



KEVIN KAMENETZ
County Executive

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

October 30, 2014

Charles and Teresa Jerscheid
12533 Ulrich Avenue
Baltimore, Maryland 21220

RE: Petitions for Special Hearing and Variance
Property: 12533 Ulrich Avenue
Case No.: 2015-0047-SPHA

Dear Mr. and Mrs. Jerscheid:

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.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(12533 Ulrich Avenue) *

15th Election District *

6th Council District *

Charles T. & Teresa L. Jerscheid *

Legal Owners *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0047-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of the legal owners. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve the conversion of an existing garage into an accessory in-law apartment. In addition, a Petition for Variance seeks the following: (1) to permit a front addition with a setback of 20' in lieu of the required 25', and; (2) to permit an existing garage with a height of 16' in lieu of the required 15', pursuant to B.C.Z.R. §§ 1B01.2.C.1(b) and 400.3.

The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1. Appearing at the public hearing in support of the requests was Charles Jerscheid. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments dated September 24, 2014 were submitted by the Department of Planning (DOP), which did not object to the requests.

The subject property is approximately 13,242 square feet and is zoned DR 5.5. The property is improved with a single family dwelling constructed in 1998, and a detached garage is located in the rear yard. Petitioners propose to construct an addition to the front of the single family dwelling (which necessitates the front setback variance request) and to enlarge the

ORDER RECEIVED FOR FILING

Date

10/30/14

By

den

detached garage and convert it to an accessory apartment for the owners' parents. The existing garage is 16 feet in height, and a variance is sought to permit the 16 feet in lieu of the maximum 15 feet. Finally, since the proposed accessory apartment is in a detached structure, special hearing relief is required.

Based upon the testimony and evidence presented, I will grant the petition for variance.

To obtain variance relief a petitioner must show:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. The property is narrow and deep (68' x 195') and is therefore unique. The Petitioners would experience a practical difficulty if the regulations were strictly interpreted, since they would not be able to construct the addition to the front of their home, and would also need to lower the height of the garage by one foot, even though it has existed in its present configuration for many years without complaint. Finally, the relief will not be injurious to the public welfare, as demonstrated by the lack of county and/or community opposition.

With regard to the accessory apartment, the Petitioners submitted a floor plan of the proposed unit, which would be approximately 700 sq. ft. Petitioners' Exhibit 2. The apartment would have one bedroom, kitchen, and bathroom. The Petitioners' parents will occupy the apartment, and Petitioners understand (as provided in the B.C.Z.R. and the Declaration of Understanding which will be filed with the Department of Permits, Approvals and Inspections (PAI)), that a use permit is required and must be renewed every two years, and that the structure can only be used as an accessory apartment for so long as it is occupied by immediate family members related to Petitioners by blood, marriage and adoption. The use of the apartment, when

ORDER RECEIVED FOR FILING

Date

10/30/14

By

den

conducted in accordance with the conditions below and the Declaration of Understanding, will not have a detrimental impact upon surrounding and neighboring properties, and will conform with B.C.Z.R. §502.1.

THEREFORE, IT IS ORDERED this 30th day of October, 2014, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve the conversion of an existing garage into an accessory apartment, be and is hereby GRANTED.

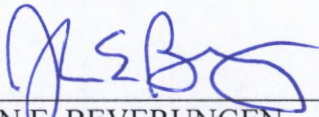
IT IS FURTHER ORDERED that the Petition for Variance seeking the following: (1) to permit a front addition with a setback of 20' in lieu of the required 25', and; (2) to permit an existing garage with a height of 16' in lieu of the required 15', be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for 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. Petitioners must obtain from the Department of PAI a use permit for the accessory apartment, which permit must be renewed every two years.
3. The accessory apartment may not have separate utility and/or water meters, pursuant to B.C.Z.R. §400.4.B.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB/sln


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 10/30/14

By sln

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 1st day of May, 2015, that Charles Jarscheid located at _____
(Individual or business name)

_____ should be and the
(Street address)

same is hereby granted permission to operate a: In law Apartment
in A 16' High Garage 2 year permit
Expires April 30 2017 2015-0047 SPHA

Permit (or Receipt) Number _____

Paul J. Jarscheid
Director, Permits, Approvals and Inspections

Planner's Initials PL

Revised 10/17/11

Circuit Court for
BALTIMORE COUNTY
Clerk of the Court,
JULIE L. ENSOR
COUNTY COURTS BUILDING
401 BOSLEY AVE. P.O. BOX 6754
TOWSON, MD 21285-6754
(410) 887-2601

Transaction Block: 168
Ref: JERSCHID
MISCELLANEOUS AMOUNT
CAM FD SURE 40.00
RECORDING FEE 20 20.00
SUBTOTAL: 60.00
TOTAL CHARGES: 60.00
PAYMENTS
CHECK 60.00
TOTAL RENDERED: 60.00

Cashiers: LL Reg # BA04
Rcpt # 53389
Date: May 01, 2015 Time: 01:15 pm

Circuit Court for
BALTIMORE COUNTY
Clerk of the Court,
JULIE L. ENSOR
COUNTY COURTS BUILDING
401 BUSLEY AVE. P.O. BOX 6754
TOWSON, MD 21285-6754
(410) 887-2601

Transaction Block:	168
Re: JERSCHIED	
MISCELLANEOUS	AMOUNT
CAP FD SURE	40.00
RECORDING FEE 20	20.00
SUBTOTAL:	60.00
TOTAL CHARGES:	60.00
PAYMENTS:	
CHECK	60.00
TOTAL TENDERED:	60.00

Cashier: LL Reg # BA04
Rcpt # S3389
Date: May 01, 2015 Time: 01:15 pm

Declaration of Understanding

This declaration of understanding is made on this 4 day of September, 2014 by and between Charles T. Jerscheid and Teresa Lynn Jerscheid (hereinafter referred to as the Declarant and the Department of Permits, Approval and Inspections (hereinafter referred to as PAI.)

