

Subject: Withdraw Request for Zoning Hearing

Case Number: 2013-0268-A

997 Rohe Farm Lane, 21220

Legal Owners: Douglas Schmitt & Sherri Hall Schmitt

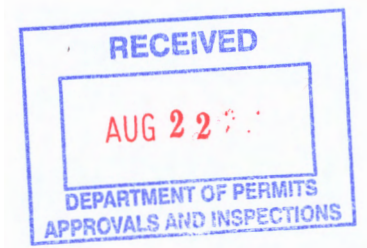
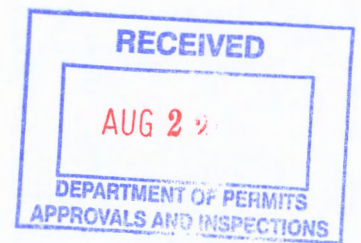
Monday, August 19, 2013

To whom it may concern:

We are writing to withdraw our request for a zoning hearing that was scheduled to take place on Friday, September 6, 2013 at 1:30pm. We decided to sell our home and no longer have a need for a variance. Should any questions or concerns arise we can be reached at 410-960-9409 or via email at

Respectfully,
Douglas and Sherri Schmitt

Doug Schmitt
Sherri Schmitt



BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: July 29, 2013

TO: Kristen Lewis, Office of Zoning Review
Dept. of Permits, Approvals and Inspections

FROM: Debbie Wiley *DSW*
Office of Administrative Hearings

RE: Petition for Administrative Variance – Closing: 6/10/13
Case No. 2013-0268-A – 997 Rohe Farm Lane

After a review of the above-captioned case file, Judge Lawrence M. Stahl has determined that this case shall be set in for a public hearing. On July 5th, correspondence was forwarded to Petitioners requesting additional information. Due to not receiving same (clarification and support letters), Judge Stahl has requested a formal demand in reference to the above.

We are returning the file to you for further processing, i.e., notifying the Petitioners, posting of the hearing notice, advertising, etc.

Thank you for your attention and cooperation in this matter.

c: *✓* Case File



KEVIN KAMENETZ
County Executive

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

July 5, 2013

By 7/19
10 working
days

Douglas C. Schmitt
Sherri L. Hall (aka Schmitt)
997 Rohe Farm Lane
Middle River, Maryland 21220

Re: Petition for Administrative Variance
Case No. 2013-0268-A
Property: 997 Rohe Farm Lane

Dear Mr. and Mrs. Schmitt:

As you know, your Petition for Administrative Variance was forwarded to this office for review and decision following the close of the posting period.

You have requested a variance to permit an addition in the rear of the dwelling with a rear yard setback of 9 feet in lieu of the required 15 feet, and to amend the Final Development Plan (FDP) of Rohe Farm in Lot No. 62, Block B, Section 1, only. On June 13, 2013 at the request of Judge Lawrence M. Stahl, the undersigned spoke to Mrs. Schmitt and requested the following:

1. Clarification of the addition size (1 or 2 story and height), and
2. Support letters from the three (3) adjacent neighbors – one on each side and rear. Since the property located at 999 Rohe Farm Lane is currently rented, Mrs. Schmitt was given the owner's name and address to correspond with same.

To this date, the above has not been received. Please respond to this letter within 10 working days and advise of your status in response to this matter. If I do not hear from you within that time period, Judge Stahl will decide the case based on the documentation in the file, which could result in a denial of the Petition for Variance.

Sincerely,

A handwritten signature in cursive script, appearing to read "Debra Wiley".

Debra Wiley
Legal Administrative Secretary



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 997 Rohe Farm Lane, 21220
which is presently zoned DR 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 B 01.2 (1971 REGS) TO

PERMIT AN ADDITION IN THE REAR OF THE DWELLING WITH A
REAR YARD SETBACK OF 9 FEET IN LIEU OF THE REQUIRED 15 FEET
AND TO AMEND THE FINAL DEVELOPMENT PLAN OF ROHE FARM
IN LOT# 62, BLOCK B, SECTION 1 ONLY

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2013-0268-A

REV 10/25/01

Reviewed By A. TSUN Date 5/14/13

Estimated Posting Date 5/26/13 ~ 6/10/13

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 997 Rohe Farm Lane
Address
Middle River MD 21220
City State Zip Code

