



KEVIN KAMENETZ
County Executive

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

April 22, 2013

Bernadette L. Moskunas
Site Rite Surveying
200 East Joppa Road, Room 101
Towson, Maryland 21286

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(2609 Bauernschmidt Drive)
Case No. 2013-0210-A

Dear Ms. Moskunas:

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 be "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: Scott Nortman, 2609 Bauernschmidt Drive, Baltimore, Maryland 21221

IN RE: PETITION FOR ADMIN. VARIANCE *
15th Election District
6th Councilmanic District *
(2609 Bauernschmidt Drive)
Scott Nortman *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0210-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 owner of the subject property, Scott Nortman, for property located at 2609 Bauernschmidt Drive. The variance request is from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed open projection (deck) to have a side yard setback of 1 ft. in lieu of the required 7.5 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received on April 22, 2013 from the Department of Environmental Protection and Sustainability (DEPS) indicating that Petitioner must comply with B.C.Z.R. Section 500.14.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 29, 2013, 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

ORDER RECEIVED FOR FILING

Date 4-22-13

By DW

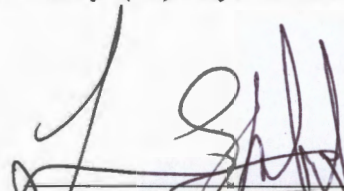
of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result 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 April, 2013 that a Variance from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed open projection (deck) to have a side yard setback of 1 ft. in lieu of the required 7.5 ft., be and is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his appropriate permits 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. Petitioner must comply with the ZAC comments submitted by the Department of Environmental Protection and Sustainability (DEPS) dated April 22, 2013; a copy of which is attached and made a part hereof.

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 4-22-13

By dlw

CROX

FLOOD PLAIN



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 2609 Bauernschmidt Drive which is presently zoned D.R.3.5

Deed Reference 32611/82 10 Digit Tax Account # 1504501010

Property Owner(s) Printed Name(s) Scott J. Noltman 1504500901

(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) 1B02.3.C.1 and 301.1.A - to permit a proposed open projection (deck) to have a side yard setback of 1 foot in lieu of the required 7 1/2 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

Date

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:

Bernadette L. Moskunas Site Rite Surveying

Name - Type or Print

Signature

200 E. Joppa Road Rm 101 Towson, MD

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 2013-0210-A Filing Date 3/18/13 Estimated Posting Date 3/31/13 Reviewer [Signature]

Rev 10/12/11

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: 2609 Bauernschmidt DR Essex MD 21221
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)

Signature of Affiant

Name- Print or Type

Scott Noetman

Signature of Affiant

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 4th day of March, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

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



[Signature]
Notary Public
2-24-2015
My Commission Expires

REV. 10/12/11

Item #0210

3/3/13

Re: Zoning and permits

To Whom It May Concern,

We are trying to obtain a permit to construct an open projection addition and an accessory structure to improve our home, and to help us to use our property in a more productive way as well. We current have a beautiful home with nothing in our yard front or back at all (there was a old large garage that was out back that was in need to be removed badly, we had taken down and removed professionally (safety reasons mostly). Our Property consists of an improved lot on the north side of Bauernschmidt Drive and an unimproved lot on the south side along the water front. These properties are part of the Bauernschmidt Manor subdivision which dates back to 1940. I do not believe the zoning regulations were in place at that time, per my conversation with a zoning reviewer. We have a water view home with a water front lot and currently cannot enjoy it at all, our current front decking there is no way to place outside chairs or anything to sit out there and enjoy it currently (to small now to even fit chairs and table). We also do not have very good parking, and have to use the half street and half grass (neighbor's property) due to no street park on our road. Currently we have a single lane driveway, so we have to jockey cars in and out if whoever leaves first is not the car last to pull in or not in the proper order to back out, we would then have to move cars so each other can exit the current driveway. We are trying to extend our current deck for two reasons. We would like to be able to use the deck to entertain and use for us to enjoy the beautiful view (main reason for buying the home last year) and we would also be able to pull our cars under the new deck as a somewhat of a car port as well, so this would help for us greatly for two reasons.

I hope that the above examples in why and what we are trying to do helps you understand why we are trying to do this. We have also spoke with all our current neighbors and they are aware of the changes we are trying to do and they all approve and thinks it's great for the area as well. We hope this is not a problem to have this done and appreciate the effort by you to help us get this accomplished ASAP too. Thank you very much for your time on this matter in advance, and we look forward to your reply.

Thanks

Scott Nortman

[Handwritten signature]

My Commission Expires 2-24-2015



Item #0210

Zoning Property Description for #2609 Bauernschmidt Drive

First Parcel: Beginning at a point on the north side of Bauernschmidt Drive which is 40 feet wide at the distance of 523 feet south of the centerline of Riverside Drive which is 40 feet wide.

Being Lot No. 58, Section "C" in the subdivision of "Bauernschmidt Manor" as recorded in Baltimore County Plat Book No. 12, folio 81, containing 9200 square feet, more or less.

Second Parcel: Beginning at a point on the south side of Bauernschmidt Drive which is 40 feet wide at the distance of 557 feet south of the centerline of Riverside Drive which is 40 feet wide.

Being Lot No. 68, Section "D" in the subdivision of "Bauernschmidt Manor" as recorded in Baltimore County Plat Book No. 12, folio 81, containing 5460 square feet, more or less.

Located in the 15th Election District and 6th council District.

A circular professional seal for Michael V. Moskunas, a Professional Land Surveyor in the State of Maryland. The seal includes the text "STATE OF MARYLAND", "MICHAEL VINCENT MOSKUNAS", "PROFESSIONAL LAND SURVEYOR", and "NO. 21175". A handwritten signature of Michael V. Moskunas is written across the seal.