- A. The Declarant(s) who are also the owners of this property have filed an application for use permit and special hearing to convert an existing garage into an in-law apartment.

The property is located at 12533 Ulrich Avenue, Baltimore, Maryland 21220 and is more particularly described by metes and bound in Exhibit A (The property) and Exhibit B (The use permit or hearing plans) attached hereto and made a part hereof. The property is zones DR 5.5 which is the particular zone in which the property is located.

- B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be the housing for Robert and Gail Ransom, parents of the owners. The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.
- C. As a condition of the Declarants request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and all such improvements shall only be used by a single-family residence, unless otherwise approved and at the discretion of the PAI.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS Charles T. Jerscheid Teresa L. Jerscheid

State of Maryland, County of Baltimore to wit: September
I HEREBY CERTIFY that on this 4th day of 2014 before the Subscriber, a Notary Public of State of Maryland, personally appeared

Charles T. Jerscheid & Teresa L. Jerscheid

The declarants herein, who are also the owners of this property, know to me to be the persons whose names are described to within instrument, and who acknowledged that they executed for the foregoing instrument of the purposes therein contained.

2015-0047-SPH

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires:

June 12, 2015 Sue Ann Zack

Notary Public



This is to certify that this instrument was prepared by Sue Ann Zack, one of the parties named in the instrument.

Sue Ann Zack

Sue Ann Zack

2015-0047-SPH



The Declaration of Understanding for the Accessory Apartment at:

12533 Wrich Ave 21220

Address of property

is approved: _____

Arnold Jablon, Director-PAI

4/13/15
Date

Rev. 11/29/12

2015-0047-SPHA



PETITION FOR ZONING HEARING(S)

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 12533 Ulrich Avenue which is presently zoned DR 5.5
Deed References: 22876 00186 10 Digit Tax Account # 2300003556
Property Owner(s) Printed Name(s) Charles T. Terscheid - Teresa L. Terscheid

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the conversion of an existing garage into an accessory in-law apartment.
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a Variance from Section(s) 1B01.2.C.1(b), 400.3

To permit a front addition with a setback of 20 feet in lieu of the required 25 feet
and to permit an existing garage with a height of 16 feet in lieu the required 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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 (Petitioners):

Charles T. Terscheid, Teresa L. Terscheid
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Charles T. Terscheid, Teresa L. Terscheid
Signature #1 _____ Signature #2 _____
12533 Ulrich Ave Balto. MD.
Mailing Address _____ City _____ State _____
21220 410-335-4470 Tjerscheid@verizon.net
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Name - Type or Print _____
ORDER RECEIVED FOR FILING
Signature _____ Date 10/30/14
Mailing Address _____ City _____ State _____
By DLN
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2015-0047-SPHA Filing Date 9/4/2014 Do Not Schedule Dates: _____ Reviewer M

Zoning Description

Zoning Description for 12533 Ulrich Avenue

Beginning at a point on the Southeast side of Ulrich Avenue which is 50 feet wide at the distance of 298 feet of the Southeast centerline of the nearest improved intersecting street Ebenezer Road which is 20 feet wide.

Being Lot #2 in the minor subdivision of Sizemore Property as recorded in Baltimore County Plot Book MP 98028. Located in the 15 Election District and 6 Council District. 13242 #

PSM# 150727

MP 98028

2015-0047-SPH'A

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

No. **116247**

Date: **9/4/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 9/04/2014 9/04/2014 10:00:02
 REF: NS01 WALKIN LINS LTR
 RECEIPT # 537562 9/04/2014
 5 528 ZORING VERIFICATION
 CR #1 116247
 Recpt Tot \$150.00
 \$1.00 CK \$150.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		615				150.00

Total: **150.00**

Rec From: _____

For: **12533 Ulick Ave**

20150047-SPHA

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

September 23, 2014

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: 2015-0047-SPHA

12533 Ulrich Avenue

SE/s Ulrich Avenue, 298 ft. SE of the centerline of Ebenezer Road

15th Election District – 6th Councilmanic District

Legal Owners: Charles & Teresa Jerscheid

Special Hearing to approve the conversion of an existing garage into an accessory in-law apartment. **Variance** to permit a front addition with a setback of 20 feet in lieu of the required 25 feet and to permit an existing garage with a height of 16 feet in lieu of the required 15 feet.

