



KEVIN KAMENETZ  
*County Executive*

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

November 3, 2014

Mark & Kathleen Schatz  
2008 Norhurst Way  
Baltimore, Maryland 21228

RE: Petitions for Special Hearing and Variance  
Property: 2008 Norhurst Way  
Case No.: 2015-0054-SPHA

Dear Mr. and Mrs. Schatz:

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 typed name.

JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:sln  
Enclosure

IN RE: **PETITIONS FOR SPECIAL HEARING \*  
AND VARIANCE**  
(2008 Norhurst Way) \*  
1<sup>st</sup> Election District \*  
1<sup>st</sup> Council District \*  
Mark & Kathleen Schatz \*  
*Legal Owners* \*  
  
Petitioners \*

BEFORE THE  
  
OFFICE OF  
  
ADMINISTRATIVE HEARINGS  
  
FOR BALTIMORE COUNTY  
  
**Case No. 2015-0054-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 allow an accessory apartment addition attached to the existing dwelling, and for a use permit. In addition, a Petition for Variance seeks the following: (1) to allow an accessory apartment that is 50% of the overall floor area in lieu of the maximum 1/3 or 2000 sq. ft. whichever is less, and; (2) to allow a rear yard of 20 ft. in lieu of the minimum requirement of 30 ft.

The subject property and requested relief is more fully depicted on the site plan that was marked as Petitioners’ Exhibit 1. Mark and Kathleen Schatz appeared in support of the requests. A neighbor attended the hearing to obtain further information, and he indicated that he had no objection to the petition. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were submitted by the Department of Planning (DOP) dated October 14, 2014.

The subject property is approximately 9,000 square feet and is zoned DR 5.5. The property is improved with a single family dwelling constructed in 1953. Tax records indicate the dwelling is approximately 1,500 sq. ft. Petitioners propose to construct an addition to their home, which would be approximately 1,480 sq. ft., to be used as an accessory apartment by Mr. Schatz’s parents.

ORDER RECEIVED FOR FILING

Date 11/3/14  
By Sen

The Petitioners also own a second lot (shown on the Plan as Parcel #2) of approximately 6,675 sq. ft., which adjoins the subject property at the rear (i.e., northern) property boundary. Thus, even though Petitioners seek variance relief for a 20' rear yard (in lieu of the required 30'), this is in fact an "interior" lot line since Petitioners own both parcels which straddle the common boundary.

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 Petitioners must contend with existing site conditions, and the property 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 apartment for use by their elderly parents. 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 petition for special hearing, the Petitioners have filed with the Department of Permits, Approval and Inspections (PAI) a declaration setting forth the legal restrictions which apply to accessory apartments. Specifically, Petitioners understand this is not a second dwelling on the property, but is an accessory use allowed only for so long as the space is occupied by those related to Petitioners by blood, marriage and adoption. The pictures admitted show this is an attractive and well maintained property, and both of the adjoining neighbors (at 2006 and 2010 Norhurst Way) informed Petitioners they had no objection to the requests. In these circumstances, I do not believe the use would be injurious to the public welfare, and I find the proposal conforms to B.C.Z.R. §502.1.

ORDER RECEIVED FOR FILING

Date 11/3/14  
By Ben

While the DOP did not object to the accessory apartment use or its size, it did note some concern with the 20' rear yard variance request, and felt the addition could be reconfigured to satisfy the 30' requirement in the B.C.Z.R. Petitioners indicated they explored that option, but advised that the architect felt the current design was most suitable for the site. In addition--and perhaps this was not known to the reviewer--Petitioners own an unimproved parcel which adjoins their rear yard, and thus the reduced rear yard setback will not impact an adjoining homeowner.

THEREFORE, IT IS ORDERED this 3<sup>rd</sup> day of November, 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 allow an accessory apartment addition attached to the existing dwelling, be and is hereby GRANTED.

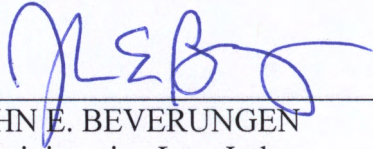
IT IS FURTHER ORDERED that the Petition for Variance seeking the following: (1) to allow an accessory apartment that is 50% of the overall floor area in lieu of the maximum 1/3 or 2000 sq. ft., whichever is less, and; (2) to allow a rear yard of 20 ft. in lieu of the minimum requirement of 30 ft., be 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 PAI a use permit for the accessory apartment and must renew such permit every two (2) years.

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

11/3/14

By

sln



# 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 2008 Norhorst Way N.

which is presently zoned DP 5.5

Deed References: 08555/00475

10 Digit Tax Account # 0106570740

Property Owner(s) Printed Name(s) Mark R. + Kathleen Schatz

(SELECT THE HEARING(S) BY MARKING **X** 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

2.  **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3.  **a Variance** from Section(s)

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

### Legal Owners (Petitioners):

Mark R Schatz, Kathleen Schatz  
Name #1 - Type or Print Name #2 - Type or Print

Mark R Schatz, Kathleen M Schatz  
Signature #1 Signature #2

2008 Norhorst Way N. Catonsville MD 21228  
Mailing Address City State

21228, 443-326-2906, markandkathy@msn.com  
Zip Code Telephone # Email Address

### Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

### Representative to be contacted:

Name - Type or Print

Signature SAM B

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

Date 11/3/14  
DN

CASE NUMBER 2015-0054-SPHA Filing Date 9/16/14

Do Not Schedule Dates: Reviewer GK

1982-83

... of the ...  
...  
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1982-83

ZONING DESCRIPTION FOR 2008 NORHURST WAY NORTH

Beginning at a point on the North side of Norhurst Way North, which is 40 feet wide at a distance of 230.13' East to the Centerline of Meyer Lane which is 20' wide.

Being Lot # 9 and 1/2 of Lot # 10, in the subdivision of "Norhurst" as recorded in Baltimore County Plat Book # 14, Folio # 5, containing 9,375 square feet.

Located in the 1st Election District, and 1st Council District.

2015-0054-SPHA

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

No. 116256  
 Date: 9/16/14

**PAID RECEIPT**  
 BUSINESS ACTUAL TIME 149  
 9/17/2014 9/16/2014 09:34:47  
 REC 4502 WALTON JEN REC  
 RECEIPT # 091543 9/16/2014 09:34:47  
 Amt 5 528 JUDICIAL VERIFICATION  
 CR 09 116256  
 Receipt Tot \$150.00  
 \$ .00 CR \$169.00 CA  
 \$10.00 CB  
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		650				150.00
Total:								150.00

Rec From: Kathleen Schatz  
 For: Variance & Special hearing  
2008 Northurst way North

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

**CASHIER'S  
 VALIDATION**



**M E M O R A N D U M**

DATE: December 4, 2014  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2015-0054-SPHA – Appeal Period Expired

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

# 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.**

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#### For Newspaper Advertising:

Item Number or Case Number: 2015-0054

Petitioner: Mark + Kathleen Schatz

Address or Location: 2008 Norhurst Way N., Catonsville, MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kathleen Schatz

Address: 2008 Norhurst Way N.  
Catonsville, MD 21228

Telephone Number: 443-326-2906

CERTIFICATE OF POSTING

Date: 10/10/14

RE: Case Number: 2015-0054 SPHA

Petitioner/Developer: M + K Schatz

Date of Hearing/Closing: 10/30/14 10A

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 2008 Norhurst Way N.



