

MEMORANDUM

DATE: March 29, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0173-A- Appeal Period Expired

The appeal period for the above-referenced case expired on March 28, 2016. 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

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(19610 Old York Road)		
7 th Election District	*	OFFICE OF
3 rd Council District		
Ronald L. Schoelkopf	*	ADMINISTRATIVE HEARINGS
Petitioner		
	*	FOR BALTIMORE COUNTY
	*	Case No. 2016-0173-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owner of the subject property, Ronald L. Schoelkopf ("Petitioner"). The variance request is from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed accessory structure (storage shed) with a height of 21 ft. in lieu of the maximum allowed height of 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 7, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

ORDER RECEIVED FOR FILING

Date 2-26-16

Rv 

requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 26th day of **February, 2016**, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed accessory structure (storage shed) with a height of 21 ft. in lieu of the maximum allowed height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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:dlw

ORDER RECEIVED FOR FILING

Date 2-26-16

By DW



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 19610 Old York Rd. White Hall MD 21161 Currently zoned _____
Deed Reference 11842 100650 10 Digit Tax Account # 1700013348
Owner(s) Printed Name(s) Ronald Schoelkopf

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X ADMINISTRATIVE VARIANCE from Section(s)

BCZR: 400.3 → To permit a proposed accessory structure (storage shed) with a height of 21 feet in lieu of the maximum allowed height of 15 feet.

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

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Ronald Schoelkopf
Name #1 – Type or Print Name #2 – Type or Print
[Signature]
Signature #1 Signature #2
19610 Old York Rd. White Hall MD
Mailing Address City State
21161 1 443-846-6633 ron.schoelkopf@psglass.com
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Stanley Bair
Name – Type or Print
Stanley O. Bair
Signature
940 Buxle Rd. Quarryville PA
Mailing Address City State
17566 717-278-4876 stanbair@live.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0173-A Filing Date 1/28/16 Estimated Posting Date 2/7/16 Reviewer JS

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address 19610 Old York Rd. White Hall MD 21161
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

I would like to build a detached storage building with a 21' peak height, therefore exceeding the 15' height restriction. The height restriction does not allow me to match the 6/12 roof pitch of my house while still allowing a workable sidewall height. At 21' the building would not exceed the front elevation height of my house.

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

x Ronald Schoelkopf

Signature of Owner (Affiant)

Ronald Schoelkopf

Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland STATE

OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of January, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ronald Lee Schoelkopf

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

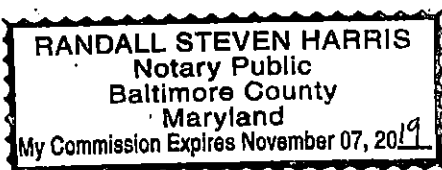
AS WITNESS my hand and Notaries Seal

Will A. A.
Notary Public My

Commission Expires

November 7, 2019

REV. 5/8/2014



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(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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

x Ronald Schoelkopf
Signature of Owner (Affiant)

Ronald Schoelkopf
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland STATE

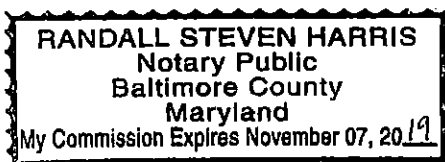
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Print name(s) here: Ronald Lee Schoelkopf

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal



Will A. Harris
Notary Public My

Commission Expires November 7, 2019

REV. 5/8/2014



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Permits, Approvals and Inspections.

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Address 19610 Old York Rd. White Hall MD 21161 Currently zoned _____
Deed Reference 11842 / 100650 10 Digit Tax Account # 1700013348
Owner(s) Printed Name(s) Ronald Schoelkopf

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. **X** ADMINISTRATIVE VARIANCE from Section(s)

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

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of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Ronald Schoelkopf
Name #1 – Type or Print Name #2 – Type or Print

x h e l l P
Signature #1 Signature #2

19610 Old York Rd. White Hall MD
Mailing Address City State

21161 1 443-846-6633 ron.schoelkopf@psglass.com
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Stanley Bair
Name – Type or Print

Stanley O. Bair
Signature

940 Buck Rd. Quarryville PA
Mailing Address City State

17566 717-278-4876 stanbair@live.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0173-A

Filing Date 1/28/16

Estimated Posting Date 2/2/16 Reviewer JS

ZONING PROPERTY DESCRIPTION FOR 19610 Old York Road, White Hall MD.

Beginning at a point on the south side of Old York Road which is 50' wide at the distance of 750' west of the centerline of the nearest improved intersecting street Kirkwood Shop Road which is 50' wide.