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

We are respectfully requesting the grant of a variance for our residence at 997 Rohe Farm Lane in Middle River, MD. The variance is necessary for the preservation and enjoyment of our property. Currently we are a family of five in a three-bedroom home with no first floor family room. The desired structure will not deviate from the integrity of the neighborhood. Many homes in our development have a first floor family room and fourth bedroom. We also have a large family network in our neighborhood. **All of our immediate family members including both sets of parents (one of which lives at 995 Rohe Farm Lane), brother and sister-in-law) reside in our community and no one has plans to move.** Our property is fenced in therefore the granting of the variance will not be detrimental to the public welfare or injurious to the other property in the area in which the property is situated. The addition in request will not have an adverse effect upon traffic or traffic safety because our property is located towards the end of a non-thru street and the requested structure will rest on the rear of the home.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Sherri L. Hall (Schmitt)
Signature
Sherri L. Hall (Schmitt)
Name - Type or Print

Douglas Charles Schmitt
Signature
Douglas Charles Schmitt
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of May, 2013, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Sherri L. Hall (Schmitt) + Douglas C. Schmitt
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

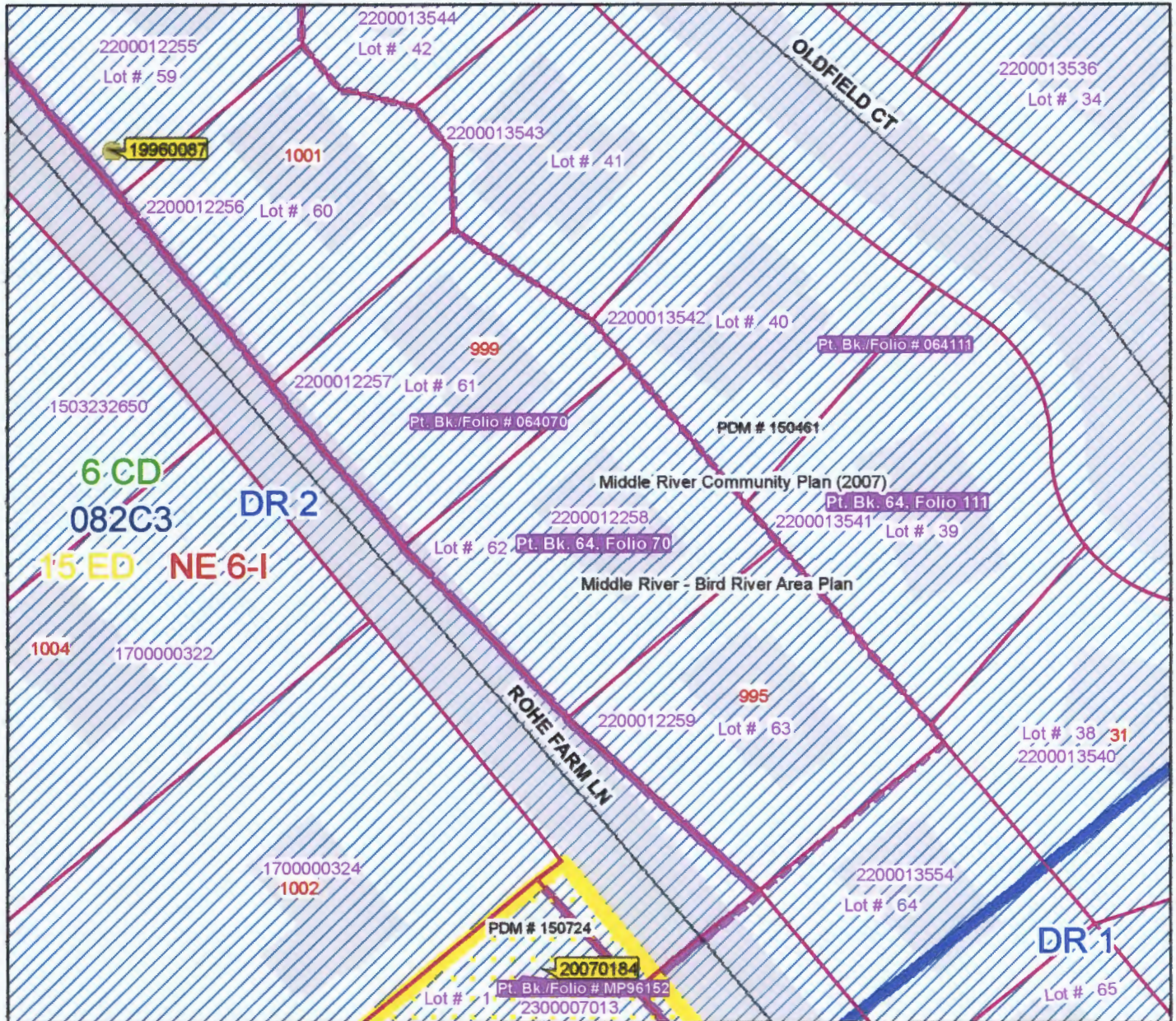
AS WITNESS my hand and Notarial Seal

Marie E. Wovas
Notary Public
My Commission Expires 1/25/14

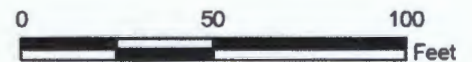
REV 10/25/01

MARIE E. WOVAS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires 1/25/14

997 Rohe Farm Lane



Publication Date: May 09, 2011
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 50 feet

2013-0268-A

Zoning Property Description for 997 Rohe Farm Lane

Beginning at a point on the north-east side of Rohe Farm Lane, which is 50 feet wide, at the distance of 950 feet south-east side of the centerline of nearest improved intersection street Bird River Road, which is 70 feet wide.

Being Lot#62, Block B, Section 1 in the Subdivision of Rohe Farm as recorded in Baltimore County Plat Book #0064, Folio#0070; containing 5,619 square feet, located in the 15th Election District and 6th Council District.

2013-0268-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0268 -A Address 997 Rohe Farm Lane

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/14/13 Posting Date: 5/26/13 Closing Date: 6/10/13

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- 0268 -A Address 997 Rohe Farm Lane

Petitioner's Name Sherri Schmitt Telephone 410-960-9409

Posting Date: 5/6/13 Closing Date: 6/10/13

