

M E M O R A N D U M

DATE: September 27, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0029-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 26, 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
(2003 Thistlewood Road)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Jeffrey E. & Cindy M. Schreiber	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0029-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Jeffrey E. & Cindy M. Schreiber ("Petitioners"). The Petitioners are requesting Variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a rear yard setback as close as 17 ft. in lieu of the minimum required 30 ft., and to amend the Final Development Plan (FDP) of Bonnie View Estate, Phase 2, Lot 116 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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 by any of the County reviewing agencies.

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

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). 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

ORDER RECEIVED FOR FILING

Date 8-25-16

By BW

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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, this 25th day of **August, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a rear yard setback as close as 17 ft. in lieu of the minimum required 30 ft., and to amend the Final Development Plan (FDP) of Bonnie View Estate, Phase 2, Lot 116 only, 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.

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 8-25-16

By [Signature]



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 2003 Thistlewood Road Currently zoned DR-2
Deed Reference 25863 / 00383 10 Digit Tax Account # 2400012149
Owner(s) Printed Name(s) Jeffrey and Cindy Schreiber

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1801.2.C.1.b BCZR
To permit an addition with a rear yard setback as close as 17' in lieu of the minimum required 30' and to amend the Final Development Plan of Bonnie View Estate, Phase 2, Lot 116 only.
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):

Cindy Schreiber / Jeffrey Schreiber
Name #1 - Type or Print Name #2 - Type or Print

Cindy Schreiber / Jeffrey Schreiber
Signature #1 Signature #2

2003 Thistlewood Road Balto, MD
Mailing Address City State

21209 / 410-602-1160 / cindy.gpt@hotmail.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:

Name - Type or Print

Signature

Mailing Address City State

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 8 day of August, 2017 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 2017-0029-A Filing Date 7/28/16 Estimated Posting Date 8/7/16 Reviewer JF

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: 2003 Thistlewood Road Baltimore MD 21209
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)

see attached

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

Cindy Schreiber

Signature of Owner (Affiant)

Cindy Schreiber

Name- Print or Type

Jeffrey Schreiber

Signature of Owner (Affiant)

Jeffrey Schreiber

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 27th day of July, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Cindy and Jeffrey Schreiber

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

AS WITNESS my hand and Notaries Seal

Laura M. Wolf
NOTARY PUBLIC
Baltimore County, Maryland
My Commission Expires 4/22/2017

Laura M. Wolf
Notary Public

4/22/17
My Commission Expires

7/27/16

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.

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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)

see attached

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

Cindy Schreiber
Signature of Owner (Affiant)
Cindy Schreiber
Name- Print or Type

Jeffrey Schreiber
Signature of Owner (Affiant)
Jeffrey Schreiber
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 27th day of July, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Cindy and Jeffrey Schreiber

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

AS WITNESS my hand and Notaries Seal

Laura M. Wolf
NOTARY PUBLIC
Baltimore County, Maryland
My Commission Expires 4/22/2017

[Signature] 7/27/16
Notary Public
4/22/17
My Commission Expires



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 2003 Thistlewood Road Currently zoned DR-2
Deed Reference 25863 / 00383 10 Digit Tax Account # 2400012149
Owner(s) Printed Name(s) Jeffrey and Cindy Schreiber

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1301.2.c.1.6 BCZR
To permit an addition with a rear yard setback as close as 17' in lieu
of the minimum required 30' and to amend the Final Development Plan
of Bonnie View Estate, Phase 2, Lot 116 only.
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):

Cindy Schreiber, Jeffrey Schreiber
Name #1 - Type or Print Name #2 - Type or Print

Cindy Schreiber, Jeffrey Schreiber
Signature #1 Signature #2

2003 Thistlewood Rd Baltimore, MD
Mailing Address City State

21209, 410-602-1166, cindygotshotmail
Zip Code Telephone # Email Address com

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 7 day of July, 2017 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 2017-0029-A Filing Date 7/28/17 Estimated Posting Date 8/7/17 Reviewer JF

