



DONALD I. MOHLER III
County Executive

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

August 24, 2018

Lee Giroux
15852 Magnolia Drive
New Freedom, PA 17349

RE: **MOTION FOR RECONSIDERATION –**
Petitions for Special Hearing and Variance
Case No. 2018-0292-SPHA
Property: 13012 Harewood Road

Dear Ms. Giroux:

Enclosed please find a copy of the Order on Motion for Reconsideration rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long, sweeping horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Leroy and Redith Plummer, 6919 Yale Road, Middle River, MD 21220
John P. and Cheryl White, 13006 Harewood Road, Middle River, MD 21220
Diane Madrid, 6905 Yale Road, Middle River, MD 21220
Cheryl and Jim Romano, 6907 Yale Road, Middle River, MD 21220

IN RE: PETITIONS FOR SPECIAL HEARING *

AND VARIANCE

(13012 Harewood Road) *

15th Election District *

6th Council District *

Brian Schmuff *

Legal Owner

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0292-SPHA

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

Now pending is a Motion for Reconsideration filed by Petitioner's representative, Lee Giroux. By Opinion and Order dated July 20, 2018, the undersigned denied special hearing and variance relief for a proposed garage that had a footprint larger than the house with a height of 16 ft. in lieu of the maximum allowed height of 15 ft.

A copy of the Motion was not provided to all parties in attendance at the hearing, which is a fundamental requirement in all adversarial proceedings. But more importantly (as indicated in the original order) it would be fundamentally unfair to rely upon information submitted after the hearing in reaching a decision in this case. In a contested zoning hearing, it is incumbent upon the owner of the property to provide testimony under oath and be subject to cross examination by protestants. That did not occur in this case, and the motion for reconsideration will therefore be denied.

THEREFORE, IT IS ORDERED this 24th day of **August, 2018**, by this Administrative Law Judge, that the Motion for Reconsideration, be and is hereby DENIED.

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 8-24-18

By DW

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(13012 Harewood Road) *
15th Election District *
6th Council District *

Brian Schmuff *
Legal Owner *
Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0292-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of Petitions for Special Hearing and Variance filed on behalf of Brian Schmuff, legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve a garage that has a footprint larger than the house. A petition for variance seeks to permit a proposed garage with a height of 16 ft. in lieu of the maximum allowed height of 15 ft. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Lee Giroux appeared in support of the requests. Several neighbors attended the hearing and opposed the requests. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP") and the Department of Environmental Protection and Sustainability ("DEPS"). Neither agency opposed the request.

SPECIAL HEARING

Ms. Giroux indicated Petitioner wanted to construct the proposed garage (40' x 40' x 16') to store a recreational vehicle ("RV"), although no photographs or description of that vehicle were submitted at the hearing. The neighbors testified they have never seen an RV at the property, but

ORDER RECEIVED FOR FILING

Date 11-20-18

By kw

they submitted photos of a large dump truck parked at the dwelling. The neighbors indicated Petitioner operates a commercial demolition and sweeping company, and they fear the garage would be used for commercial purposes.

Following the hearing, Petitioner submitted a written statement and attached certain documents including vehicle titles and utility bills. While these documents show the subject property is the address listed on Petitioner's Maryland driver's license and similar documents, they do not explain why a 40' x 40' garage is needed at the subject property, which already has a 2-car garage. In the written statement Petitioner indicates the garage would be used for a camper, boat and pickup truck, although the plan submitted at the hearing references only an "RV." In the circumstances of this contested, adversarial hearing it would not be appropriate or fair to the residents who attended the hearing to allow such a post-hearing submission. Without the benefit of photographs and Petitioner's testimony regarding how the garage would be used, I believe the special hearing request must be denied.

VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The shape and size of Petitioner's property is similar to many other lots in this community. As such I do not believe Petitioner can establish the property is "unique," and the petition for variance must be denied. Under Maryland law, variances should be granted "sparingly" since it is "an

ORDER RECEIVED FOR FILING

Date 11-20-18

By 1905

authorization for [that] ...which is prohibited by a zoning ordinance.” *Cromwell*, 102 Md. App. at 699.

THEREFORE, IT IS ORDERED this 20th day of **July, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (“BCZR”) to approve a garage that has a footprint larger than the house, be and is hereby DENIED.

IT IS FURTHER ORDERED that the Petition for Variance to permit a proposed garage with a height of 16 ft. in lieu of the maximum allowed height of 15 ft., be and is hereby DENIED.

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 7-20-18

By DLW



CBCA

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 13012 HAREWOOD Rd. which is presently zoned DR5.5
Deed References: _____ 10 Digit Tax Account # 1504000031 324
Property Owner(s) Printed Name(s) Brian Schmuft 1511670483

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

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

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A garage that has a footprint larger than the house.

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

3. ☒ a Variance from Section(s)

BCZR: 400.3 → To permit a proposed garage with a height of 16 feet in lieu of the maximum allowed height of 15 feet. 25

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:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

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

CASE NUMBER 2018-0292-SAMA Filing Date 4/26/18

Do Not Schedule Dates: _____ Reviewer JS

ZONING DISCRIPTION FOR – 13012 Harewood Road

Beginning at a point on the northwest side of Harewood Road which is 50' wide at the distance of 162' southwest of the center line of the nearest improved intersection street Yale Road which is 12' wide.

Being Lot # 9,10,11 Block N/A Section N/A in the subdivision of Harewood Park as recorded in Baltimore County Plat Book # 0002, Folio # 0144. Containing 10,000 square ft . and located in the 15th Election District and 6th Councilmanic District also known as 13012 Harewood Road.

2018-0292-SPHA

Subdivision Lot

**Being Lots #9 ,10 and11 in the Subdivision of Harewood Park as recorded in Baltimore County
Plat Book 2, Folio # 144 , containing, 30,000 Sq Ft. 3 lots.. Located in the 15th Election District, and 6th
Council District.**



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 5654649

Sold To:

Brian Schmuff - CU00660420
13012 Harewood Rd
Middle River, MD 21220-1064

Bill To:

Brian Schmuff - CU00660420
13012 Harewood Rd
Middle River, MD 21220-1064

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

Jun 26, 2018

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: 2018-0292-SPHA
13012 Harewood Road
NW/s Harewood Road, 162 ft. s/w of intersection with Yale Road 15th Election District - 6th Councilmanic District
Legal Owners: Brian Schmuff
Special Hearing to determine whether or not the Administrative Law Judge should approve a garage that has a footprint larger than the house. Variance to permit a proposed garage with a height of 25 ft. in lieu of the maximum allowed height of 15 ft.
Hearing: Monday, July 16, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204
/s/ 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
JEFFERSONIAN 6/26/2018 #5654649

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

Debra Wiley

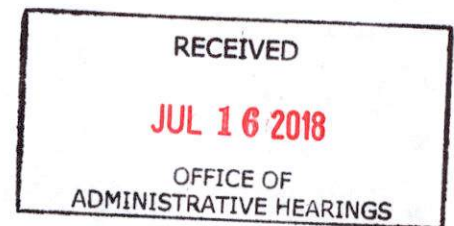
From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Friday, July 13, 2018 11:25 PM
To: Administrative Hearings
Subject: 2nd Certification for Case # 2018-0292-SPHA & CASE # 2018-0207-XA
Attachments: 2nd Cert. Harewood Rd..jpeg; Photos Harewood Rd..docx; 2nd Cert. N. Rolling Rd. .jpeg; Photos N. Rolling Rd. .docx

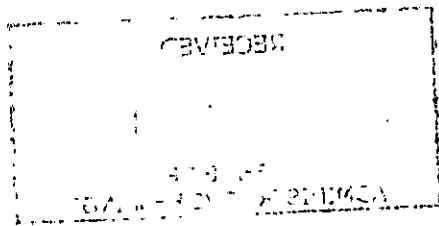
Hi Sherry,

I have attached the Second Certifications for Case # 2018-0292-SPHA & 2018-0207-XA.
Have a nice day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com





7-16
10 AM

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 7/13/2018

Case Number: 2018-0292-SPHA

Petitioner / Developer: BRIAN SCHMUFF

Date of Hearing: JULY 16, 2018

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:
13012 HAREWOOD ROAD

The sign(s) were posted on: JUNE 24, 2018

The sign(s) were re-photographed on: JULY 13, 2018



1st. Sign Case # 2018-0292-SPHA

Linda O'Keefe
(Signature of Sign Poster)