Wording for Sign: To Permit an addition in the rear of the dwelling with a rear yard setback of 9 feet in lieu of the required 15 feet and to amend the final development plan of Rohe Farm in lot#62, Block B, Section 1 only.

Revised 7/06/11

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

No. 098435

Date: 5/14/13

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6152				16135

Total:

16135

Rec
From:

SHERRI SCHMITT

For:

CF17 ROHE FARM LN.

2013-0268-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

2013-0268-A

RE: Case No.: _____

Petitioner/Developer: _____

Sherri Schmitt

June 10, 2013

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

997 Rohe Farm Lane

May 26, 2013

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

Sincerely,

May 26, 2013

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

August 15, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on August 15, 2013

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2013-0268-A

997 Rohe Farm Lane

NE/s Rohe Farm Lane, 950 ft. SE of centerline of Bird River Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Douglas Schmitt & Sherri Hall Schmitt

Variance: to permit an addition in the rear of the dwelling with a rear yard setback of 9 feet in lieu of the required 15 feet and to amend the Final Development Plan of Rohe Farm in Lot #62, Block B, Section 1 only.

Hearing: Friday, September 6, 2013 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
8/327 Aug. 15

940401



KEVIN KAMENETZ
County Executive

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

August 5, 2013

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2013-0268-A

997 Rohe Farm Lane

NE/s Rohe Farm Lane, 950 ft. SE of centerline of Bird River Road

15th Election District – 6th Councilmanic District

Legal Owners: Douglas Schmitt & Sherri Hall Schmitt

Variance to permit an addition in the rear of the dwelling with a rear yard setback of 9 feet in lieu of the required 15 feet and to amend the Final Development Plan of Rohe Farm in Lot #62, Block B, Section 1 only.

Hearing: Friday, September 6, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Schmitt, 997 Rohe Farm Lane, Middle River 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 17, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 15, 2013 Issue - Jeffersonian

Please forward billing to:
Douglas Schmitt
997 Rohe Farm Lane
Middle River, MD 21220

410-960-9409

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2013-0268-A

997 Rohe Farm Lane
NE/s Rohe Farm Lane, 950 ft. SE of centerline of Bird River Road
15th Election District – 6th Councilmanic District
Legal Owners: Douglas Schmitt & Sherri Hall Schmitt

Variance to permit an addition in the rear of the dwelling with a rear yard setback of 9 feet in lieu of the required 15 feet and to amend the Final Development Plan of Rohe Farm in Lot #62, Block B, Section 1 only.