Michael V. Moskunas, PLS
Reg. No. 21175
Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060

Item #210

**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: 2013-0210-A
Petitioner: Scott Nortman & Christina Crujeira
Address or Location: 2609 Bavernschmidt Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Scott Nortman
Address: 2609 Bavernschmidt Drive
Baltimore MD 21221

Telephone Number: 443-921-8007

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

No. **96204**

Date: **March 18 2013**

PAID RECEIPT

BUSINESS ACTUAL TIME INW
 3/18/2013 3/18/2013 11:36:36 8
 MS04 WALKIN SHIL SAI
 >>RECEIPT # 540117 3/18/2013 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 096204

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				875.00

Recpt Tot 875.00
 875.00 CK 1.00 CA
 Baltimore County, Maryland

Total: **875.00**

Rec From:
 For: **Zoning case # 2013-0210-A - Ad Variance**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2013-0210-A

Petitioner/Developer SITE
RITE SURVEYING INC

Date Of Hearing/Closing: 4/15/13

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 2609 BAUERNSCHMIDT DR.

This sign(s) were posted on March 29, 2013

Month, Day, Year

Sincerely,

Martin Ogle 3/29/13
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2013-0210-A

TO PERMIT A PROPOSED OPEN PROTECTION (DECK)
TO HAVE A SIDE YARD SETBACK OF 1 FOOT IN
LIEU OF THE REQUIRED 7 1/2 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON ~~MONDAY~~ APRIL 15, 2013

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
TEL. 887-3391

BE NOT DEEMED THIS NOTICE HAS BEEN SERVED. NOTICE FURNISHED BY LAW. RETURN BOTH TO ZAPM, ONE 104
MEETING IS HANDICAP ACCESSIBLE

Marble 3/29/13

M E M O R A N D U M

DATE: May 28, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0210-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 22, 2013. 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>4-A</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-A</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>3-29-13</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2013- 0210 -A Address 2609 Bauernschmidt DrContact Person: David Duval Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 3/18/13 Posting Date: 3/31/13 Closing Date: 4/15/13

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

1. **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.
2. **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.
3. **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.
4. **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- 0210 -A Address 2609 Bauernschmidt DrPetitioner's Name Scott Nortman Telephone 443-921-8007Posting Date: 3/31/13 Closing Date: 4/15/13Wording for Sign: To Permit a proposed open projection (deck) to have a
side yard setback of 1 foot in lieu of the required 7 1/2 feet

Revised 7/06/11

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 04, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For April 8, 2013
Item Nos. 2013- 0210, 0211, 0212,0213,0215 and 0216.

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

APR 22 2013



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: April 22, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0210-A
Address 2609 Bauernschmidt Drive
(Nortman Property)

Zoning Advisory Committee Meeting of April 1, 2013.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area, and is subject to Critical Area lot coverage requirements. To minimize impacts on water quality, lot coverage cannot exceed 25% of the lot 58 area above mean high water, or a maximum of 31.25% of that lot area with mitigation for the amount over 25%. This office will require more information on the deck construction, and the driveway changes proposed. By meeting the lot coverage area and mitigation requirements, allowing the relief requested by the applicant will result in minimal impacts to water quality. It is recommended that the zoning item be conditioned to require that the property meet all Critical area requirements.

2. Conserve fish, wildlife, and plant habitat; and

Lot 58 is about 117 feet from the water at the closest point, and water quality impacts can be minimized by meeting the lot coverage requirements, and by meeting the minimum tree and mitigation requirements. A minimum of three trees, or the equivalent in shrubs, must exist on lot 58 at all times. The minimum number of tree units required may be greater if mitigation planting with native

ORDER RECEIVED FOR FILING

Date 4-22-13

By [signature]

Page 2

trees/shrubs is necessary. It is recommended that the zoning petition be conditioned to require conformance with these requirements to offset water quality impacts associated with the uses on this property. Meeting these requirements will improve buffer functions and fish habitat in Middle River as well as plant and wildlife habitat on land.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The applicant's proposal can be consistent with established land-use policies provided that the applicants meet the conditions listed in comments 1 and 2 above.

Reviewer: *Paul Dennis – Environmental Impact Review (EIR)*

ORDER RECEIVED FOR FILING

Date 4-22-13

By PS



KEVIN KAMENETZ
County Executive

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

April 16, 2013

Scott Nortman
2609 Bauernschmidt Drive
Baltimore MD 21221

RE: Case Number: 2013-0210 A, Address: 2609 Bauernschmidt Drive

Dear Mr. Nortman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 18, 2013. 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 the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Bernadette L. Moskunus, Site Rite Surveying, 200 E. Joppa Road, Rm 101, Towson MD 21286

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4-4-13

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

RE: Baltimore County
Item No 2013-0210-A
Administrative Variance
Scott Northman
2609 Bauernschmidt Drive

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. 2013-0210-A

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

Sincerely,

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

Steven D. Foster, Chief
Access Management Division

SDF/raz

Debra Wiley - ZAC comment for 2013-0210-A

From: Debra Wiley
To: Livingston, Jeffrey
Date: 4/22/2013 12:14 PM
Subject: ZAC comment for 2013-0210-A

Hi Jeff,

I'm preparing an administrative variance (closing date of 4/15) that doesn't have a CBCA comment from your department. The information is as follows:

CASE NUMBER: 2013-0210-A

2609 BAUERNSCHMIDT DR.

Location: N/S Bauernschmidt Dr., 523 ft. S of the c/line of Riverside Dr.