Hearing: Friday, October 24, 2014 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Jerscheid, 12533 Ulrich Avenue, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 4, 2014.**
- (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, October 2, 2014 Issue - Jeffersonian

Please forward billing to:
Charles Jerscheid
12533 Ulrich Avenue
Baltimore, MD 21220

410-335-4470

NOTICE OF ZONING HEARING

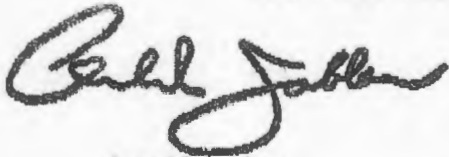
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0047-SPHA

12533 Ulrich Avenue
SE/s Ulrich Avenue, 298 ft. SE of the centerline of Ebenezer Road
15th Election District – 6th Councilmanic District
Legal Owners: Charles & Teresa Jerscheid

Special Hearing to approve the conversion of an existing garage into an accessory in-law apartment. **Variance** to permit a front addition with a setback of 20 feet in lieu of the required 25 feet and to permit an existing garage with a height of 16 feet in lieu of the required 15 feet.

Hearing: Friday, October 24, 2014 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.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2015-0047-SPHA

Petitioner: Charles Todd Terscheid

Address or Location: 12533 Ulrich Avenue, Balto. MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Charles T. Terscheid

Address: 12533 Ulrich Avenue

Baltimore, MD 21220

Telephone Number: 410-335-4470



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

October 2, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on October 2, 2014

☐ The Jeffersonian

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: #2015-0047-SPHA

12533 Ulrich Avenue

SE/s Ulrich Avenue, 298 Ft. SE of the centerline of Ebenezer Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Charles & Teresa Jerscheid

Special Hearing to approve the conversion of an existing garage into an accessory in-law apartment. **Variance** to permit a front addition with a setback of 20 feet in lieu of the required 25 feet and to permit an existing garage with a height of 16 feet in lieu of the required 15 feet.

Hearing: Friday, October 24, 2014 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.

10/006 October 2

995849

CERTIFICATE OF POSTING

Date: 10/1/14

RE: Case Number: 2015-0047 SP1+A

Petitioner/Developer: Chas & Teresa Terscheid

Date of Hearing/Closing: 10-24-2014

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 12533 Ulmest Ave

0-1-2014

(Month, Day, Year)

Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

1015 Old Barn Road

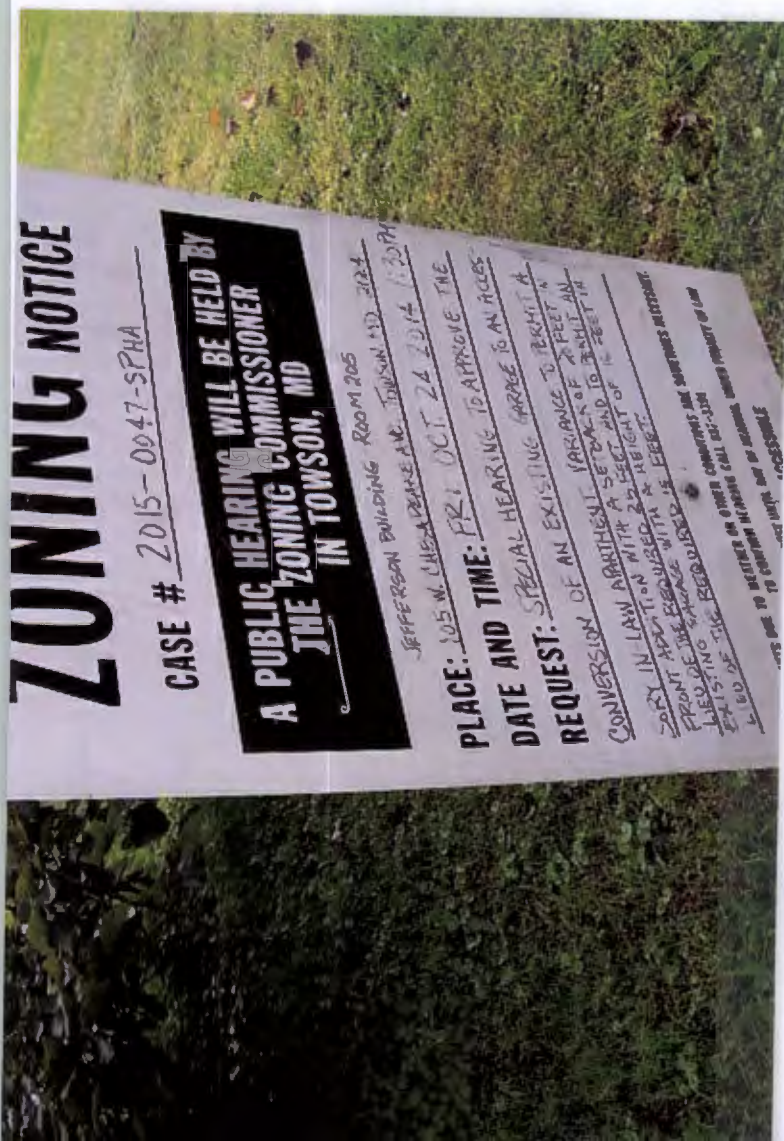
(Street Address of Sign Poster)

Parkton, MD 21120

(City, State, Zip Code of Sign Poster)

410-343-1443

(Telephone Number of Sign Poster)



RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
12533 Ulrich Avenue; SE/S Ulrich Avenue, * OF ADMINISTRATIVE
298' SE of /line Ebenezer Road *
15th Election & 6th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Charles & Teresa Jerscheid *
Petitioner(s) * BALTIMORE COUNTY
* 2015-047-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

