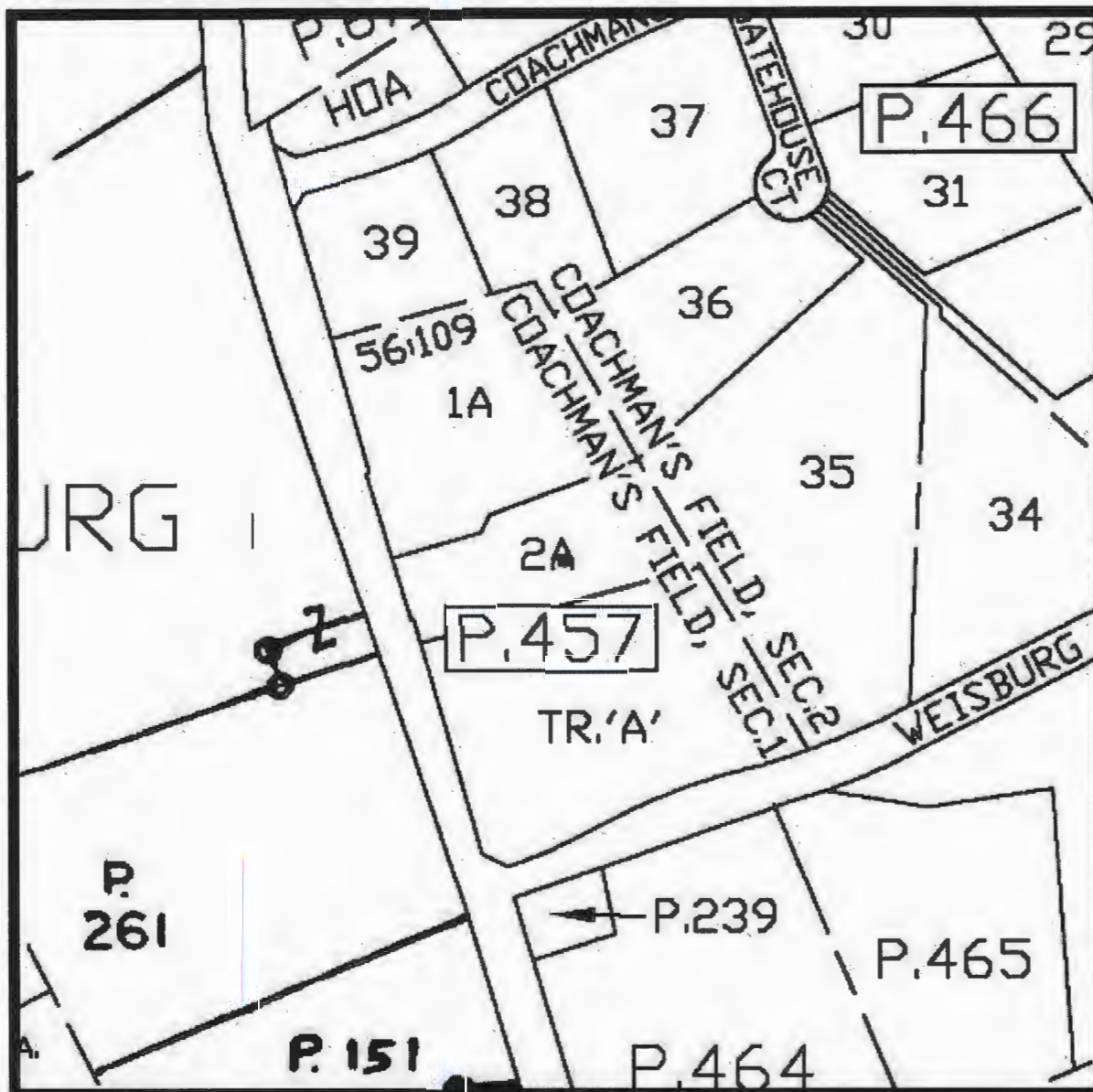
Homestead Application Status: Approved 07/29/2010



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

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

District - 07 Account Number - 2000014890



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 ©2011.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml



















Administrative Hearings - FW: 18209 York Road pics

From: <rkrauss@mris.com>
To: <administrativehearings@baltimorecountymd.gov>
Date: 10/31/2012 8:49 PM
Subject: FW: 18209 York Road pics
Attachments: photo 1.JPG; photo 2.JPG; photo 3.JPG; photo 4.JPG