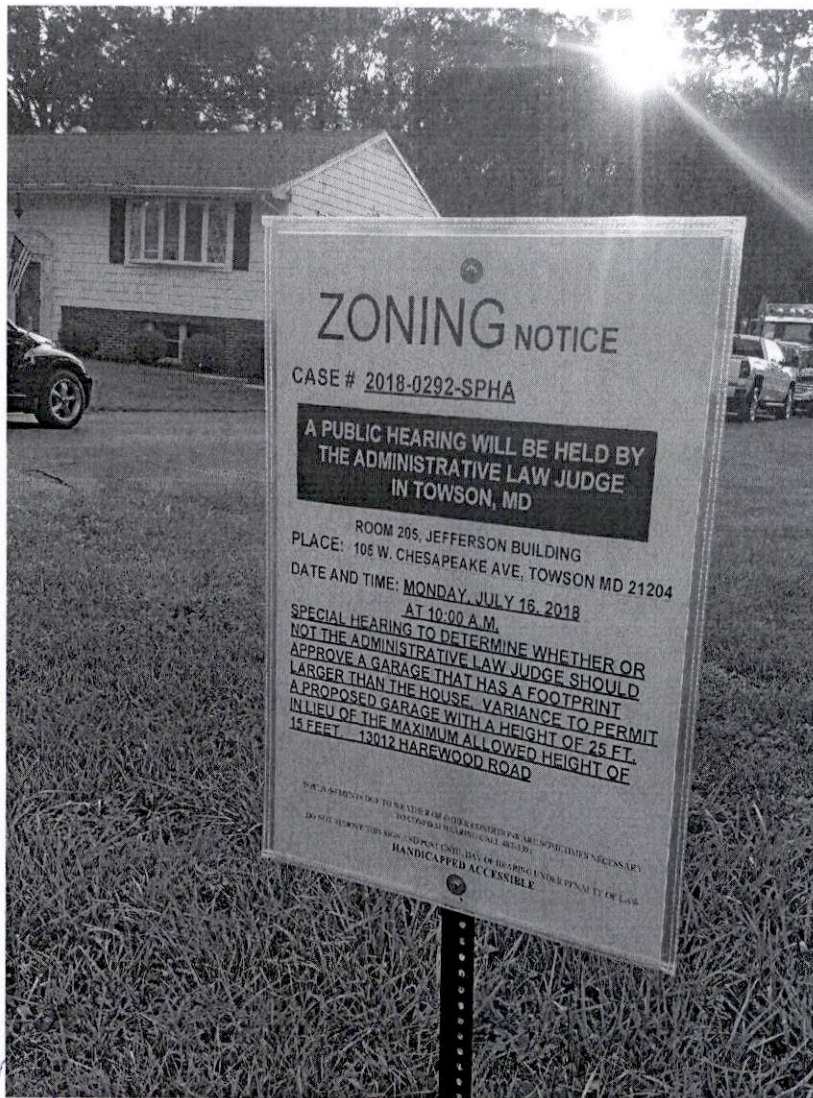
Linda O'Keefe
(Printed Name of Sign Poster)

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)





2nd Sign Case # 2018-0292-SPHA 13012 Harewood Road
Re-photographed on 7/13/2018



CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/24/2018

Case Number: 2018-0292-SPHA

Petitioner / Developer: BRIAN SCHMUFF

Date of HEARING: JULY 16, 2018

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:
13012 HAREWOOD ROAD

The sign(s) were posted on: JUNE 24, 2018

ZONING NOTICE

CASE # 2018-0292-SPHA

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

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

DATE AND TIME: MONDAY, JULY 16, 2018
AT 10:00 A.M.

SPECIAL HEARING TO DETERMINE WHETHER OR
NOT THE ADMINISTRATIVE LAW JUDGE SHOULD
APPROVE A GARAGE THAT HAS A FOOTPRINT
LARGER THAN THE HOUSE. VARIANCE TO PERMIT
A PROPOSED GARAGE WITH A HEIGHT OF 25 FT.
IN LIEU OF THE MAXIMUM ALLOWED HEIGHT OF
15 FEET. 13012 HAREWOOD ROAD

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOME TIMES NECESSARY.
TO CONFIRM HEARING CALL 803-3391

DON'T REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

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)



Sign #(1) Case # 2018-0292-SPHA & Sign #(2) CASE # 2018-0292-SPHA
13012 Harewood Road Posted 6/24/2018



KEVIN KAMENETZ
County Executive

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

June 5, 2018

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: 2018-0292-SPHA

13012 Harewood Road

NW/s Harewood Road, 162 ft. s/w of intersection with Yale Road

15th Election District – 6th Councilmanic District

Legal Owners: Brian Schmuff

Special Hearing to determine whether or not the Administrative Law Judge should approve a garage that has a footprint larger than the house. Variance to permit a proposed garage with a height of 25 ft. in lieu of the maximum allowed height of 15 ft.

Hearing: Monday, July 16, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Brian Schmuff, 13012 Harewood Road, Middle River 21220
Lee Giroux, 15852 Magnolia Drive, New Freedom PA 17349

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 26, 2018.**
- (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
Tuesday, June 26, 2018 Issue - Jeffersonian

Please forward billing to:
Brian Schmuff
13012 Harewood Road
Middle River, MD 21220

443-844-7478

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: 2018-0292-SPHA

13012 Harewood Road
NW/s Harewood Road, 162 ft. s/w of intersection with Yale Road
15th Election District – 6th Councilmanic District
Legal Owners: Brian Schmuff

Special Hearing to determine whether or not the Administrative Law Judge should approve a garage that has a footprint larger than the house. Variance to permit a proposed garage with a height of 25 ft. in lieu of the maximum allowed height of 15 ft.

Hearing: Monday, July 16, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE
13012 Harewood Road; NW/S Harewood Road,* OF ADMINISTRATIVE
162' SW of c/line of Yale Road
15th Election & 6th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Brian Schmuff
Petitioner(s) * BALTIMORE COUNTY
* 2018-292-SPHA

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

MAY 03 2018

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 3rd day of May, 2018, a copy of the foregoing Entry of Appearance was mailed to Lee Gioux, 15852 Magnolia Drive, New Freeland, PA 17349, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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 twenty (20) 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: 2018-0292-SPHA

Property Address: 13012 HAREWOOD DRIVE

Property Description: _____

Legal Owners (Petitioners): BRIAN SCHMUFF

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRIAN SCHMUFF

Company/Firm (if applicable): _____

Address: 13012 HAREWOOD ROAD
MIDDLE RIVER, MD 21220

Telephone Number: 443-844-7478

Revised 7/9/2015

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

No. **168029**

Date **4/26/18**

PAID RECEIPT

BUSINESS ACTUAL TIME PKU
 4/27/2018 4/26/2018 11:13:34 1

US01 - WALKIN LJK
 RECEIPT # 783920 4/26/2018 05LN

5 528 ZONING VERIFICATION
 NO. 168029

Receipt for 4150.00
 \$150.00 CR 4.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount	Ref
201	806	0000		650				\$150.00	CR

Total: **\$150.00**

Rec From: **SCHMURFF**

For: **2018-0292-SMA**

DISTRIBUTION

WHITE CASHIER PINK AGENCY YELLOW CUSTOMER GOLD ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



DONALD I. MOHLER III
County Executive

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

July 12, 2018

Brian Schmuff
13012 Harewood Road
Middle River MD 21220

RE: Case Number: 2018-0292 SPHA, Address: 13012 Harewood Road

Dear Mr. Schmuff:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 26, 2018. 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
Lee Giroux, 15852 Magnolia Drive, New Freedom PA 17349

Date: 4/30/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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.

2018-0292-SPHA
Special Hearing, Variance
Brian Schmitt
13012 Harewood 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,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 5/24/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-292



INFORMATION:

Property Address: 13012 Harewood Road
Petitioner: Brian Schmuft
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the administrative law judge should approve a garage that has a footprint larger than the house. The Department has also reviewed the petition for variance to permit a proposed garage with a height of 16 feet in lieu of the maximum allowed height of 15 feet.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- The accessory structure shall not be used for principle residential or commercial purposes.
- No second meter shall be allowed.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:


Jessie A. Bialek

Deputy Director:


Jeff Mayhew

AVA/JM/JAB/

c: Ngone Seye Diop
Lee Giroux
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
MAY 04 2018
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: May 4, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0292-SPHA
Address 13012 Harewood Road
(Schmuff Property)

Zoning Advisory Committee Meeting of **May 7, 2018**.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to allow a garage with greater height than permitted. The lot is not waterfront, and the garage must meet all LDA requirements, including lot coverage limits and afforestation. Lot coverage information was not provided. The lot is limited to a maximum lot coverage of 5,445 square feet; mitigation is required for any lot coverage between 4,500 square feet and 5,445 square feet. 9 trees are required to meet the afforestation requirement; any existing trees to remain can be counted towards this requirement. If the lot coverage and afforestation requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront. If the lot coverage and afforestation requirements will be met it will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

As submitted, the Critical Area information is incomplete, however if the lot coverage and afforestation requirements will be met then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: June 4, 2018

SUBJECT: Zoning Advisory Committee Meeting
For May 07, 2018
Item No. 2018-0272-A (**REVISED VARIANCE**), 0284-SPH, 0285-SPHA,
0286-A, 0290-A, 0291-A, 0292-SPHA, and 0293-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

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VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 5/24/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-292

INFORMATION:

Property Address: 13012 Harewood Road
Petitioner: Brian Schmuft
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

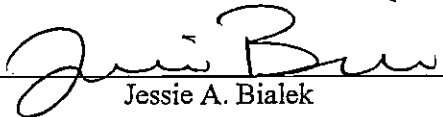
The Department of Planning has reviewed the petition for special hearing to determine whether or not the administrative law judge should approve a garage that has a footprint larger than the house. The Department has also reviewed the petition for variance to permit a proposed garage with a height of 16 feet in lieu of the maximum allowed height of 15 feet.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

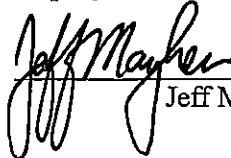
- The accessory structure shall not be used for principle residential or commercial purposes.
- No second meter shall be allowed.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:


Jessie A. Bialek

Deputy Director:


Jeff Mayhew

AVA/JM/JAB/

c: Ngone Seye Diop
Lee Giroux
Office of the Administrative Hearings
People's Counsel for Baltimore County

Case No.: 2018-0292-SPHA 13012 Harewood Rd

Exhibit Sheet

Petitioner/Developer

Protestants

No. 1	Plan	Photo of dump trucks
No. 2	Deed to sub. property	My Neighborhood Map with annotations
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