**ZONING NOTICE**

CASE # 2015-0054-SPHA

**A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD**

JEFFERSON BLDG, TOWSON 2054

105 W. CHESAPEAKE AVE, ROOM 205

**PLACE:** 105 W. CHESAPEAKE AVE, ROOM 205

**DATE AND TIME:** THURS. OCT. 30, 2014 10AM

**REQUEST:** SPECIAL HEARING TO ALLOW AN NECESSARY APPOINTMENT ADDITION ATTACHED TO THE EXISTING DWELLING AND A USE PERMIT VARIANCE TO ALLOW AN ADDITIONAL APARTMENT THAT IS 50% OF THE OVERALL FLOOR AREA IN LESS THAN THE MAXIMUM OF 15 OR 200 SQ FT PER PERMITS LESS THAN A NEAR YARD OF 20 FT X 30 FT MINIMUM REQUIREMENT OF 30 FT

FOR MORE INFORMATION OR OTHER COMMENTS AND QUESTIONS, CONTACT THE ZONING COMMISSIONER AT 410-343-1443

10/10/14  
(Month, Day, Year)

J. 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)



**THE BALTIMORE SUN  
MEDIA GROUP**

Baltimore, Maryland 21278-0001

October 9, 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 9, 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: #2015-0054-SPHA**

2008 Norhurst Way N.

N/s Norhurst Way, North & East to the centerline of Meyer Lane

1st Election District - 1st Councilmanic District

Legal Owner(s): March & Kathleen Schatz

**Special Hearing** to allow an accessory apartment addition attached to the existing dwelling and a use permit **Variance** to allow an accessory apartment that is 50% of the overall floor area in lieu of the maximum of 1/3 or 2000 sq. ft. whichever is less; to allow a rear yard of 20 ft. in lieu of the minimum requirement of 30 ft.

**Hearing: Thursday, October 30, 2014, at 10:00 a.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.

10/177 October 9

996897



KEVIN KAMENETZ  
County Executive

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

September 29, 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: 2015-0054-SPHA**

2008 Norhurst Way N.

N/s Norhurst Way, North & East to the centerline of Meyer Lane

1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District

Legal Owners: March & Kathleen Schatz

Special Hearing to allow an accessory apartment addition attached to the existing dwelling and a use permit. Variance to allow an accessory apartment that is 50% of the overall floor area in lieu of the maximum of 1/3 or 2000 sq. ft. whichever is less; to allow a rear yard of 20 ft. in lieu of the minimum requirement of 30 ft.

Hearing: Thursday, October 30, 2014 at 10:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon  
Director

AJ:kl

C: Mr. & Mrs. Schatz, 2008 Norhurst Way N, Catonsville 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 10, 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 9, 2014 Issue - Jeffersonian

Please forward billing to:  
Kathleen Schatz  
2008 Norhurst Way N.  
Catonsville, MD 21228

443-326-2906

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## 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: 2015-0054-SPHA**

2008 Norhurst Way N.

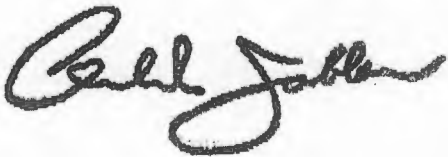
N/s Norhurst Way, North & East to the centerline of Meyer Lane

1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District

Legal Owners: March & Kathleen Schatz

Special Hearing to allow an accessory apartment addition attached to the existing dwelling and a use permit. Variance to allow an accessory apartment that is 50% of the overall floor area in lieu of the maximum of 1/3 or 2000 sq. ft. whichever is less; to allow a rear yard of 20 ft. in lieu of the minimum requirement of 30 ft.

Hearing: Thursday, October 30, 2014 at 10:00 a.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.

RE: PETITION FOR SPECIAL HEARING  
AND VARIANCE  
2008 Norhurst Way; N/S Norhurst Way  
N & E 230.13' to the c/line of Meyer Lane  
1<sup>st</sup> Election & 1<sup>st</sup> Councilmanic Districts  
Legal Owner(s): Mark & Kathleen Schatz  
Petitioner(s)

\* BEFORE THE OFFICE  
\* OF ADMINSTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* 2015-054-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 26 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 26th day of September, 2014, a copy of the foregoing Entry of Appearance was mailed to Mark & Kathleen Schatz, 2008 Norhurst Way, Catonsville, Maryland 21228, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County







**C H E C K L I S T**

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
9/26/14	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
10/14/14	PLANNING (if not received, date e-mail sent _____)	C
9/22/14	STATE HIGHWAY ADMINISTRATION	no obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: 10/9/14  
 SIGN POSTING Date: 10/10/14 by Pulson

PEOPLE'S COUNSEL APPEARANCE Yes  No   
 PEOPLE'S COUNSEL COMMENT LETTER Yes  No

Comments, if any: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Real Property Data Search ( w1)

Guide to searching the database

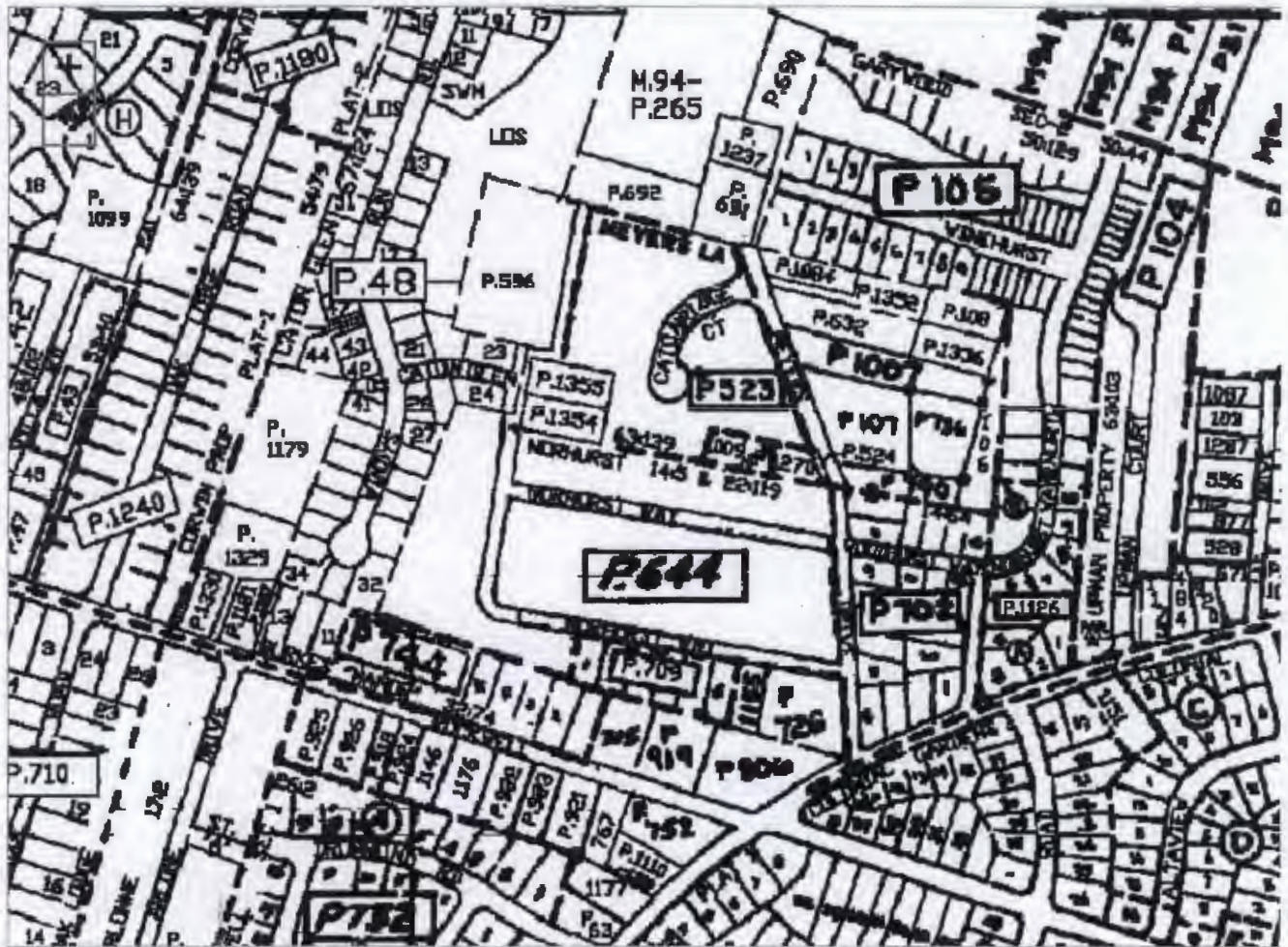
## Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration					
<b>Account Identifier:</b>		<b>District - 01 Account Number - 0106570740</b>								
<b>Owner Information</b>										
<b>Owner Name:</b>	SCHATZ MARK ROBERT SCHATZ KATHLEEN M			<b>Use:</b>	RESIDENTIAL					
<b>Mailing Address:</b>	2008 NORHURST WAY N BALTIMORE MD 21228			<b>Principal Residence:</b>	YES					
				<b>Deed Reference:</b>	/08555/ 00475					
<b>Location &amp; Structure Information</b>										
<b>Premises Address:</b>		2008 NORHURST WAY 0-0000		<b>Legal Description:</b>		LT 9 PT 10 NORHURST				
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>	<b>Plat Ref:</b>
0100	0005	0644		0000			9	2013		0014/ 0005
<b>Special Tax Areas:</b>				<b>Town:</b>	NONE					
				<b>Ad Valorem:</b>						
				<b>Tax Class:</b>						
<b>Primary Structure Built</b>	<b>Above Grade Enclosed Area</b>		<b>Finished Basement Area</b>		<b>Property Land Area</b>		<b>County Use</b>			
1953	1,522 SF		459 SF		9,000 SF		04			
<b>Stories</b>	<b>Basement</b>	<b>Type</b>		<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>			
1 1/2	YES	STANDARD UNIT		BLOCK	1 full/ 1 half					
<b>Value Information</b>										
		<b>Base Value</b>		<b>Value</b>		<b>Phase-In Assessments</b>				
				<b>As of</b>		<b>As of</b>		<b>As of</b>		
				<b>01/01/2013</b>		<b>07/01/2014</b>		<b>07/01/2015</b>		
<b>Land:</b>	128,200		96,700							
<b>Improvements</b>	135,000		124,700							
<b>Total:</b>	263,200		221,400		221,400		221,400			
<b>Preferential Land:</b>	0						0			
<b>Transfer Information</b>										
<b>Seller: STEVENS ALAN R</b>				<b>Date: 08/01/1990</b>				<b>Price: \$1</b>		
<b>Type: ARMS LENGTH IMPROVED</b>				<b>Deed1: /08555/ 00475</b>				<b>Deed2:</b>		
<b>Seller:</b>				<b>Date:</b>				<b>Price:</b>		
<b>Type:</b>				<b>Deed1:</b>				<b>Deed2:</b>		
<b>Seller:</b>				<b>Date:</b>				<b>Price:</b>		
<b>Type:</b>				<b>Deed1:</b>				<b>Deed2:</b>		
<b>Exemption Information</b>										
<b>Partial Exempt Assessments:</b>		<b>Class</b>		<b>07/01/2014</b>			<b>07/01/2015</b>			
<b>County:</b>		000		0.00			0.00			
<b>State:</b>		000		0.00			0.00			
<b>Municipal:</b>		000		0.00 0.00			0.00 0.00			
<b>Tax Exempt:</b>				<b>Special Tax Recapture:</b>						
<b>Exempt Class:</b>				NONE						
<b>Homestead Application Information</b>										
<b>Homestead Application Status: Approved 09/09/2013</b>										