15th Election District, 6th Council District

Legal owner: Scott Nortman

ADMINISTRATIVE VARIANCE To permit a proposed open projection (deck) to have a side yard setback of 1 ft. in lieu of the required 7.5 ft.

Closing: 4/15/2013

Please forward ASAP. Thanks.

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

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 15 Account Number - 1504501010

Owner Information

Owner Name: NORTMAN SCOTT
CRUJEIRAS CHRISTINA M **Use:** RESIDENTIAL
Mailing Address: 2609 BAUERNSCHMIDT DR
BALTIMORE MD 21221-1718 **Principal Residence:** YES
Deed Reference: 1)/32611/ 00082
2)

Location & Structure Information

Premises Address
2609 BAUERNSCHMIDT DR
BALTIMORE 21221-1718

Legal Description

2609 BAUERNSCHMIDT DR
BAUERNSCHMIDT MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0098	0008	0035		0000	C		58	3		0012/ 0081

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1957	3,184 SF	9,200 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	77,500	77,500		
Improvements:	363,100	314,100		
Total:	440,600	391,600	391,600	391,600
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
2609 BAUERNSCHMIDT DRIVE LLC	10/01/2012	\$480,000
Type: ARMS LENGTH MULTIPLE	Deed1: /32611/ 00082	Deed2:
Seller: MORRIS GREGORY A	Date: 05/28/2010	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /29515/ 00283	Deed2:
Seller: HUMMEL STEVEN M	Date: 10/11/2005	Price: \$385,000
Type: ARMS LENGTH MULTIPLE	Deed1: /22691/ 00191	Deed2:

Exemption Information

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

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

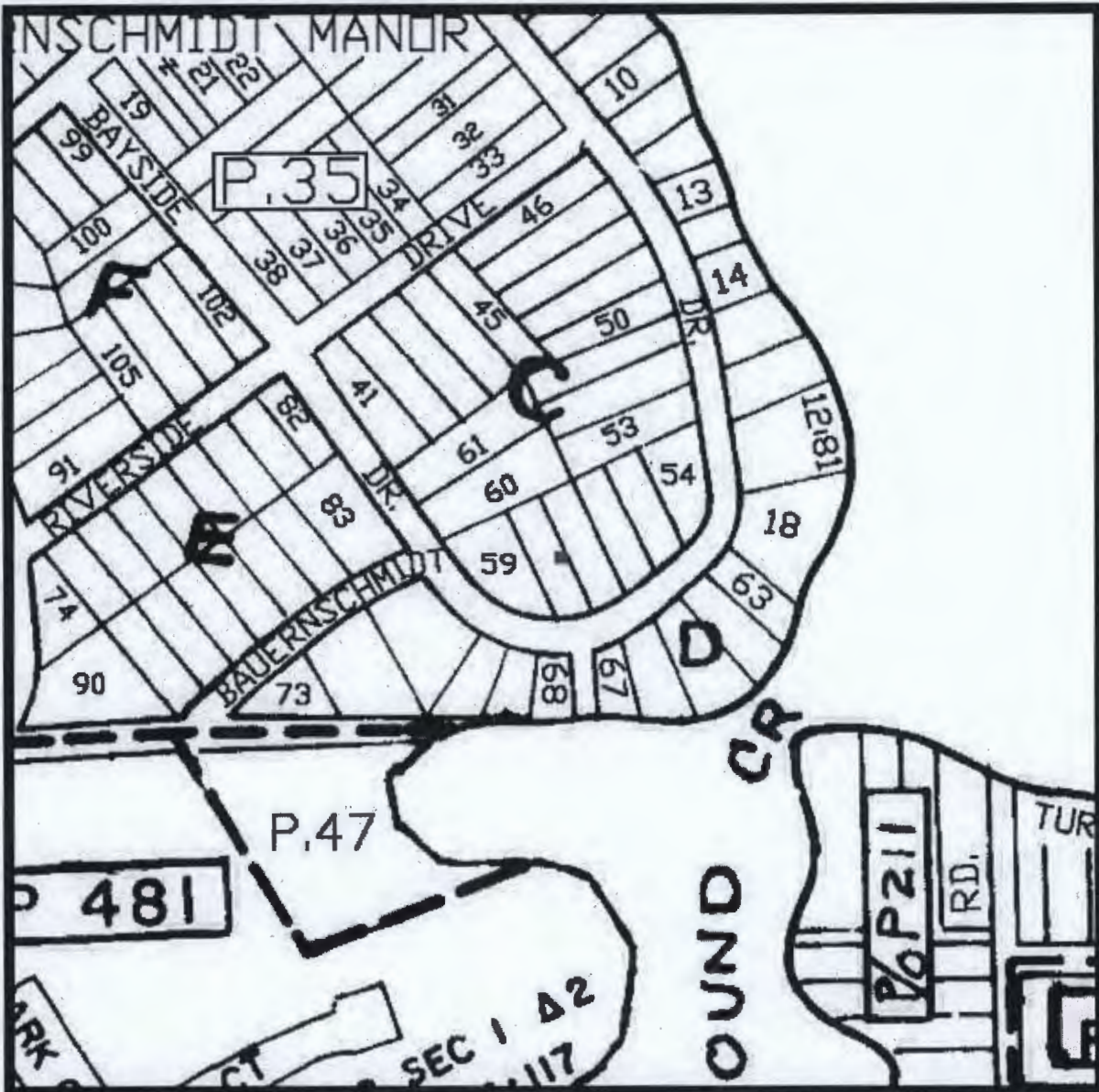
Homestead Application Status: No Application