MEMORANDUM

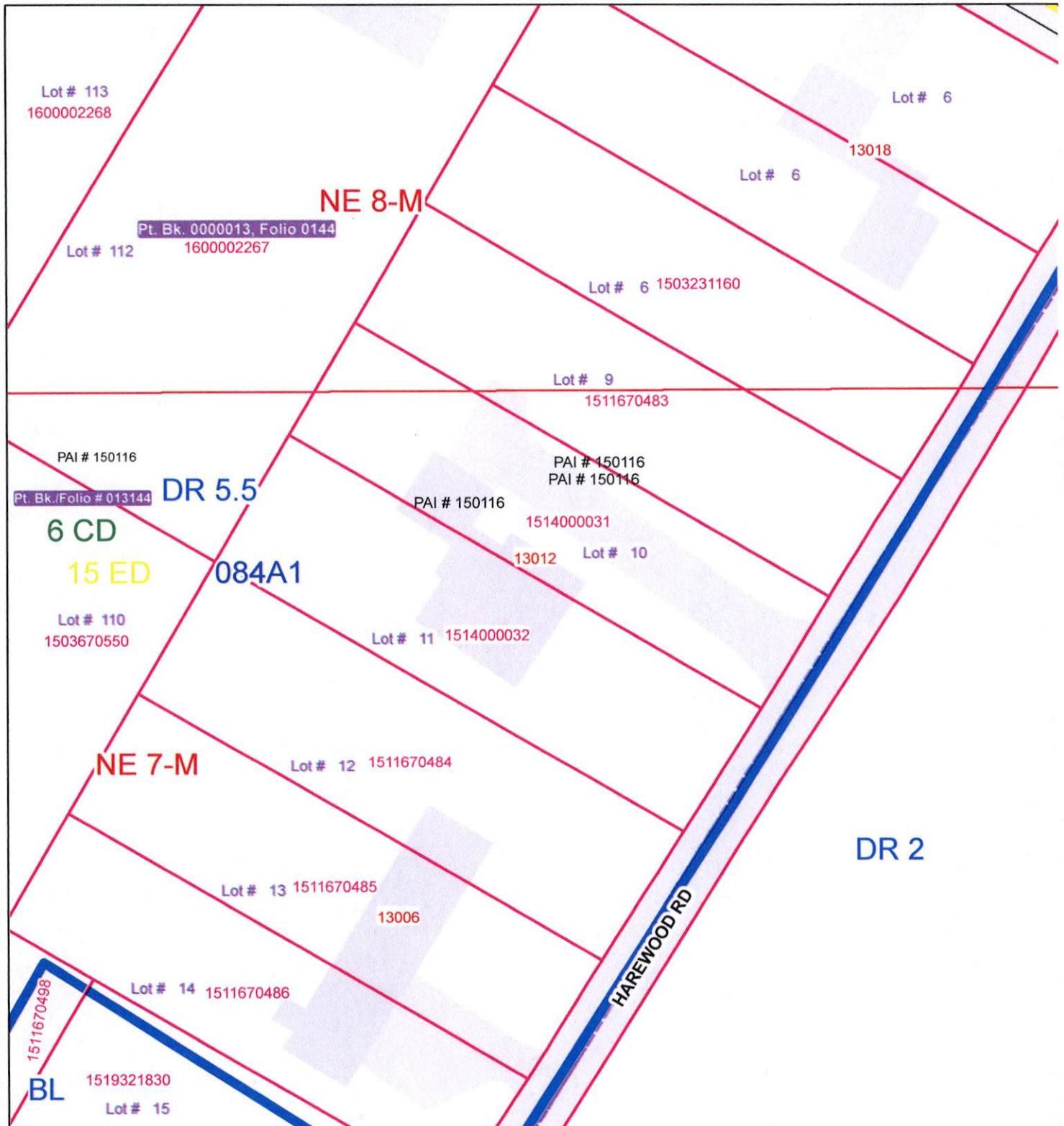
DATE: September 26, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0292-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on September 24, 2018. 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



15012 Harewood Road



Publication Date: 4/11/2018



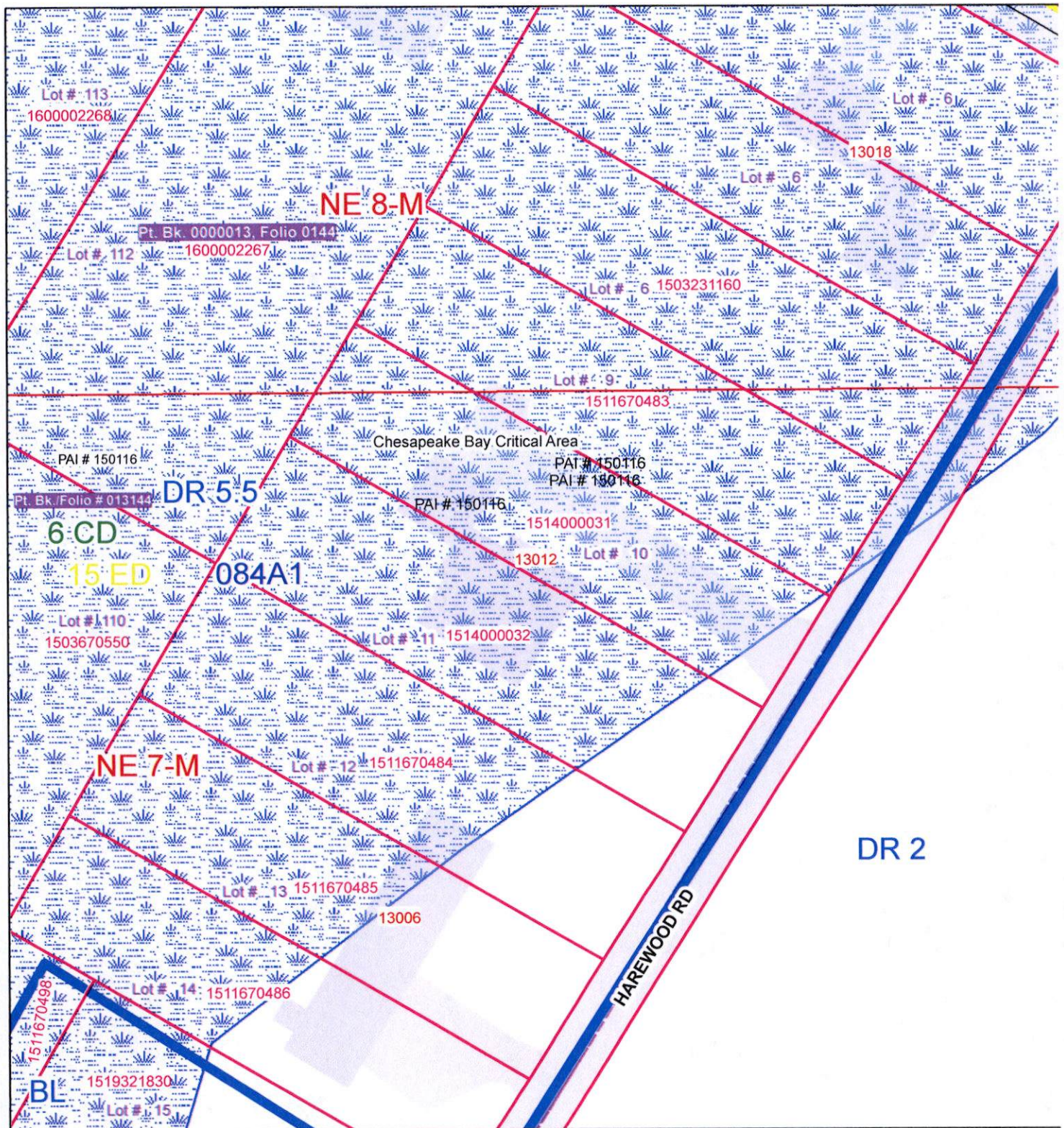
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.525 50 75 100 Feet