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)

District: **01** Account Number: **0106570740**



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



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

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

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KEVIN KAMENETZ  
*County Executive*

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

October 23, 2014

Mark & Kathleen Schatz  
2008 Norhurst Way  
Catonsville MD 21228

RE: Case Number: 2015-0054 SPHA, Address: 2008 Norhurst Way

Dear Mr. & Ms. Schatz:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 16, 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 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



State Highway Administration

Maryland Department of Transportation

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

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

Date: 9/22/14

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

RE: Baltimore County
Item No 2015-0054-SPHA
Special Hearing Variance
Mark: Kathleen Schatz
2006 Norhart Way.

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. 2015-0054-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,

[Handwritten signature of Steven D. Foster]

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 14, 2014

FROM: Andrea Van Arsdale  
Director, Department of Planning

SUBJECT: 2008 Northurst Way

RECEIVED

INFORMATION:

OCT 16 2014

Item Number: 15-054

Petitioner: Mark Schatz

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: DR 5.5

Requested Action: Special Hearing, Variance

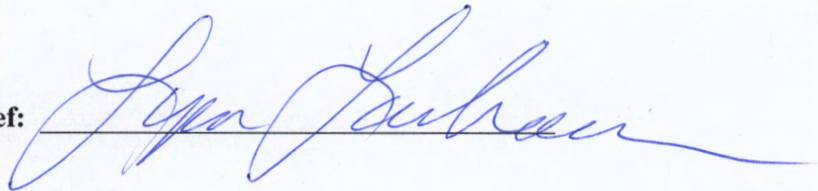
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner is seeking a Special Hearing to allow an accessory apartment addition attached to the existing dwelling and a use permit. The petitioner is also seeking two variances to allow an accessory apartment that is 50% of the overall floor area in lieu of the maximum of 1/3 or 2,000 sq. ft. whichever is less AND a variance to allow a rear yard of 20 feet in lieu of the minimum requirement of 30 feet.

The Department of Planning does not object to the petitioner's request for an accessory apartment for an in-law's residence attached to the existing dwelling. The Department of Planning also does not object to the size of the petitioner's attached apartment, however, it appears that the layout of the addition could be reconfigured such that the rear 30' setback is met. Should the Administrative Law Judge grant the request, the approval is subject to the conditions of 400.4.C.1 & 2.

For further information concerning the matters stated here in, please contact Donnell Zeigler 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 26, 2014

**FROM:** Dennis A. <sup>DAK</sup>Kennedy, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For September 29, 2014  
Item No. 2015-0054, 0055 and 0060

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\ZAC09292014 -.doc



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

**DATE:** October 14, 2014

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** 2008 Northurst Way

**INFORMATION:**

**Item Number:** 15-054

**Petitioner:** Mark Schatz

**Zoning:** DR 5.5

**Requested Action:** Special Hearing, Variance

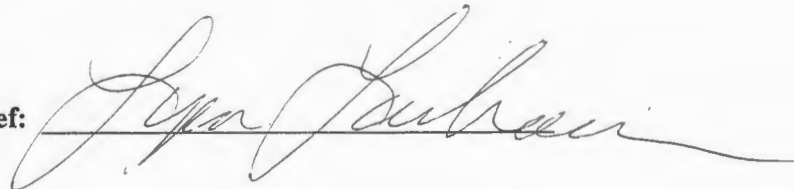
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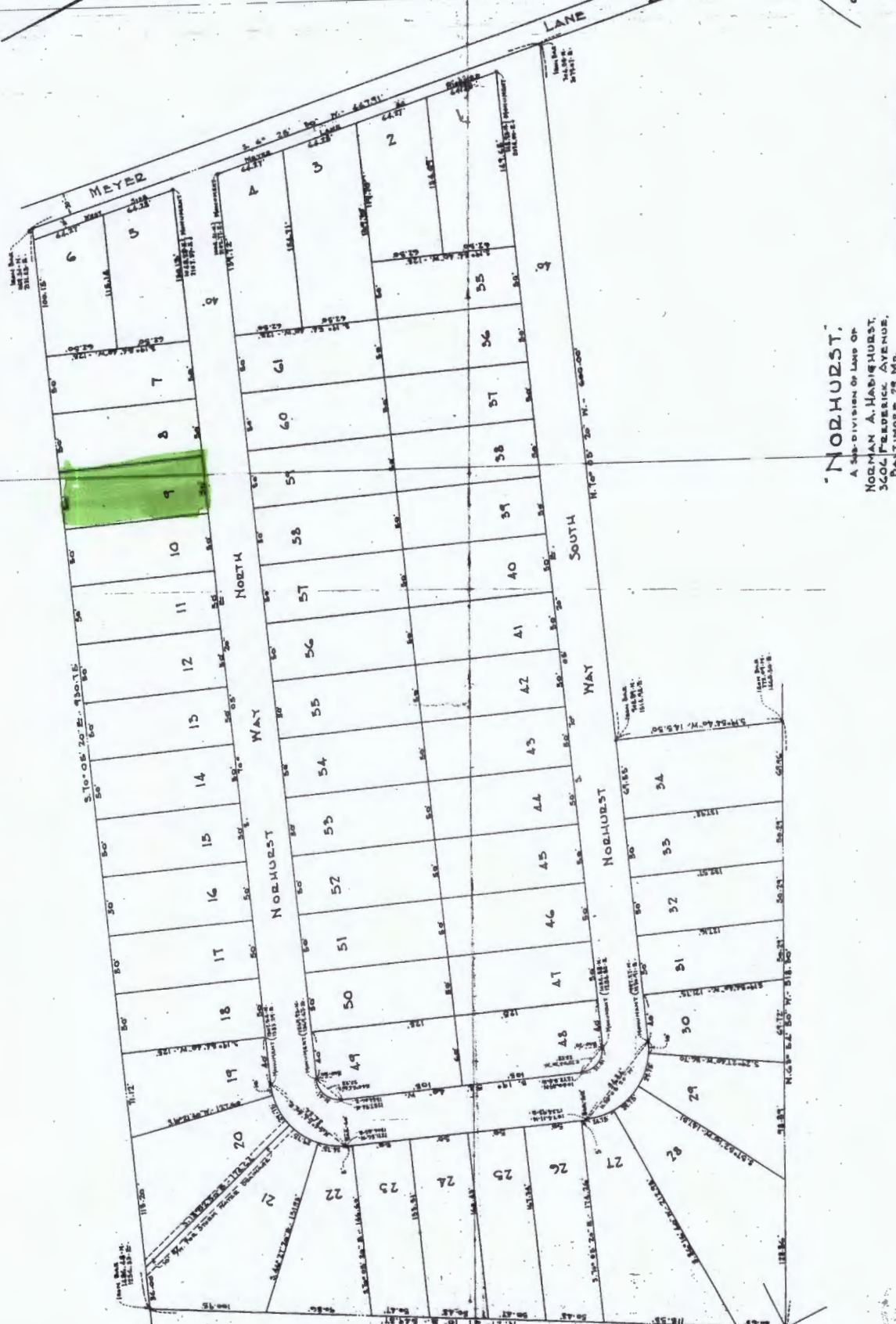
The Department of Planning does not object to the petitioner's request for an accessory apartment for an in-law's residence attached to the existing dwelling. The Department of Planning also does not object to the size of the petitioner's attached apartment, however, it appears that the layout of the addition could be reconfigured such that the rear 30' setback is met. Should the Administrative Law Judge grant the request, the approval is subject to the conditions of 400.4.C.1 & 2.