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

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

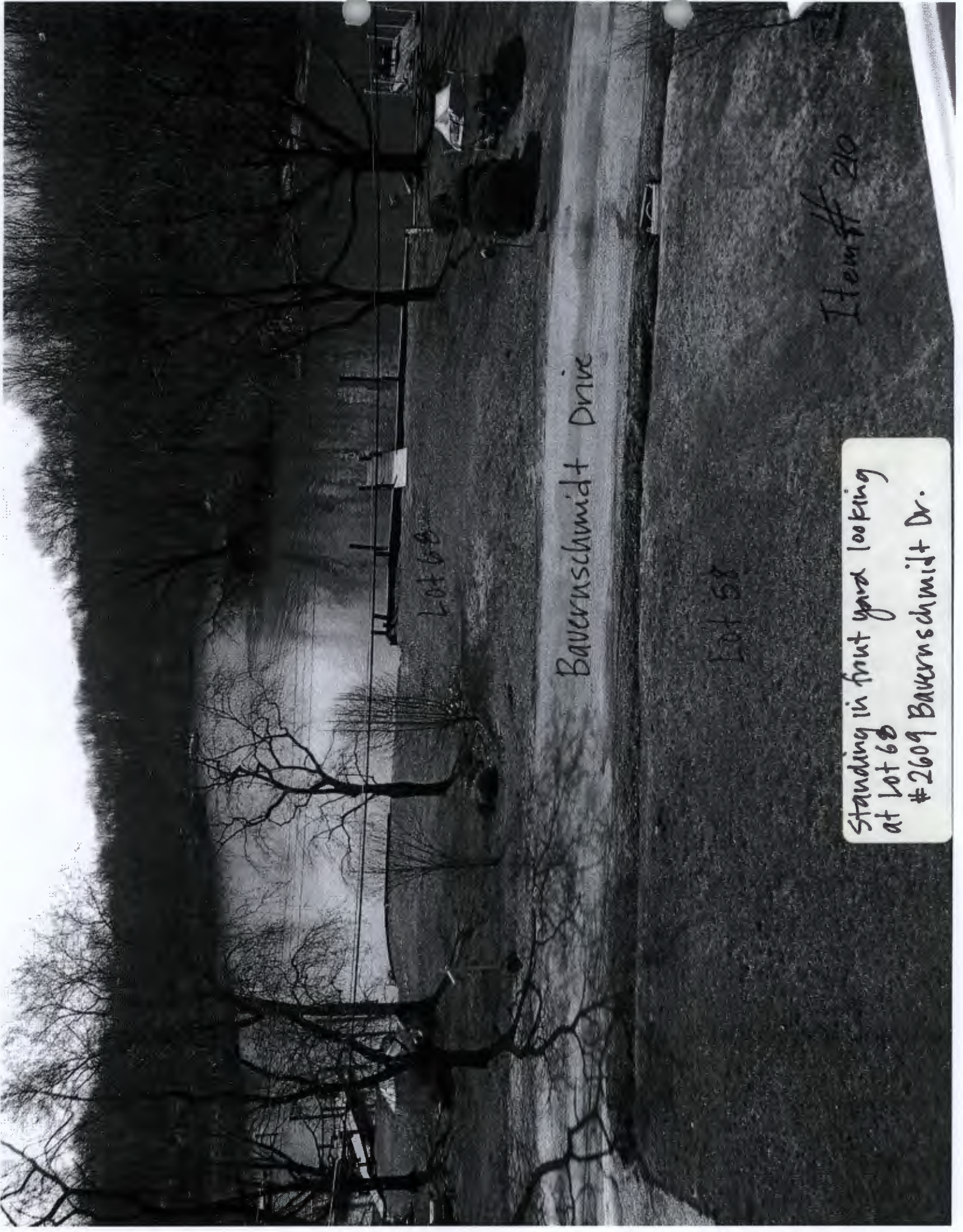
District - 15 Account Number - 1504501010