1 inch = 50 feet

Chesapeake Bay Critical Area



Publication Date: 4/11/2018



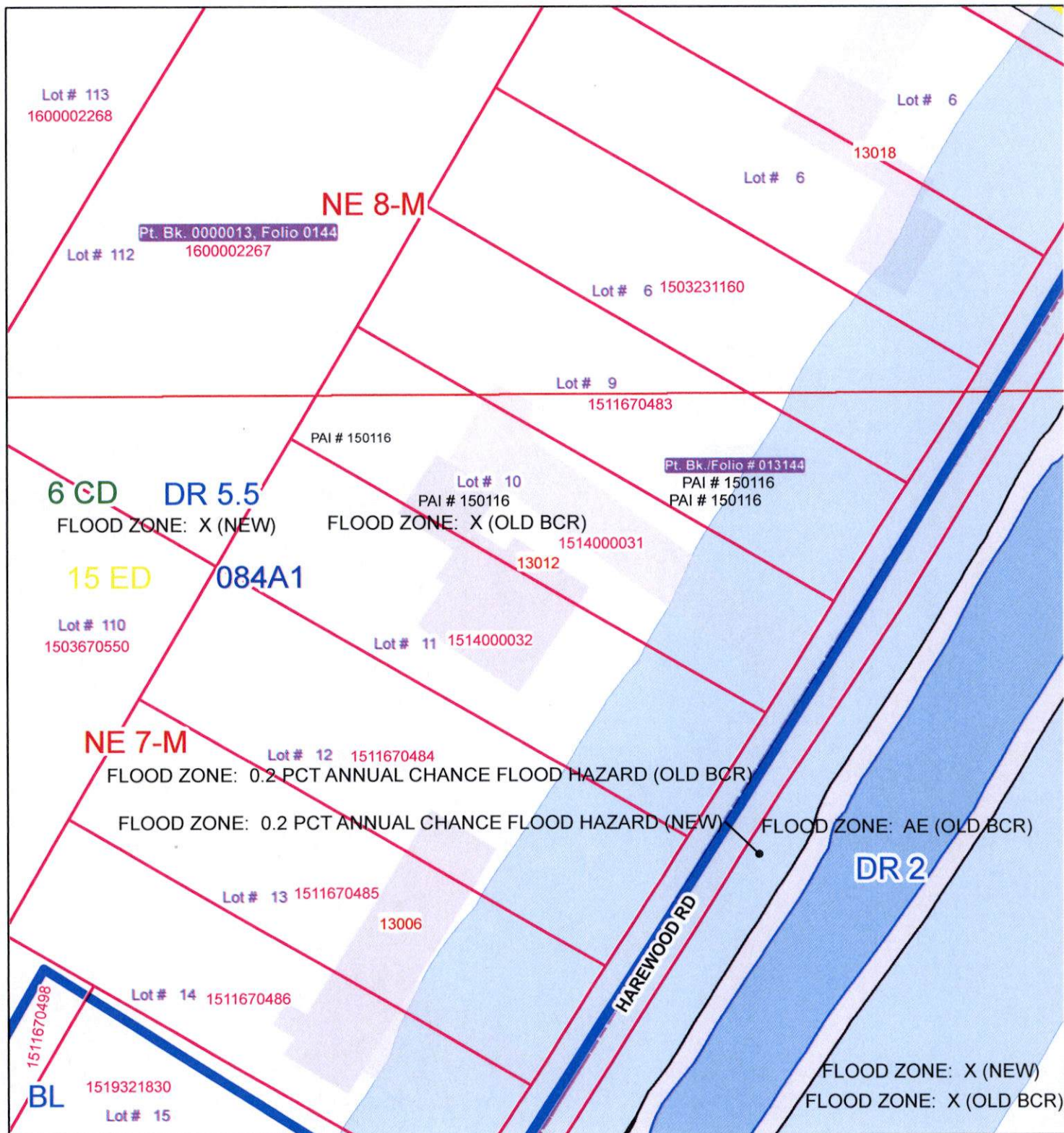
Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.525 50 75 100 Feet

1 inch = 50 feet

Possible Flood Hazard Areas



Publication Date: 4/11/2018



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



0 12.525 50 75 100 Feet

1 inch = 50 feet

Print acct # in NO5 Address

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1514000031			
Owner Information					
Owner Name:	SCHMUFF BRIAN		Use:	RESIDENTIAL	
Mailing Address:	13012 HAREWOOD ROAD BALTIMORE MD 21220-1064		Principal Residence:	YES	
			Deed Reference:	/38503/ 00326	
Location & Structure Information					
Premises Address:		13012 HAREWOOD RD BALTIMORE 21220-1064		Legal Description: 200 SW YALE RD HAREWOOD PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0083	0006	0259		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	2
	10	2018		0013/0144	
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1973	1,508 SF	900 SF	10,000 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Split Foyer	YES	SPLIT FOYER	SIDING	2 full	1 Attached
Last Major Renovation					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2018	As of 07/01/2017	As of 07/01/2018	
Land:	86,200	86,200			
Improvements	197,900	200,700			
Total:	284,100	286,900	284,100	285,033	
Preferential Land:	0			0	
Transfer Information					
Seller: ELTRINGHAM THOMAS W, TRUSTEE		Date: 01/11/2017		Price: \$299,900	
Type: ARMS LENGTH MULTIPLE		Deed1: /38503/ 00326		Deed2:	
Seller: ELTRINGHAM THOMAS R SR		Date: 03/05/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /31780/ 00390		Deed2:	
Seller: ELTRINGHAM THOMAS W		Date: 03/18/2002		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /16213/ 00372		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
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					
Homeowners' Tax Credit Application Information					

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1511670483			
Owner Information					
Owner Name:		SCHMUFF BRIAN		Use:	RESIDENTIAL
Mailing Address:		13012 HAREWOOD ROAD BALTIMORE MD 21220-1064		Principal Residence:	NO
				Deed Reference:	/38503/ 00326
Location & Structure Information					
Premises Address:		PENNSYLVANIA DR BALTIMORE 21220-1064		Legal Description:	
				HAREWOOD PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0083	0006	0259		0000	
					Block:
					9
					Lot:
					9
					Assessment Year:
					2018
					Plat No:
					0013/
					Plat Ref:
					0144
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			10,000 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2018	07/01/2017	07/01/2018
Land:		65,200	10,600		
Improvements		0	0		
Total:		65,200	10,600	65,200	10,600
Preferential Land:		0			0
Transfer Information					
Seller: ELTRINGHAM THOMAS W, TRUSTEE		Date: 01/11/2017		Price: \$299,900	
Type: ARMS LENGTH MULTIPLE		Deed1: /38503/ 00326		Deed2:	
Seller: ELTRINGHAM THOMAS W SR		Date: 02/03/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /31780/ 00390		Deed2:	
Seller: ELTRINGHAM THOMAS W		Date: 03/18/2002		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /16213/ 00372		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2017	07/01/2018	
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					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

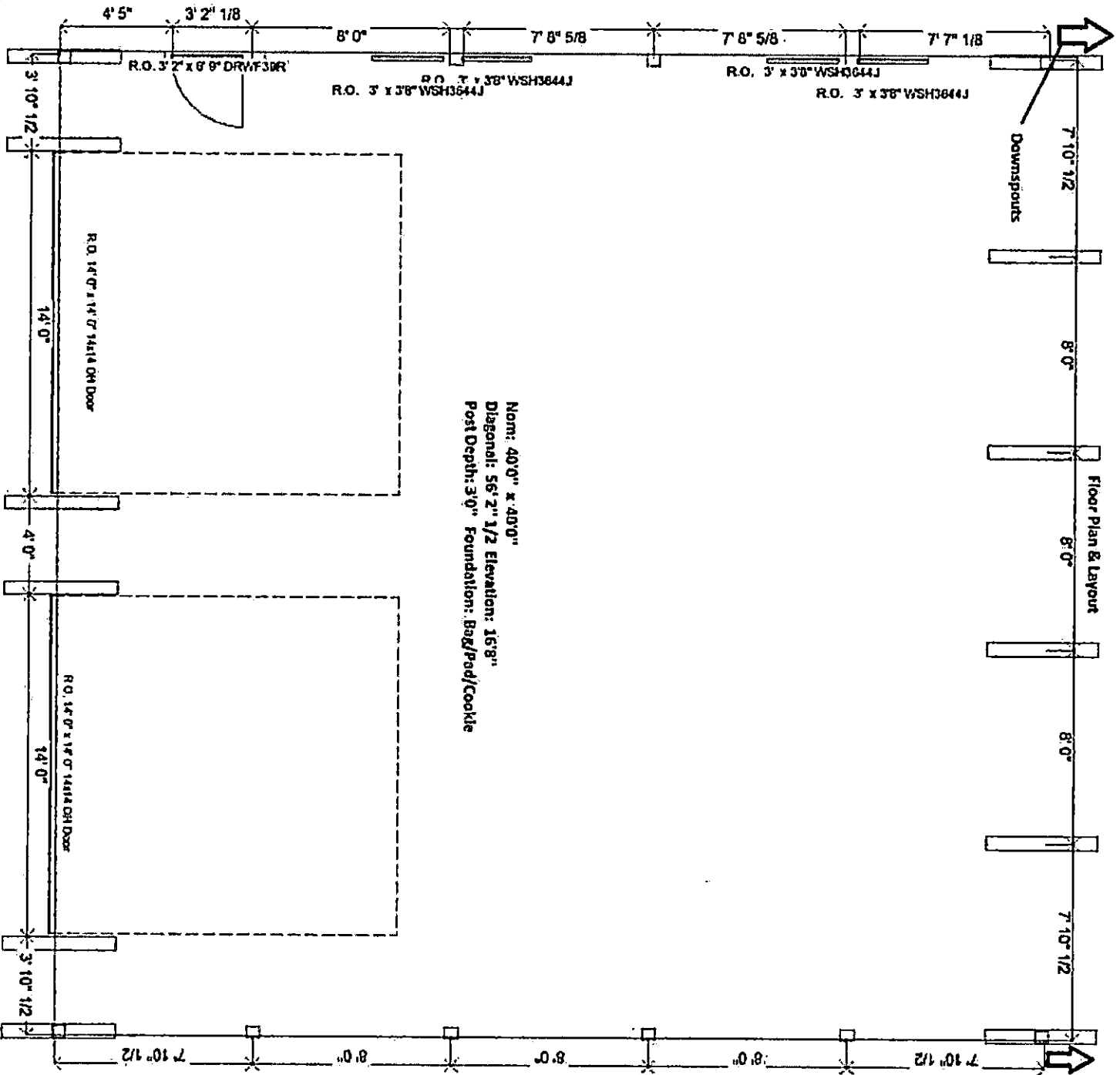
Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

