

IN RE: PETITION FOR VARIANCE

(201 Sudbrook Lane)

3rd Election District

2nd Council District

Edward C. Riemer, *Legal Owner*

Thomas Scherr, *Contract Purchaser*

Petitioners

*

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0030-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of Edward C. Riemer, legal owner of the subject property, and Thomas Scherr, contract purchaser ("Petitioners"). Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) § 1B02.3.C.1 to permit a rear yard depth of 11 ft. in lieu of the required 30 ft. for a proposed single family dwelling. A redline site plan was marked as Petitioners' Exhibit 1.

Edward Riemer, Thomas Scherr and Max Vidaver, whose firm prepared the site plan, appeared on behalf of the Petitioners. Jennifer R. Busse, Esq. represented the Petitioners. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing. There were no substantive Zoning Advisory Committee (ZAC) comments received.

The subject property is approximately 0.890 acres and is zoned DR 5.5. The property is improved with a single family dwelling that has fallen into disrepair and is being renovated. Petitioners are completing a 3 lot minor subdivision of the property; i.e., 2 new lots with the existing single family dwelling on the other lot. The variance sought in this case concerns only the proposed dwelling to be constructed on Lot #2, to be known as 120 Waldron Avenue.

ORDER RECEIVED FOR FILING

Date 10-15-15

By [Signature]

To obtain variance relief requires a showing that:

- (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 irregularly shaped and is therefore unique. In fact, it is the curvature of the northern property boundary line that drives the need for variance relief. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would need to orient the houses on the proposed lots in such a fashion that would not be compatible with the existing homes in the community. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of Baltimore County and/or community opposition.

THEREFORE, IT IS ORDERED, this 5th day of October, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") § 1B02.3.C.1 to permit a rear yard depth of 11 ft. in lieu of the required 30 ft. for the proposed single family dwelling to be known as 120 Waldron Avenue, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

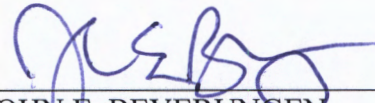
1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 10-5-15

By [Signature]

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slm

ORDER RECEIVED FOR FILING

Date 10-5-15

By DW



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 See attached which is presently zoned D.R. 5.5
 Deed References: (see attached) 10 Digit Tax Account # (see attached)
 Property Owner(s) Printed Name(s) 201 Sudbrook Lane LLC c/o Edward C. Riemer

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

(see attached)

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)

To be presented at Hearing

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:

Thomas Scherr

Name- Type or Print

Thomas Scherr

Signature

701 Fern Valley Circle Baltimore Maryland

Mailing Address City State

21228 / 410-744-8589 / toms701@verizon.net

Zip Code Telephone # Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esq.

Name- Type or Print

J. Busse

Signature

1 W. Pennsylvania Ave., Ste. 300 Towson Maryland

Mailing Address City State

21204 / 410-832-2077 / jbusse@wtplaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Edward C. Riemer

Name #1 - Type or Print

Name #2 - Type or Print

Wendy Riemer

Signature #1

Signature #2

6535 Overheart Lane Columbia Maryland

Mailing Address City State

21045 / 443-539-7650 / ed.riemer@yahoo.com

Zip Code Telephone # Email Address

Representative to be contacted:

Richard E. Matz, P.E.

Name - Type or Print

Richard E. Matz

Signature

2835 Smith Ave., Ste. G Baltimore Maryland

Mailing Address City State

21209 / 410-653-3838 / dmatz@cmrengineers.com

Zip Code Telephone # Email Address

CASE NUMBER 2016-0030-A Filing Date 8/4/15

Do Not Schedule Dates: _____

Reviewer Ar

Petition for Zoning Hearing Attachment

201 Sudbrook Lane

Baltimore County, Maryland

Property Information

The property of the subject Zoning Hearing is located at 201 Sudbrook Lane, which is currently assigned SDAT Tax Account Number 1800002878, and is referenced in Deed Liber 35716, Folio 296. The property is zoned D.R. 5.5 and is owned by 201 Sudbrook Lane, LLC.

The subject property is currently undergoing the Baltimore County Minor Subdivision review process. It is proposed to subdivide the property into 3 single family residential lots. The existing dwelling at 201 Sudbrook Lane will remain, and it is proposed to construct 2 new single family dwellings at the rear of the property, with frontage on Waldron Avenue. These two new dwellings have been assigned the following addresses through the Minor Subdivision process, and are shown on the attached Plan to Accompany Zoning Petition:

- Proposed Address for Lot 2: #120 Waldron Avenue
- Proposed Address for Lot 3: #122 Waldron Avenue

Upon completion and recording of the Minor Subdivision, the proposed lots will obtain individual SDAT Tax Account Numbers, and Deed References after sale to the contract purchaser.

Requested Variance

1. 1B02.3.C.1, Development standards for small lots or tracts: To permit a rear yard depth of 11 feet in lieu of the required 30 feet for the proposed single family dwelling #120 Waldron Avenue,

and to grant other relief as the Administrative Law Judge deems necessary.