Being Lot #5, in the subdivision of Walnut Springs as recorded in Baltimore County Plat Book #0040, Folio #0077, containing 2.91 acres. Located in the 7th Election District and 3rd Council District.

2016-0173-A

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2016-0173-A

TO PERMIT AN ACCESSORY STRUCTURE
(STORAGE SHED) WITH A HEIGHT OF 21 FEET
IN LIEU OF THE MAXIMUM ALLOWED HEIGHT
OF 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 2/22/16

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0173 -A Address 19610 OLD YORK RD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/28/16 Posting Date: 2/7/16 Closing Date: 2/22/16

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2016- 0173 -A Address 19610 OLD YORK RD

Petitioner's Name SCHOELKOPF Telephone 717-278-4876

Posting Date: 2/7/16 Closing Date: 2/22/16

Wording for Sign: TO PERMIT AN ACCESSORY STRUCTURE (STORAGE SHED) WITH A HEIGHT
OF 21 FEET IN LIEU OF THE MAXIMUM ALLOWED HEIGHT OF 15 FEET.

Revised 7/21/15

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/neighbor 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: 2016-0173-A

Petitioner: SCHOELKOPF

Address or Location: 19610 OLD YORK RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Stanley Boir

Address: 940 Buck Rd. Quarryville PA 17566

Telephone Number: 717-278-4826

Date: 1 28 16

MEMPHIS

BUSINESS	ATTN	TIME	DATE
1/27/2016	1/29/2016	15:45:00	1

REC'D WALKER LEAS COR
RECEIPT # 207822 1.01.2018
REV 5 SEC BRONS VERIFICATION
CR AD. 132147

Receipt Tot \$75.00
\$75.00 Cl. 1.00 CA
Baltimore Court, 1st-1st

[illegible]

Total: 975.00

Rec
From: SCHOELEKOPF

For: 7016-0173-A

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*

February 23, 2016

Ronald Schoelkopf
19610 Old York Road
White Hall MD 21161

RE: Case Number: 2016-0173 A, Address: 19610 Old York Road

Dear Mr. Schoelkopf:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 28, 2016. 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: jaw

Enclosures

c: People's Counsel
Stanley Bair, 940 Buck Road, Quarryville PA 17566

2-22
Closing

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

FEB 12 2016

OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 12, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0173-A
Address 19610 Old York Road
(Schoelkopf Property)

Zoning Advisory Committee Meeting of February 15, 2016.

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

Reviewer: Steve Ford

Date: 02-12-2016



Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor

Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 2/8/16

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

RE: Baltimore County
Item No. 2016-0173A
Administrative Variance
Ronald Schoelkopf
19610 Old York Road

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. 2016-0173-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,

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 17, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For February 15, 2016
Item No. 2016-0164, 0173, 0174, 0175, 0176, 0177, 0178 and 0179

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\ZAC02152016.doc

CERTIFICATE OF POSTING

Date: 2-7-16

RE: Case Number: 2016-0173-A

Petitioner/Developer: Ronald Schoelkopf

Date of Hearing/Closing: 2-22-16

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 19610 Old York Rd

The signs(s) were posted on 2-7-16
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