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

**Division Chief:**  
AVA/LL



2015-0054-SPHA



**NORHURST,**  
 A SUB-DIVISION OF LAND OF  
 NORMAN A. HADIGHURST,  
 3604 FREDERICK AVENUE,  
 BALTIMORE 27, MD.

This is to certify that the measurements  
 made by the Surveyor and the  
 computations are true and correct.  
 JAMES H. HARRIS, Surveyor  
 BALTIMORE, MARYLAND

COORDINATES ARE REFERRED TO MAGNETIC  
 NORTH. COORDINATES ARE FROM AN ASSUMED  
 DATUM.

SCALE 1"=50' AUG. 6, 1944.  
 J. H. DAVIS, CIVIL ENGINEER,  
 421 SOUTH BALASZ ST.,  
 BALTIMORE, MARYLAND



Pt. Bk./Folio # MP04147

PL BK./Folio # 063139 PDM # 010343

Pt. Bk. 000003, Folio 0139

DR 5.5

SW 2-H 100C.1

1 CD

SW 2-G

1 ED

NORHURST WAY N

NORHURST WAY S

Pt. Bk./Folio # 030089A  
Pt. Bk. 0000030, Folio 0089

0109920010

Lot # 19  
2200010163

Lot # 18  
2200010162

Lot # 21  
2200010165

Lot # 17  
2200010161

Lot # 16  
2200010160

Lot # 22  
2200010166

Lot # 13  
2200010157

Lot # 14  
2200010158

Lot # 15  
2200010159

Lot # 23  
2200010167

Lot # 15  
0107001890

Lot # 14  
0104201090

Lot # 13  
0113550750

Lot # 11

Lot # 11  
0103370250

Lot # 9  
0106570740

Lot # 9  
2008

Lot # 8  
0108300860

Lot # 7  
0119075220

Lot # 6  
0120200010

Lot # 5  
0104203380  
608

Lot # 54  
0120000420  
2019

Lot # 55  
0120001290  
2017

Lot # 56  
0103473120  
2013

Lot # 57  
0115220060

Lot # 58  
0104650430  
2011

Lot # 58  
2009

Lot # 59  
0119071750  
2007

Lot # 61  
0107580240  
2005

PDM # 010077

Pt. Bk./Folio # 014005D

Lot # 4  
2004-0093-A 02200920  
606

Lot # 42  
0103471550

Lot # 40  
0118511520

Lot # 40

Lot # 39  
0113400880

Lot # 38  
0102201200

Lot # 37  
0119071751

Lot # 36  
0107583410

Lot # 35  
0118100400

Lot # 3  
0102000070  
604  
Pt. Bk. 0000014, Folio 0005

Lot # 2  
0111150100  
602

Lot # 1  
0113856980  
1996-0276-S600

0114000070

623

0120300550

0120200011

0108300861  
612  
2200004814

**SECTION 101.1 DEFINITIONS**

ACCESSORY APARTMENT – A SECOND LIVING QUARTER WITHIN A PRINCIPAL SINGLE-FAMILY DETACHED DWELLING OR WITHIN AN ACCESSORY BUILDING SITUATED ON THE SAME LOT AS THE PRINCIPAL SINGLE-FAMILY DETACHED DWELLING AND IN COMPLIANCE WITH SECTION 400, WITH DEDICATED BATHING AND COOKING FACILITIES, AND LOCATED ON OWNER-OCCUPIED PROPERTY, SUBJECT TO THE FOLLOWING:

(A) THE OWNER MAY OCCUPY EITHER THE PRINCIPAL DWELLING OR THE ACCESSORY APARTMENT;

(B) THE OCCUPANT(S) OF THE ACCESSORY APARTMENT AND THE OCCUPANT(S) OF THE PRINCIPAL SINGLE FAMILY DETACHED DWELLING SHALL BE IMMEDIATE FAMILY, RELATED AS GRANDPARENTS, PARENTS, OR PARENTS' CHILDREN BY BLOOD, MARRIAGE OR ADOPTION;

(C) THE ACCESSORY APARTMENT IS PROVIDED WITHOUT COMPENSATION; AND

(D) THE ACCESSORY APARTMENT, WHETHER LOCATED WITHIN THE PRINCIPAL DWELLING OR IN THE ACCESSORY BUILDING, SHALL COMPLY WITH ALL LAWS, REGULATIONS, AND CODES AFFECTING RESIDENTIAL OCCUPANCY.

**SECTION 400.4 ACCESSORY APARTMENT.**

AN ACCESSORY APARTMENT IS PERMITTED AS A TEMPORARY USE WITHIN A PRINCIPAL SINGLE-FAMILY DETACHED DWELLING OR WITHIN AN ACCESSORY BUILDING SITUATED ON THE SAME OWNER-OCCUPIED LOT AS THE PRINCIPAL DWELLING IN ANY ZONE THAT PERMITS SINGLE-FAMILY DWELLINGS, SUBJECT TO THE FOLLOWING REQUIREMENTS:

**A. IF LOCATED WITHIN AN EXISTING SINGLE-FAMILY DETACHED DWELLING:**

1. AN APPLICANT SHALL FILE WITH THE DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS AN APPLICATION FOR A USE PERMIT FOR AN ACCESSORY APARTMENT, ON A FORM APPROVED BY THE DEPARTMENT. WITH THE APPLICATION, THE APPLICANT SHALL SUBMIT A DECLARATION OF UNDERSTANDING, ON A FORM APPROVED BY THE DEPARTMENT, INCLUDING BUT NOT NECESSARILY LIMITED TO THE FOLLOWING TERMS AND CONDITIONS:

A. THE SIZE OF THE ACCESSORY APARTMENT MAY NOT EXCEED ONE THIRD OF THE OVERALL FLOOR AREA OF THE DWELLING OR 2,000 SQUARE FEET, WHICHEVER IS LESS;

B. ANY AND ALL IMPROVEMENTS TO BE DEDICATED AS AN ACCESSORY APARTMENT SHALL BE USED SOLELY AS A SINGLE-FAMILY RESIDENCE; AND

C. THE ACCESSORY APARTMENT MAY NOT HAVE SEPARATE UTILITY METERS, SUCH AS GAS AND ELECTRIC SERVICE.

2. THE DIRECTOR MAY APPROVE THE APPLICATION UPON A FINDING THAT THE SIZE, LOCATION, AND PURPOSE OF THE ACCESSORY STRUCTURE WILL NOT NEGATIVELY AFFECT THE HEALTH, SAFETY, OR GENERAL WELFARE OF THE SURROUNDING COMMUNITY.