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



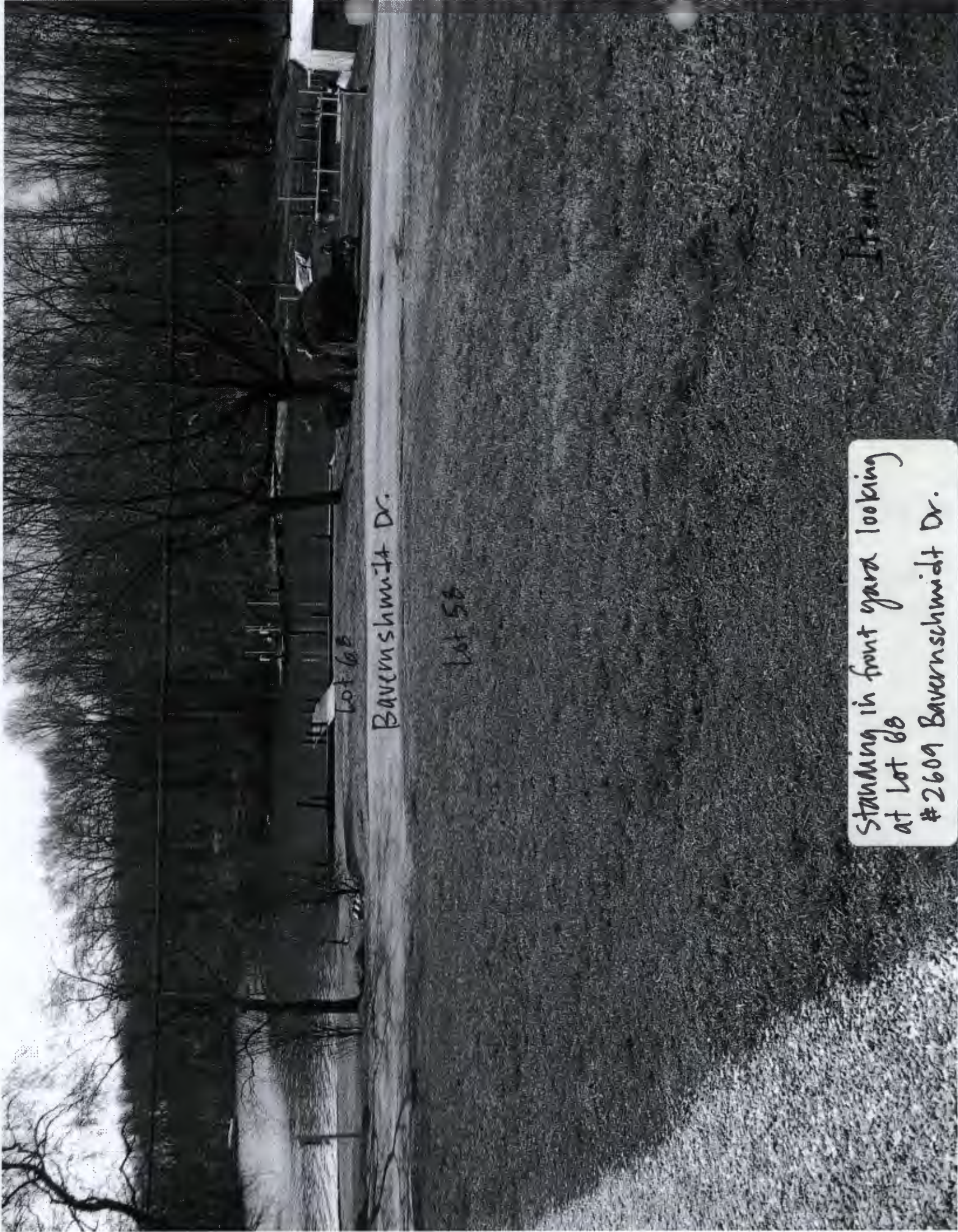
Bauernschmidt Drive

Lot 66

Lot 68

Item # 210

Standing in front yard looking
at Lot 66
#2609 Bauernschmidt Dr.



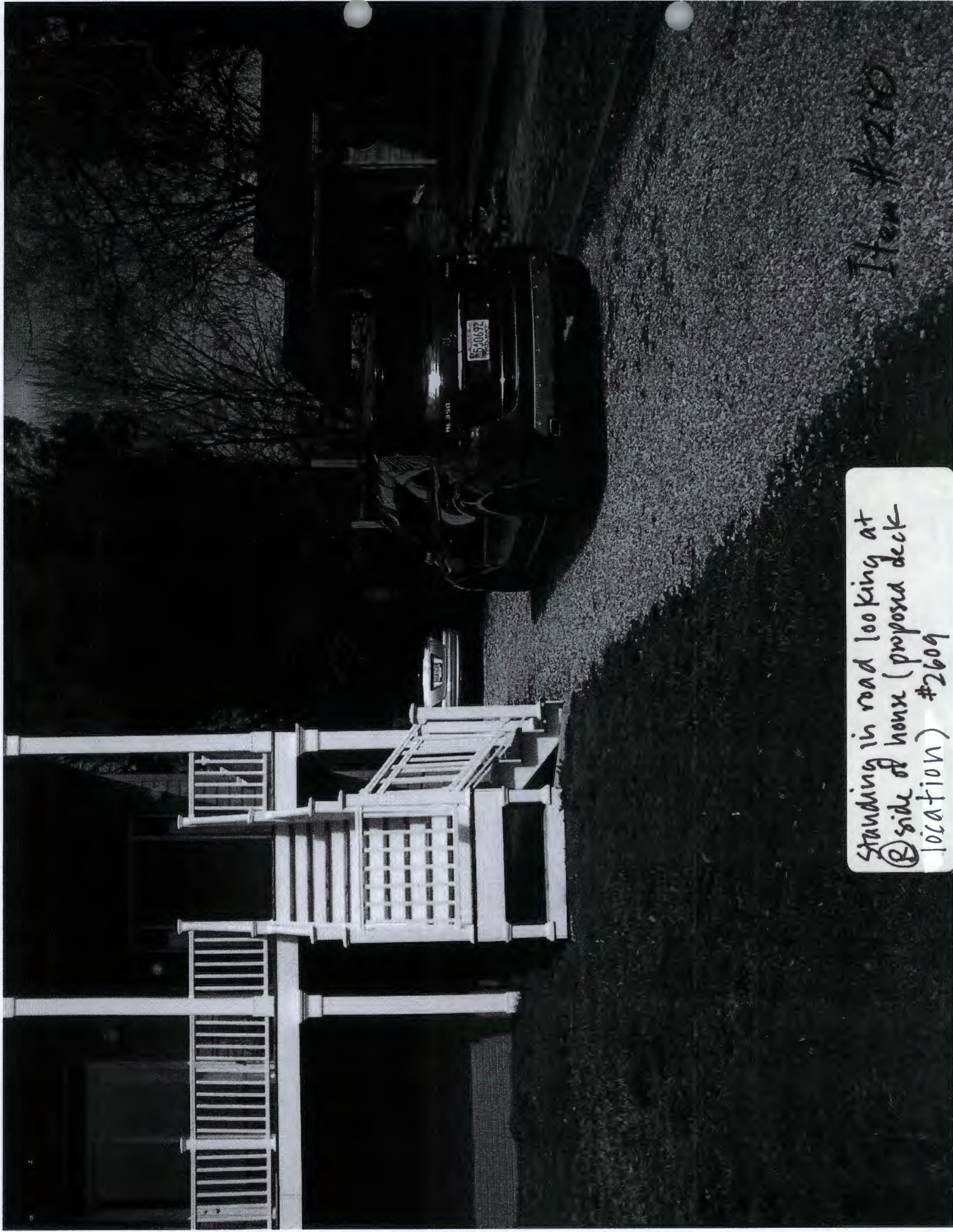
Lot 68

Bavernschmidt Dr.

