

IN RE: PETITION FOR ADMIN. VARIANCE *
(3871 Schroeder Avenue)
11th Election District *
5th Councilmanic District
Suzanne A. and Richard M. Long, Jr. *
Petitioners

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0092-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Suzanne A. and Richard M. Long, Jr. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), as follows: (1) To permit a proposed detached garage on a corner lot to be located in the third of lot closest to the street in lieu of the required in the third of the lot farthest removed from the street; and (2) To permit a proposed detached garage with a height of 16.5 ft. in lieu of the maximum allowed 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit 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. It is to be noted that three (3) letters of support were contained in the case file from property owners located at 10 Powder Farm Court and 3869A and 3869B Schroeder Avenue.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 27, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 11-14-13

By 192

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the garage 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, by the Administrative Law Judge for Baltimore County, this 14th day of November, 2013, that a Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), as follows: (1) To permit a proposed detached garage on a corner lot to be located in the third of lot closest to the street in lieu of the required in the third of the lot farthest removed from the street; and (2) To permit a proposed detached garage with a height of 16.5 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED, subject to the following:

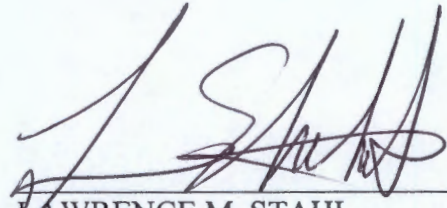
ORDER RECEIVED FOR FILING

Date 11-14-13

By GW

1. Petitioners may apply for their 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, 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.

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 11-14-13

By DLW

KEVIN KAMENETZ
County Executive



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

November 14, 2013

Suzanne A. Long
Richard M. Long, Jr.
3871 Schroeder Avenue
Perry Hall, Maryland 21128

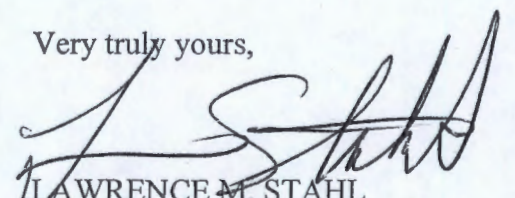
RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(3871 Schroeder Avenue)
Case No. 2014-0092-A

Dear Mr. and Mrs. Long:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Very truly yours,


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: David M. Smith, 10 Powder Farm Court, Perry Hall, MD 21128
Debra L. Mast, 3869B Schroeder Avenue, Perry Hall, MD 21128
Andrew and Mary Barranco, 3869A Schroeder Avenue, Perry Hall, MD 21128



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 3871 SCHROEDER AVE, PERRY HALL, MD 21128 which is presently zoned DR2

Deed Reference 3097/00368 10 Digit Tax Account # 1600009326

Property Owner(s) Printed Name(s) RICHARD & SUZANNE LONG

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

1. **X** **ADMINISTRATIVE VARIANCE** from section(s) Section 400.1 of B.C.Z.R. to permit a proposed detached garage, on a corner lot, to be located in the third of lot closest to the street in lieu of the required in the third of the lot farthest removed from the street; and, Section 400.3 of B.C.Z.R., to permit a proposed detached garage with a height of 16.5 feet in lieu of the maximum allowed of 15 feet.

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

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

RICHARD LONG, JR.

SUZANNE LONG

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

3871 SCHROEDER AVE., PERRY HALL, MD

Mailing Address City State

21128 410-419-9340 LONGDSC@AOL.COM

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 10/15/13 day of October, 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 2014-0092-A Filing Date 10/15/13 Estimated Posting Date 10/27/13 Reviewer AT

- 11/11/13

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: 3871 SCHROEDER AVENUE, PERRY HALL, MD 21128
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)

1. The proposed garage is for storage of our boat and farm tractor. Both of these require, at the least, a 9 foot garage door, which in turn requires 10 foot walls. According to our contractor, with a standard roof pitch of 4/12, this would put the height at the peak of the garage at approximately 16.5 feet.

2. The placement of the garage on our property is to avoid having to cut down a twenty year old tree. Also, the position is to take advantage of a backdrop of tall pine trees which would block the view of the garage from our neighbors.

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

Richard Long Jr.
Signature of Affiant

RICHARD LONG, JR.
Name- Print or Type

Suzanne Long
Signature of Affiant

SUZANNE LONG
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 11th day of October, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Richard Long Jr and Suzanne Long
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

Amanda Finkelstein
Notary Public

My Commission Expires 09/10/15

AMANDA FINKELSTEIN
NOTARY PUBLIC
BALTIMORE COUNTY, MD
MY COMMISSION EXPIRES: 09/10/15

ZONING PROPERTY DESCRIPTION FOR
3871 SCHROEDER AVENUE, PERRY HALL, MD 21128

PART A

60'

Beginning at a point on the southwest side of Schroeder Avenue which is ~~25~~' wide at the distance of 27' west of the centerline of the nearest improved intersecting street, Powder Farm Court, which is 25' wide.

PART B

Being Lot #1 in the subdivision of Property of Sebastian Kahl as recorded in Baltimore County Plat Book #36, Folio #37, containing one acre of land, more or less. Located in the 11th Election District and 1st Council District.