**B. IF LOCATED WITHIN AN ACCESSORY BUILDING ON THE SAME OWNER-OCCUPIED PROPERTY AS THE PRINCIPAL SINGLE-FAMILY DETACHED DWELLING:**

1. AN APPLICANT SHALL FILE A REQUEST FOR SPECIAL HEARING AND USE PERMIT WITH THE DEPARTMENT, TOGETHER WITH A DECLARATION OF UNDERSTANDING AS REQUIRED BY SUBSECTION A.1 OF THIS SECTION AND A PUBLIC HEARING BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS IS REQUIRED.

2. THE SIZE OF THE ACCESSORY APARTMENT MAY NOT EXCEED 1,200 SQUARE FEET, AND THE ACCESSORY BUILDING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 400.

3. FOLLOWING A PUBLIC HEARING, THE OFFICE OF ADMINISTRATIVE HEARINGS MAY GRANT A REQUEST UPON A FINDING THAT THE SIZE, LOCATION, AND PURPOSE OF THE ACCESSORY APARTMENT CONFORMS WITH SECTION 502.1. AND MAY IMPOSE SUCH CONDITIONS, RESTRICTIONS OR REGULATIONS CONSISTENT WITH SECTION 502.2 AS MAY BE DEEMED NECESSARY OR ADVISABLE FOR THE PROTECTION OF SURROUNDING AND NEIGHBORING PROPERTIES, INCLUDING THE EXPRESS PROHIBITION THAT THE ACCESSORY APARTMENT NOT BE CONVERTED TO A SECOND DWELLING BEYOND THE SCOPE OF THIS SECTION.

4. THE ACCESSORY APARTMENT MAY NOT HAVE SEPARATE UTILITY METERS OR WATER AND SEWERAGE SERVICES UNLESS APPROVED BY THE OFFICE OF ADMINISTRATIVE HEARINGS BASED ON SPECIFIC FINDINGS OF NECESSITY FOR THE ACCESSORY BUILDING.

Real Property Data Search ( w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration						
<b>Account Identifier:</b>		<b>District - 01 Account Number - 0106570740</b>									
<b>Owner Information</b>											
<b>Owner Name:</b>		SCHATZ MARK ROBERT SCHATZ KATHLEEN M		<b>Use:</b> Principal Residence:		RESIDENTIAL YES					
<b>Mailing Address:</b>		2008 NORHURST WAY N BALTIMORE MD 21228		<b>Deed Reference:</b>		/08555/ 00475					
<b>Location &amp; Structure Information</b>											
<b>Premises Address:</b>		2008 NORHURST WAY 0-0000		<b>Legal Description:</b>		LT 9 PT 10 NORHURST					
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>	<b>Plat Ref:</b>	<b>County Use</b>
0100	0005	0644		0000			9	2013		0014/ 0005	04
<b>Special Tax Areas:</b>				<b>Town:</b>		NONE					
				<b>Ad Valorem:</b>							
				<b>Tax Class:</b>							
<b>Primary Structure Built</b>		<b>Above Grade Enclosed Area</b>		<b>Finished Basement Area</b>		<b>Property Land Area</b>		<b>County Use</b>			
1953		1,522 SF		459 SF		9,000 SF		04			
<b>Stories</b>	<b>Basement</b>	<b>Type</b>		<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>				
1 1/2	YES	STANDARD UNIT		BLOCK	1 full/ 1 half						
<b>Value Information</b>											
			<b>Base Value</b>		<b>Value As of</b>		<b>Phase-in Assessments As of</b>				
					01/01/2013		07/01/2014		07/01/2015		
<b>Land:</b>		128,200		96,700							
<b>Improvements</b>		135,000		124,700							
<b>Total:</b>		263,200		221,400		221,400		221,400			
<b>Preferential Land:</b>		0						0			
<b>Transfer Information</b>											
<b>Seller:</b> STEVENS ALAN R				<b>Date:</b> 08/01/1990				<b>Price:</b> \$1			
<b>Type:</b> ARMS LENGTH IMPROVED				<b>Deed1:</b> /08555/ 00475				<b>Deed2:</b>			
<b>Seller:</b>				<b>Date:</b>				<b>Price:</b>			
<b>Type:</b>				<b>Deed1:</b>				<b>Deed2:</b>			
<b>Seller:</b>				<b>Date:</b>				<b>Price:</b>			
<b>Type:</b>				<b>Deed1:</b>				<b>Deed2:</b>			
<b>Exemption Information</b>											
<b>Partial Exempt Assessments:</b>		<b>Class</b>		07/01/2014		07/01/2015					
<b>County:</b>		000		0.00							
<b>State:</b>		000		0.00							
<b>Municipal:</b>		000		0.00 0.00		0.00 0.00					
<b>Tax Exempt:</b>				<b>Special Tax Recapture:</b>							
<b>Exempt Class:</b>				NONE							
<b>Homestead Application Information</b>											
<b>Homestead Application Status: Approved 09/09/2013</b>											

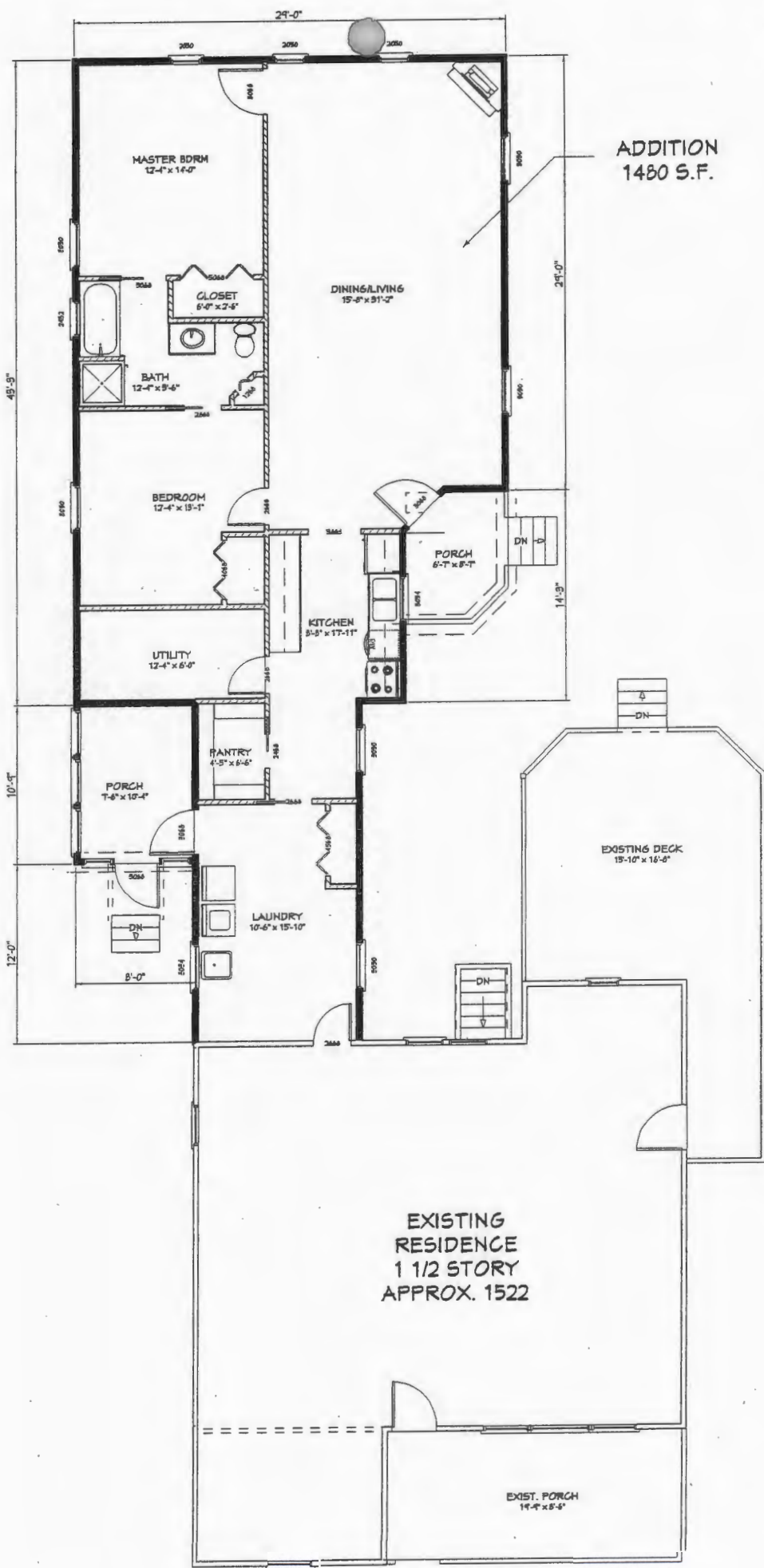
1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2015-0054-SPHA