SEP 16 2014

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of September, 2014, a copy of the foregoing Entry of Appearance was mailed to Charles & Teresa Jerscheid, 12533 Ulrich Avenue, Baltimore, MD 21220, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.:

2015-0047-SHA

Exhibit Sheet

Petitioner/Developer

Protestants

PD
12-2-14

slw
10-30-14

No. 1	Site plan	
No. 2	Floor plan for accessory apt.	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

M E M O R A N D U M

DATE: December 2, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0047-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on December 1, 2014. 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

CASE NO. 2015- 0047-SPHA

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9/12/14</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/c</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>9/24/14</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>9/18/14</u>	STATE HIGHWAY ADMINISTRATION	<u>no obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>10/2/14</u>	
SIGN POSTING	Date: <u>10/1/14</u> by <u>Y. Wilson</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: Declaration of Understanding

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 15 Account Number - 2300003556								
Owner Information										
Owner Name:		JERSCHIED CHARLES JERSCHIED TERESA				Use:		RESIDENTIAL YES		
Mailing Address:		12533 ULRICH AVE BALTIMORE MD 21220-1240				Principal Residence:		Deed Reference: /22876/ 00186		
Location & Structure Information										
Premises Address:		12533 ULRICH AVE 0-0000				Legal Description:		.304 AC 12533 ULRICH AVE 250FT S EBENEZER RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	MS
0083	0018	0706		0000			2	2015	Plat Ref:	
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
1998		1,640 SF				13,242 SF		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
Split Foyer	YES	SPLIT FOYER	SIDING	2 full	1 Detached					
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of		As of		As of	
					01/01/2012		07/01/2014		07/01/2015	
Land:			87,300		87,300					
Improvements			146,800		146,800					
Total:			234,100		234,100		234,100			
Preferential Land:			0							
Transfer Information										
Seller: SIZEMORE IRA				Date: 11/09/2005				Price: \$360,000		
Type: ARMS LENGTH IMPROVED				Deed1: /22876/ 00186				Deed2:		
Seller: SIZEMORE IRA/KATHERINE				Date: 07/20/1998				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /13017/ 00420				Deed2:		
Seller:				Date:				Price:		
Type:				Deed1:				Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class			07/01/2014			07/01/2015		
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 12/31/2012										

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **15** Account Number: **2300003556**

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 (<http://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 (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

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



KEVIN KAMENETZ
County Executive

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

October 16, 2014

Charles T & Teresa L Jerscheid
12533 Ulrich Avenue
Baltimore MD 21220

RE: Case Number: 2015-0047 SPHA, Address: 12533 Ulrich Avenue

Dear Mr. Cohen:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 4, 2014. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



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

Date: 9/8/14

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

RE: Baltimore County
Item No 2015-0047-SPHA
Variance Special Hearing
Charles T. & Teresa L. Jerscheid
12533 Ulrich 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. 2015-0047-SPHA.

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 dark ink, appearing to read 'Steven D. Foster', is written over a horizontal line.

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

1924

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: September 24, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 12533 Ulrich Avenue

SEP 24 2014

INFORMATION:

Item Number: 15-047

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Charles T. Jerscheid and Teresa L. Jerscheid

Zoning: DR 5.5

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

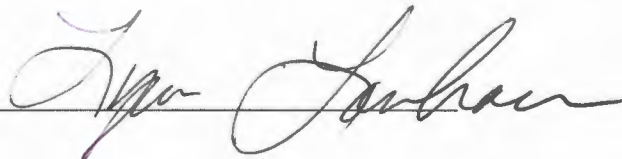
The Department of Planning has reviewed the petitioner's request and accompanying site plan and has no objections to the requested variances or granting a use permit for an accessory apartment provided that:

- The accessory apartment is approved subject to compliance with the declaration of understanding and conditions specified in BCZR Section 400.4.C, and subject to compliance with the definition of Accessory Apartment in BCZR Section 101.
- The accessory apartment shall not be converted to a second dwelling beyond the scope of Section 400.4 of the BCZR.

Please be advised that this property has a paved driveway instead of a gravel driveway as noted on the site plan.

For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 12, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For September 15, 2014
Item No. 2015-0044, 0045, 0046, 0047 and 0048

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\ZAC09152014 -.doc

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 15 Account Number - 2300003556	
Owner Information		
Owner Name:	JERSCHEID CHARLES	Use: RESIDENTIAL
	JERSCHEID TERESA	Principal Residence: YES
Mailing Address:	12533 ULRICH AVE	Deed Reference: 1) /22876/ 00186
	BALTIMORE MD 21220-1240	2)
Location & Structure Information		
Premises Address:	12533 ULRICH AVE	Legal Description: .304 AC
	0-0000	12533 ULRICH AVE
		250FT S EBENEZER RD
Map: 0083	Grid: 0018	Parcel: 0706
Sub District:	Subdivision: 0000	Section:
		Block:
		Lot: 2
		Assessment Year: 2012
		Plat No: MS
		Plat Ref:
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1998	1,640 SF	Property Land Area
		13,242 SF
County Use		04
Stories	Basement	Type
1.000000	YES	SPLIT FOYER
Exterior	Full/Half Bath	Garage
SIDING	2 full	1 Detached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	87,300	87,300
Improvements	258,100	146,800
Total:	345,400	234,100
Preferential Land:	0	234,100
		0
Transfer Information		
Seller: SIZEMORE IRA	Date: 11/09/2005	Price: \$360,000
Type: ARMS LENGTH IMPROVED	Deed1: /22876/ 00186	Deed2:
Seller: SIZEMORE IRA/KATHERINE	Date: 07/20/1998	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /13017/ 00420	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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:	000	0.00 0.00
Exempt Class:	000	0.00 0.00
Special Tax Recapture:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 12/31/2012		

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

Declaration of Understanding

This declaration of understanding is made on this 4 day of September, 2014 by and between Charles T. Jerscheid and Teresa Lynn Jerscheid (hereinafter referred to as the Declarant and the Department of Permits, Approval and Inspections (hereinafter referred to as PAI.)