Affidavit in Support of Administrative Variance Addendum

We want to add on to our kitchen and build a small three seasons porch next to it. Our kitchen is currently long and narrow with very little storage and no pantry. We have a large family and have difficulty seating everyone and extreme difficulty storing our food and kitchen wares. We would like to open the wall between the kitchen and family room and extend the kitchen over the space where our current deck is located. Increasing the size of our kitchen would allow us to add pantry space and increase our storage and eating space. We currently have planting on the outside of the deck and once this space would be finished, the rear yard setback would increase and the planting would be gone so our lawn would be larger. We would also like to add a small three seasons room. We have been unable to use the deck because of excessive amounts of bees and a bee allergy in our family. This room would allow our family to have a safe outdoor space away from the bees. In addition we would like to add a small butlers panty over our current decking that covers our basement walkup. This coverage has helped minimize flooding in the basement and will increase storage in our first floor. Prior to the decking being added over this area we had several floods into our basement. Bumping this small area out would make our house look more uniform as well. Currently, we have one very small coat closet and no other storage area on the first floor. This plan would solve all of our storage issues and greatly increase the quality of our everyday lives. All of our surrounding neighbors have reviewed the plan and signed the Plat, which was then approved by our neighborhood association.

Zoning Description for 2003 Thistlewood Road

Beginning at a point on the south side of Thistlewood Road which is 40ft wide at the distance of 105ft east of the centerline of the nearest improved intersection street of Myrtlewood Road which is 40ft wide. Being Lot #116 in the subdivision of Bonnie View Estate as recorded in Baltimore County Plat Book #078, Folio #017 containing 8030 square ft. Also known as 2003 Thistlewood Road and located in the 3rd Election District, 2nd Councilmanic District.

CERTIFICATE OF POSTING

Date: 8-7-16

Case Number: 2017-0029-A

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2017-0029-A
TO PERMIT AN ADDITION WITH A
REAR YARD SETBACK AS CLOSE AS 17' IN
LIEU OF THE MINIMUM REQUIRED 30' AND
TO AMEND THE FINAL DEVELOPMENT PLAN
OF BONNIE VIEW ESTATES PHASE 2 LOT 116
ONLY.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 8/22/16.
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
TOWSON, MD 21204, (410) 887-3391.

City sign(s) required
33 Thistlewood

CE PILSON
Sign Poster)

CE PILSON
Sign Poster)

CE PILSON
Sign Poster)

AD 21120
Code of Sign Poster)

1443
Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0029 -A

Address 2003 THISTLEWOOD

Contact Person: JUN FERNANDO

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/28/16

Posting Date: 8/7/16

Closing Date: 8/22/16

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2017- 0029 -A

Address 2003 THIS

Petitioner's Name Jeffrey & Cindy Schreiber

Telephone 410-602-1166

Posting Date: 8/7/16

Closing Date: 8/22/16

Wording for Sign: To Permit an addition with a rear yard setback
as close as 17' in lieu of the minimum required 30' and to
amend the Final Development Plan of Bonnie View Estates, phase 2
Lot 116 only.

Revised 7/6/16

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2017-0029-A
Property Address: 2003 Thistlewood Road
Property Description: _____
Legal Owners (Petitioners): Jeffrey and Cindy Schreiber
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jeffrey Schreiber
Company/Firm (if applicable): _____
Address: 2003 Thistlewood Rd
Baltimore, MD 21209
Telephone Number: 410-602-1164

Revised 5/20/2014



KEVIN KAMENETZ
County Executive

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

August 23, 2016

Cindy & Jeffrey Schreiber
2003 Thistlewood Road
Baltimore MD 21209

RE: Case Number: 2017-0029 A, Address: 2003 Thistlewood Road

Dear Mr. & Ms. Schreiber:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

AV 8-22-16

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

AUG 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: August 12, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0029-A
Address 2003 Thistlewood Road
(Schreiber Property)

Zoning Advisory Committee Meeting of **August 15, 2016.**

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

Reviewer: Steve Ford Date: 08-12-2016

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



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

Date: 8/8/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0029-A

Administrative Variance
Cindy & Jeffrey Schreiber
2003 Thistlewood Road

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).