2016-0030-A



ZONING DESCRIPTION

201 Sudbrook Lane

Baltimore County, Maryland

Beginning at a point on the east side of Sudbrook Lane which is 60 feet wide, 91 feet, more or less, southeast of the centerline of Oak Avenue, which is 40 feet wide at the intersection of Sudbrook Lane and Oak Avenue. Thence the following courses and distances:

N 10° 59' 58" E 20.00 feet,
North with a curve to the right with a radius of 300.00 feet and a length of 117.94 feet,
S 62° 27' 02" E 144.08 feet,
S 70° 07' 02" E 82.33 feet,
N 55° 00' 58" E 38.77 feet,
S 32° 40' 02" E 70.00 feet,
S 57° 19' 58" W 124.58 feet,
N 81° 26' 02" W 66.08 feet, and
N 68° 20' 02" W 164.56 feet,

to the place of beginning as recorded in Deed Liber 35716, Folio 296. Being Parcel 199 on Tax Map 78 containing 34,755 square feet or 0.798 acres, more or less. Also known as 201 Sudbrook Lane, located in the 3rd Election District and 2nd Councilmanic District.



Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 13203

Expiration Date: 11/02/2016

2016-0030-A

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

No.

127376

Date:

8/4/15

PAID RECEIPT

BUSINESS ACTUAL TIME TRW
 8/06/2015 8/04/2015 14:13:04 4

REC WSD4 WALKIN KSHI KHS
 RECEIPT # 677180 8/04/2015 OFLN

Dept 5 528 ZONING VERIFICATION

LN NO. 127376

Recpt Tot \$75.00

\$75.00 CK \$.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	000		6150				\$75

Total:

\$75

Rec
 From:

For:

201 SADBROOK LN

2016-0030-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Case No.: 2016-0030-A

Exhibit Sheet

10/5/15
Sen

Petitioner/Developer

DW
11-5-15

Protestant

No. 1	Plan (redline)	
No. 2	photos	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2016-0030-A

Petitioner: 201 Sudbrook Lane LLC

Address or Location: 201 Sudbrook Lane

PLEASE FORWARD ADVERTISING BILL TO:

Name: P&S Builders c/o Tom Scherr

Address: 701 Fern Valley Circle
Baltimore, Maryland 21228

Telephone Number: 410-744-8589

Revised 2/20/98 - SCJ



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3557165

Sold To:

P & S Builders - CU00486828
701 Fern Valley Cir
Catonsville, MD 21228-3343

Bill To:

P & S Builders - CU00486828
701 Fern Valley Cir
Catonsville, MD 21228-3343

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Sep 10, 2015

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: # 2016-0030-A	
201 Sudbrook Lane E/s Sudbrook Lane, SE/s of Oak Avenue 3rd Election District - 2nd Councilmanic District Legal Owner(s): Edward Riemer Contract Purchaser/Lessee: Thomas Scherr	
Variance: to permit a rear yard depth of 11 ft. in lieu of the required 30 ft. for the proposed single family dwelling #120 Waldron and to grant other relief as the Administrative Law Judge deems necessary.	
Hearing: Thursday, October 1, 2015 at 2:30 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.	
9/127 September 10	3557165

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/7/2015

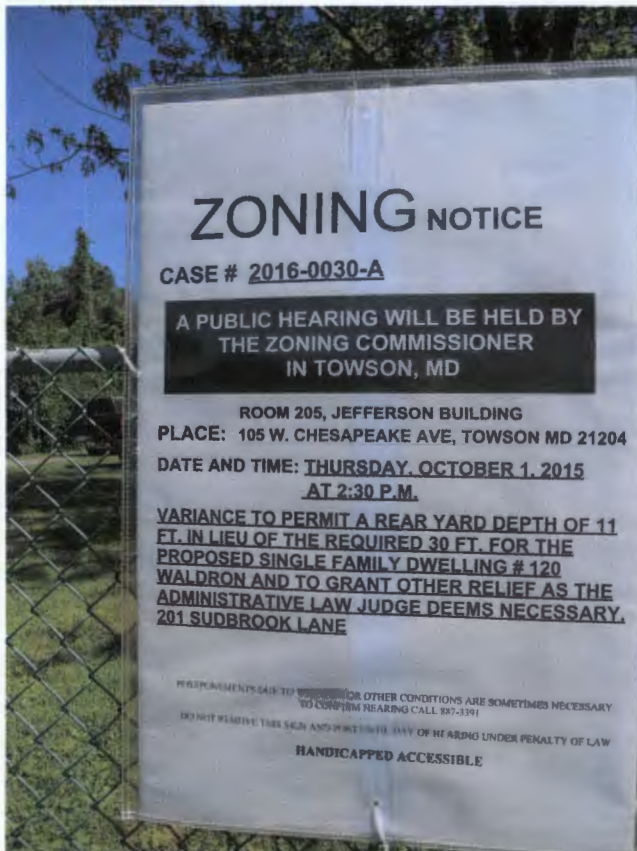
Case Number: 2016- 0030-A

Petitioner / Developer: JENNIFER BUSSE, ESQ.~THOMAS SCHERR~
EDWARD REIMER~RICHARD MATZ

Date of Hearing (Closing): OCTOBER 1, 2015

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:
1 @ 201 SUDBROOK LANE & (1) @ FUTURE #120 WALDRON AVE.

The sign(s) were posted on: SEPTEMBER 6, 2015



201 SUDBROOK LANE

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2016-0030-A

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

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: THURSDAY, OCTOBER 1, 2015
AT 2:30 P.M.