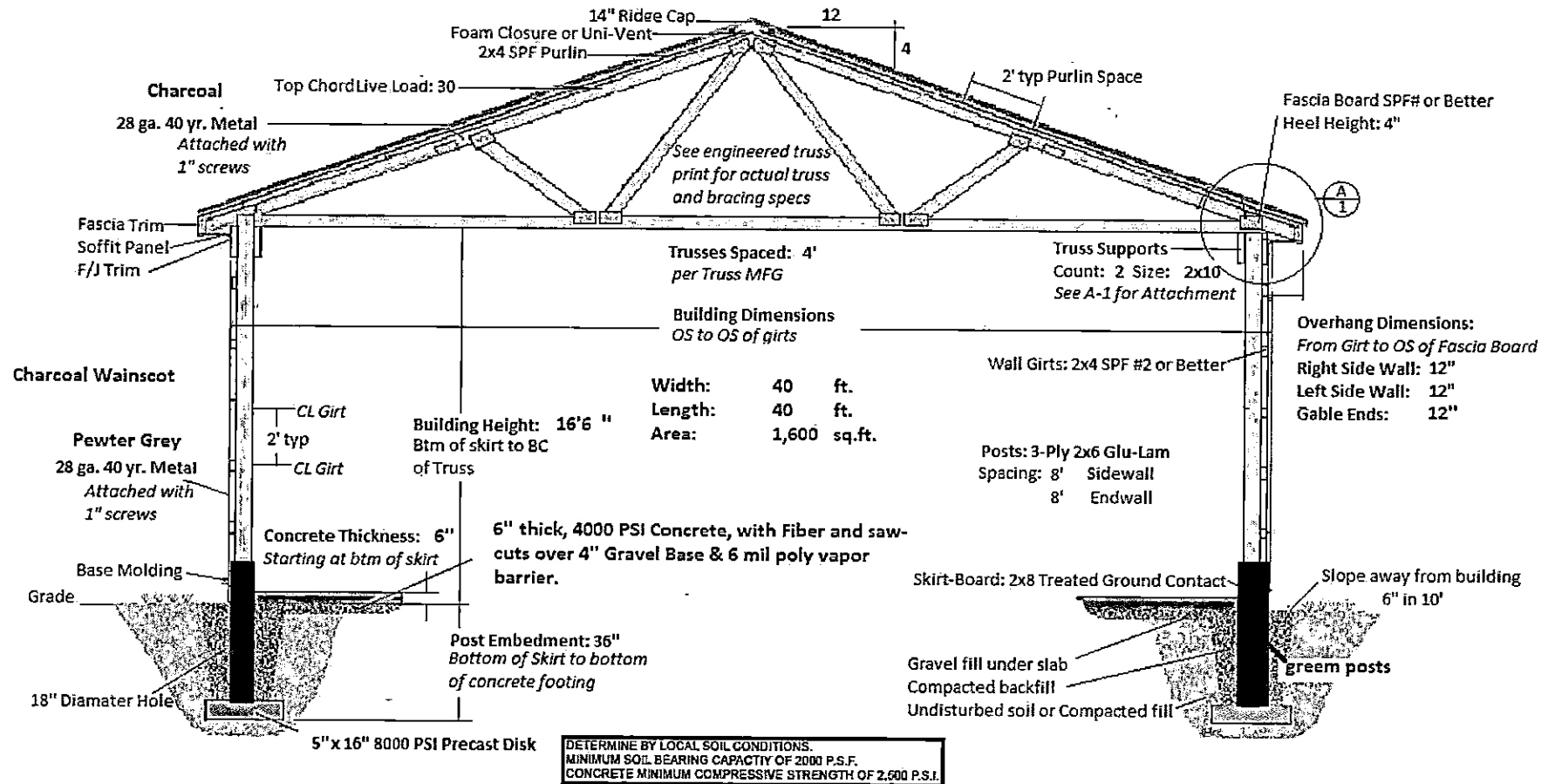
View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1514000031			
Owner Information					
Owner Name:		SCHMUFF BRIAN		Use:	RESIDENTIAL
Mailing Address:		13012 HAREWOOD ROAD BALTIMORE MD 21220-1064		Principal Residence:	YES
				Deed Reference:	/38503/ 00326
Location & Structure Information					
Premises Address:		13012 HAREWOOD RD BALTIMORE 21220-1064		Legal Description: 200 SW YALE RD HAREWOOD PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0083	0006	0259		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	2
	10	2018		0013/0144	
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1973	1,508 SF	900 SF	10,000 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Split Foyer	YES	SPLIT FOYER	SIDING	2 full	1 Attached
Last Major Renovation					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2018	07/01/2017	07/01/2018	
Land:	86,200	86,200			
Improvements	197,900	200,700			
Total:	284,100	286,900	284,100	285,033	
Preferential Land:	0			0	
Transfer Information					
Seller: ELTRINGHAM THOMAS W, TRUSTEE		Date: 01/11/2017		Price: \$299,900	
Type: ARMS LENGTH MULTIPLE		Deed1: /38503/ 00326		Deed2:	
Seller: ELTRINGHAM THOMAS R SR		Date: 03/05/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /31780/ 00390		Deed2:	
Seller: ELTRINGHAM THOMAS W		Date: 03/18/2002		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /16213/ 00372		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
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					
Homeowners' Tax Credit Application Information					

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1514000032			
Owner Name:		SCHMUFF BRIAN		Use:	RESIDENTIAL
Mailing Address:		13012 HAREWOOD ROAD BALTIMORE MD 21220-1064		Principal Residence:	NO
				Deed Reference:	/38503/ 00326
Premises Address:		PENNSYLVANIA DR BALTIMORE 21220-1064		Legal Description:	
				250 SW YAL RD HAREWOOD PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0083	0006	0259		0000	
			Block:	Lot:	Assessment Year:
				11	2018
					Plat No:
					0013/0144
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			10,000 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2018	07/01/2017	07/01/2018
Land:	2,500	2,500			
Improvements	0	0			
Total:	2,500	2,500	2,500	2,500	
Preferential Land:	0				0
Seller: ELTRINGHAM THOMAS W,TRUSTEE		Date: 01/11/2017		Price: \$299,900	
Type: ARMS LENGTH MULTIPLE		Deed1: /38503/ 00326		Deed2:	
Seller: ELTRINGHAM THOMAS W SR		Date: 03/05/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /31780/ 00390		Deed2:	
Seller: ELTRINGHAM THOMAS W		Date: 03/18/2002		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /16213/ 00372		Deed2:	
Partial Exempt Assessments:		Class	07/01/2017	07/01/2018	
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 Status: No Application					
Homeowners' Tax Credit Application Status: No Application				Date:	


 Brian Schmuff
 13012 Harewood Road
 Middle River, MD 21220



Building Cross Section

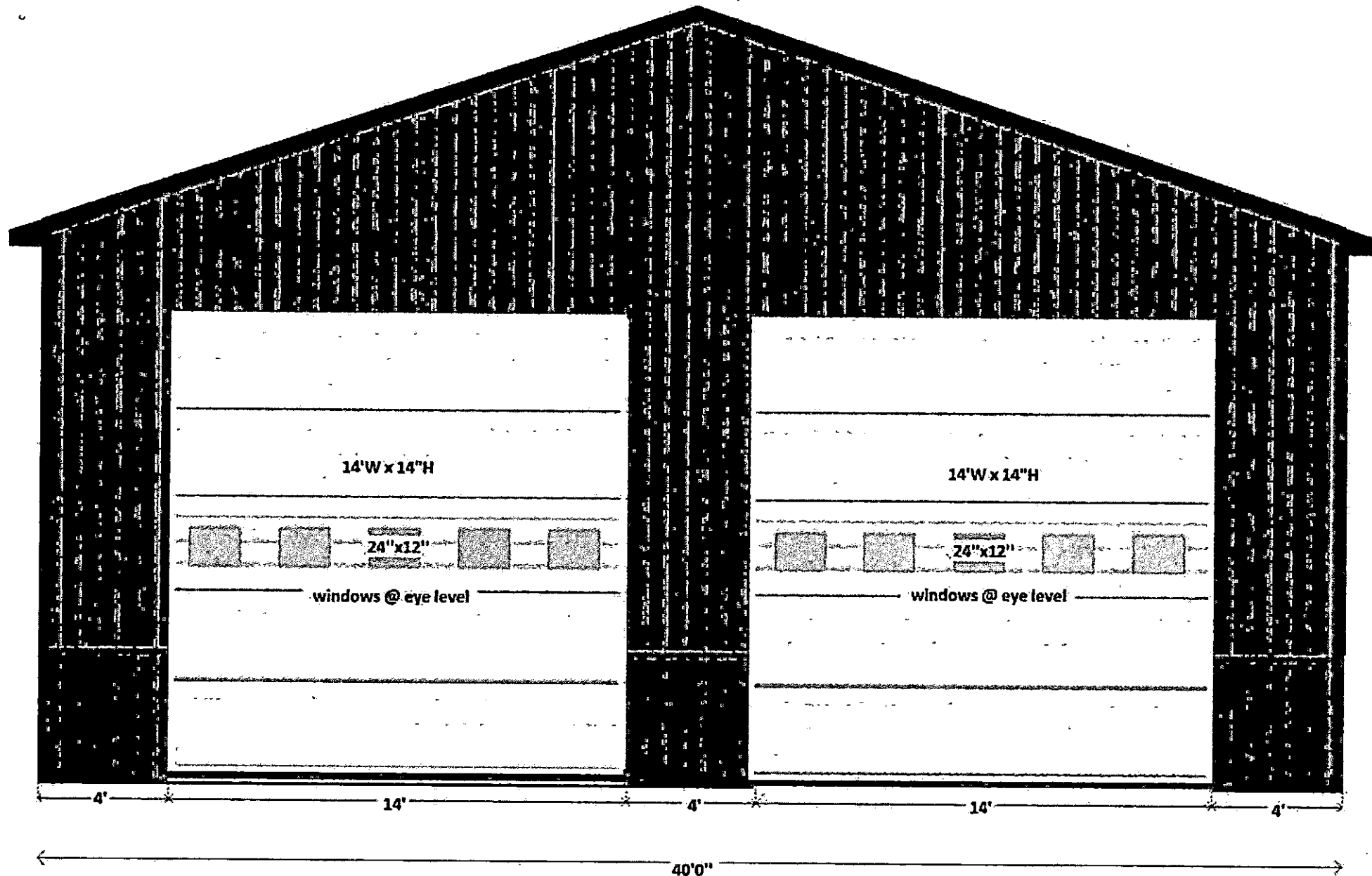


Brian Schmuff
13012 Harewood Road
Middle River, MD 21220



Date: 12/19/2017
Schmuff Brian.bc2
PO Box 389
Ephrata, PA 17522
(717) 572-2266
by PostFrame Manager®