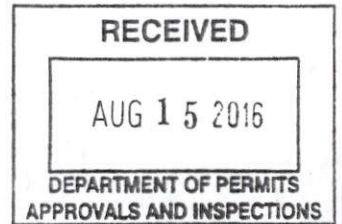
Sincerely,

A handwritten signature in blue ink, appearing to read 'Wendy Wolcott'.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE



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

DATE: August 12, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For August 15, 2016
Item No. 2017-0028, 0029, 0030, 0031, 0032, 0034, 0035 and 0037

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\ZAC08152016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: August 12, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0029-A
Address 2003 Thistlewood Road
(Schreiber Property)

Zoning Advisory Committee Meeting of **August 15, 2016.**

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

Reviewer: Steve Ford

Date: 08-12-2016

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>8-12</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>8-12</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-8</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>8-07-16</u> by <u>Pelton</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 2400012149			
Owner Information					
Owner Name:	SCHREIBER JEFFREY E SCHREIBER CINDY M		Use:	RESIDENTIAL	
Mailing Address:	2003 THISTLEWOOD RD BALTIMORE MD 21209		Principal Residence:	YES	
			Deed Reference:	/25863/ 00383	
Location & Structure Information					
Premises Address:		2003 THISTLEWOOD RD 0-0000		Legal Description:	.184 AC PHASE 2 2003 THISTLEWOOD RD SS BONNIE VIEW ESTATES
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0079	0002	0083		0000	116
					Assessment Year:
					2017
					Plat No:
					2
					Plat Ref:
					0078/ 0017
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			NONE		
			Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
2007	3,401 SF				8,030 SF
County Use					
04					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	2 Attached
Last Major Renovation					
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		158,400	158,400		
Improvements		353,100	353,100		
Total:		511,500	511,500	511,500	
Preferential Land:		0			
Transfer Information					
Seller: BEAZER HOMES CORP		Date: 06/27/2007		Price: \$734,139	
Type: ARMS LENGTH IMPROVED		Deed1: /25863/ 00383		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 05/07/2008					

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 2003 THISTLE WOOD RD OWNER(S) NAME(S) Jeffrey & Cindy Schreiber
SUBDIVISION NAME BONNIE VIEW ESTATES LOT # 116 BLOCK # _____ SECTION # _____
PLAT BOOK # 78 FOLIO # 017 10 DIGIT TAX # 24000-12149 DEED REF. # 25863/00383



PLAN DRAWN BY Cindy Schreiber DATE 7/28/16 SCALE: 1 INCH = 30 FEET

2017-0029-A

SMITH AVE

Roseater Rd

WILLOWCREST

MYRTLEWOOD

~~THISTLEWOOD~~

I MAP IS NOT TO SCALE
 ZONING MAP# 072A1
 SITE ZONED DR 2
 ELECTION DISTRICT 3rd
 COUNCIL DISTRICT 2nd
 LOT AREA/ACREAGE 0.18
 OR SQUARE FEET 8030
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH 'X'
 WATER IS:
 PUBLIC ☒ PRIVATE ☐
 SEWER IS:
 PUBLIC ☒ PRIVATE ☐
 PRIOR HEARING? YES
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
2008-0521-A

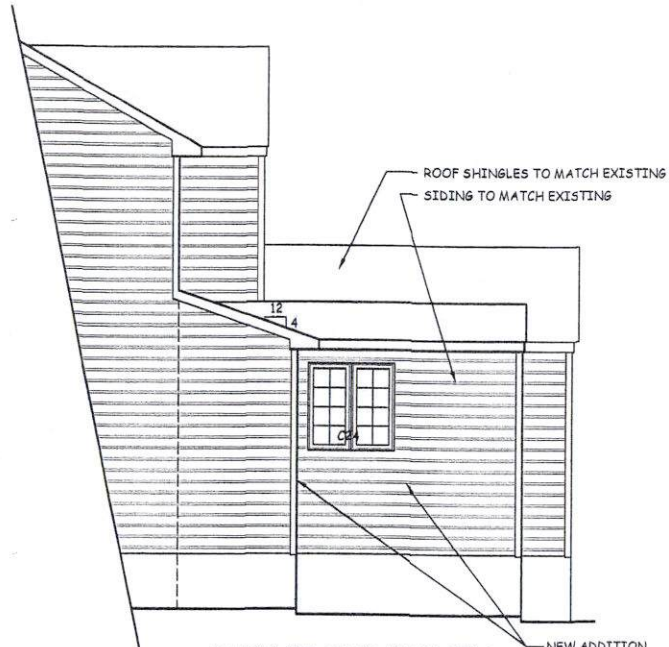
VIOLATION CASE INFO:

Part. Enr. 1

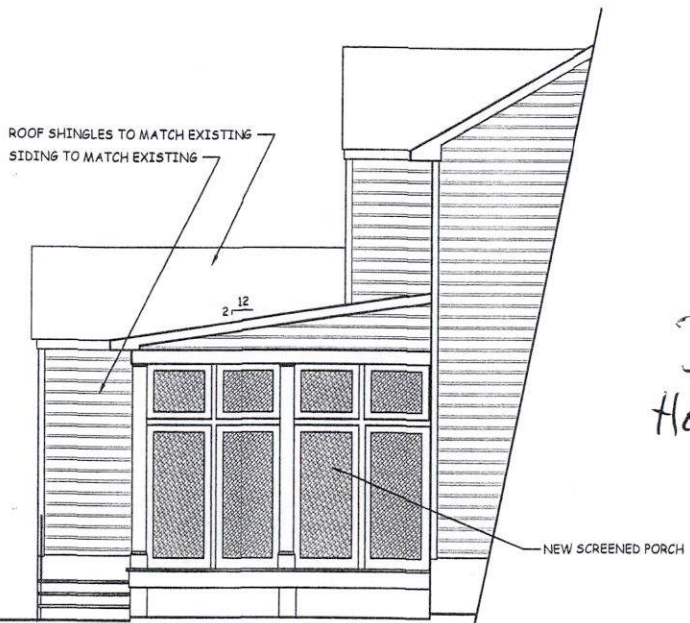
Debbie Finn
2031 Myrtlewood Rd

Jeff Robbins
2001 Thistlewood Drive

Jennifer Ranen
2035 Myrtlewood Road

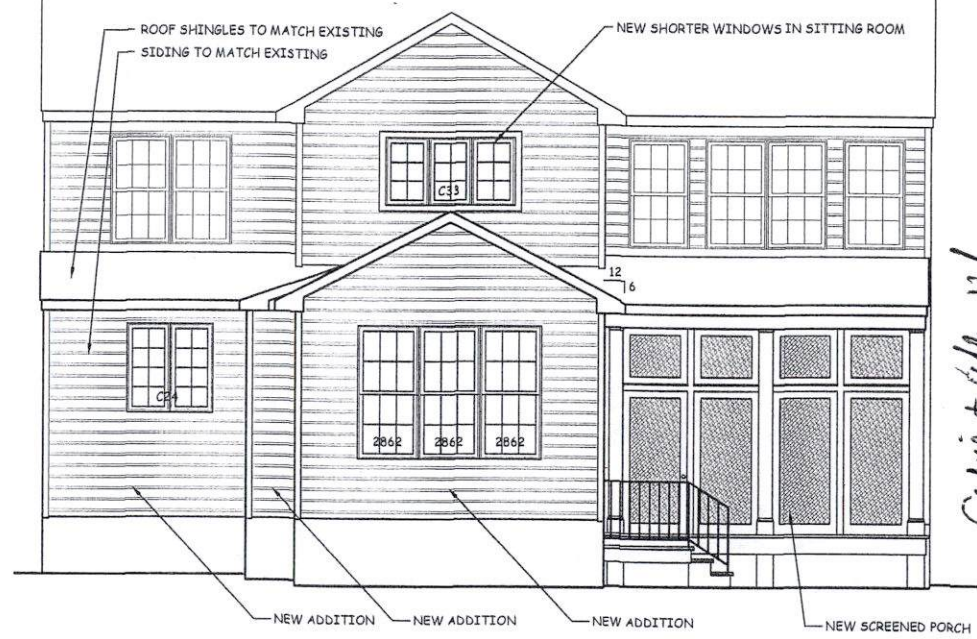


RIGHT SIDE ELEV.



LEFT SIDE ELEV.