VARIANCE TO PERMIT A REAR YARD DEPTH OF 11
FT. IN LIEU OF THE REQUIRED 30 FT. FOR THE
PROPOSED SINGLE FAMILY DWELLING # 120
WALDRON AND TO GRANT OTHER RELIEF AS THE
ADMINISTRATIVE LAW JUDGE DEEMS NECESSARY.
201 SADBROOK LANE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

THE FUTURE #120 WALDRON AVENUE



KEVIN KAMENETZ
County Executive

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

August 18, 2015

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: 2016-0030-A

201 Sudbrook Lane
E/s Sudbrook Lane, SE/s of Oak Avenue
3rd Election District – 2nd Councilmanic District
Legal Owners: Edward Riemer
Contract Purchaser/Lessee: Thomas Scherr

Variance to permit a rear yard depth of 11 ft. in lieu of the required 30 ft. for the proposed single family dwelling #120 Waldron and to grant other relief as the Administrative Law Judge deems necessary.

Hearing: Thursday, October 1, 2015 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Jennifer Busse, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Thomas Scherr, 701 Fern Valley Circle, Baltimore 21228
Edward Riemer, 6535 Overheart Lane, Columbia 21045
Richard Matz, 2835 Smith Avenue, Ste. G, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 11, 2015**
- (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, September 10, 2015 Issue - Jeffersonian

Please forward billing to:

Tom Scherr
P & S Builders
701 Fern Valley Circle
Baltimore, MD 21228

410-744-8589

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: 2016-0030-A

201 Sudbrook Lane
E/s Sudbrook Lane, SE/s of Oak Avenue
3rd Election District – 2nd Councilmanic District
Legal Owners: Edward Riemer
Contract Purchaser/Lessee: Thomas Scherr

Variance to permit a rear yard depth of 11 ft. in lieu of the required 30 ft. for the proposed single family dwelling #120 Waldron and to grant other relief as the Administrative Law Judge deems necessary.

Hearing: Thursday, October 1, 2015 at 2:30 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.

RE: PETITION FOR VARIANCE
201 Sudbrook Lane; E/S Sudbrook Lane,
SE/S of Oak Avenue
3rd Election & 2nd Councilmanic Districts
Legal Owner(s): Edward C. Riemer
Contract Purchaser(s): Thomas Scherr
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2016-030-A

* * * * *

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
AUG 17 2015

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 17th day of August, 2015, a copy of the foregoing Entry of Appearance was mailed to Richard Matz, 2835 Smith Avenue, Suite G, Baltimore, Maryland 21209 and Jennifer Busse, Esquire, 1 West Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: November 5, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0030-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 4, 2015. 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 NAME 201 Sudbrook Ave.
CASE NUMBER 20116-0030-A
DATE 10/1/16

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

8/18/15

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/C

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

8/28/15

PLANNING
(if not received, date e-mail sent _____)