Hearing: Friday, September 6, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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>5-24</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>6-6</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-22</u>	STATE HIGHWAY ADMINISTRATION	<u>No objections</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>5-26-13</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any:

Missing photos - Rec'd 6-17 *Spoke to Mrs. Hase (Schmitt).*

Per Lang 6/13, Deb W. contacted owners. Reg'd clarification & ltr's of support from 3 neighbors. Gave admin. email & fax. Also gave Mrs. Hase address for owner of 999 since she indicated it's rented.

Ltr. sent 7-5-13
req. info. by 7-19.
Per Lang, just rec'd by 7-26, put in for formal demand.

(1 on each side and in rear)

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 15 Account Number - 2200012257

Owner Information

Owner Name: JAREMKO JOHN M Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 13633 PLEASANTVILLE RD Deed Reference: 1) /14099/ 00001
BALDWIN MD 21013-9012 2)

Location & Structure Information

Premises Address: 999 ROHE FARM LN
BALTIMORE 21220-1548
Legal Description: .121 AC PHASE 2
999 ROHE FARM LA
ROHE FARM

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0082	0024	0837		0000	1	B	61	3	Plat Ref: 0064/ 0070

Town: NONE

Special Tax Areas

Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1996	1,874 SF	5,270 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	101,500	101,500		
Improvements:	202,000	147,500		
Total:	303,500	249,000	249,000	249,000
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
JAREMKO JOHN M	10/19/1999	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14099/ 00001	Deed2:
Seller: ROHE FARM LANE DEVELOPMENT INC	Date: 04/24/1996	Price: \$178,930
Type: ARMS LENGTH IMPROVED	Deed1: /11549/ 00175	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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

SDAT
for
neighbor
since he
rents
...

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 15 Account Number - 2200012258 ✓

Owner Information

Owner Name: HALL SHERRI SCHMITT DOUGLAS **Use:** RESIDENTIAL
Mailing Address: 997 ROHE FARM LN BALTIMORE MD 21220-1548 **Principal Residence:** YES
Deed Reference: 1) /17189/ 00533
2)

Location & Structure Information

Premises Address 997 ROHE FARM LN 0-0000
Legal Description .129 AC PHASE 2
997 ROHE FARM LA
ROHE FARM

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0082	0024	0837		0000	1	B	62	3		0064/ 0070

Town NONE

Special Tax Areas

Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1994	1,558 SF	5,619 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value As Of 01/01/2012	Phase-in Assessments As Of 07/01/2012	As Of 07/01/2013
Land	101,500	101,500		
Improvements:	192,300	119,200		
Total:	293,800	220,700	220,700	220,700
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
WINDLE ROBERT GEORGE, JR	12/04/2002	\$185,000
Type: ARMS LENGTH IMPROVED	Deed1: /17189/ 00533	Deed2:
Seller: ROHE FARM LANE DEVELOPMENT INC	Date: 01/31/1995	Price: \$154,510
Type: ARMS LENGTH IMPROVED	Deed1: /10926/ 00061	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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: Approved 02/03/2009



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

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

District - 15 Account Number - 2200012258



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



KEVIN KAMENETZ
County Executive

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

June 10, 2013

Douglas C Schmitt
Sherri L. Hall (Schmitt)
997 Rohe Farm Lane
Middle River MD 21220

RE: Case Number: 2013-0268 A, Address: 997 Rohe Farm Lane

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 May 14, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 27, 2013
Item Nos. 2013- 0262, 0267, 0268, 0270 and 0271.

DATE: May 24, 2013

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



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: June 6, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0268-A
Address 997 Rohe Farm Lane
(Schmitt/Hall-Schmitt Property)

Zoning Advisory Committee Meeting of May 20, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

JUN 06 2013

OFFICE OF ADMINISTRATIVE HEARINGS

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5-22-13

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

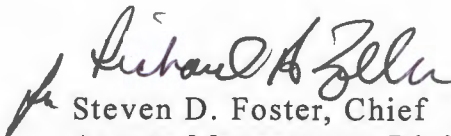
RE: Baltimore County
Item No 2013-0268-A
Administrative Variance
Douglas C. Schmitt &
Sherri L. Hall (Schmitt)
997 Rohe Farm Lane

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. 2013-0268-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,