5th

al

2014-0092-A

2014-0092-A

CERTIFICATE OF POSTING

RE: Case No 2014-0092-A

Petitioner/Developer
RICHARD LONG JR

Date Of Hearing/Closing: 11/11/13

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

3871 SCHROEDER AVENUE

This sign(s) were posted on October 27, 2013

Month, Day, Year

Sincerely,

Martin Ogle 10/27/13
Signature of Sign Poster and Date

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2014-0092-A

TO PERMIT A DETACHED GARAGE WITH A HEIGHT
OF 16.5 FEET AND LOCATED IN THE THIRD OF THE LOT
CLOSEST TO THE STREET IN LIEU OF THE MAXIMUM
ALLOWED OF 15 FEET AND LOCATED IN THE THIRD OF THE
LOT FARTHEST REMAINS FROM ANY STREET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-1728K(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, NOVEMBER 11, 2014
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21284
TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW
MEETING IS HANDICAP ACCESSIBLE

myndy 10/27/13

M E M O R A N D U M

DATE: December 18, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0092-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 16, 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>10-23</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>10-22</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>10-15 +</u> <u>10-28</u>	ADJACENT PROPERTY OWNERS	<u>See 3 Support Ltrs.</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>10-27-13</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
<u>11-13 @ 2:35 PM</u> Comments, if any: <u>Missing photo - June Fisher + c/c w/ Aaron Tsui</u>		
<u>Rec'd 11-14-13</u>		

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0092 -A Address 3871 Schroeder Avenue

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

Filing Date: 10/15/2013 Posting Date: 10/27/13 Closing Date: 11/11/2013

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 2014- 0092 -A Address 3871 Schroeder Avenue

Petitioner's Name Richard Long Jr. Telephone 410-419-9340

Posting Date: 10/27/2013 Closing Date: 11/11/2013

Wording for Sign: To Permit a detached garage with a height of 16.5 feet and located in the
third of lot closest to the street in lieu of the maximum allowed of 15 feet and located in the
third of the lot farthest removed from any street

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

November 13, 2013

Richard Jr. & Suzanne Long
3871 Schroeder Avenue
Perry Hall MD 21128

RE: Case Number: 2014-0092 A, Address: 3871 Schroeder Avenue

Dear Mr. & Ms. Long:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 15, 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 fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 10-22-13

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

RE: Baltimore County
Item No 2014-0092-A
Administrative Variance
Richard Fr. & Suzanne Long
3871 Schroeder Avenue

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. 2014-0092-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/
Development Manager
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

Debra Wiley - Administrative Variance 2014-0092-A - Additional photos request

From: Aaron Tsui
To: longdsc@aol.com
Date: 11/13/2013 3:03 PM
Subject: Administrative Variance 2014-0092-A - Additional photos request
CC: Fisher, June

Dear Richard and Suzanne Long:

Your petition file is now with the Administrative Law judge for his consideration. The law judge has requested that if you would forward a couple of the photographs, showing the location of the proposed detached garage and the surroundings, for his review.

I left a phone message this afternoon to you on the same subject matter. Please send the photographs to this Office ASAP.

Thanks for your prompt attention, and, call me for any questions.

Best regards,

Aaron Tsui
Planner II, Zoning Office
410-887-3391

p.s. If I am not in, please ask for June Fisher of this Office, thanks.

From: June Fisher
To: Wiley, Debra
Date: 11/13/2013 3:08 PM
Subject: Fwd: Administrative Variance 2014-0092-A - Additional photos request
Attachments: Administrative Variance 2014-0092-A - Additional photos request

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 23, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For October 28, 2013
Item No. 2014-0087, 0091, 0092, 0093, 0095, 0096, 0098 and 0099

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

DAK:CEN
Cc: file

G:\DevPlanRev\ZAC -No Comments\ZAC10282013 -.doc

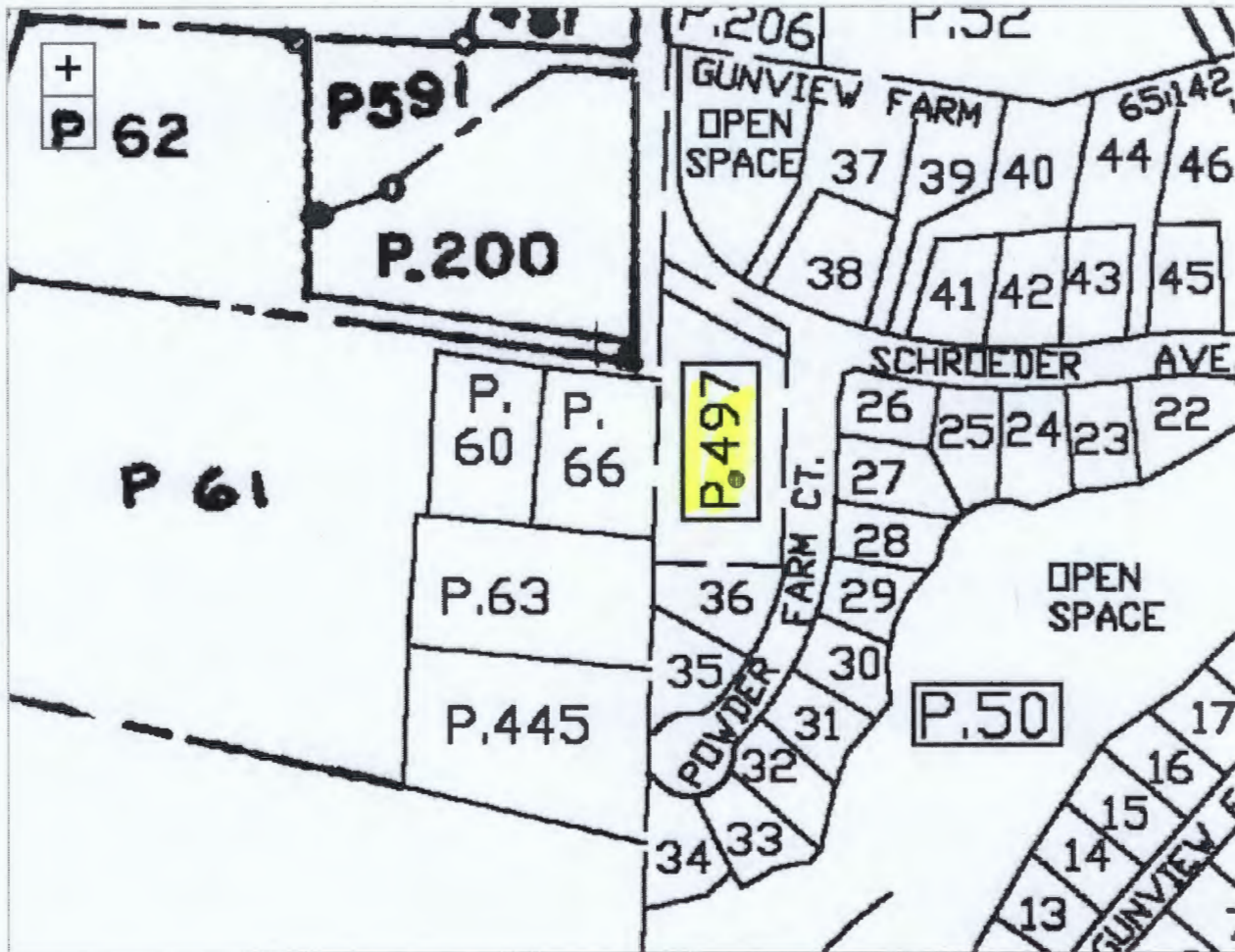
Real Property Data Search (w1)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 11 Account Number - 1600009326		
Owner Information		
Owner Name:	LONG RICHARD M JR LONG SUZANNE A	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	3871 SCHROEDER AVE PERRY HALL MD 21128-9720	Deed Reference: 1) /08097/ 00368 2)
Location & Structure Information		
Premises Address:	3871 SCHROEDER AVE 0-0000	Legal Description: 1 AC 4000 NW BELAIR RD PROP OF SEBASTIAN KAHL
Map: 0063	Grid: 0015	Parcel: 0497
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2012
Plat No:	Plat Ref: 0036/ 0036	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1974	1,872 SF	1.0000 AC
Property Land Area	County Use	
04		
Stories	Basement	Type
1.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	1 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	100,000	100,000
Improvements	158,300	152,000
Total:	258,300	252,000
Phase-in Assessments		
		As of
		07/01/2013
Land:		
Improvements		
Total:		
Preferential Land:	0	0
Transfer Information		
Seller: RUBY SHIRLEY	Date: 02/08/1989	Price: \$105,000
Type: ARMS LENGTH IMPROVED	Deed1: /08097/ 00368	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	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 11/09/2010		