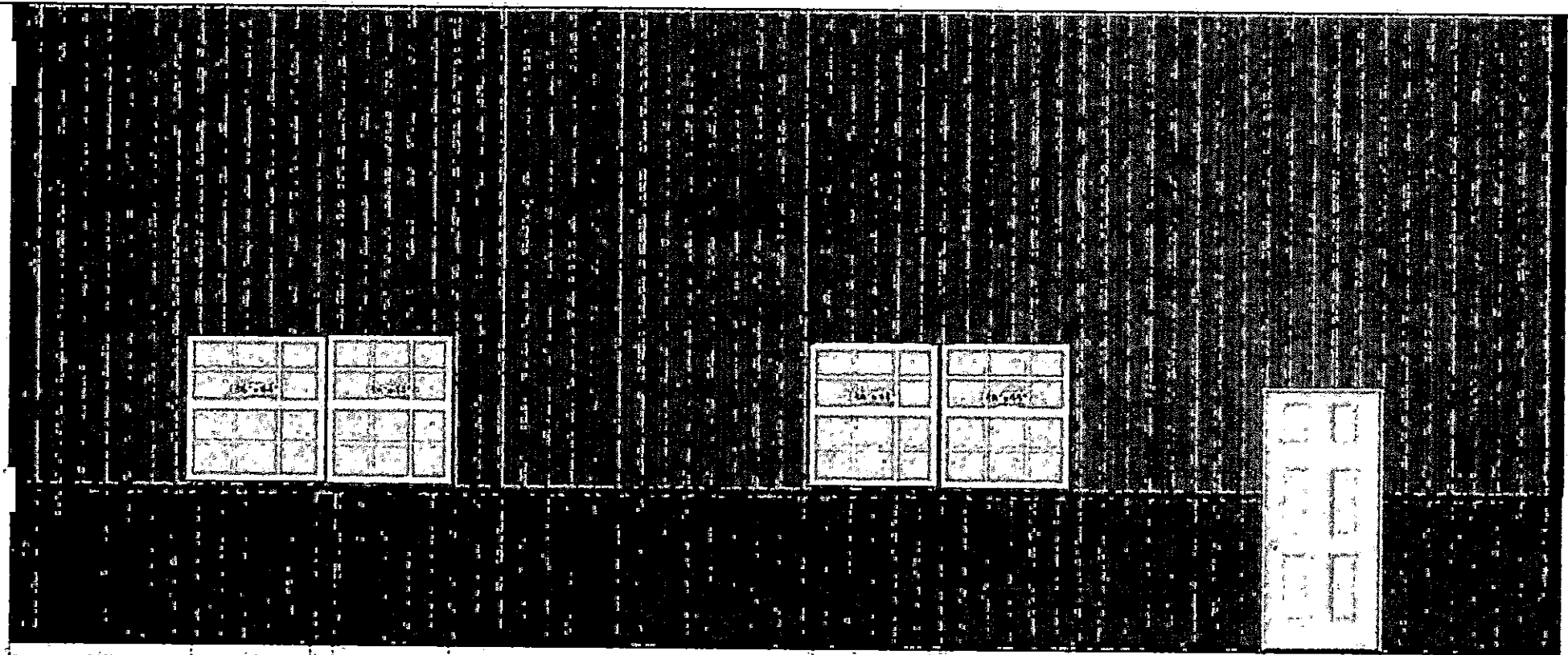
Elevation 4 of 4



Brian Schmuft
13012 Harewood Road
Middle River, MD 21220



Date: 10/12/2017
Schemat: 0000002
PO Box 309
Lancaster, PA 17522
(717) 572-2255
by: P.O. Box 309, Lancaster, PA

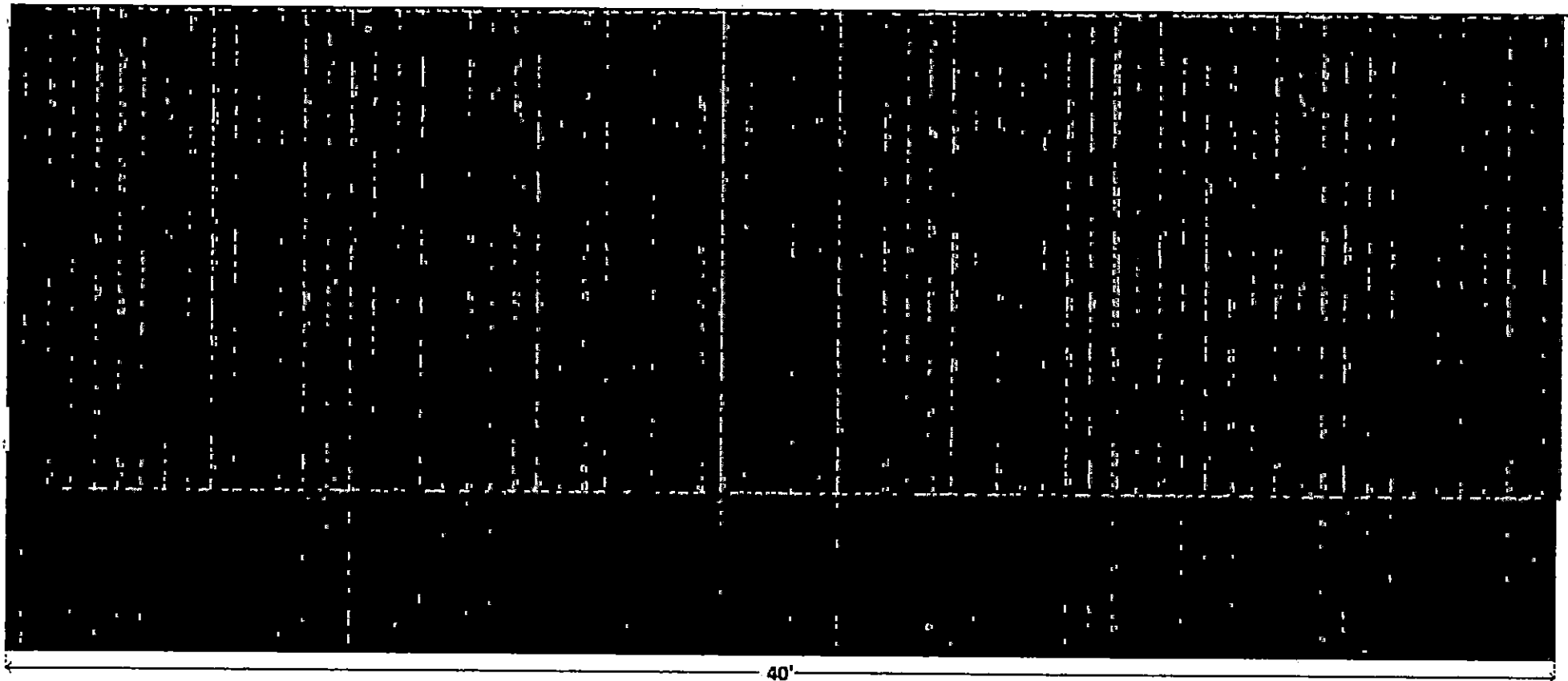
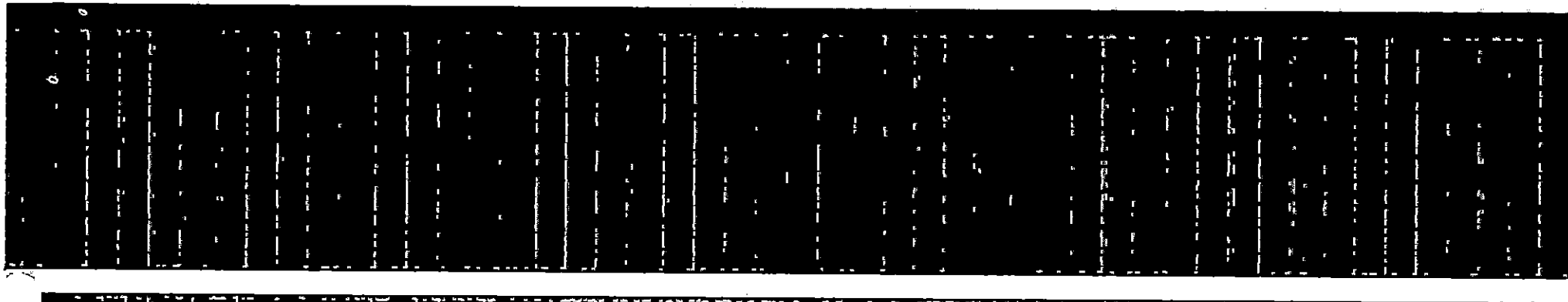


Brian Schmuff
13012 Harewood Road
Middle River, MD 21220



Date: 12/19/2017
Schmuff Drawings
PO Box 301
Ephrata, PA 17522
(717) 572-2266
by: Paul S. Schmuff

Elevation 3 of 4



40'

40'0"

Brian Schmuff
13012 Harewood Road
Middle River, MD 21220



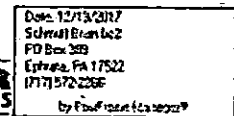
Date: 12/19/2017
Schmuff Green Inc.
PO Box 309
Ephrata, PA 17522
(717) 572-2266

by Proffitt & Langston

A perspective view of a large, dark, rectangular structure, possibly a container or a building, with a grid of vertical lines. A dimension line at the bottom indicates a width of 40'.