Steven D. Foster, Chief
Access Management Division

SDF/raz



2013-0268-A



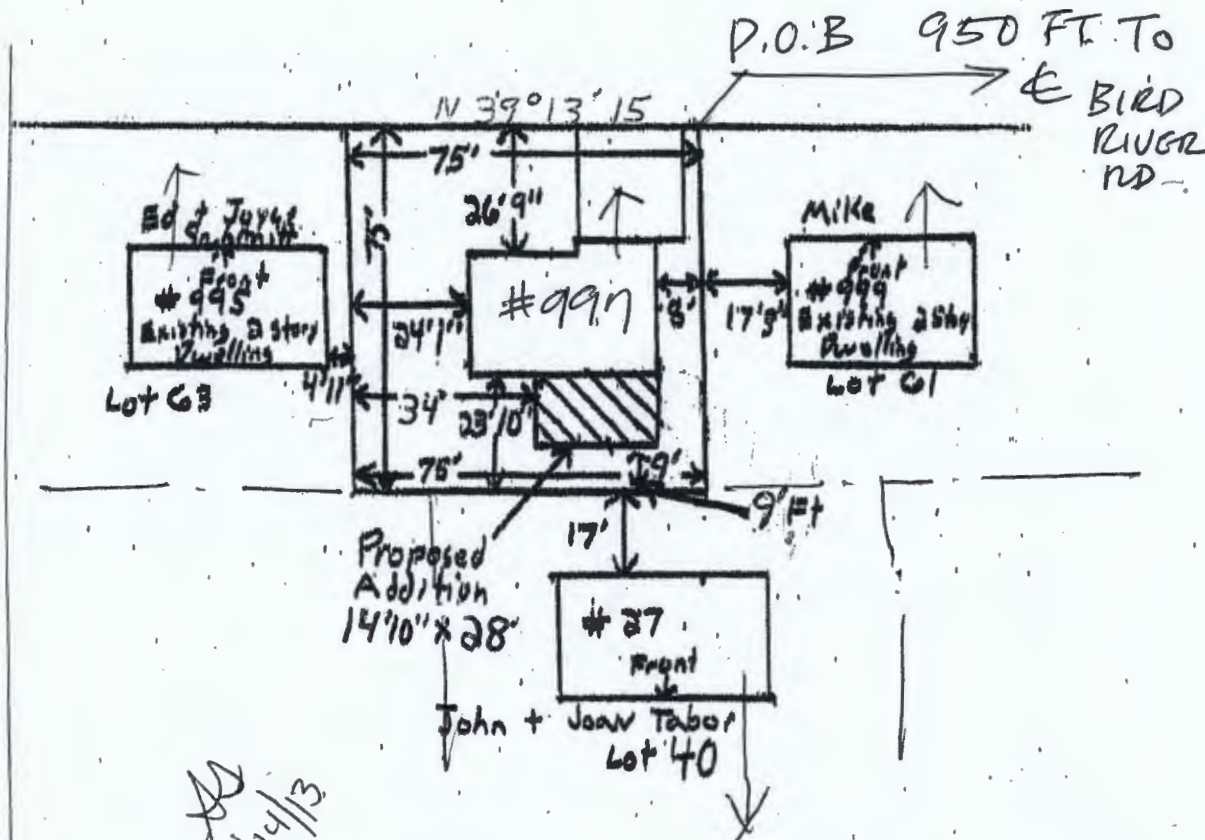
2013-0268-A



2013-0268-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 997 Rohe Farm Lane OWNER(S) NAME(S) Douglas + Sherri Schmitt
 SUBDIVISION NAME ROHE FARM LOT # 62 BLOCK # B SECTION # 1
 PLAT BOOK # 64 FOLIO # 70 10 DIGIT TAX # 22 0001 2258 DEED REF. # 17189100533

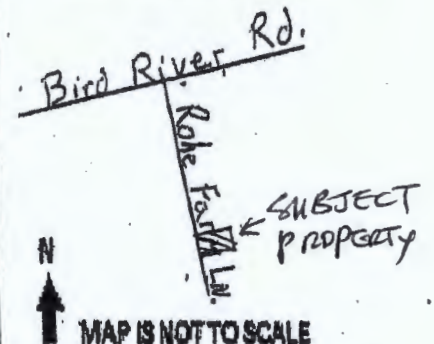
Rohe Farm Lane
 50' (R.O.W.)



AS
 5/14/13

PLAN DRAWN BY Douglas Charles Schmitt DATE _____ SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



ZONING MAP# 082C3
 SITE ZONED DR2
 ELECTION DISTRICT 15ED
 COUNCIL DISTRICT 6C12
 LOT AREA ACREAGE 0.129132
 OR SQUARE FEET 5,619 S.F.
 HISTORIC? NO
 IN CBCA? _____
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
NO

VIOLATION CASE INFO:

NO

2013-0268-A