Baltimore County

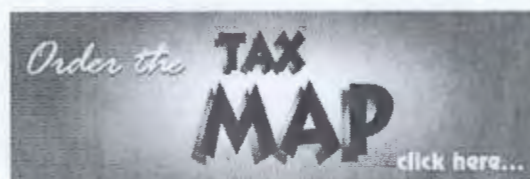
[New Search](#)District: **11** Account Number: **1600009326**

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.



☒ Loading... Please Wait. Loading... Please Wait.

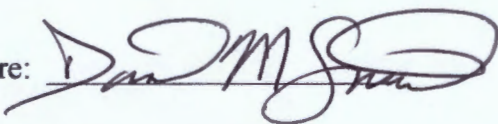
-->

To Whom It May Concern,

I am aware that Richard and Suzanne Long, of 3871 Schroeder Ave, Perry Hall, MD 21128, would like to have a garage built on their property and that it may exceed the maximum allowed height by approximately one and a half feet, for a total of 16 ½ feet. I am also aware that some portion of this garage may be positioned in the third of the lot closest to the street, Powder Farm Ct.

By signing this letter, I am declaring that I have **no opposition** to this garage and that I am the home owner of the address stated below.

Date: 10/28/13

Signature: 

Printed Name: DAVID A SMITH

Address: 10 POWDER FARM CT.