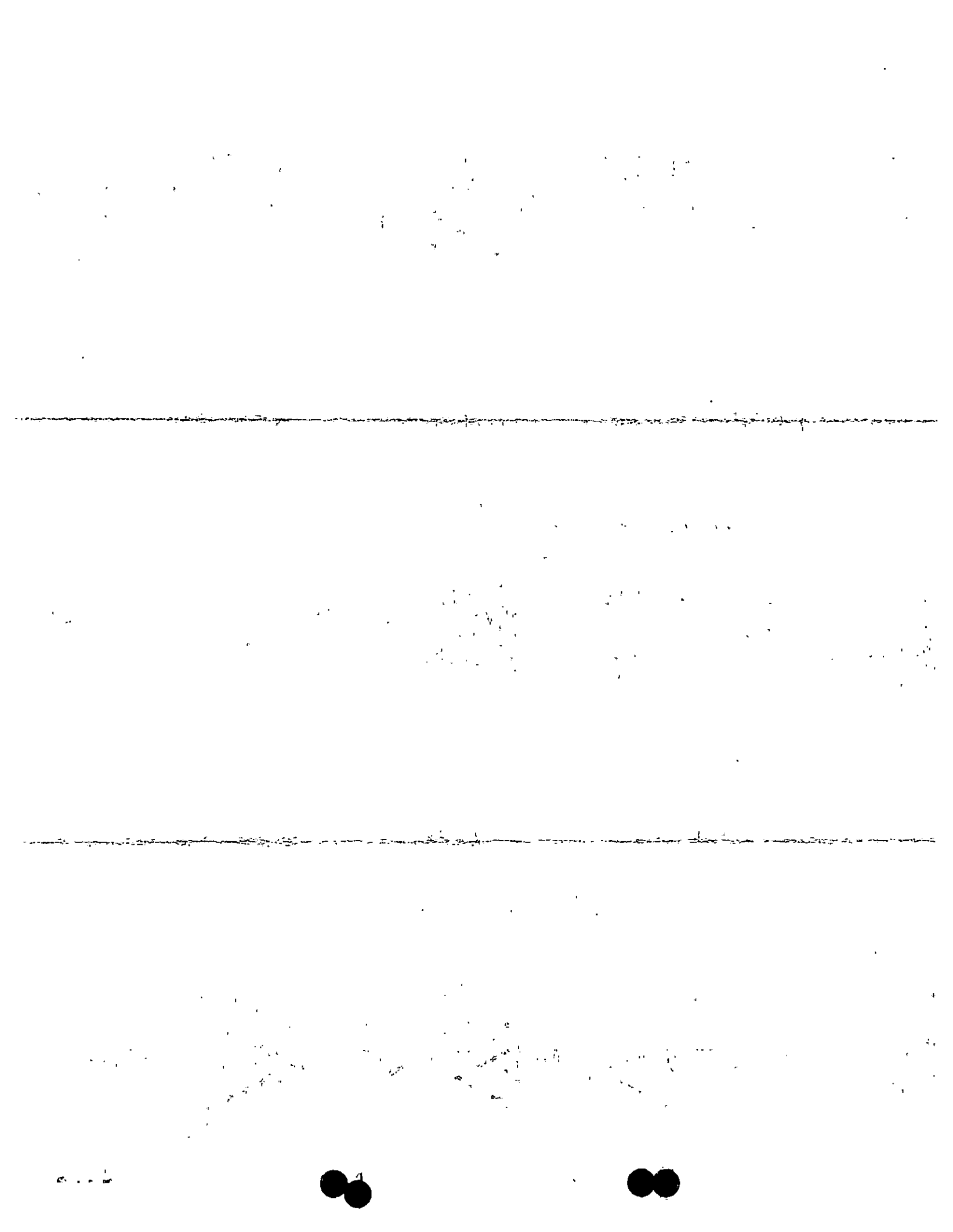
J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

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)



C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>2-17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>2-12</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-8</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>2-7-16</u> by <u>Pilson</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