**PLAT TO ACCOMPANY THE  
ACCESSORY APARTMENT  
APPLICATION &  
DECLARATION OF  
UNDERSTANDING FOR  
ADDITION AT 2008  
NORHURST WAY N.**

**OWNERS: MARK &  
KATHLEEN SCHATZ  
2008 NORHURST WAY N.  
CATONSVILLE, MD 21228**

**DATE: SEPTEMBER 8, 2014  
PREPARED BY:  
CHESAPEAKE DESIGN CO.  
717.599.9590**



**FLOOR PLAN  
SCALE 1" = 10'-0"**

2015-0054-SDHA

Case No.: 2015-0054-SPHA

Exhibit Sheet

Petitioner/Developer

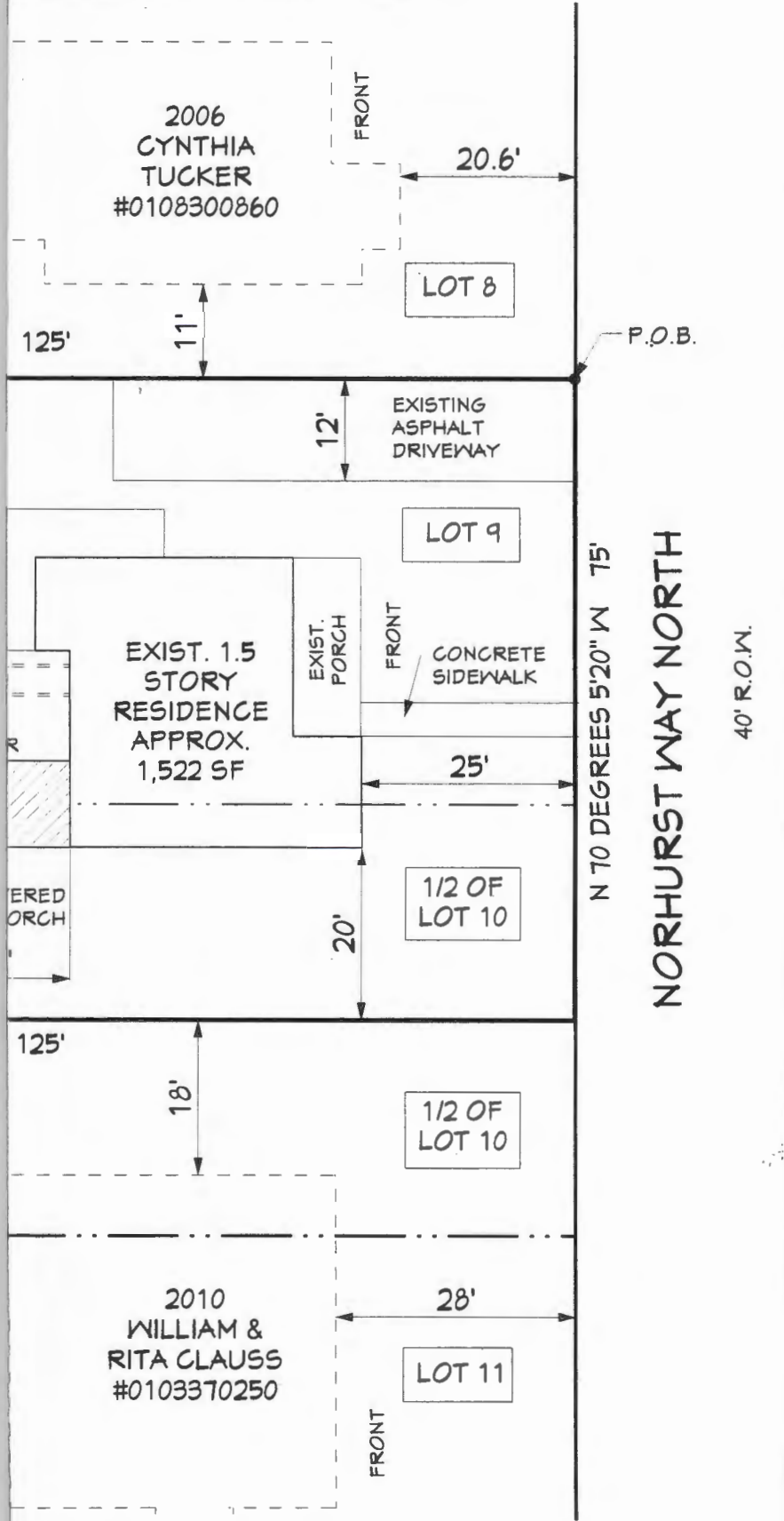
*2-4-14*

Protestants

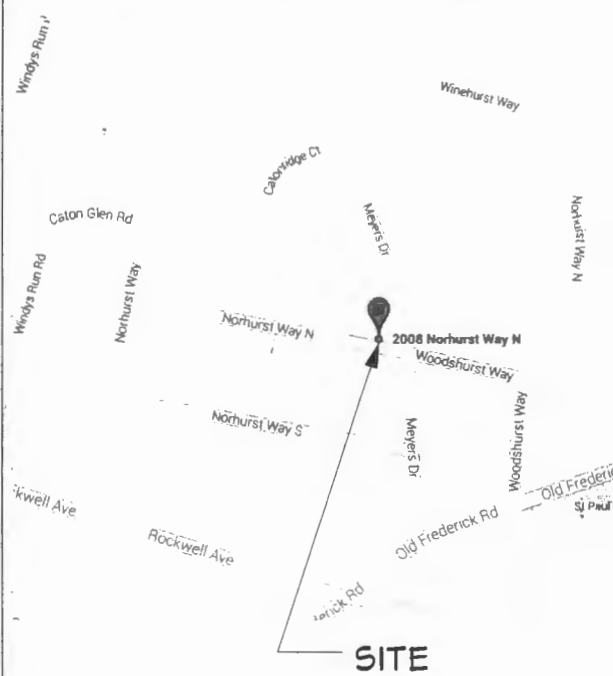
*Alu*  
*11-3-2014*

No. 1	Plan	
No. 2	Floor plan for acc. apt.	
No. 3	photos of site + house	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