PERRY HALL, MD 21128

Case # 2014-0092-A

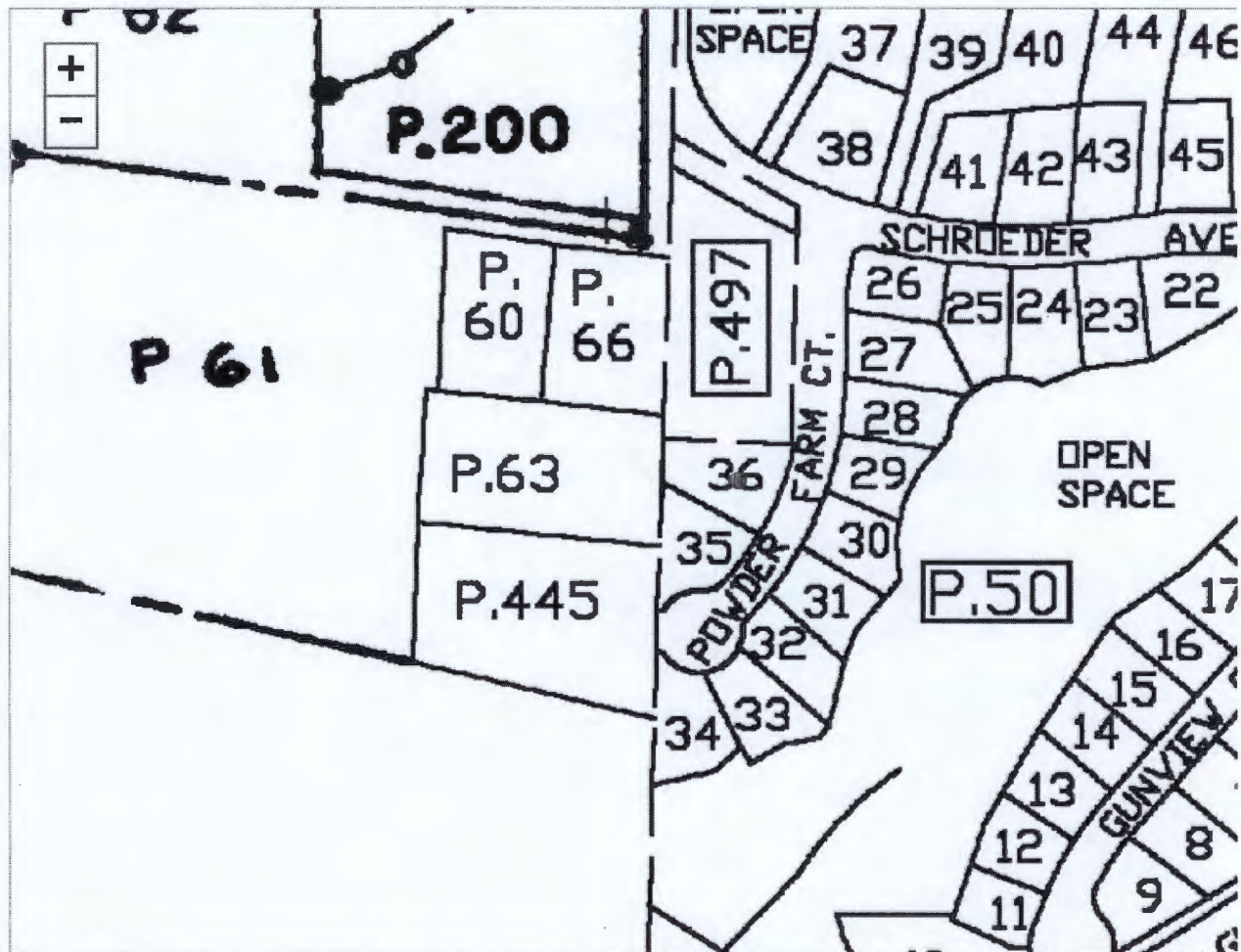
Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 11 Account Number - 2200017400	
Owner Information		
Owner Name:	SMITH DAVID M SMITH KAREN A	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	10 POWDER FARM CT PERRY HALL MD 21128-9708	Deed Reference: 1) /21491/ 00082 2)
Location & Structure Information		
Premises Address:	10 POWDER FARM CT 0-0000	Legal Description: 10 POWDER FARM CT WS GUNVIEW FARM
Map:	Grid:	Parcel:
0063	0015	0050
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
	36	2012
Plat No:	Plat Ref:	
	0067/ 0006	
Special Tax Areas:	Town:	Ad Valorem:
		Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1995	1,914 SF	600 SF
Property Land Area	County Use	
11,926 SF	04	
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	2 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2012	07/01/2013
Land:	163,700	163,700
Improvements	217,700	168,800
Total:	381,400	332,500
Preferential Land:	0	332,500
		0
Transfer Information		
Seller:	Date:	Price:
WINTERS JEFFREY LEE	03/01/2005	\$429,852
Type:	Deed1:	Deed2:
ARMS LENGTH IMPROVED	/21491/ 00082	
Seller:	Date:	Price:
WINTERS JEFFREY LEE	04/07/2004	\$0
Type:	Deed1:	Deed2:
NON-ARMS LENGTH OTHER	/19850/ 00288	
Seller:	Date:	Price:
NVR HOMES INC	08/07/1995	\$208,750
Type:	Deed1:	Deed2:
ARMS LENGTH IMPROVED	/11154/ 00717	
Exemption Information		
Partial Exempt Assessments:	Class	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 04/16/2011		

Baltimore County

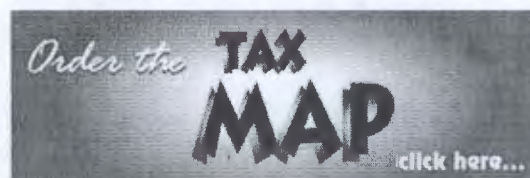
[New Search](#)District: **11** Account Number: **2200017400**

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.



Loading... Please Wait. Loading... Please Wait.

-->

To Whom It May Concern,

I am aware that Richard and Suzanne Long, of 3871 Schroeder Ave, Perry Hall, MD 21128, would like to have a garage built on their property and that it may exceed the maximum allowed height by approximately one and a half feet, for a total of 16 ½ feet. I am also aware that some portion of this garage may be positioned in the third of the lot closest to the street, Powder Farm Ct.

By signing this letter, I am declaring that I have **no opposition** to this garage and that I am the home owner of the address stated below.