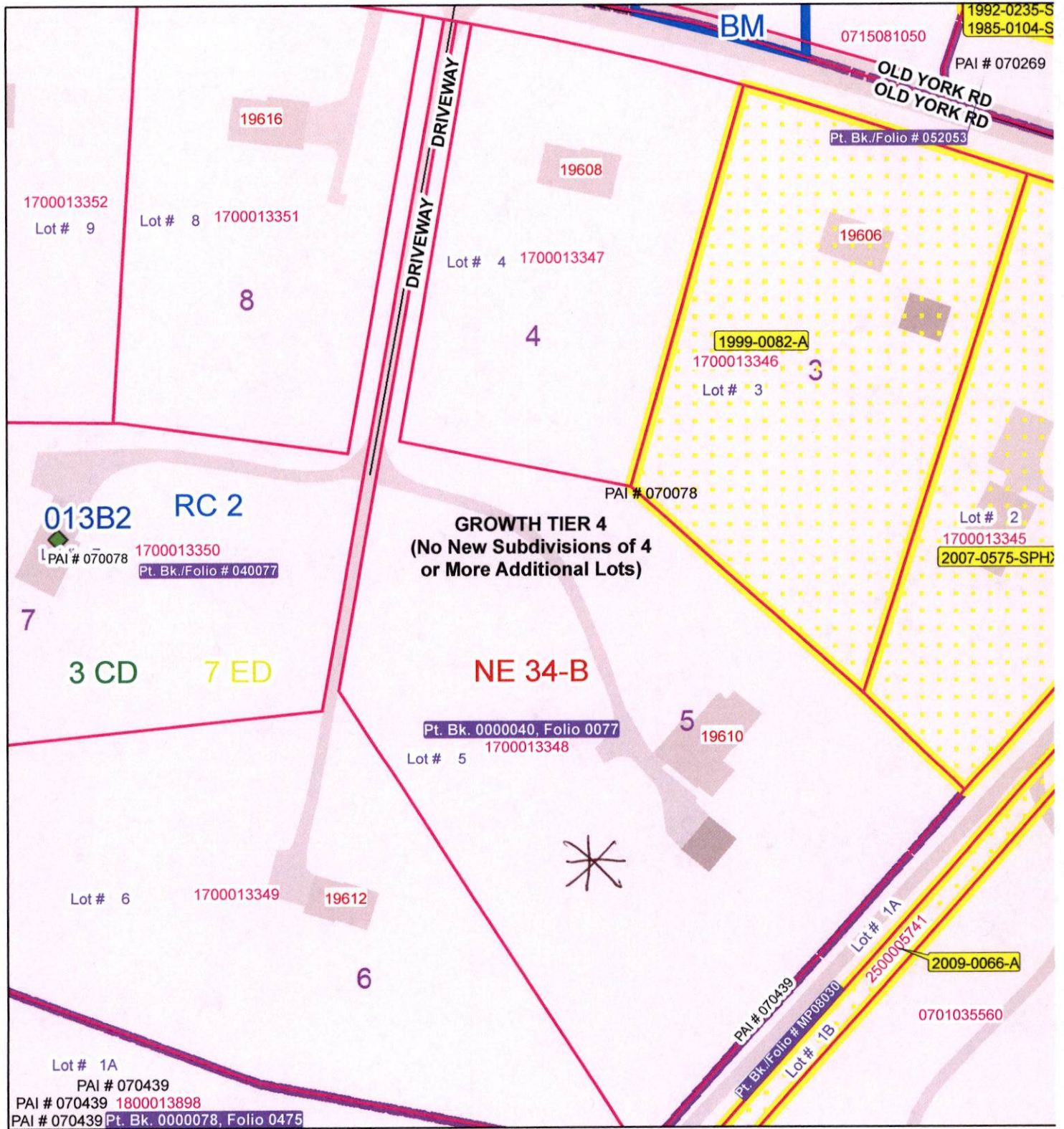
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 07 Account Number - 1700013348			
Owner Information					
Owner Name:		SCHOELKOPF RONALD L		Use:	RESIDENTIAL
Mailing Address:		19610 OLD YORK RD WHITE HALL MD 21161-9164		Principal Residence:	YES
				Deed Reference:	/11842/ 00650
Location & Structure Information					
Premises Address:		19610 OLD YORK RD 0-0000		Legal Description:	2.91 AC 19610 OLD YORK RD WALNUT SPRINGS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0013	0010	0160		0000	5 2014 0040/0077
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1989		2,360 SF			2.9100 AC
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	2 full	1 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:		107,100	96,400		
Improvements		234,100	222,400		
Total:		341,200	318,800	318,800	318,800
Preferential Land:		0			0
Transfer Information					
Seller:		BOYKIN WILLIAM JOSEPH		Date:	10/10/1996
Type:		ARMS LENGTH IMPROVED		Deed1:	/11842/ 00650
				Price:	\$168,000
				Deed2:	
Seller:		SUN KRAFT CONSTRUCTION INC		Date:	08/18/1988
Type:		ARMS LENGTH IMPROVED		Deed1:	/07945/ 00784
				Price:	\$46,000
				Deed2:	
Seller:				Date:	
Type:				Deed1:	
				Price:	
				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: Approved 03/20/2015					