Neighbors of All surrounding houses
approved plans + so did Home Association

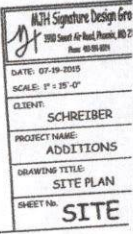


REAR ELEVATION

2005 Thistlewood Rd.

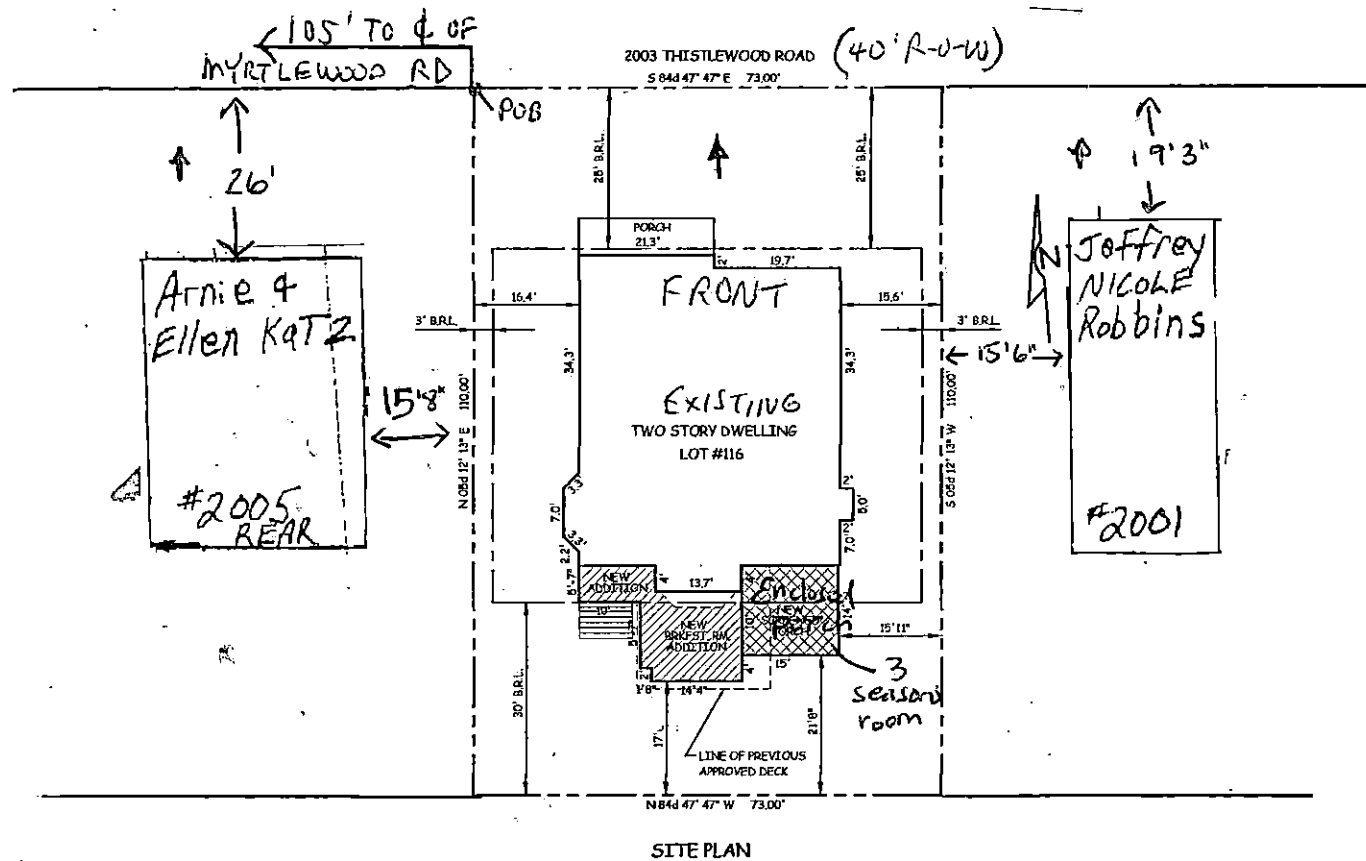
Henry Robbins
2033 Myrtlewood Road

MJH Signature Design Group 3910 Sweet Air Road, Phoenix, MD 21131 Phone: 410-591-8024	
DATE: 07-19-2018	
SCALE: 1/4" = 1'-0"	
CLIENT: SCHREIBER	
PROJECT NAME: ADDITIONS	
DRAWING TITLE: ELEVATIONS	
SHEET No. A-1	