no obj

8/11/15

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 9/10/15

SIGN POSTING Date: 9/16/15

by O'Keefe

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

Comments, if any: _____

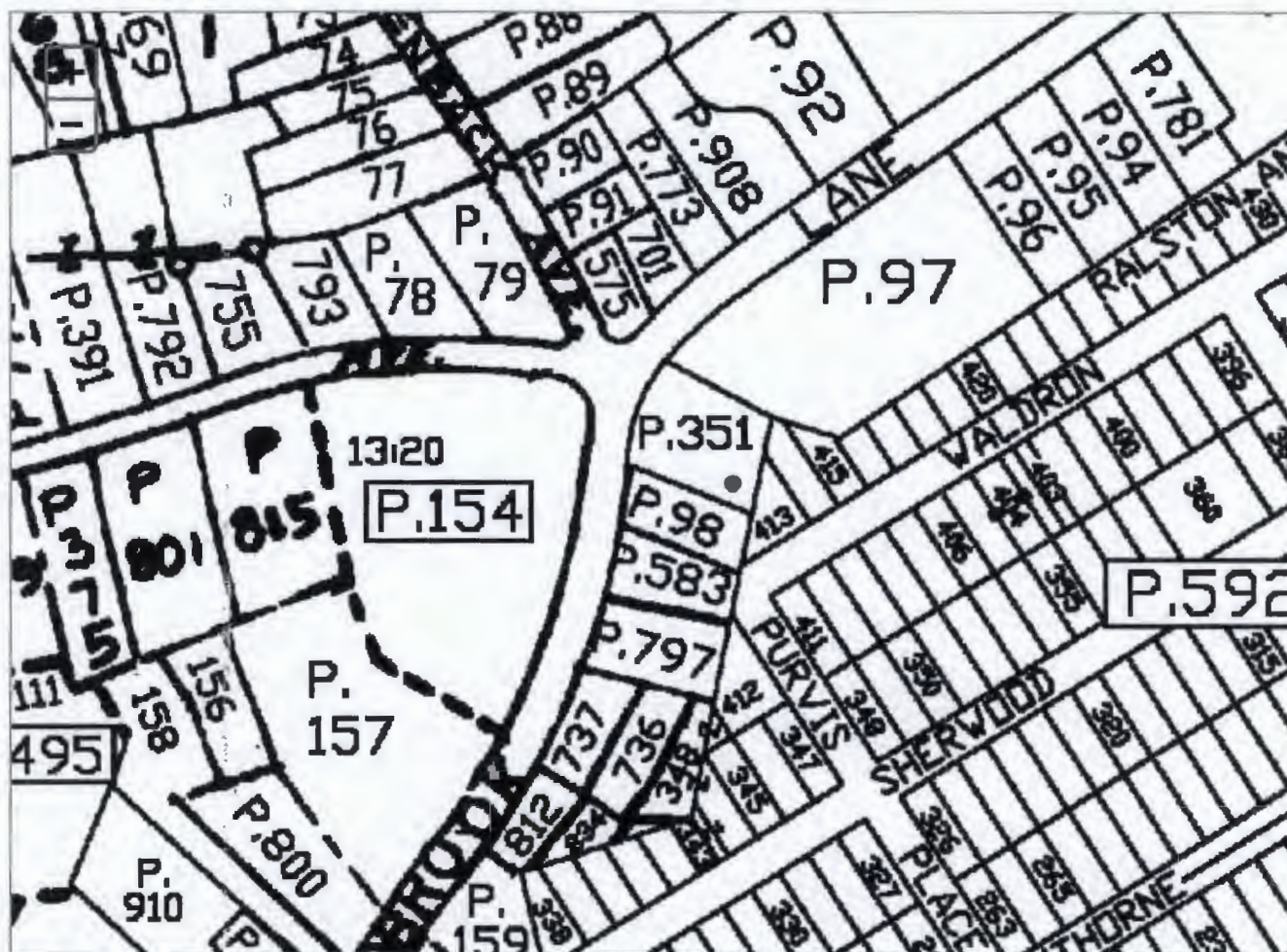
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 03 Account Number - 1800002878							
Owner Information									
Owner Name:		201 SADBROOK LANE LLC			Use: Principal Residence:		RESIDENTIAL NO		
Mailing Address:		6535 OVER HEART LN COLUMBIA MD 21045-			Deed Reference:		/35716/ 00296		
Location & Structure Information									
Premises Address:		201 SADBROOK LN 0-0000			Legal Description:		LT SES SADBROOK LN 201 SADBROOK LN 1256 SW REISTERSTOWN RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0078	0008	0351		0000				2014	Plat Ref:
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1911		2,658 SF				35,112 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2 1/2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	2 Detached				
Value Information									
			Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015		As of 07/01/2016		
Land:			74,000	67,500					
Improvements			172,800	147,900					
Total:			246,800	215,400	215,400		215,400		
Preferential Land:			0				0		
Transfer Information									
Seller: 201 SADBROOK LANE LLC				Date: 01/05/2015		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /35716/ 00296		Deed2:			
Seller: INCOME PROPERTY SPECIALISTS LLC				Date: 11/07/2014		Price: \$125,000			
Type: ARMS LENGTH IMPROVED				Deed1: /35541/ 00412		Deed2:			
Seller: NATIONSTAR MORTGAGE LLC				Date: 10/29/2014		Price: \$95,550			
Type: NON-ARMS LENGTH OTHER				Deed1: /35511/ 00222		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2015		07/01/2016			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **03** Account Number: **1800002878**

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.

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>).



KEVIN KAMENETZ
County Executive

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

September 23, 2015

Edward C Riemer
Wendy Remill
6535 Overheart Lane
Columbia MD 21045

RE: Case Number: 2016-0030 A, Address: 201 Sudbrook Lane

Dear Mr. Reimer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 4, 2015. 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 stylized with a large, looped "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Thomas Scherr, 701 Fern Valley Circle, Baltimore MD 21228
Jennifer R Busse, Esquire, 1 W Pennsylvania Avenue, Suite 300, Towson MD 21204
Richard E Matz, P.E., 2835 Smith Avenue, Suite G, Baltimore MD 21209

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 8/11/15

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

RE: Baltimore County
Item No 2016-0030-A
Variance
Edward C. Diemer
201 Sudbrook Lane.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2016-0030-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Peake".

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND**INTER-OFFICE CORRESPONDENCE**

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

DATE: August 28, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 201 Sudbrook Lane

INFORMATION:

Item Number: 16-030

Petitioner: Edward C. Riemer

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit a proposed single family dwelling with a rear yard setback of 11 feet in lieu of the required 30 feet.

The Department has no objection to the granting of the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Troy Leftwich at 410-887-3480.

Division Chief:
AVA/KS

Kathy G. Gabeau

C: Troy Leftwich

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 17, 2015
Item No. 2016-0029 and 0030

DATE: August 18, 2015

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\ZAC08172015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 28, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 201 Sudbrook Lane

INFORMATION:

Item Number: 16-030

Petitioner: Edward C. Riemer

Zoning: DR 5.5

Requested Action: Variance



SUMMARY OF RECOMMENDATIONS:

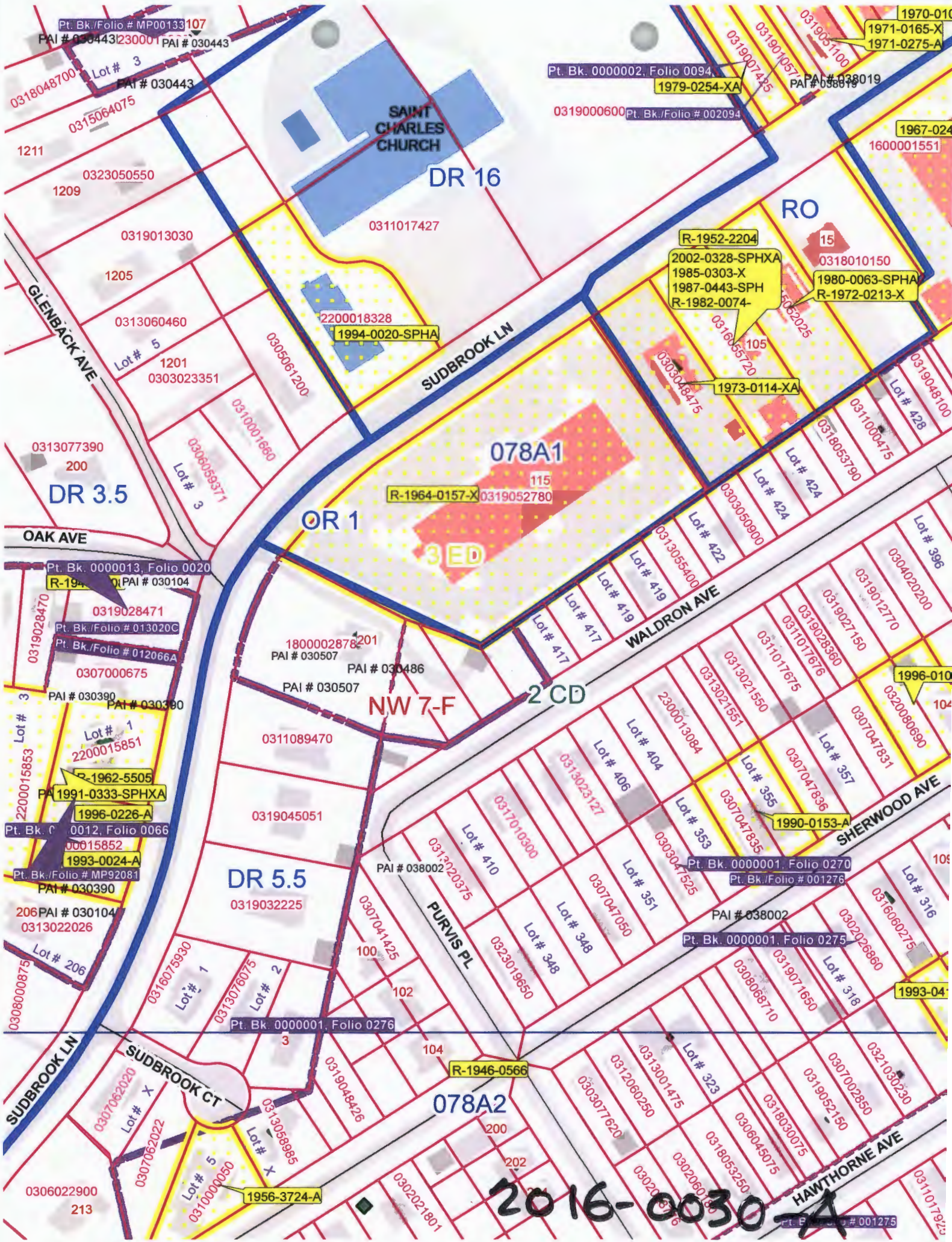
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Division Chief: Kathy Gilek
AVA/KS