Lot 58

Item # 210

Standing in front yard looking
at Lot 68
#2609 Bavernschmidt Dr.



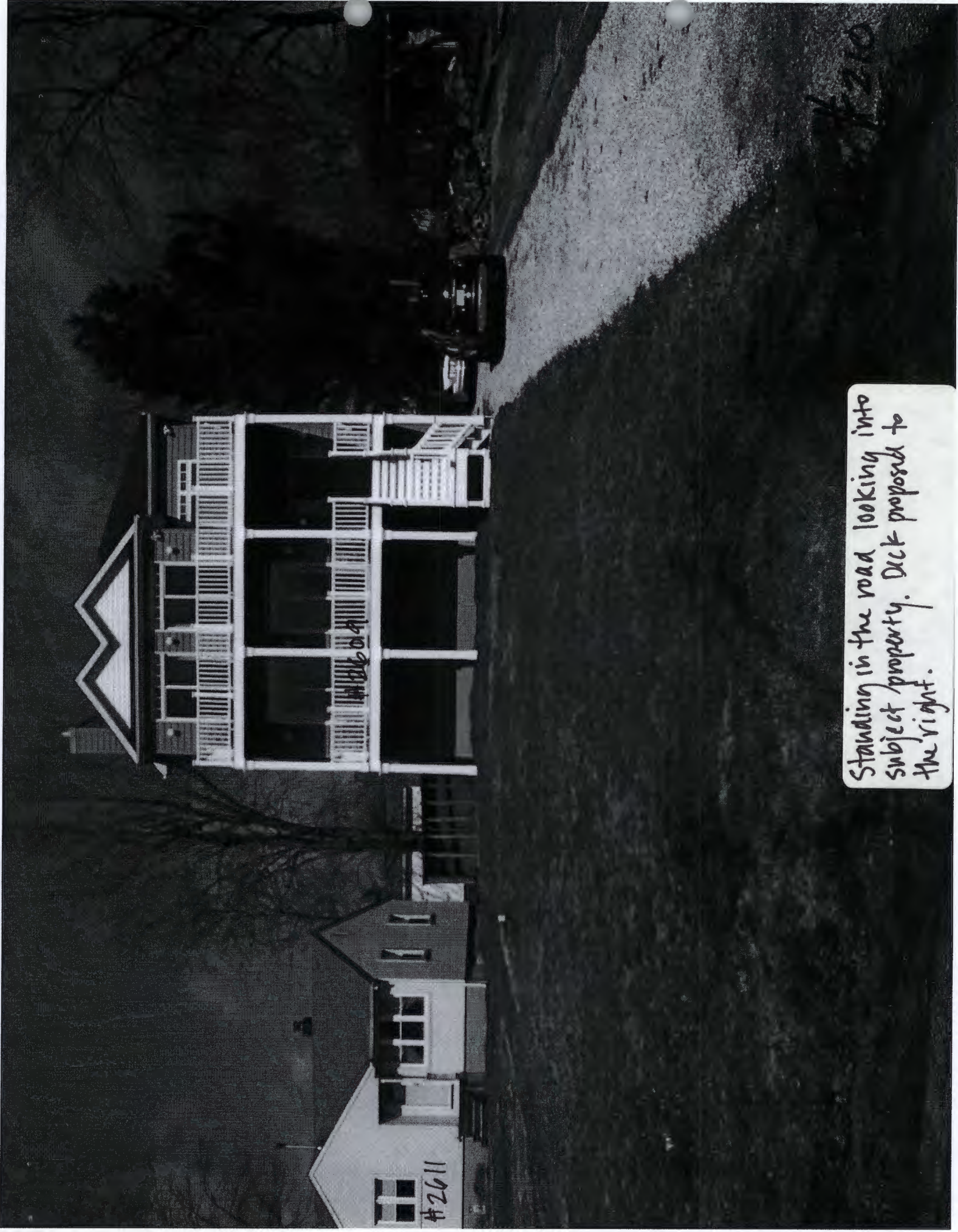
standing in road looking at
Ⓟ side of house (proposed deck
location) #2609

Item #210

Property line of division from the
road between #2609 and #2607
Bauernschmidt Drive

March 2010





Standing in the road looking into
subject property. Deck proposed to
the right.