Hi Case 2013-0072-A Thanks Ron Krauss (brother in law) 410-935-8587

-----Original Message-----

From: "Susan Wolfinger Schmitt" <shwolfinger@gmail.com>
Sent: Wednesday, October 31, 2012 8:42pm
To: "rkrauss@mris.com" <rkrauss@mris.com>
Subject: 18209 York Road pics

Sent from my iPhone

Administrative Hearings - FW: More pics 18209 York Road

From: <rkrauss@mrisc.com>
To: <administrativehearings@baltimorecountymd.gov>
Date: 10/31/2012 8:54 PM
Subject: FW: More pics 18209 York Road
Attachments: photo 1.JPG; photo 2.JPG; photo 3.JPG; photo 4.JPG; photo 5.JPG

Hi Again more photos Ron Krauss 410-935-8587 Case 2013-0072-A

-----Original Message-----

From: "Susan Wolfinger Schmitt" <shwolfinger@gmail.com>
Sent: Wednesday, October 31, 2012 8:44pm
To: rkrauss@mrisc.com
Subject: More pics 18209 York Road

Sent from my iPhone

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-4</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>X</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-1</u>	STATE HIGHWAY ADMINISTRATION	<u>no objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>9-29</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: No photos in file. 10/31 Sp. to Mr. Krauss. He'll send. Also, please e-mail order when completed.

FROM ANY BUILDING FACE TO:
CENTERLINE OF ANY STREET
(NOT COLLECTOR ROAD OR
LEADING TO COLLECTOR ROAD) 75'

FROM ANY BUILDING FACE TO:
LOT LINE OTHER THAN A STREET LINE 50'

#18213

18209

ROAD
YORK

N89°48'49"E 123.00'

N45°11'11"E 30.00'



FRAME
SHED

N85°18'22"E 213.77

100 YEAR FLOOD PLAIN
DRAINAGE & UTILITY
EASEMENT

COACHMAN'S FIELD
FUT. SECTION TWO

EXISTING
WELL

EXISTING
DWELLING
#18209

#18209

5-5 SET BACK

PROPOSED GARAGE (2-CAR)

- ZONING
POINT OF
BEGINNING

NOT FOR DEVELOPMENT
PURPOSES

RINKLES M.V., 3RD
S.M. No.7588 Folio 302
PLAT REF.: 56/109
"COACHMANS FIELD"
YORK ROAD
20-00-014891
PARCEL 457, TRACT A
2.952 Ac.±

OWNER/DEVELOPER

JONATHAN M. SCHMITT
HEIDI S. KRAUSS

18209 YORK ROAD
PARKTON, MARYLAND 21120-9404

18209 YORK ROAD
Deed Ref: S.M. No. 16066 folio 618
"COACHMAN'S FIELD"
PLAT REF. S.M. 56 folio 109
Tax Account No.: 20-00-014890
Zoned RC-5; G15 Tile 17B2
Tax Map 17; Grid 15; Parcel 457; LOT 2A
7th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=20'