C: Troy Leftwich





My Neighborhood Map

Created By
Baltimore County
My Neighborhood

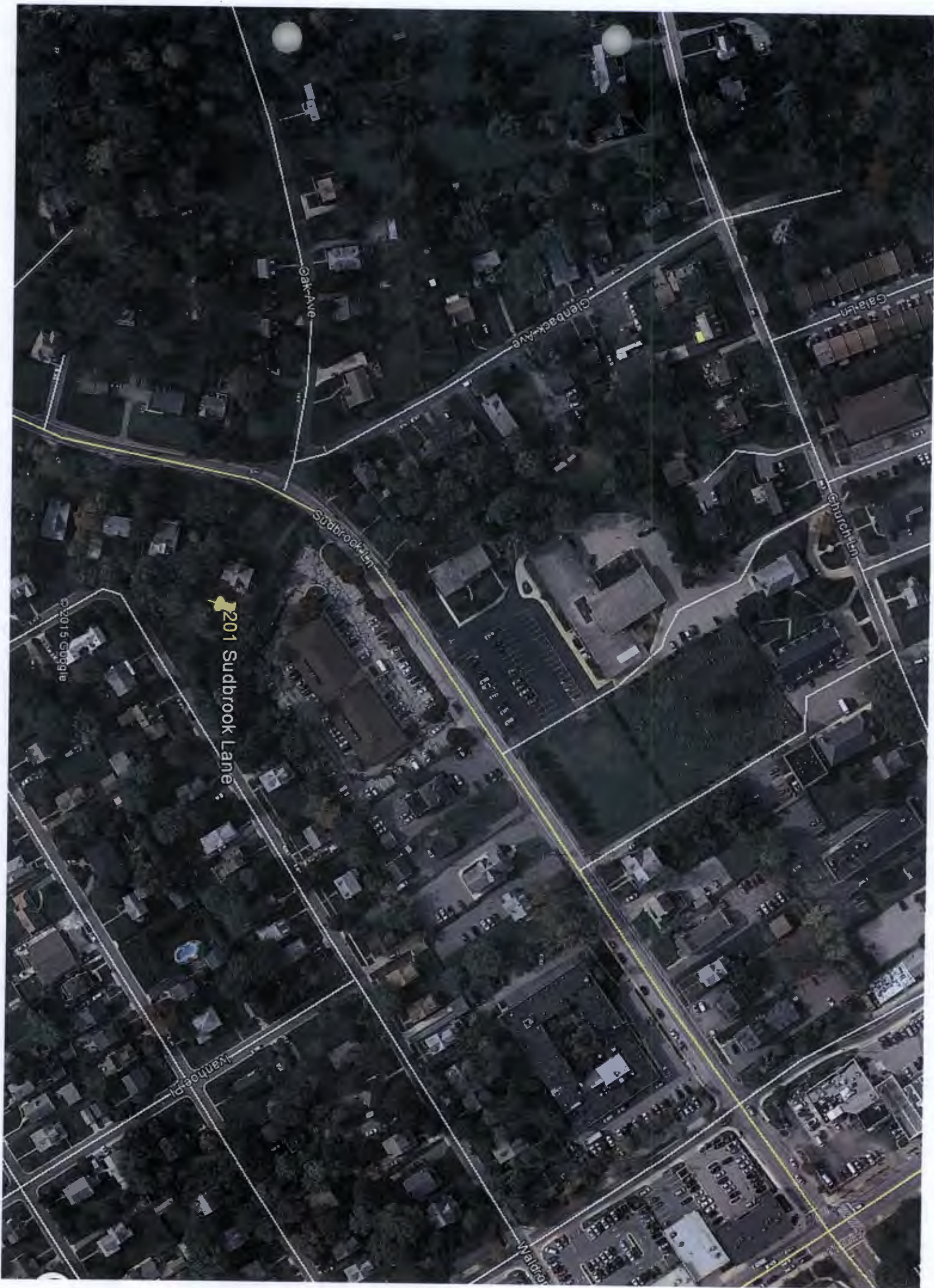


This data is only for general information purposes only. This data may be inaccurate or not warrant the with regard to or implied, of m Baltimore Coun including but n damages, attor of, arising from County, Maryland does disclaims all warranties, express ll warranties, express ular purpose. d liability for damages, and consequential s incurred as a result alance upon this data.

EXHIBIT

2

Printed 10/1/2015



This property is being
renovated and will be for sale
call for more info
410-274-5863