#210

#2611

Standing on the existing deck-
looking into lot #2607

Item #210



Standing on existing deck looking
into #2611

Item #210

#2611

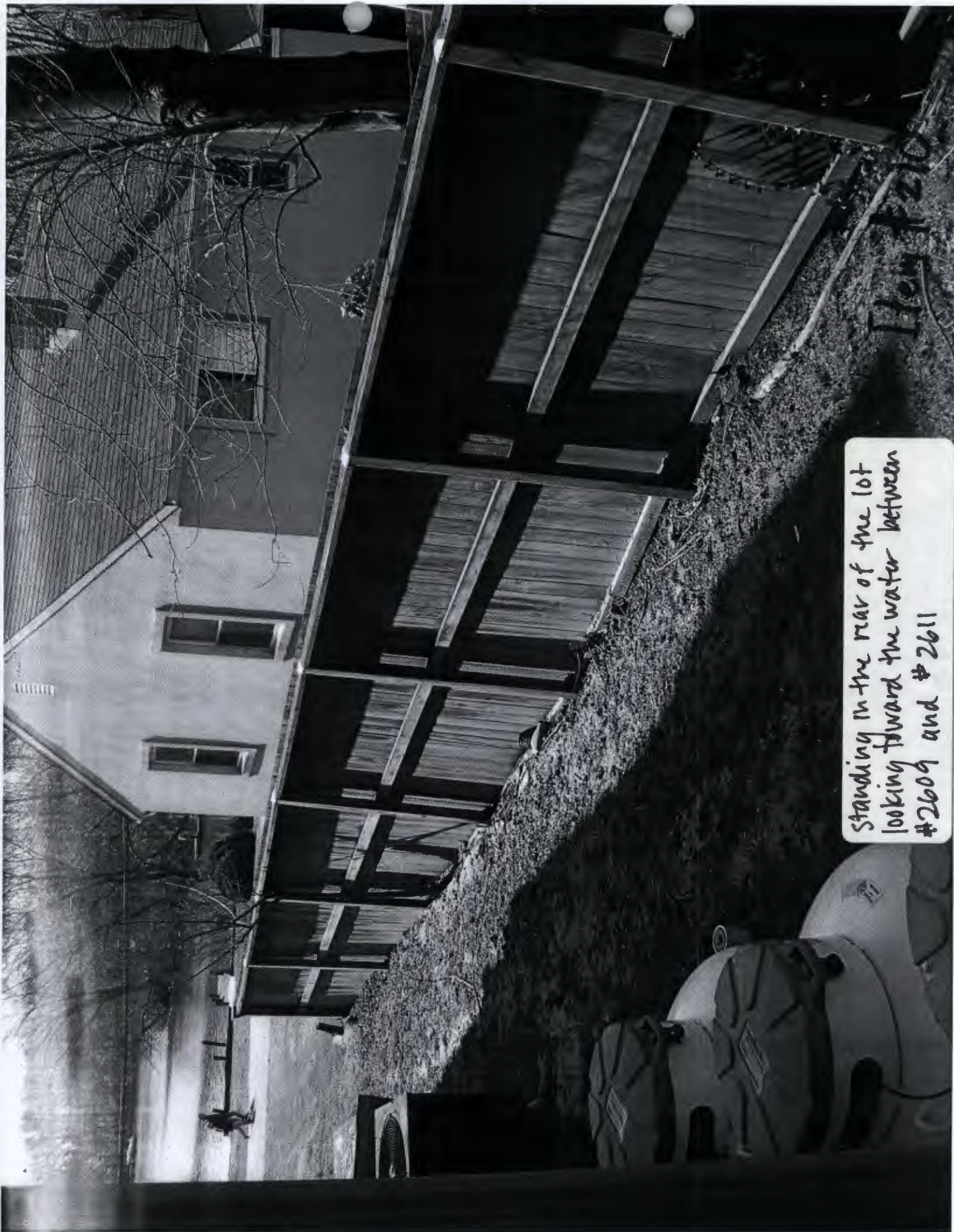
Standing in driveway between #2609
and #2611 properties) looking into
the rear of the lot.

Item #210



Standing in the rear of the lot
looking toward the water between
#2609 and #2611

Nov 12/10



2609 Bauernschmidt Drive



Publication Date: 3/18/2013



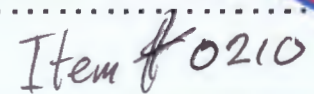
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



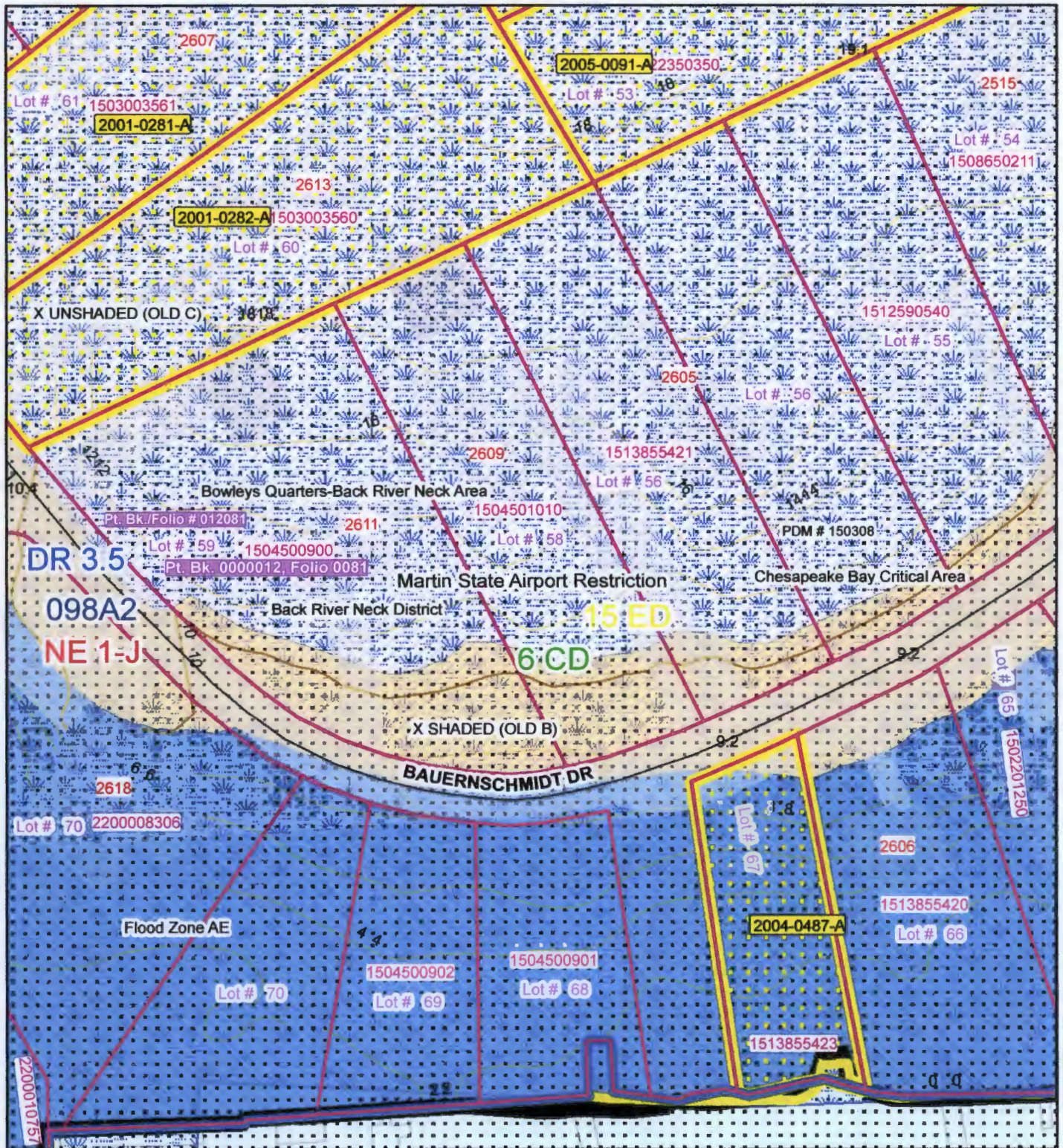
0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Item # 0210