- A. The Declarant(s) who are also the owners of this property have filed an application for use permit and special hearing to convert an existing garage into an in-law apartment.

The property is located at 12533 Ulrich Avenue, Baltimore, Maryland 21220 and is more particularly described by metes and bound in Exhibit A (The property) and Exhibit B (The use permit or hearing plans) attached herto and made a part hereof. The property is zones DR 5.5 which is the particular zone in which the property is located.

- B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be the housing for Robert and Gail Ransom, parents of the owners. The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.
- C. As a condition of the Declarants request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and all such improvements shall only be used by a single-family residence, unless otherwise approved and at the discretion of the PAI.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS Charles T. Jerscheid Teresa L. Jerscheid

State of Maryland, County of Baltimore to wit: September
I HEREBY CERTIFY that on this 4th day of 2014 before the Subscriber, a Notary Public of State of Maryland, personally appeared

Charles T. Jerscheid & Teresa L. Jerscheid

The declarants herein, who are also the owners of this property, know to me to be the persons whose names are described to within instrument, and who acknowledged that they executed for the foregoing instrument of the purposes therein contained.

2015-0047-SP4

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires:

June 12, 2015

Sue Ann Zack

Notary Public



2015-0047-SPHA



The Declaration of Understanding for the Accessory Apartment at:

Address of property

is approved: _____
Arnold Jablon, Director-PAI

Date

Rev. 11/29/12

2015-0047-SPHA



12533 Ulrich Avenue 2015-0047-SPHA



Publication Date: 9/4/2014



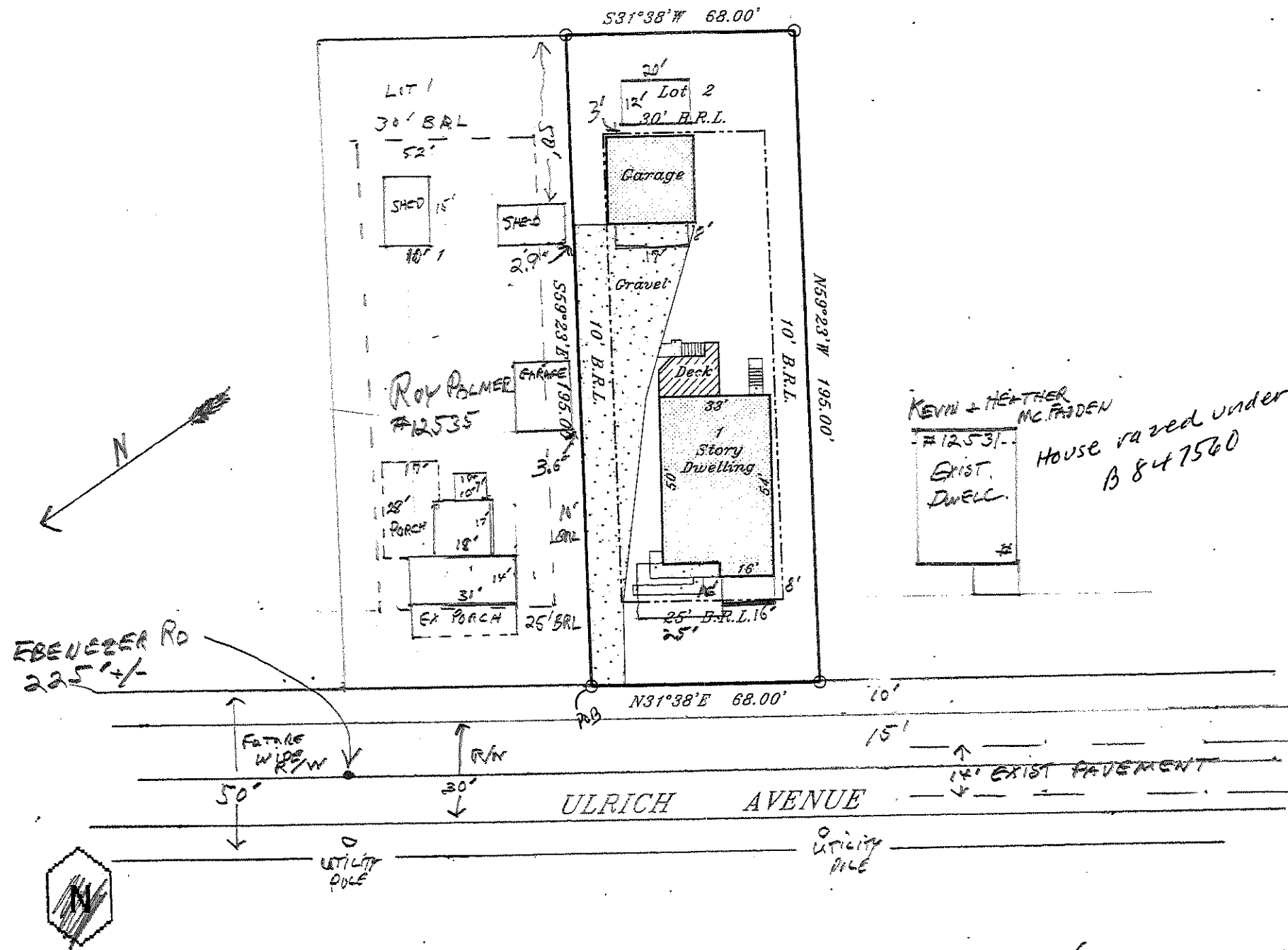
Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 12533 ULRICH AVE OWNER(S) NAME(S) CHARLES T. + TERESA L. JERSCHIED
BALTIMORE MD 21220
 SUBDIVISION NAME SIEMORE PROPERTY LOT # 2 BLOCK # _____ SECTION # _____
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2300003556 DEED REF. # 22876100186