Date: 10/15/13

Signature: Debra Mast

Printed Name: DEBRA MAST

Address: 3869B SCHROEDER AVE,

PERRY HALL, MD 21128

Case # 2014-0092-A

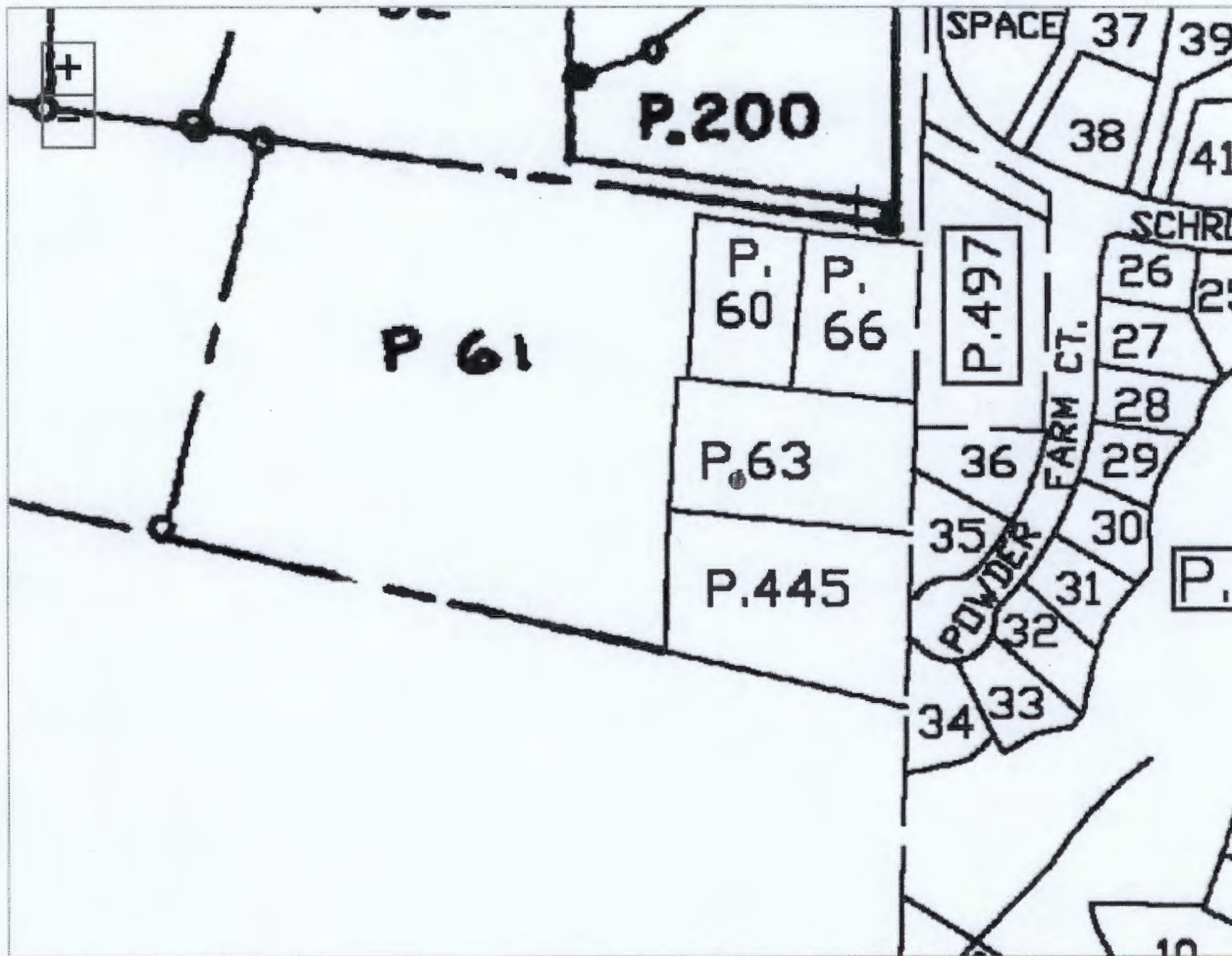
Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 11 Account Number - 1106020326		
Owner Information		
Owner Name:	LONG BETTY M MAST DEBRA L	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	3869B SCHROEDER AVE PERRY HALL MD 21128-9720	Deed Reference: 1) /23674/ 00077 2)
Location & Structure Information		
Premises Address:	3869B SCHROEDER AVE 0-0000	Legal Description: 3869B SCHROEDER AVE
Map: 0063	Grid: 0014	Parcel: 0063
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2012
Plat No:	Plat Ref:	
Special Tax Areas:	Town: NONE	Ad Valorem:
	Tax Class:	
Primary Structure Built 1956	Above Grade Enclosed Area 798 SF	Finished Basement Area
		Property Land Area 0.9100 AC
County Use 04		
Stories 1.000000	Basement YES	Type STANDARD UNIT
Exterior BRICK	Full/Half Bath 1 full	Garage 1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of 07/01/2013
		As of 07/01/2014
Land:	98,000	98,000
Improvements	116,500	81,500
Total:	214,500	179,500
Preferential Land:	0	0
Transfer Information		
Seller: COLELLA ROSE CATHERINE	Date: 04/12/2006	Price: \$220,000
Type: ARMS LENGTH IMPROVED	Deed1: /23674/ 00077	Deed2:
Seller: MAST ROSE CATHERINE	Date: 09/13/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11799/ 00035	Deed2:
Seller: DORN ROSE CATHERINE	Date: 07/29/1993	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08104/ 00366	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County: 000		07/01/2014
State: 000		0.00
Municipal: 000		0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 11/09/2010		

Baltimore County

[New Search](#)District: **11** Account Number: **1106020326**

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.



☐ Loading... Please Wait. Loading... Please Wait.
-->

To Whom It May Concern,

I am aware that Richard and Suzanne Long, of 3871 Schroeder Ave, Perry Hall, MD 21128, would like to have a garage built on their property and that it may exceed the maximum allowed height by approximately one and a half feet, for a total of 16 ½ feet. I am also aware that some portion of this garage may be positioned in the third of the lot closest to the street, Powder Farm Ct.

By signing this letter, I am declaring that I have **no opposition** to this garage and that I am the home owner of the address stated below.

Date: 10.15.13

Signature: Mary A Barranco Andrew Barranco

Printed Name: Mary A Barranco ANDREW BARRANCO

Address: 3869A Schroeder Ave

Perry Hall, MD 21128

Case # 2014-0092-A

Real Property Data Search (w2)

[Search Help](#)