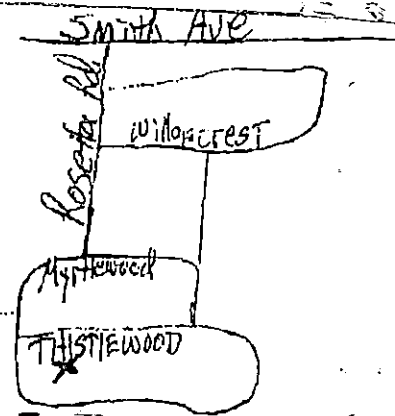
Agenda: /

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2003 THISTLEWOOD RD OWNER(S) NAME(S) Jeffrey & Cindy Schreiber
 SUBDIVISION NAME BONNIE VIEW ESTATES LOT # 116 BLOCK # _____ SECTION # _____
 PLAT BOOK # 78 FOLIO # 017 10 DIGIT TAX # 24000-12149 DEED REF. # 25863/00383



PLAN DRAWN BY Cindy Schreiber DATE 7/28/16 SCALE: 1 INCH = 30 FEET

2017-0029-A



MAP IS NOT TO SCALE
 ZONING MAP# 072A1
 SITE ZONED DR 2
 ELECTION DISTRICT 3rd
 COUNCIL DISTRICT 2nd
 LOT AREA ACREAGE 0.18
 OR SQUARE FEET 8030
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC ☒ PRIVATE _____
 SEWER IS: PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? YES
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
2008-0521-A

VIOLATION CASE INFO:

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

ADDRESS 2003 THISTLEWOOD RD OWNER(S) NAME(S) Jeffrey & Cindy Schreiber

SUBDIVISION NAME BONNIE VIEW ESTATES LOT# 116 BLOCK# SECTION#

PLAT BOOK # 78 FOLIO # 017 10 DIGIT TAX # 2400012149 DEED REF. # 25863/00383



PLAN DRAWN BY Cindy Schreiber DATE 7/28/16 SCALE: 1 INCH = 30 FEET

2017-0029-A

Wilmersfest

My New York

THISTLEWOOD

ZONING MAP# 072A1

ELECTION DISTRICT 3rd

LOT AREA ACREAGE 0.18

OR SQUARE FEET 8030

HISTORIC? No

IN CBGA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE

SEWER IS:

PUBLIC ☒ PRIVATE

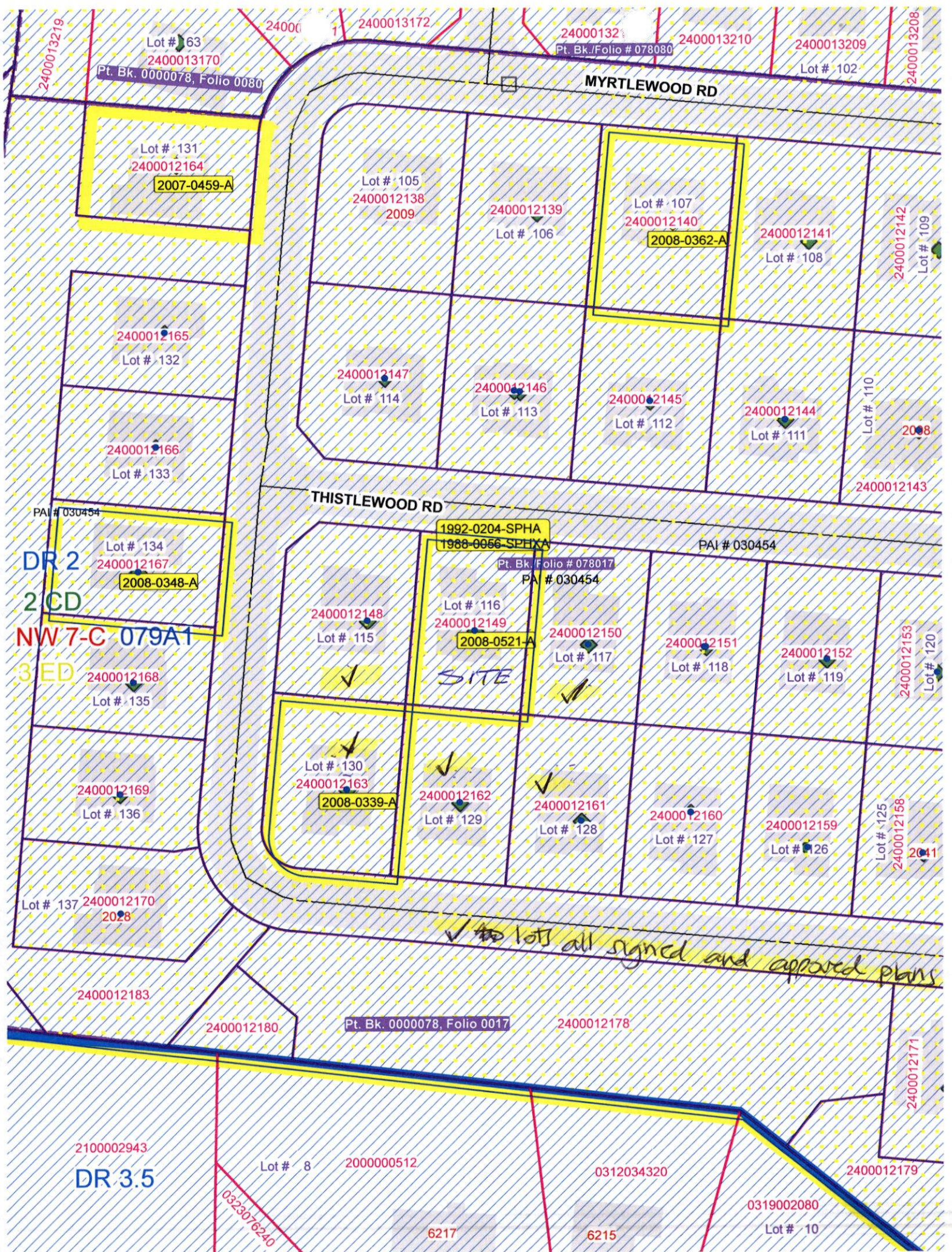
PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

3008-0521-A

VIOLETION CASE INFO:



Lot # 163
2400013170
Pt. Bk. 0000078, Folio 0080

240001321
Pt. Bk./Folio # 078080

2400013210
2400013209
Lot # 102

Lot # 131
2400012164
2007-0459-A

Lot # 105
2400012138
2009

2400012139
Lot # 106

Lot # 107
2400012140
2008-0362-A

2400012141
Lot # 108

2400012142
Lot # 109

2400012165
Lot # 132

2400012147
Lot # 114

2400012146
Lot # 113

2400012145
Lot # 112

2400012144
Lot # 111

2008
2400012143
Lot # 110

2400012166
Lot # 133

THISTLEWOOD RD

1992-0204-SPHA
1988-0066-SPHA

PAI # 030454

DR 2
2 CD
NW 7-C 079A1
3 ED

Lot # 134
2400012167
2008-0348-A

Pt. Bk./Folio # 078017
PAI # 030454

2400012148
Lot # 115

Lot # 116
2400012149
2008-0521-A
SITE

2400012150
Lot # 117

2400012151
Lot # 118

2400012152
Lot # 119

2400012153
Lot # 120

2400012168
Lot # 135

2400012169
Lot # 136

Lot # 130
2400012163
2008-0339-A

2400012162
Lot # 129

2400012161
Lot # 128

2400012160
Lot # 127

2400012159
Lot # 126

2011
2400012158
Lot # 125

Lot # 137
2400012170
2028

all lots signed and approved plans

2400012183

2400012180

Pt. Bk. 0000078, Folio 0017

2400012178

2100002943
DR 3.5

Lot # 8
2000000512

0312034320

2400012179

0319002080

Lot # 10

6217

6215

0323076240



Current deck and landscaping



Current deck over walk up stairs, proposed
area for butlers pantry (smaller than
current deck)



side view of proposed area for
bottlers pantry leading into
deck / proposed area for additional



Side view of deck projects



taken from 2003 Mistlewood

Katz Hagg

2005 Mistlewood Road



200~~0~~⁵ Thistlewood

Katz Family

looking towards 20~~0~~³ Thistlewood



○ 2001 Thistlewood Road
Robbins House





Current deck still