#201 SUPERBROOK LANE

FUTURE #120 WALDRON AVE



FUTURE #122 WALDBRON AVE





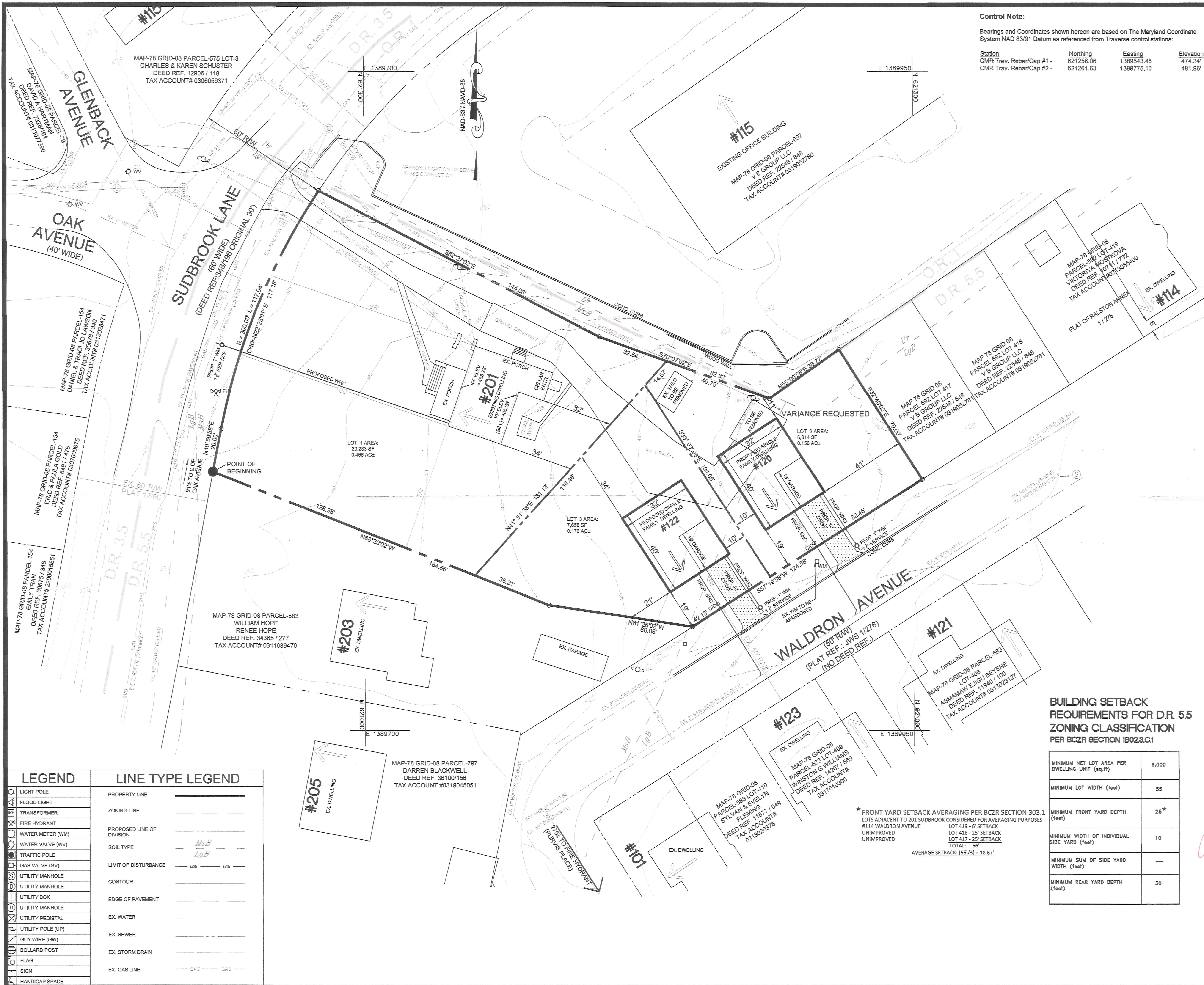
#113 & #117 WADSWORTH AVE

#121 WALDEON AVE



123 W ALDRON AVE

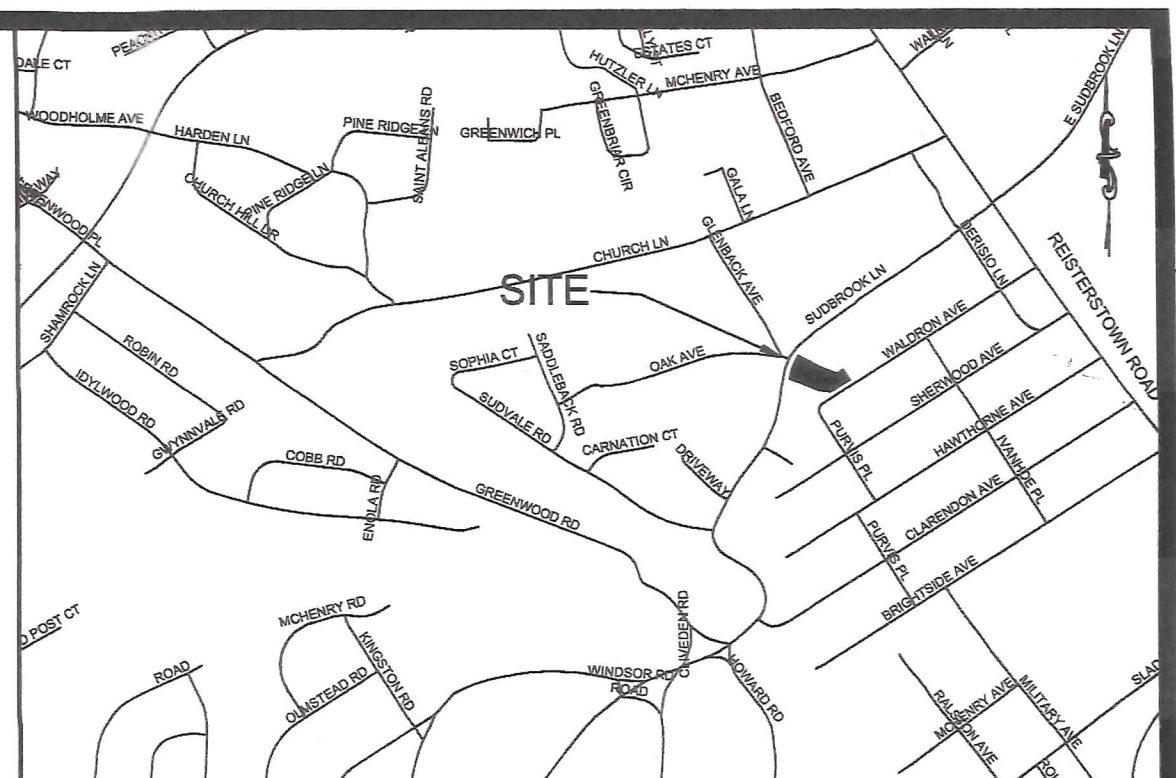




Control Note:

Bearings and Coordinates shown hereon are based on The Maryland Coordinate System NAD 83/91 Datum as referenced from Traverse control stations:

Station	Northing	Easting	Elevation
CMR Trav. Rebar/Cap #1 -	621256.06	1389543.45	474.34'
CMR Trav. Rebar/Cap #2 -	621261.63	1389775.10	481.96'



- GENERAL NOTES:**
- OWNER/DEVELOPER:
201 SUDBROOK LANE LLC
C/O EDWARD C RIEMER
6535 OVERHEART LANE
COLUMBIA, MARYLAND 21045
PHONE NUMBER: (443) 539-7650