**ARING + Variance**  
**& KATHLEEN SCHATZ**  
 BLOCK#: SECTION #:  
 DEED REF#: 08555/00475



**SITE VICINITY MAP**



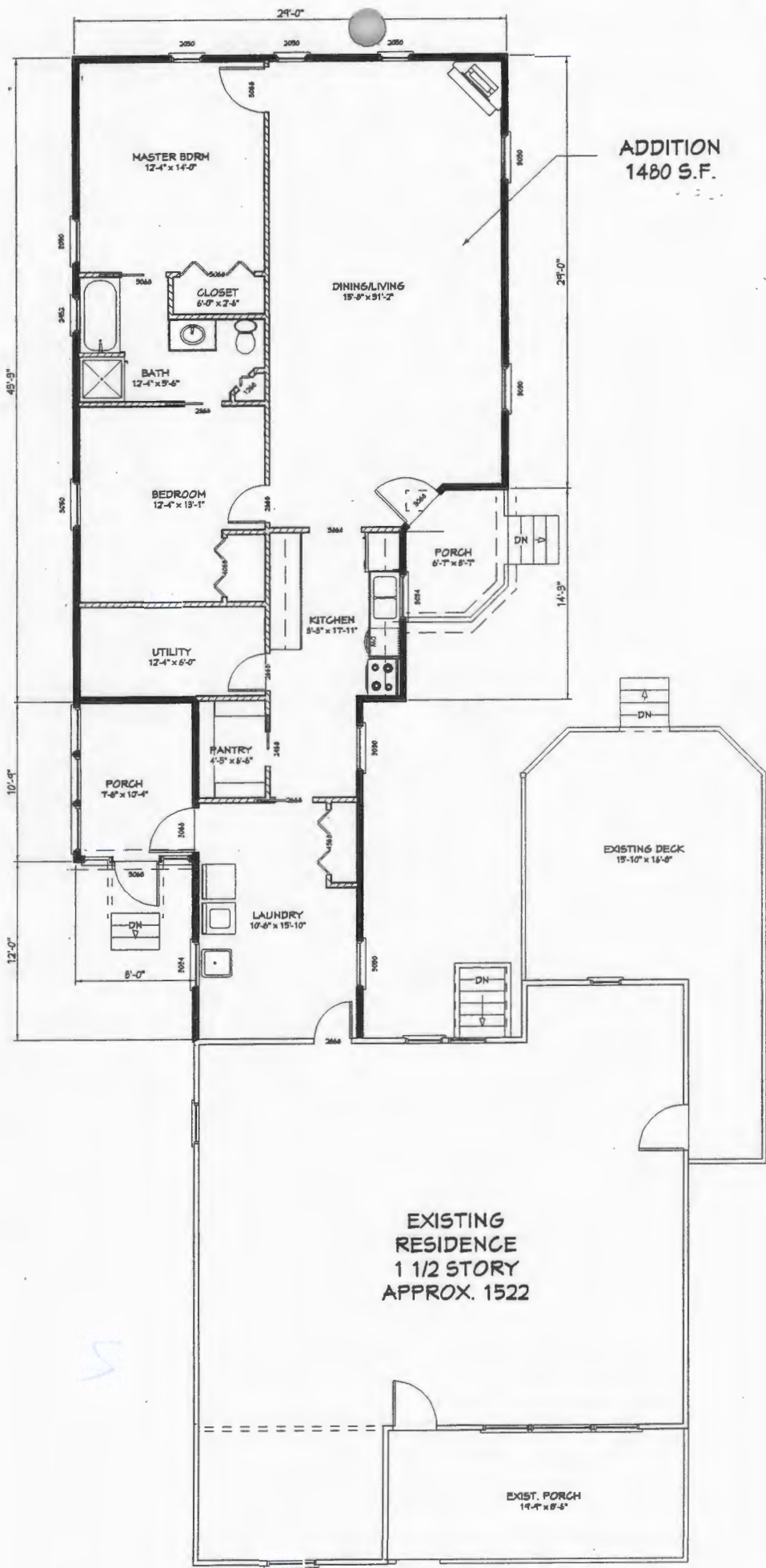
N  
 ▲ MAP IS NOT TO SCALE

ZONING MAP 100C1  
 SITE ZONED: DR5.5  
 ELECTION DISTRICT: 1  
 COUNCIL DISTRICT: 1  
 LOT AREA ACREAGE:  
 OR SQUARE FEET: 15,675 SF  
 (SEE NOTE BELOW)  
 HISTORIC? NO  
 IN CBCA? NO  
 IN FLOOD PLAIN? C  
 UTILITIES: WATER IS PUBLIC,  
SEWER IS PUBLIC  
 PRIOR HEARING? NO  
 VIOLATION CASE NO: \_\_\_\_\_

PETITIONER'S  
 EXHIBIT NO. 1

NOTE: LOT #9 & 1/2 OF LOT #  
 10 CONTAINS 9,000 SF  
 PARCEL #2 CONTAINS 6,675 SF





PLAN TO ACCOMPANY THE  
 ACCESSORY APARTMENT  
 APPLICATION &  
 DECLARATION OF  
 UNDERSTANDING FOR  
 ADDITION AT 2008  
 NORHURST WAY N.

OWNERS: MARK &  
 KATHLEEN SCHATZ  
 2008 NORHURST WAY N.  
 CATONSVILLE, MD 21228

DATE: SEPTEMBER 8, 2014  
 PREPARED BY:  
 CHESAPEAKE DESIGN CO.  
 717.599.9590

EXISTING  
 RESIDENCE  
 1 1/2 STORY  
 APPROX. 1522

PETITIONER'S  
 EXHIBIT NO. 2

**FLOOR PLAN**  
 SCALE 1" = 10'-0"

2015-0054-SPHA

PICTURES TO ACCOMPANY VARIANCE FOR 2008 NORHURST WAY N.



FRONT VIEW OF 2008 NORHURST WAY N.



REAR VIEW OF 2008 NORHURST WAY N.

PETITIONER'S

EXHIBIT NO. 3



SIDE VIEW OF 2008 NORHURST WAY N.



VIEW FROM BACK YARD TOWARDS NEIGHBOR AT 2010 NORHURST WAY N.



VIEW FROM BACK YARD TO PARCEL 2



VIEW FROM BACK YARD TOWARDS NEIGHBOR AT 2006 NORHURST WAY N.



ADJACENT PROPERTY AT 2006 NORHURST WAY N.



ADJACENT PROPERTY AT 2010 NORHURST WAY N.

## DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on This 10th day of September 2014, by and between Mark R. Schatz and Kathleen M. Schatz (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

The Declarants who are also the owners of this property have filed an application for a use permit to: The property being located at: 2008 Norhurst Way N. Catonsville, Maryland 21228 and is more particularly described in Exhibit A (The Property) and Exhibit B (The use permit or hearing plans) attached hereto and made a part hereof.

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Accessory Apartment shall house only the immediate family members listed in this Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.
2. Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.
3. Upon use permit termination:
  - A. The Accessory Apartment in the principal dwelling, use permit termination will require removal of the second kitchen and the former Accessory Apartment space to be occupied by the Declarants or subsequent purchaser.
  - B. The Declarants upon termination of the use permit will provide written notification to PAI for the closing of the Department file.
4. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.
5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.
6. The Declarants are requesting to construct an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied property. Any and all improvements to be dedicated as an accessory apartment will be used solely as a single-family residence and will share utility meters, such as gas and electric service. The accessory apartment will be the housing for Robert Schatz (father/father in-law) and Annette Schatz (mother/mother in-law) of Mark and Kathleen Schatz,

respectively. Robert and Annette Schatz are down-sizing from a single family home with five bedrooms, attic, basement, formal living room, dining room, kitchen, fireplace and screened porches due to their age and future health needs. We wish to provide them with a quality life and accommodations that they are accustomed during their final years. We have anticipated the need for a wheelchair in the future and have made allowances in the floor plan. It is our sincere wishes to have both parents live with us so we can help care for them in their final years. Our existing dwelling is not large enough as we have children and grandchildren who live out of state and stay with us when they are visiting. The Accessory Apartment will allow our parents to live a semi-independent life style, in a safe environment, and as part of our family enabling them to enjoy their children, grandchildren and great grandchildren in their final years.

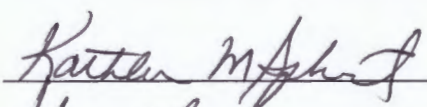
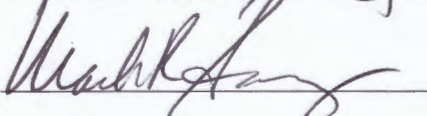
7. Please note in "Exhibit A" that this property is unique in the area as it sits on lot 9, half of lot 10 and an additional parcel containing 6,718 square feet. The two immediate neighboring homes on both sides are the only other homes in this area with additional lot and parcel. The current driveway will easily fit family member's vehicles. All improvements will be constructed within Baltimore County setback codes and no trees will need to be removed as a result of the new construction. Although the size of the Accessory Apartment may exceed one third of the overall floor area of the dwelling the size, the location and purpose of the accessory structure it will not negatively affect the health, safety, or general welfare of the surrounding community.