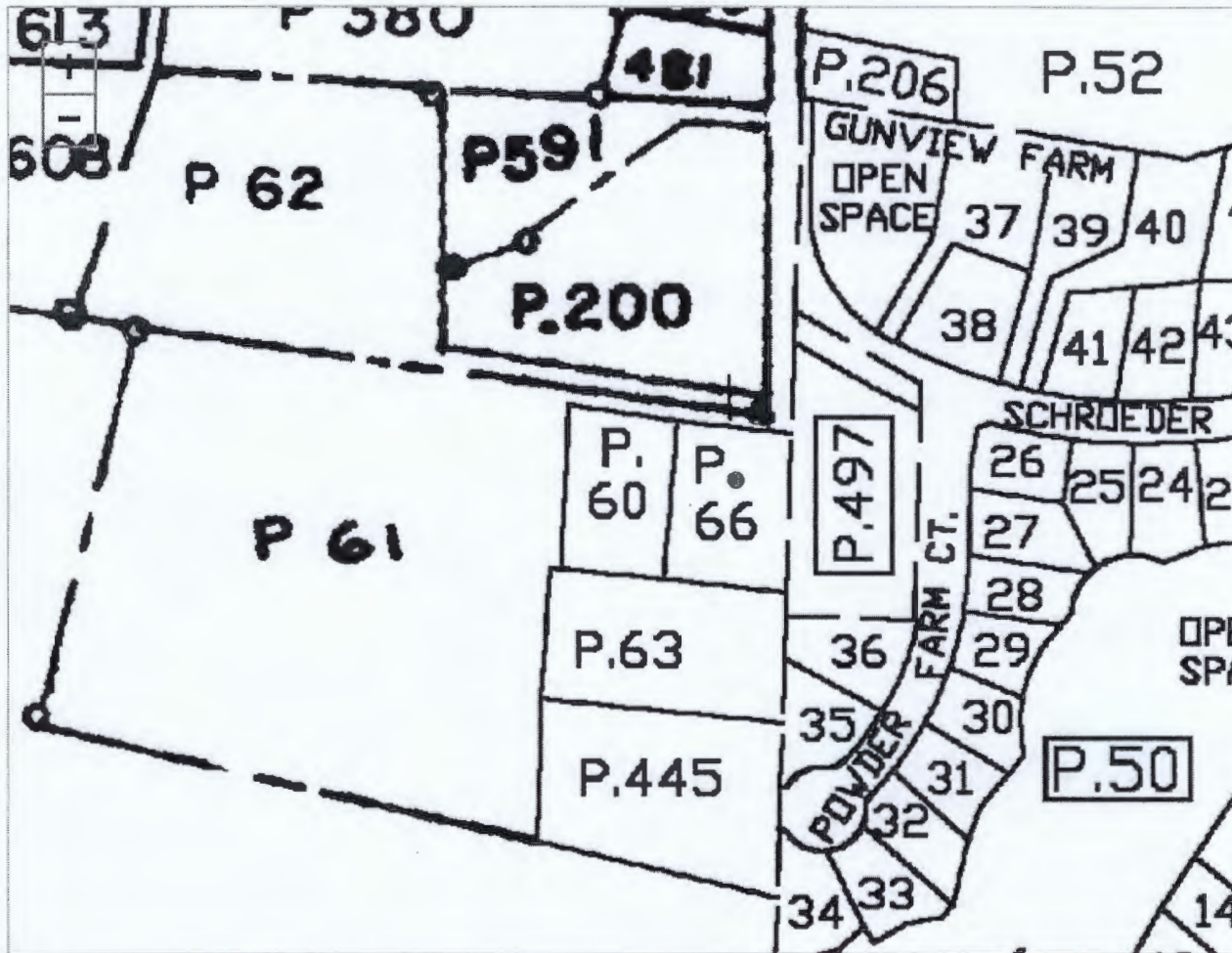
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 11 Account Number - 1112060065		
Owner Information		
Owner Name:	BARRANCO ANDREW BARRANCO MARY	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	3869A SCHROEDER AVE PERRY HALL MD 21128-9720	Deed Reference: 1) /31380/ 00334 2)
Location & Structure Information		
Premises Address:	3869A SCHROEDER AVE 0-0000	Legal Description: LT WS SCHROEDER AV RER 1000 FT 3310 N BELAIR RD
Map: 0063	Grid: 0015	Parcel: 0066
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2012
Plat No:	Plat Ref:	
Special Tax Areas:		Town: NONE
		Ad Valorem:
		Tax Class:
Primary Structure Built 1956	Above Grade Enclosed Area 1,582 SF	Finished Basement Area
		Property Land Area 25,000 SF
County Use 04		
Stories 1.000000	Basement YES	Type STANDARD UNIT
Exterior SIDING	Full/Half Bath 3 full/ 1 half	Garage 1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2012
Land:	94,000	94,000
Improvements	125,900	127,600
Total:	219,900	221,600
Phase-in Assessments		As of 07/01/2013
		As of 07/01/2014
Land:		
Improvements		
Total:		
Preferential Land:	0	0
Transfer Information		
Seller: MOSLEY ALBERT LOUIS	Date: 11/09/2011	Price: \$285,000
Type: NON-ARMS LENGTH OTHER	Deed1: /31380/ 00334	Deed2:
Seller: LONG BETTY MAY	Date: 12/06/1988	Price: \$87,000
Type: ARMS LENGTH IMPROVED	Deed1: /08045/ 00555	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013 07/01/2014
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 01/03/2012		

Baltimore County

[New Search](#)

District: 11 Account Number: 1112060065

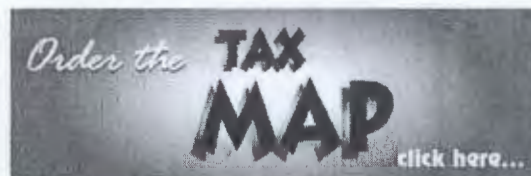


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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.



☐ Loading... Please Wait. Loading... Please Wait.

-->



Ovals show location of posts, two back corners and one front corner. Line is approximately where other post was as it fell down.

2014-0092-A



Posts show corners of garage.

2014-0092-A



2014-0092-A



NE 12-EN

2014-0812-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 3871 Schroeder Ave Perry Hall MD 21128

see pages 5 & 6 of the CHECKLIST for additional required information

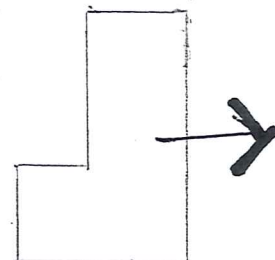
Subdivision name: Property of Sebastian Kahl