PLAN DRAWN BY ROBERT RANSON DATE 9-3-14 SCALE: 1 INCH = 40' FEET CASE # 2015-0047 SP#A

SITE VICINITY MAP

OLD EBENEZER ROAD

ULRICH AVE

N



MAP IS NOT TO SCALE

ZONING MAP# 083C2

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 13242

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

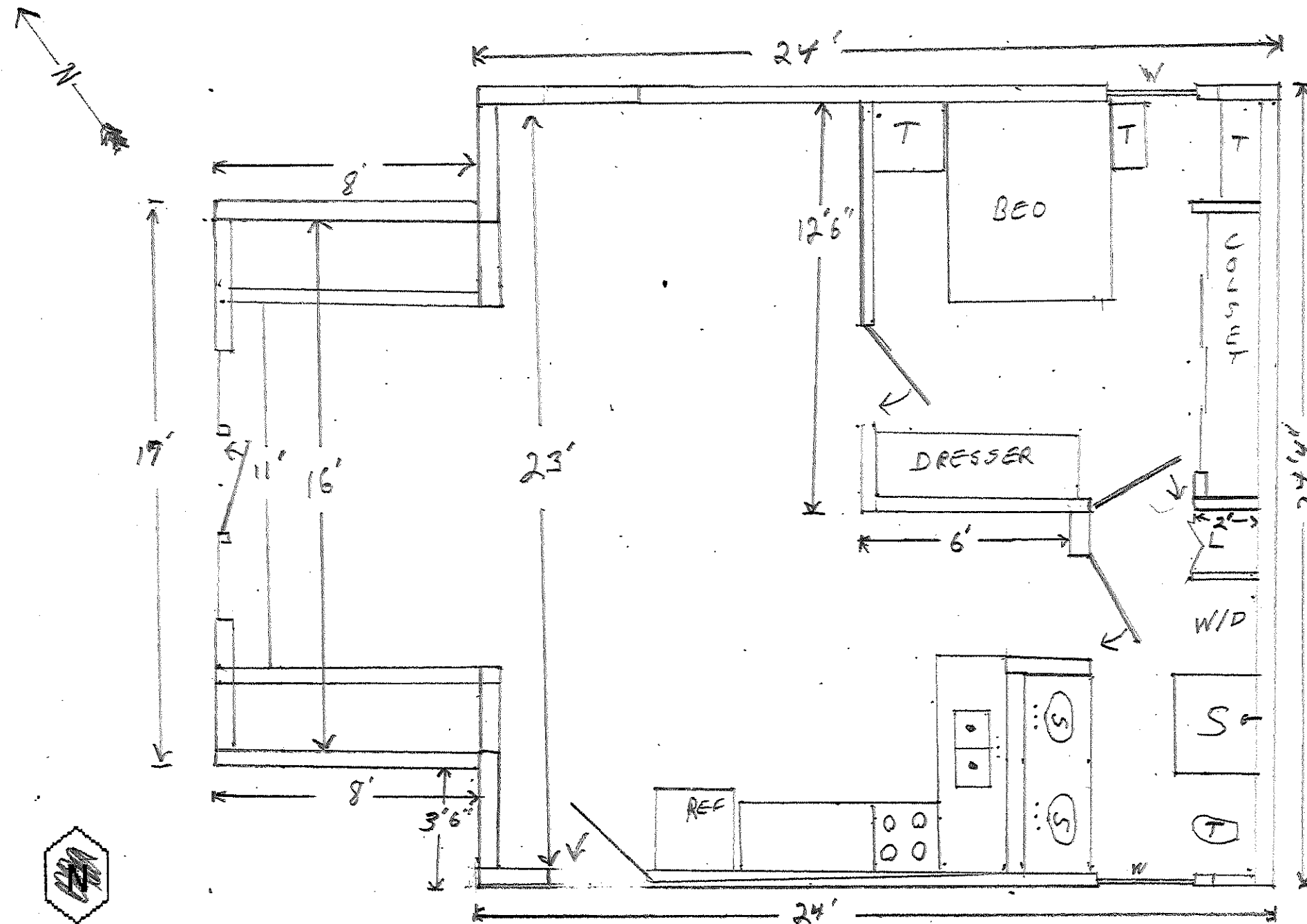
PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