19610 Old York Road



Publication Date: 1/27/2016



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



0 25 50 100 150 200 Feet

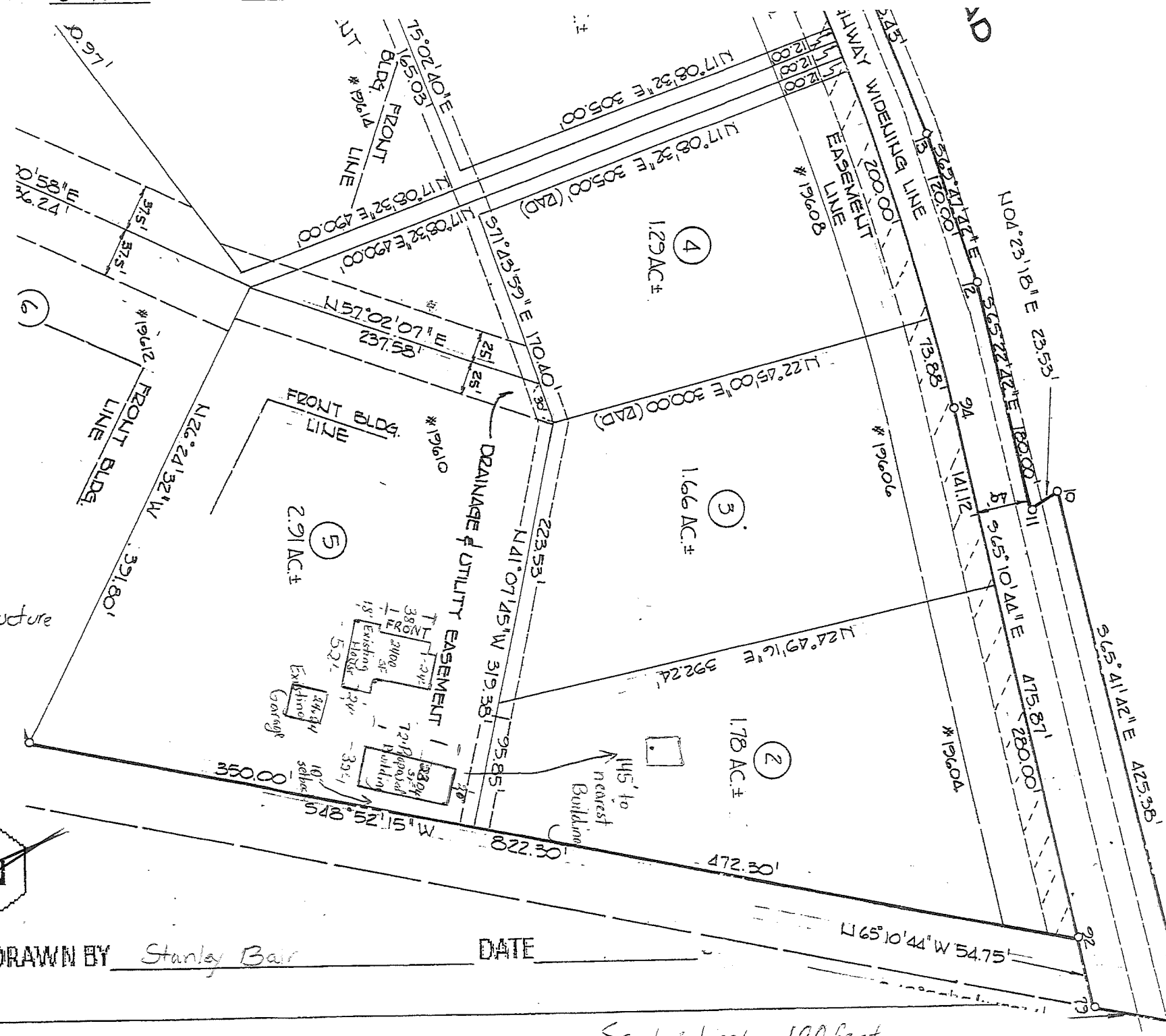
1 inch = 100 feet

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 19610 Old York Rd. OWNER(S) NAME(S) Ronald Schoelkopf

SUBDIVISION NAME Walnut Springs LOT # 5 BLOCK # _____ SECTION # _____

PLAT BOOK # 0040 FOLIO # 0077 10 DIGIT TAX # 1700013342 DEED REF. # 11242100650



PLAN DRAWN BY Stanley Bair

DATE _____

Scale: 1 inch = 100 feet

SITE VICINITY MAP

Old York Rd.

Kirkwood Shop Rd.

N



MAP IS NOT TO SCALE

ZONING MAP # 01382

SITE ZONED Rc2

ELECTION DISTRICT 7

COUNCIL DISTRICT 3

LOT AREA ACREAGE 2.910

OR SQUARE FEET _____

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

No

2016-0173-A

Ret. Exh. 1

Principle structure
- 2400 SF

Existing accessory structure
- 576 SF

Proposed 2nd accessory structure
- 2,304 SF

SUBDIVISION NAME Wainwright Springs
PLAT BOOK # 0040 FOLIO # 0077 10 DIGIT TAX # 1700013348 DEED REF. # 11242/00650

SITE VICINITY MAP

Old York Rd.

Kirkwood Shop Rd.

1



MAP IS NOT TO SCALE

ZONING MAP# 01382

SITE ZONED RC2

ELECTION DISTRICT 7

COUNCIL DISTRICT 3

LOT AREA ACREAGE 2.910

OR SQUARE FEET

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS

PUBLIC PRIVATE X

SEWER IS-

PUBLIC - PRIVATE X

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

100

VIOLATION CASE INFO:

Yes

Principle structure
- 2400 SF

Existing accessory structure
- 576 SF

Proposed 2nd accessory structure
- 2,304 SF

PLAN DRAWN BY Stanley Bair

DATE _____

Scale: 1 inch = 100 feet