plat book# 36 , folio# 37 , lot# 1 , section# 1

OWNER: Richard & Suzanne Long

3865
1116003130
Harold Evans
Christopher Evans

3869-A
1112060065
Andrew &
Mary
Barranco



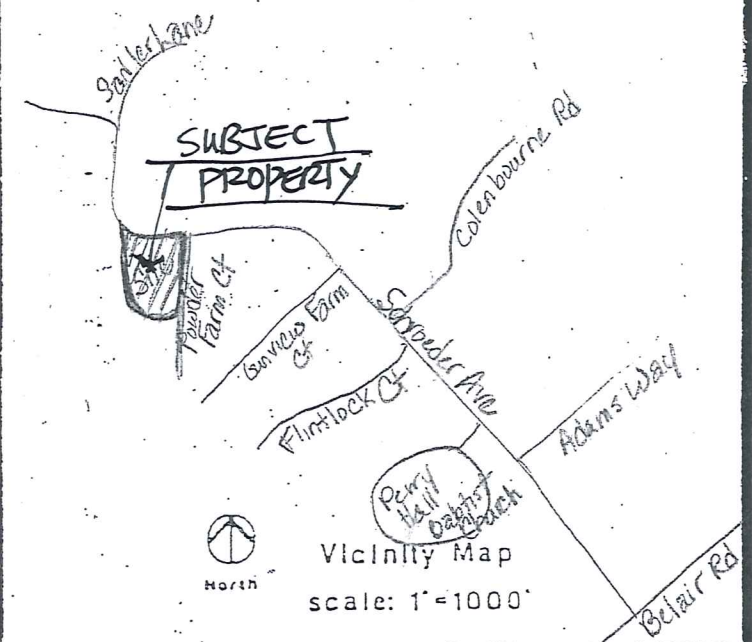
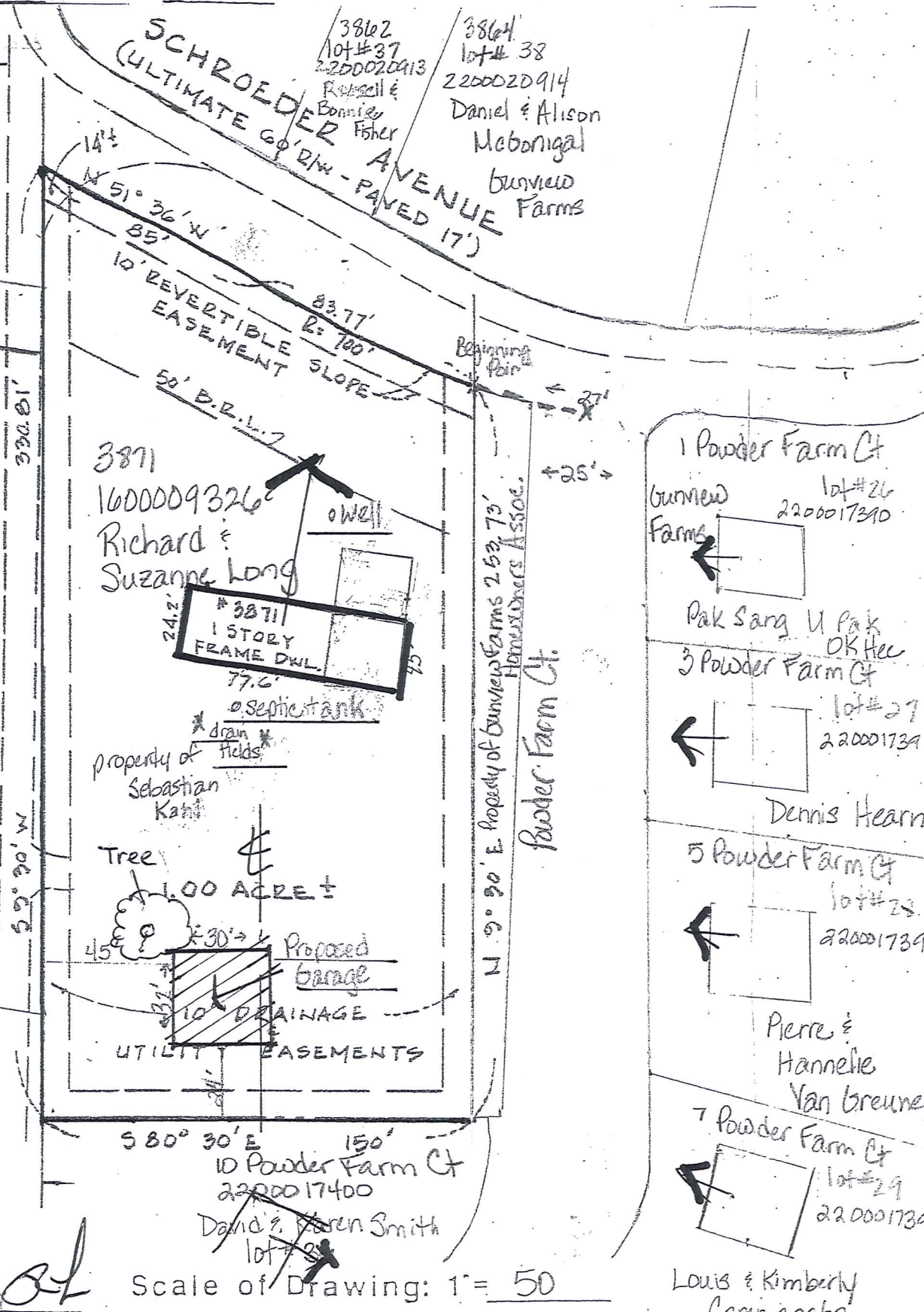
3869 B
1106021600
Betty Long
Debra Hast

25' R/W FOR USE
BY OTHERS



North

date: _____
prepared by: Suzanne Long



LOCATION INFORMATION

Election District: 11

Councilmanic District: 5th

Zoning map # 063B3
1" = 200' scale map #:

Zoning: DR2

Lot size: 1 acreage 43560 square feet

SEWER: ☐ ☒ ☐
WATER: ☐ ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒ ☐

Prior Zoning Hearings: none

100 YEAR FLOOD PLAIN: NO

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

A. Tui 0092 2014-0092-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 3871 Schroeder Ave Perry Hall MD 21128

see pages 5 & 6 of the CHECKLIST for additional required information

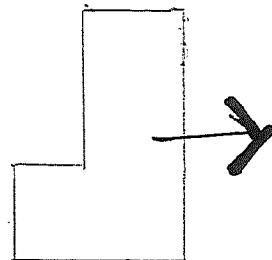
Subdivision name: Property of Sebastian Kahl