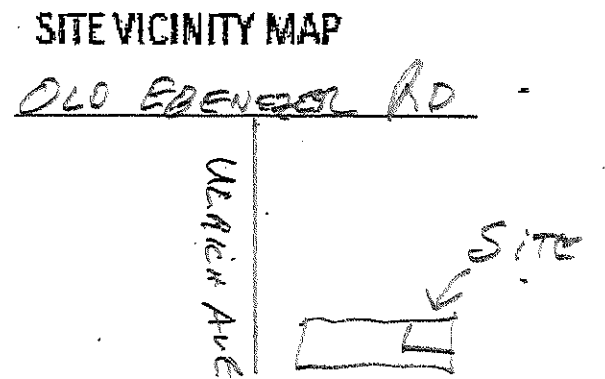
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 12533 ULRICH AVE BALTIMORE MD 21220 OWNER(S) NAME(S) CHARLES T. + TERESA L. JERSCHIED
 SUBDIVISION NAME SEEMORE PROPERTY LOT # 2 BLOCK # _____ SECTION # _____
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2300003556 DEED REF. # 22876100186



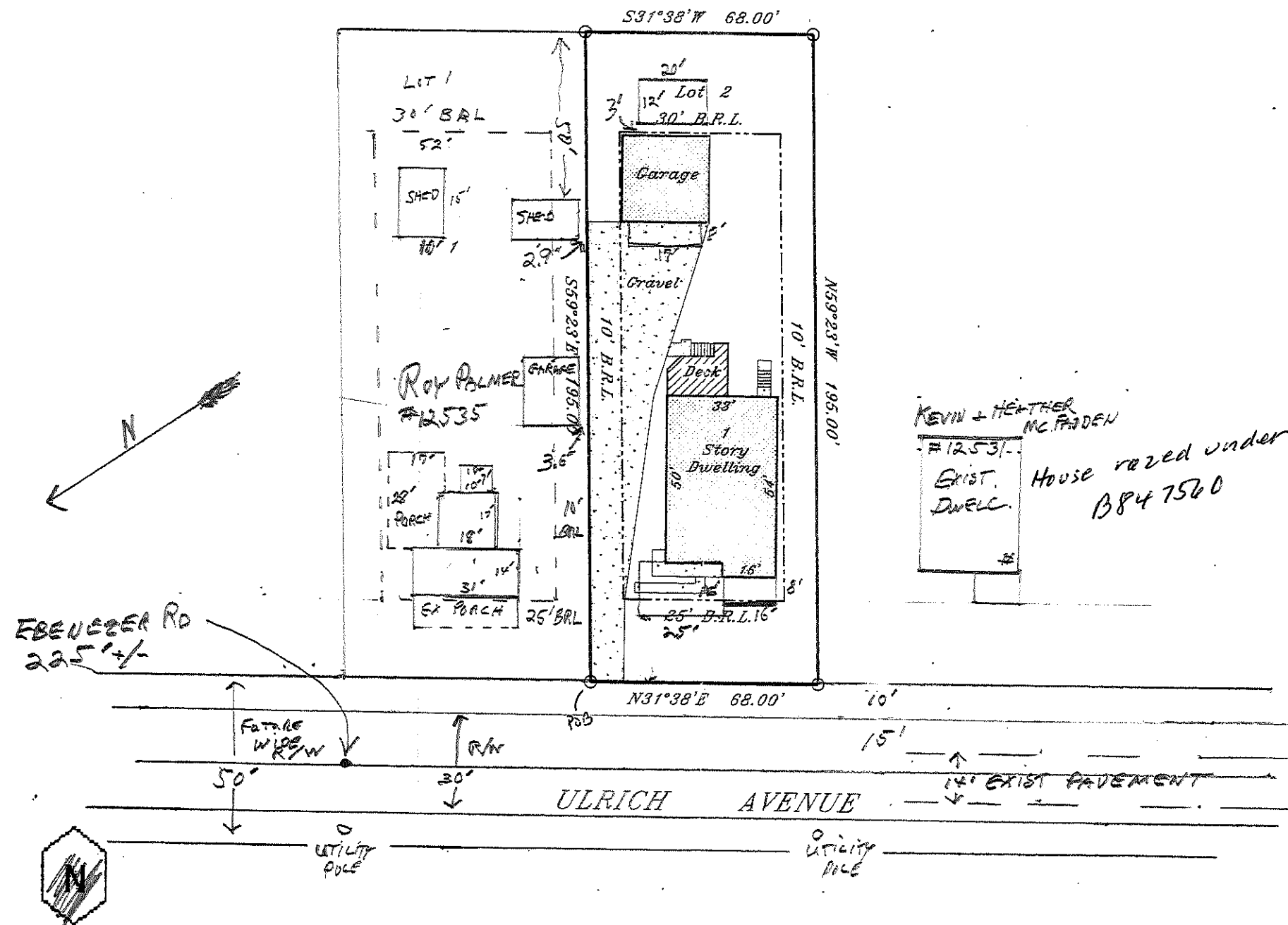
PLAN DRAWN BY Robert Ransom DATE 9-3-14 SCALE: 1 INCH = 4 FEET Case # 2015-0047SPH1A