DEED REFERENCE: LIBER 35716/ 296
TAX ACCOUNT NUMBER: 1800002878
 - ZONING: D.R. 5.5
ZONING MAP NUMBER: 78A1
 - EXISTING USE: 1 SINGLE FAMILY DETACHED DWELLING
PROPOSED USE: 1 EXISTING AND 2 PROPOSED SINGLE FAMILY DETACHED DWELLINGS
 - DENSITY CALCULATION
NET AREA: 34,755 SF OR 0.798 AC @ 5.5 UNITS/ACRE = 4.39 DWELLING UNITS
GROSS AREA: 38,778 SF OR 0.890 AC @ 5.5 UNITS/ACRE = 4.89 DWELLING UNITS
TOTAL PROPOSED DWELLING UNITS: 3
PROPOSED SMALL LOT TABLE - 6,000 SF MINIMUM
LOT 1: 20,283 SF
LOT 2: 7,658 SF
LOT 3: 8,814 SF
 - SITE DATA:
ELEMENTARY SCHOOL DISTRICT: MILBROOK ES
MIDDLE SCHOOL DISTRICT: PIKESVILLE MS
HIGH SCHOOL DISTRICT: PIKESVILLE MS
CENSUS TRACT 403400
WATERSHED: GWYNNS FALLS
GROWTH TIER: 1
REGIONAL PLANNING DISTRICT: PIKESVILLE
ZIP CODE: 21208
 - REQUIRED PARKING: 2 PARKING SPACES PER DWELLING PER BCZR SECTION 409
PARKING PROVIDED: 2 PARKING SPACES PER DWELLING (1 DRIVEWAY & 1 GARAGE)
 - THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
 - THERE ARE NO KNOWN EXISTING WELLS, SEPTIC SYSTEMS, OR UNDERGROUND FUEL STORAGE TANKS LOCATED ONSITE.
 - THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN AREA.
 - THERE ARE NO STREAMS, WETLANDS, OR FOREST BUFFERS LOCATED ONSITE.
 - THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THERE ARE NO HISTORIC BUILDINGS OR STRUCTURES LOCATED ONSITE.
 - THERE IS NO ZONING HISTORY FOR THIS SITE.
 - VARIANCE REQUESTED:
VARIANCE REQUESTED FOR A REAR YARD SETBACK OF 11 FEET IN LIEU OF THE REQUIRED 30 FEET PER BCZR SECTION 1B02.3.C.1 FOR PROPOSED LOT 2, #120 WALDRON AVENUE.
 - THE GARAGE IS FOR PARKING ONLY TO SATISFY THE PARKING REQUIREMENT PURSUANT TO SECTION 409 OF THE BALTIMORE COUNTY ZONING REGULATIONS; THE GARAGE CANNOT BE CONVERTED FOR STORAGE OR ANY OTHER USE. COVENANT DEED REFERENCE BOOK 36624, PAGE 157, RECORDED SEPTEMBER 8, 2015.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED BY COLBERT MATZ ROSENFELT, INC. DATED JANUARY 21, 2015. ADDITIONAL INFORMATION SHOWN OUTSIDE THE TOPO BORDER IS TAKEN FROM BALTIMORE COUNTY GIS, DEEDS, AND AVAILABLE RECORDS.

ZONING CASE #2016-0030-A

PLAN TO ACCOMPANY PETITION FOR ZONING HEARING

201 SUDBROOK LANE

BALTIMORE COUNTY, MARYLAND
TAX MAP 78 - GRID 8 - PARCEL 351
3rd ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20ft.

Colbert Matz Rosenfelt, Inc.
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 13203, Expiration Date: 11-02-18

SCALE: 1" = 20'
DATE: 8/4/2015
JOB NO.: 2014-254
DESIGNED: CMR
DRAWN: KCK/MS/MRV
CHECKED: CMR
FILE: 2014284 Zoning Plan.dwg
DRAWING NUMBER: ZON-1
SHEET 1 OF 1

LEGEND	LINE TYPE LEGEND
LIGHT POLE	PROPERTY LINE
FLOOD LIGHT	ZONING LINE
TRANSFORMER	PROPOSED LINE OF DIVISION
FIRE HYDRANT	SOIL TYPE
WATER METER (WM)	LIMIT OF DISTURBANCE
WATER VALVE (WV)	CONTOUR
TRAFFIC POLE	EDGE OF PAVEMENT
GAS VALVE (GV)	EX. WATER
UTILITY MANHOLE	EX. SEWER
UTILITY MANHOLE	EX. STORM DRAIN
UTILITY PEDISTAL	EX. GAS LINE
UTILITY POLE (UP)	
GUY WIRE (GW)	
BOLLARD POST	
FLAG	
SIGN	
HANDICAP SPACE	

BUILDING SETBACK REQUIREMENTS FOR D.R. 5.5 ZONING CLASSIFICATION PER BCZR SECTION 1B02.3.C.1

MINIMUM NET LOT AREA PER DWELLING UNIT (sq.ft)	6,000
MINIMUM LOT WIDTH (feet)	55
MINIMUM FRONT YARD DEPTH (feet)	25*
MINIMUM WIDTH OF INDIVIDUAL SIDE YARD (feet)	10
MINIMUM SUM OF SIDE YARD WIDTH (feet)	—
MINIMUM REAR YARD DEPTH (feet)	30

* FRONT YARD SETBACK AVERAGING PER BCZR SECTION 303.1
LOTS ADJACENT TO 201 SUDBROOK LANE CONSIDERED FOR AVERAGING PURPOSES
#114 WALDRON AVENUE LOT 408 - 6' SETBACK
LOT 418 - 25' SETBACK
LOT 417 - 25' SETBACK
TOTAL: 58'
AVERAGE SETBACK: (58'/3) = 18.67'