plat book# 36 , folio# 37 , lot# 1 , section# 1

OWNER: Richard & Suzanne Long

3865
1116003130
Harold Evans
Christopher Evans

3869-A
1112060065
Andrew &
Mary
Baranco

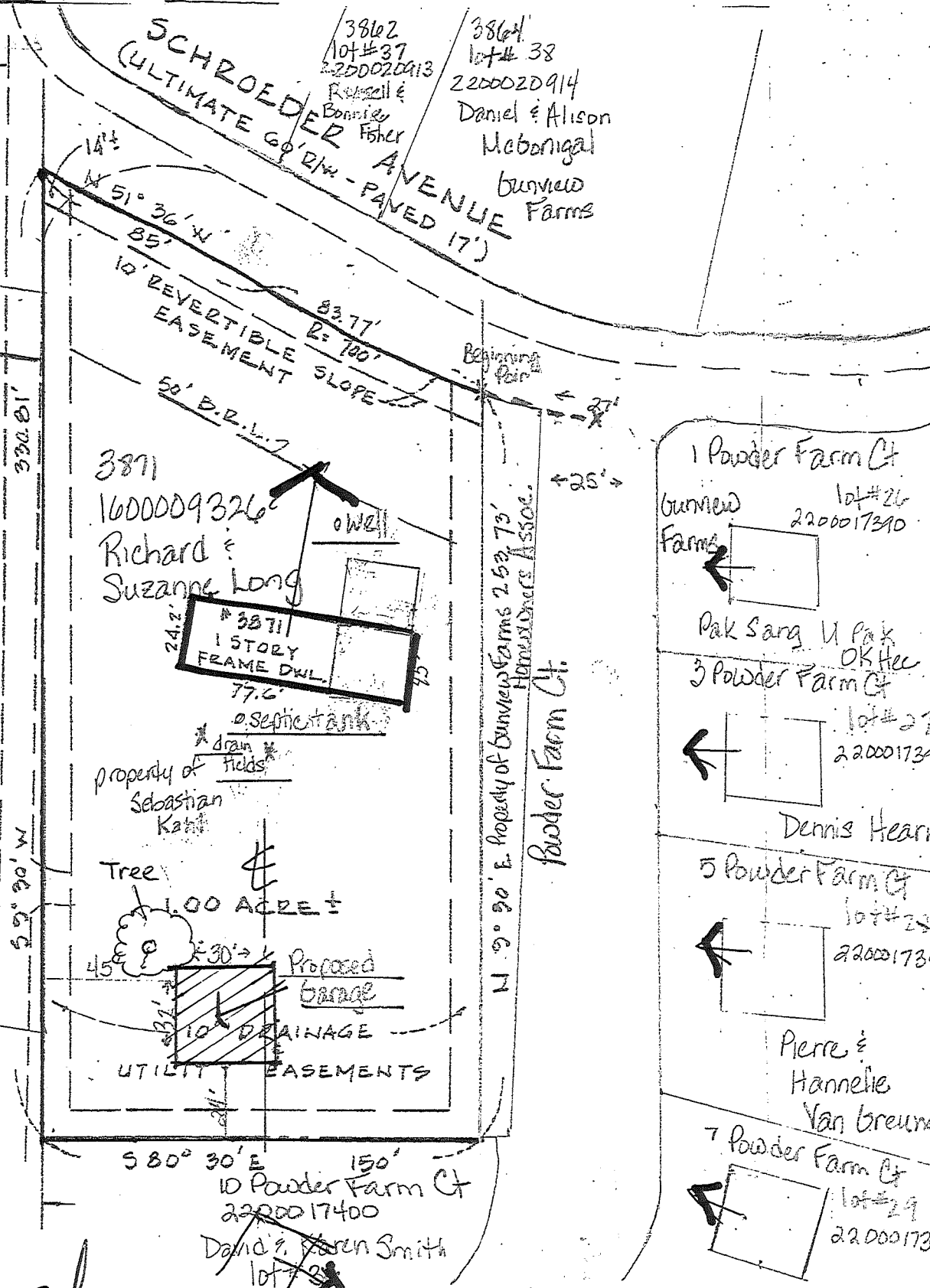


3869 B
1106021600
Betty Long
Debra Hast

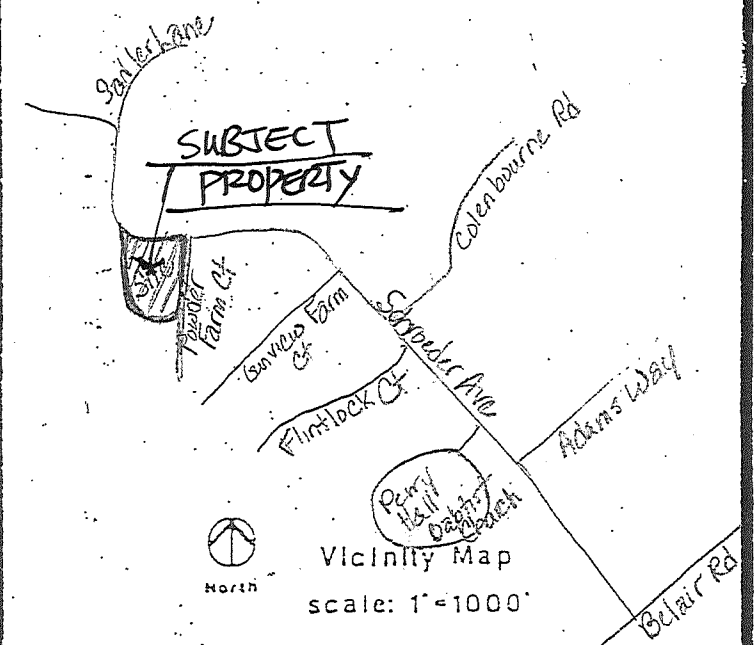


North

date: _____
prepared by: Suzanne Long



Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 11

Councilmanic District: 5th

Zoning map # 063B3
1" = 200' scale map #:

Zoning: DR2

Lot size: 1 acreage 43560 square feet

SEWER: ☐ ☒ public
WATER: ☐ ☒ no

Chesapeake Bay Critical Area: ☐ ☒ no

Prior Zoning Hearings: none

100 YEAR FLOOD PLAIN: NO

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

A. T. Hu | 0092 | 2014-0092-A

Pet. Exp. 1