MAP IS NOT TO SCALE
 ZONING MAP# 083C2
 SITE ZONED OR 5.5
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 6
 LOT AREA ACREAGE _____
 OR SQUARE FEET 13242
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? _____
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 12533 ULRICH AVE OWNER(S) NAME(S) CHARLES T. + TERESA L. JERSCHIED
BALTIMORE MD 21220
 SUBDIVISION NAME SIZEMORE PROPERTY LOT # 2 BLOCK # _____ SECTION # _____
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2300003556 DEED REF. # 22876100186



PLAN DRAWN BY ROBERT RANSON DATE 9-3-14 SCALE: 1 INCH = 40' FEET CASE # 2015-00475 PHA

SITE VICINITY MAP

OLD EBENEZER ROAD

ULRICH AVE

N



MAP IS NOT TO SCALE

ZONING MAP# 083C2

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 13242

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? _____

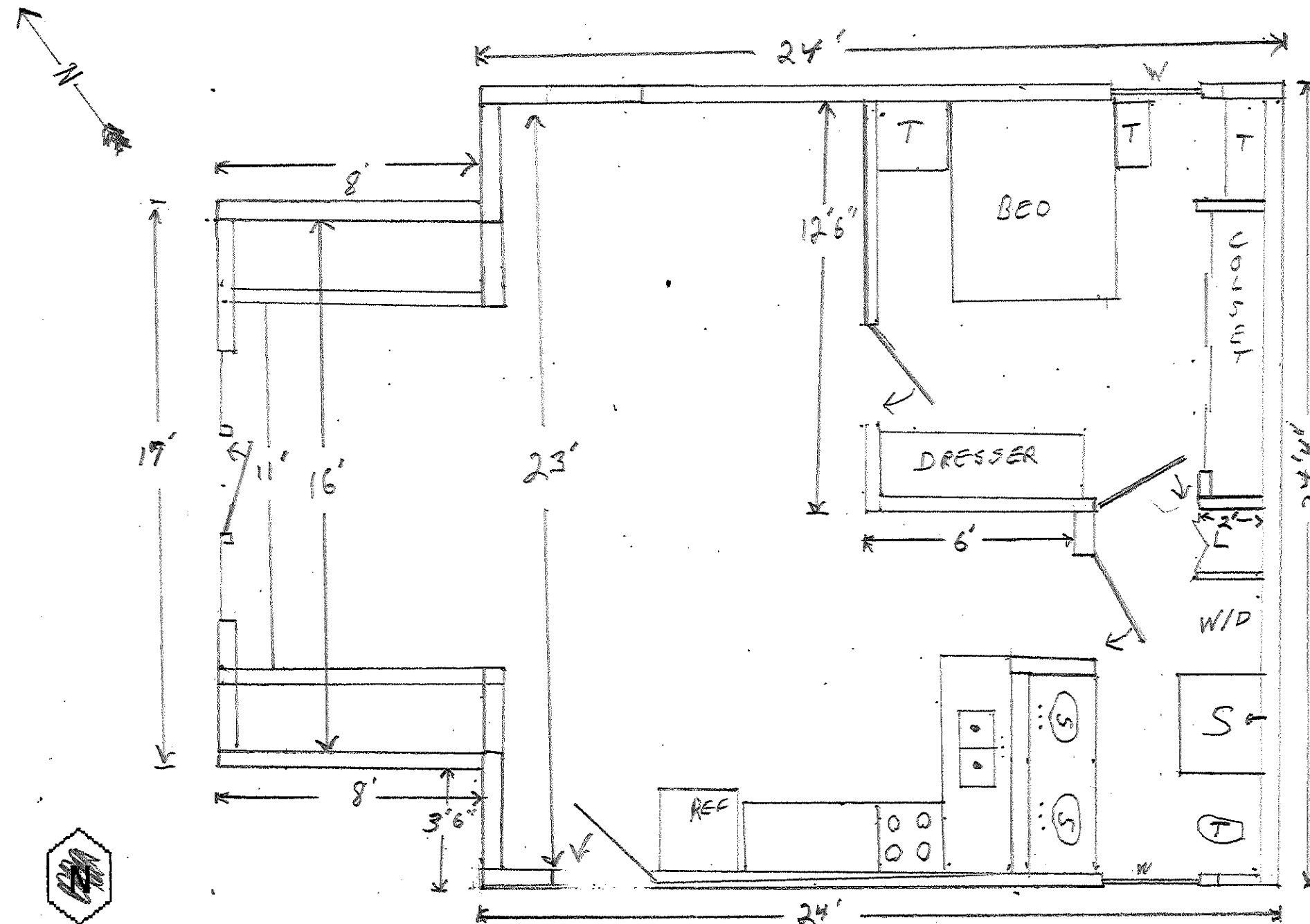
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLA PETITIONER'S

EXHIBIT NO. 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 12533 UL RICH AVE BALTIMORE MD 21220 OWNER(S) NAME(S) CHARLES T. + TERESA L. JERSCHIED
SUBDIVISION NAME SEEMORE PROPERTY LOT # 2 BLOCK # _____ SECTION # _____
PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2300003556 DEED REF. # 23876100186



PLAN DRAWN BY Robert Ransom DATE 9-3-14 SCALE: 1 INCH = 4 FEET Case #

2015-0047 SPHA

SITE VICINITY MAP

OLD EDENHURST RD

UL RICH AVE



N



MAP IS NOT TO SCALE

ZONING MAP# 083C2

SITE ZONED DR S.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 13242

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

PETITIONER'S

VIOLA

EXHIBIT NO. 2