LEGEND

EXISTING WELL

EXISTING CLEANOUT

PROPOSED DWELLING

EXISTING BUILDING

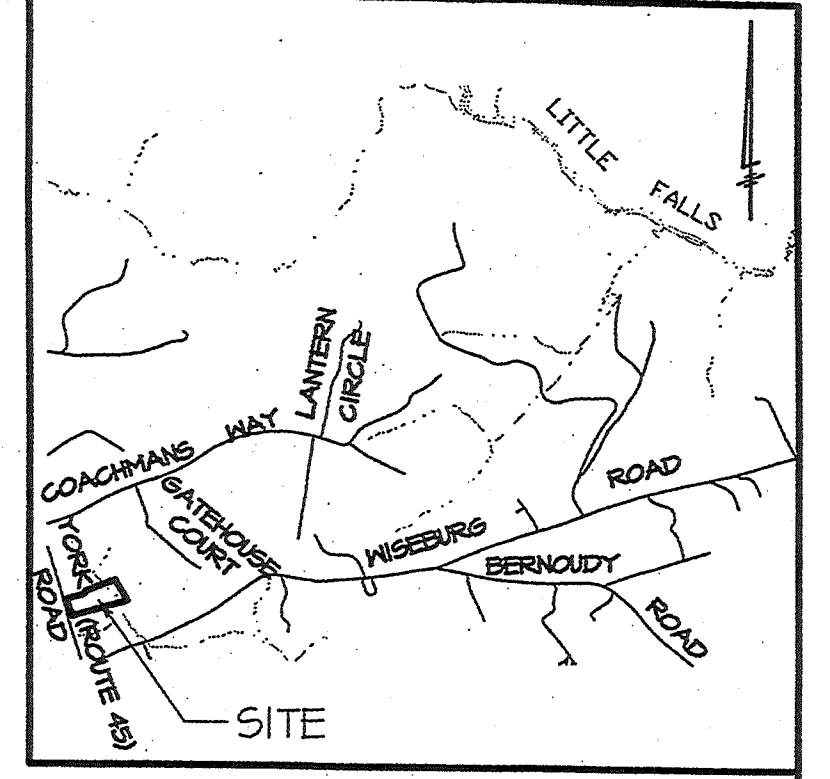
WOODS LINE

EXISTING PAVING

ZONING LINE

PROPERTY LINE

2013-0077-A.



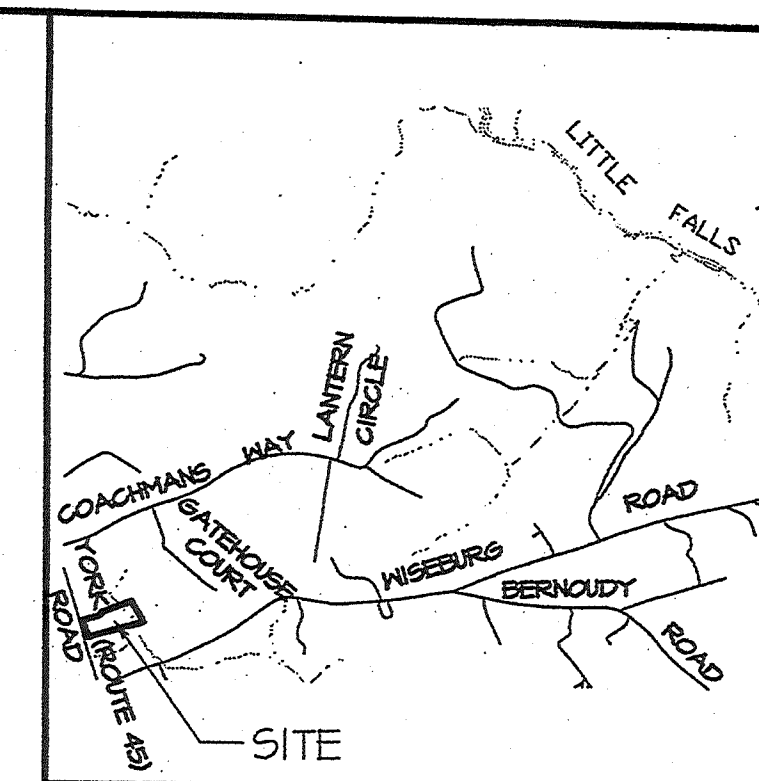
VICINITY MAP
1" = 2000'

REVISION	DATE	COMPUTED:	DRAWN:	CHECKED:	FILE:

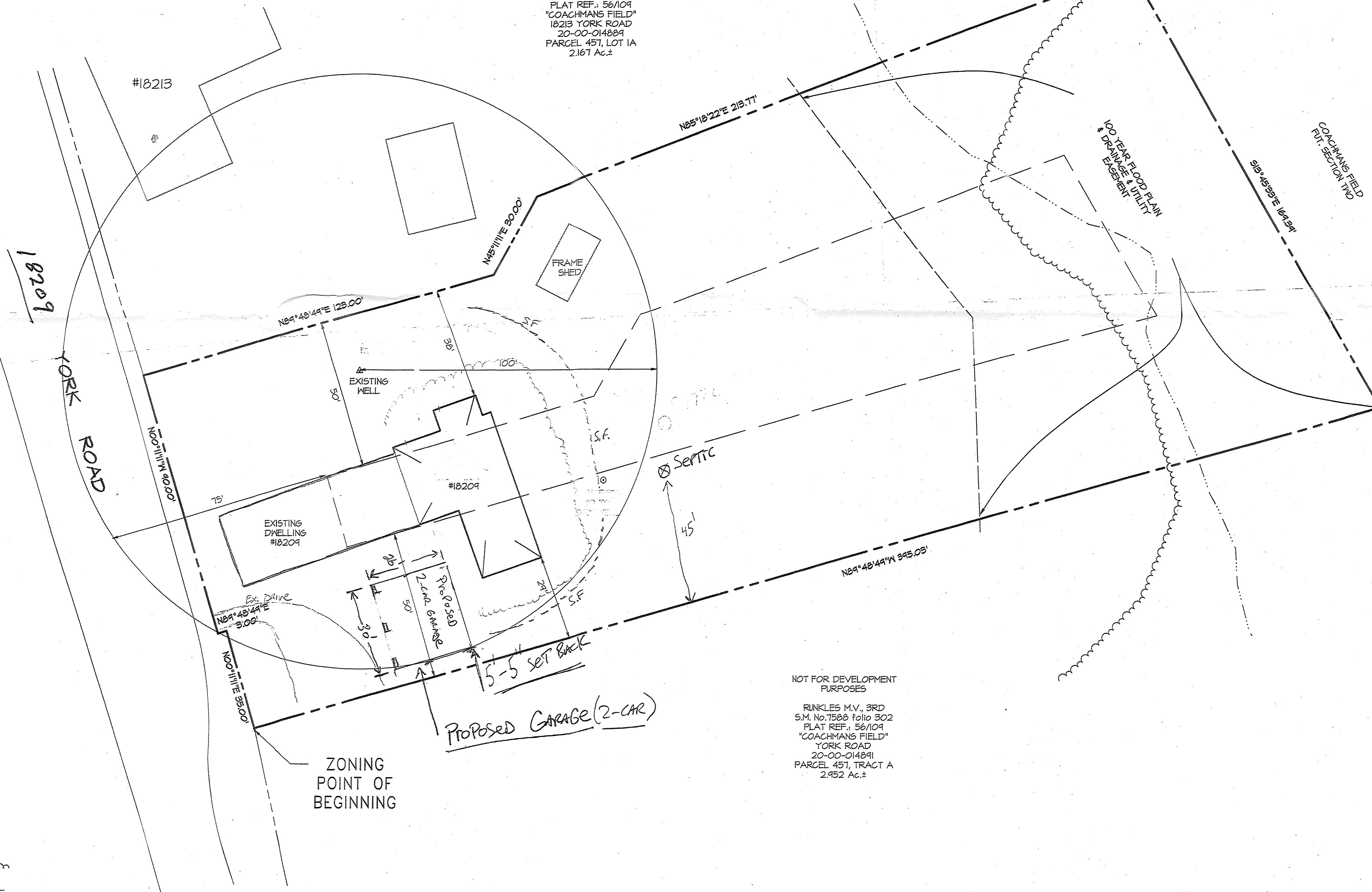
R.C. 5 PRINCIPAL STRUCTURE OR DWELLING SETBACKS

FROM ANY BUILDING FACE TO:
CENTERLINE OF ANY STREET
(NOT COLLECTOR ROAD OR
LEADING TO COLLECTOR ROAD) 75'

FROM ANY BUILDING FACE TO:
LOT LINE OTHER THAN A STREET LINE 50'



IRVING C. ROBINSON
BARBARA ROBINSON STUBENROUCH
S.M. No. 10084 folio 42
PLAT REF.: 56/104
"COACHMAN'S FIELD"
18213 YORK ROAD
20-00-014884
PARCEL 451, LOT 1A
2.167 Ac.±



RIC COPY

OWNER/DEVELOPER
JONATHAN M. SCHMITT
HEIDI S. KRAISS
18209 YORK ROAD
PARKTON, MARYLAND 21120-4404

NOT FOR DEVELOPMENT
PURPOSES
RINKLES M.V., 3RD
S.M. No. 7588 folio 302
PLAT REF.: 56/104
"COACHMAN'S FIELD"
YORK ROAD
20-00-014891
PARCEL 451, TRACT A
2.952 Ac.±

18209 YORK ROAD
Deed Ref: S.M. No. 16066 folio 618
"COACHMAN'S FIELD"
PLAT REF. S.M. 56 folio 109
Tax Account No.: 20-00-014890
Zoned RC-5; GIS Tile 17B2
Tax Map 17; Grid 15; Parcel 451; LOT 2A
7th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=20'

LEGEND

- EXISTING WELL
- EXISTING CLEANOUT
- PROPOSED DWELLING
- EXISTING BUILDING
- WOODS LINE
- EXISTING PAVING
- ZONING LINE
- PROPERTY LINE

2013-0077-A

Per. Exp.

REVISION	DATE	COMPUTED	DRAWN	CHECKED	FILE

2013-0072-A