- 40'0"

40'0"



TRUSS SUPPORT CONNECTION DETAILS

Attaching Trusses at Post

Engineered wooden roof truss
attached to post or truss block
w/ (8) 12D nails

Truss tied to support with the Simpson
H2.5 hurricane ties fastened per mfg
specifications

Truss Supports

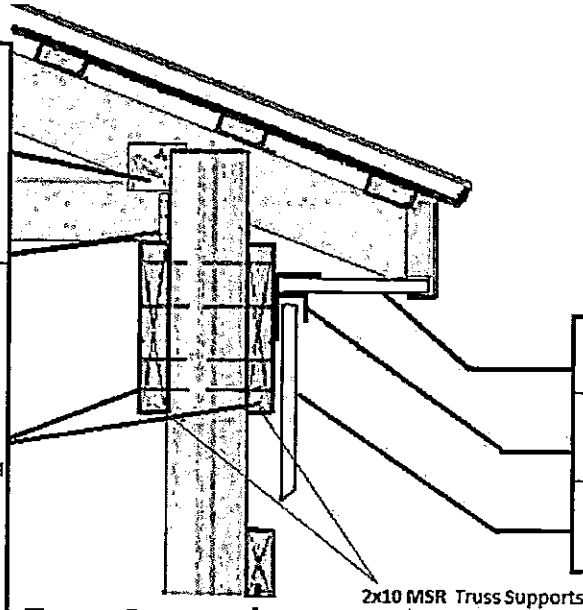
8 ft span on eaves: 2x10 MSR

(2) Truss supports (1) attached to each side
of post.

If additional supports are required, optional
locations are as follows:

- a) notched into post along side of
main support
- b) stacked under main support and
attached per schedule

All Supports are MSR



Truss Connection at Post

Install soffit panel into F/J trim
Nail into fascia board

Install F/J Trim to Girder
with roofing nails

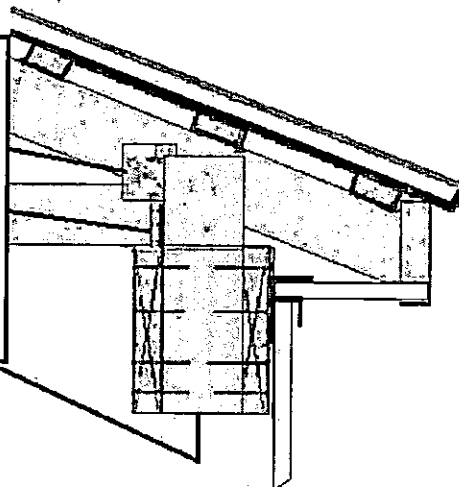
Install wall panels, attach to
girts with 1" screws

Attaching Trusses at Truss Block

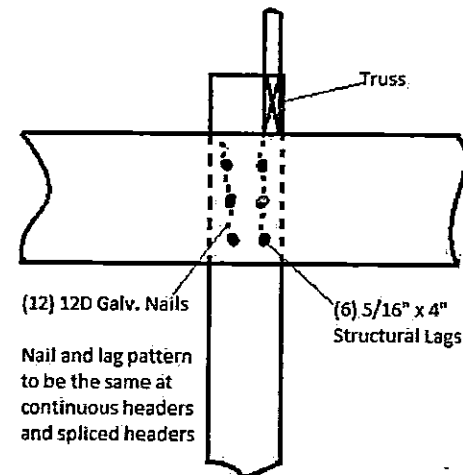
Engineered wooden roof truss
attached to post of truss block
w/ (8) 12D nails

Truss tied to support with Simpson
H2.5 hurricane ties fastened per mfg
specifications

Truss connection block installed between
supports with (8) 12D nails



Truss Connection at Truss Block



(12) 12D Galv. Nails

(6) 5/16" x 4"
Structural Lags

Nail and lag pattern
to be the same at
continuous headers
and spliced headers

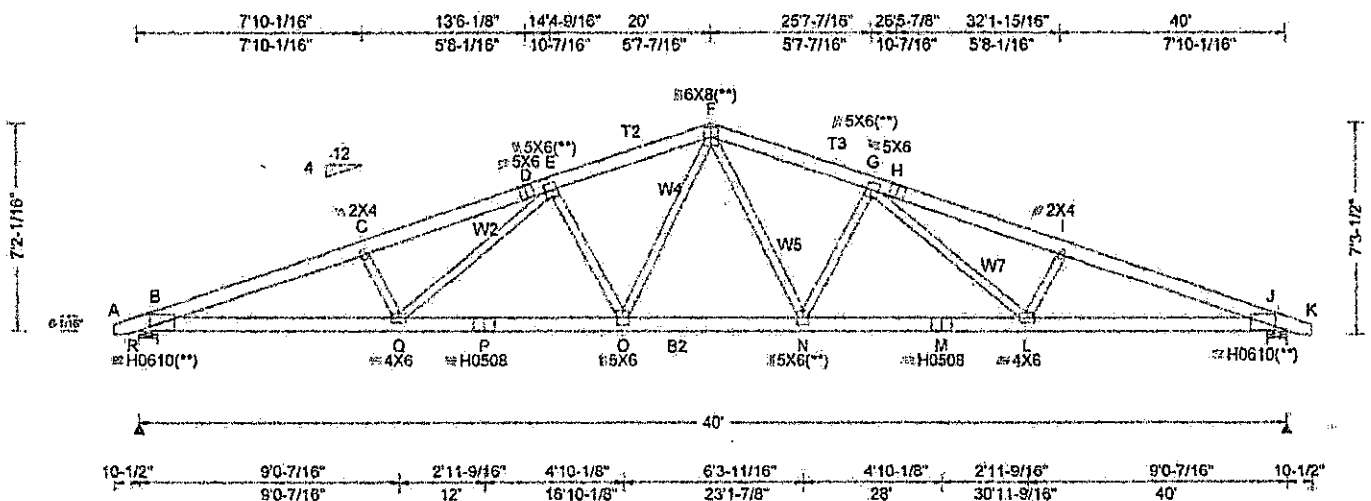
Truss Support Fasteners

Brian Schmuff
13012 Harewood Road
Middle River, MD 21220



Date: 12/19/2017
Schmuff Brian.bc2
PO Box 389
Ephrata, PA 17522
(717) 572-2266

by PostFrame Manager®



Loading Criteria (psf)	Wind Criteria	Snow Criteria (Pg. P1 in PSF)	Defl/CSI Criteria	Maximum Reactions (lbs)
TCLL: 30.00	Wind Std: ASCE 7-10	Pg: 30.0 Ct: 1.2 CAT: II	PP Deflection in loc L/def L/#	Loc R / U / Rw / Rh / RL / W
TCCL: 5.00	Speed: 115 mph	Pf: 25.2 Ce: 1.0	VERT(LL): 0.520 O 915 240	R 3352 / 807 / 1036 / - / 267 / 8.0
BCCL: 0.00	Enclosure: Closed	Lu: - Cs: not used	VERT(TL): 0.873 O 684 180	J 3352 / 807 / 1036 / - / - / 8.0
BCDL: 5.00	Risk Category: II	Snow Duration: 1:15	HORZ(LL): 0.155 L - -	Wind reactions based on MWFRS
Des Ld: 40.00	EXP: C	Code / Misc Criteria	HORZ(TL): 0.208 L - -	R Min Brg Width Req = 3.4
NCBCLL: 10.00	Mean Height: 20.00 ft	Bldg Code: IBC 2015	Creep Factor: 2.0	J Min Brg Width Req = 3.4
Soffit: 2.00	TCCL: 3.0 psf	TPI Std: 2014	Max TC CSI: 0.892	Bearings R & J are a rigid surface.
Load Duration: 1.15	BCDL: 1.8 psf	Rep Factors Used: No	Max BC CSI: 0.954	
Spacing: 48.0"	MWFRS Parallel Dist: 0 to H/2	FT/RT/PT: 2(0)/2(0)/2(0)	Max Web CSI: 0.907	
	C&C Dist a: 4.00 ft	Plate Type(s):		Members not listed have forces less than 375#
	Loc. from endwall: Any	HS. WAVE	VIEW Ver: 17.01.01A.0723.12	Maximum Top Chord Forces Per Ply (lbs)
	GCpl: 0.18			Chords Tens. Comp. Chords Tens. Comp.
	Wind Duration: 1.60			B - C 3703 - 8099 F - G 2946 - 5869

Lumber

Top chord 2x6 SP SS Dense :T2, T3 2x6 SP #1:
Bot chord 2x6 SP SS Dense :B2 2x6 SP #1:
Webs 2x4 SPF Stud :W2, W4, W5, W7 2x4 SPF #1/#2:

Plating Notes

(**) 6 plate(s) require special positioning. Refer to scaled plate plot details for special positioning requirements.