Elevations and Flood Hazards



Publication Date: 3/18/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

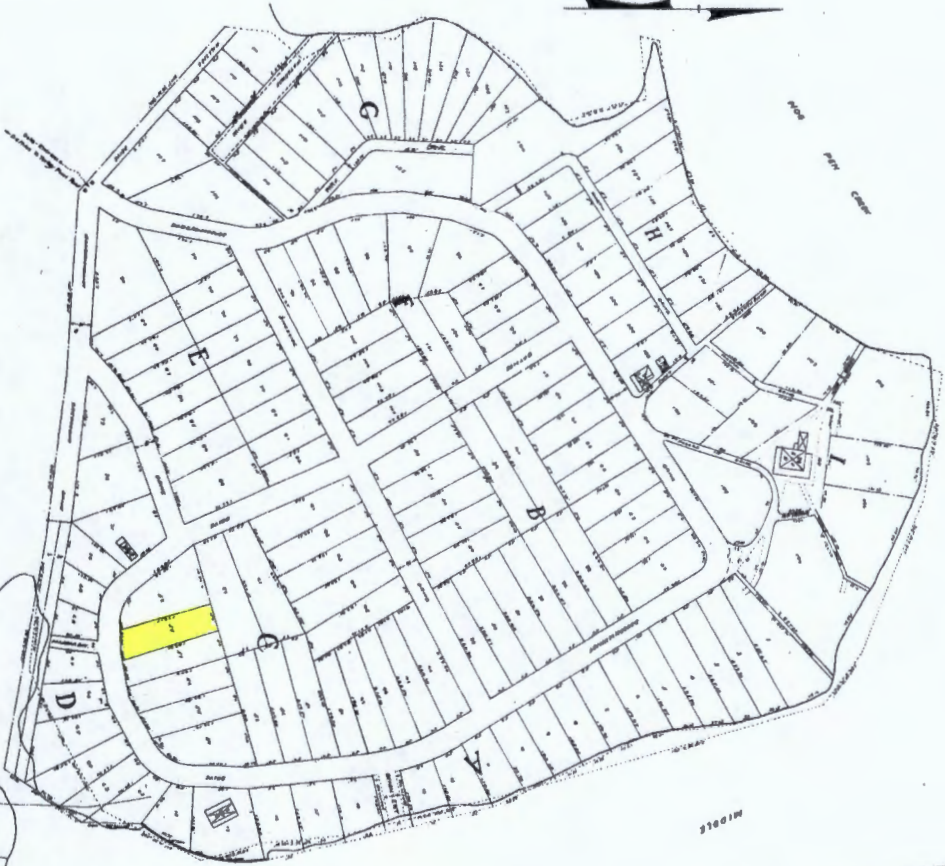
Item #0210



Plot area shown with area
shown shaded. Dimensions
shown in feet and inches.
Area of shaded area
shown in square feet.

Scale: 1 inch = 100 feet

PROPERTY OF JAMES C. SCHMIDT, JR.
BALTIMORE COUNTY COMMISSIONERS ATTORNEY
4000 KENNESA DRIVE BALTIMORE, MD 21206



BAUERN SCHMIDT MANOR

Otto F. Ullrich, Owner
1400 North Street, Baltimore, MD 21201
1400 North Street, Baltimore, MD 21201
1400 North Street, Baltimore, MD 21201
1400 North Street, Baltimore, MD 21201

BAYHURST CREEK



Plot area shown with area
shown shaded. Dimensions
shown in feet and inches.
Area of shaded area
shown in square feet.

Plot area shown with area
shown shaded. Dimensions
shown in feet and inches.
Area of shaded area
shown in square feet.

Plot area shown with area
shown shaded. Dimensions
shown in feet and inches.
Area of shaded area
shown in square feet.