8. As required by law, the use permit will 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. This Declaration shall be filed 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 that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PIA.

9. The property being located at: 2008 Norhurst Way N. Catonsville Maryland and is more particularly described in Exhibit A (The Property) and Exhibit B (The use permit or hearing plans) attached hereto and made a part hereof. The property is zoned DR-5.5 which is the particular zone in which the property is located.

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

WITNESS:   
State of Maryland, County of Baltimore, to wit:

I HEREBY CERTIFY that on this 11<sup>th</sup> 5<sup>th</sup> day of 2014, before the Subscriber, a Notary Public of State of Maryland, personally appeared Mark R. Schatz and Kathleen M. Schatz. The declarants herein, who are also the owners of this property, satisfactorily proven to be the persons whose names are subscribed to the within instrument, and who acknowledged that they executed for the foregoing instrument for the purposes therein contained.

In Witness Whereof, have hereunto set my hand and Notarial Seal:  
My Commission expires:

**MICHAEL CORNBLATT**  
Notary Public  
Baltimore County  
Maryland  
My Commission Expires Feb. 06, 2018



The Declaration of Understanding for the Accessory Apartment at:

---

Address of property

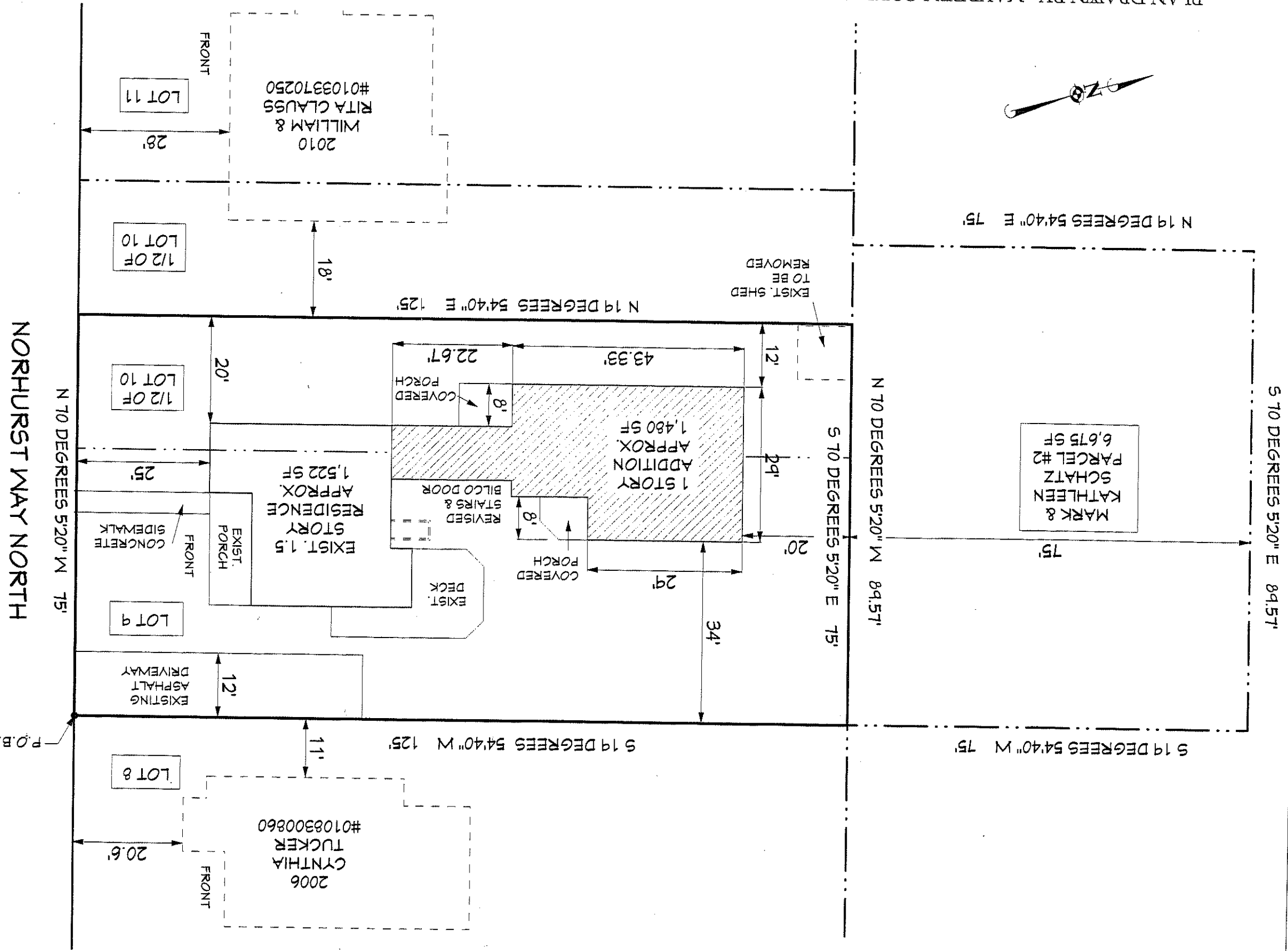
is approved: \_\_\_\_\_  
Arnold Jablon, Director-PAI

\_\_\_\_\_ Date

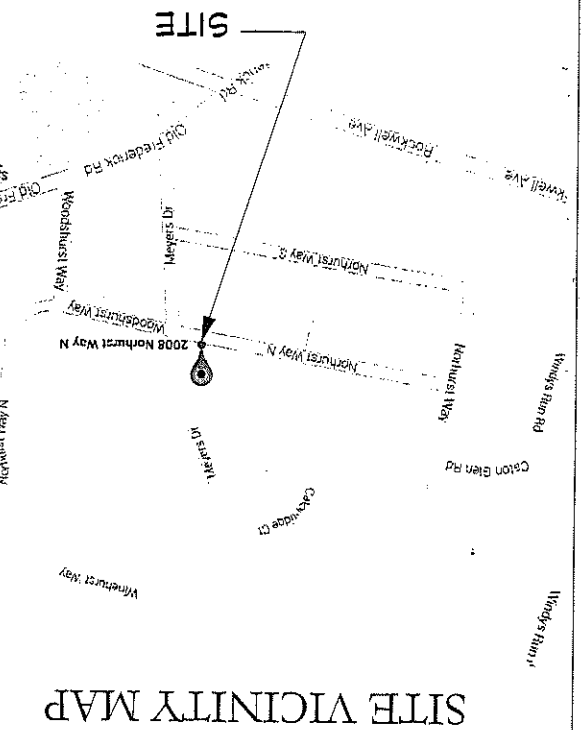


**ZONING HEARING PLAN FOR SPECIAL HEARING + Variance**

ADDRESS: 2008 NORHURST WAY NORTH OWNERS: MARK & KATHLEEN SCHATZ  
 SUBDIVISION NAME: NORHURST J.W.B. LOT#: 9, 1/2 OF 10 BLOCK#: SECTION #:  
 PLAT BOOK#: 14 FOLIO #: 5 10 DIGIT TAX #: 0106570740 DEED REF#: 08555/00475



PLAN DRAWN BY: MAUREEN COPELAND 717.599.9590 DATE: SEPTEMBER 12, 2014 SCALE: 1 INCH = 20 FEET



MAP IS NOT TO SCALE

ZONING MAP 100C1  
 SITE ZONED: DR.5.  
 ELECTION DISTRICT: 1  
 COUNCIL DISTRICT: 1  
 LOT AREA ACREAGE:  
 OR SQUARE FEET: 15,675 SF  
 (SEE NOTE BELOW)  
 HISTORY: NO  
 IN CBCA? NO  
 IN FLOOD PLAIN? C  
 UTILITIES: WATER IS PUBLIC  
 SEWER IS PUBLIC  
 PRIOR HEARING? NO  
 VIOLATION CASE INFO:

NOTE: LOT #9 & 1/2 OF LOT #  
 10 CONTAINS 9,000 SF  
 PARCEL #2 CONTAINS 6,675 SF

2015-0054-SPHA