Purlins

In lieu of structural panels or rigid ceiling use purlins to laterally brace chords as follows:

Chord	Spacing(in oc)	Start(ft)	End(ft)
TC	24	-0.88	40.88
BC	74	0.15	39.85

Apply purlins to any chords above or below fillers at 24" OC unless shown otherwise above.

Loading

Bottom chord checked for 10.00 psf non-concurrent bottom chord live load applied per IBC-15 section 1607.

Truss designed for unbalanced snow loads.

Wind

Wind loads based on MWFRS with additional C&C member design.

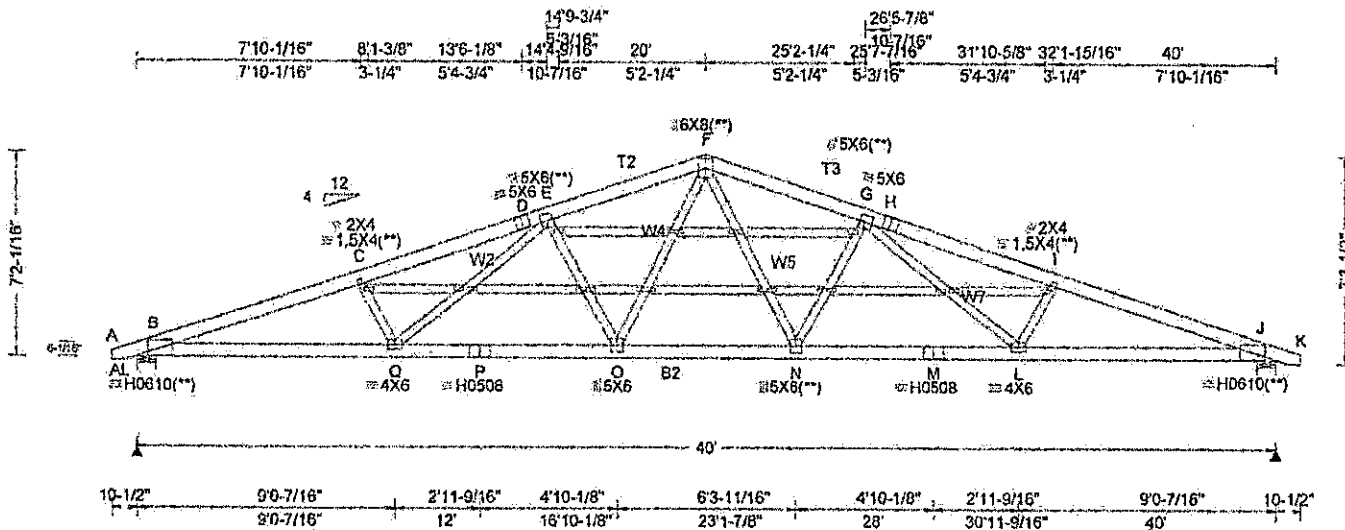
Bottom chord bracing may be spaced 120"oc when this truss design is used in post-frame construction.



01/02/2018

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**
Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-2 for standard plate positions.
Alpine, a division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.
For more information see this job's general notes page and these web sites: ALPINE: www.alpine-tv.com; TPI: www.tpinet.org; SBCA: www.sbcindustrial.com; ICC: www.iccsafe.org

ALPINE
AN ITW COMPANY
13723 Riverport Drive
Suite 200
Maryland Heights, MO 63043



Loading Criteria (psf)	Wind Criteria	Snow Criteria (Pg,Pf in PSF)	Defl/CSI Criteria	▲ Maximum Reactions (lbs)
TCLL: 30.00	Wind Std: ASCE 7-10	Pg: 30.0 Ct: 1.2 CAT: II	PP Deflection in loc L/defl L/H	Loc R /U /Rw /Rh /RL /W
TCDL: 5.00	Speed: 115 mph	Pf: 25.2 Ce: 1.0	VERT(LL): 0.516 O 923 240	AL 3352 / 807 / 1036 / - 1267 / 8.0
BCLL: 0.00	Enclosure: Closed	Lu: - Cs: not used	VERT(TL): 0.865 O 689 180	J 3352 / 807 / 1036 / - / 8.0
BCDL: 5.00	Risk Category: II	Snow Duration: 1.15	HORZ(LL): 0.158 L - -	Wind reactions based on MWFRS
	EXP: C		HORZ(TL): 0.211 L - -	AL Min Brg Width Req = 3.4
Des.Ld: 40.00	Mean Height: 20.00 ft		Creep Factor: 2.0	J Min Brg Width Req = 3.4
NCBCLL: 10.00	TCDL: 3.0 psf	Code / Misc Criteria	Max TC CSI: 0.858	Bearings AL & J are a rigid surface.
Soffit: 2.00	BCDL: 1.8 psf	Bldg Code: IBC 2015	Max BC CSI: 0.955	
Load Duration: 1.15	MWFRS Parallel Dist: 0 to h/2	TPI Std: 2014	Max Web CSI: 0.806	
Spacing: 48.0"	C&C Dist a: 4.00 ft	Rep.Factors Used: No		Members not listed have forces less than 375#
	Loc. from endwall: Any	FT/RT/PT.2(0)/2(0)/2(0)		Maximum Top Chord Forces Per Ply (lbs)
	GCPl: 0.18	Plate Type(s):		Chords Tens.Comp. Chords Tens. Comp.
	Wind Duration: 1.60	HS, WAVE	VIEW Ver: 17.01.01A.0723.12	B - C 3705 -8102 F - G 2775 -5554

Lumber
 Top chord 2x6 SP SS Dense T2, T3 2x6 SP #1;
 Bot chord 2x6 SP SS Dense B2 2x6 SP #1;
 Webs 2x4 SPF Stud W2, W4, W5, W7 2x4 SPF #1/#2;

Laterally brace end wall, Gable end and top wall plate are not braced by truss. Top of end wall shall be laterally braced by ceiling diaphragm or by other means as specified by the building designer.

Plating Notes

All plates are 1/2" X 4" except as noted.

(**) 8 plate(s) require special positioning. Refer to scaled plate plot details for special positioning requirements.

Purlins

In lieu of structural panels or rigid ceiling use purlins to laterally brace chords as follows:

Chord	Spacing(in oc)	Start(ft)	End(ft)
TC	24	-0.88	40.88
BC	74	0.15	39.85

Apply purlins to any chords above or below filters at 24" OC unless shown otherwise above.

Loading

Bottom chord checked for 10.00 psf non-concurrent bottom chord live load applied per IBC-15 section 1607.

Truss designed for unbalanced snow loads.

Wind

Wind loads based on MWFRS with additional C&C member design.

Bottom chord bracing may be spaced 120" oc when this truss design is used in post-frame construction.

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
B - Q	7556 -3297	N - M	6253 -2703
Q - P	6253 -2596	M - L	6253 -2703
P - O	6253 -2596	L - J	7556 -3290
O - N	4996 -2042		

Maximum Web Forces Per Ply (lbs)

Webs	Tens.Comp.	Webs	Tens. Comp.
C - Q	586 -938	F - N	1580 -708
Q - E	1338 -622	N - G	811 -1506
E - O	811 -1506	G - L	1338 -622
O - F	1580 -707	L - I	587 -938



01/02/2018

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!

****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS

Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions.

Alpine, a division of ITW Building Components Group Inc, shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see this job's general notes page and these web sites: ALPINE: www.alpineitw.com, TPI: www.tpinet.org, SBCA: www.sbcaindustry.com, ICC: www.iccsafe.org

ALPINE
 13723 Riverport Drive
 Suite 200
 Maryland Heights, MO 63043

1/2 BRIAN file

Front Door Title, Inc.
 File No. 1610009JC
 Tax ID # 15-15-14-000031/15-15-14-000032/15-15-11-670483

(2016)

This Deed, made this 1st day of November, 2016, by and between Thomas W. Eltringham, Sr., Trustee of the Patricia R. Eltringham Trust dated September 21, 1992 and Patricia R. Eltringham, Trustee under the Patricia R. Eltringham Trust dated September 21, 1992, GRANTORS, and Brian Schmuff, GRANTEE.

Witnesseth -

That in consideration of the sum of Two Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars (\$299,900.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, as sole owner, his personal representatives and assigns, in fee simple, all those lots of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE FIRST thereof and being known and designated as Lot No. 10, on Plat No. 2, of Harewood Park, Baltimore County, Maryland, duly recorded among the Land Records of Baltimore County, Maryland in Liber Plat Book C.H.K., Jr., 13, Folio 144.

BEGINNING FOR THE SECOND thereof and being known and designated as Lot No. 11, on Plat No. 2 of Harewood Park, Baltimore County, Maryland, duly recorded among the Land Records of Baltimore County, Maryland in Plat Book C.H.K., No. 13 folio 144.

BEGINNING FOR THE THIRD thereof and being known and designated as Lot No. 12, on Plat No. 2 of Harewood Park, Baltimore County, Maryland, duly recorded among the Land Records of Baltimore County, Maryland in Plat Book C.H.K., No. 12 folio 144.

For Informational Purposes Only:

Property Address: 13012 Harewood Road, Baltimore, MD 21221
 Tax Account No. 15-15-14-000031 (Lot 10)
 Tax Account No. 15-15-14-000032 (Lot 11)
 Tax Account No. 15-15-11-670483 (Lot 9)

LR - Deed (w Taxes)
 Surcharge 40.00
 LR - Deed State
 Transfer Tax 1,499.50
 LR - NR Tax - 1kd. 0.00
 SubTotal: 1,559.50

Total: 1,619.50
 01/11/2017 02:34
 CC03-CG
 15-15-14-000031 -
 15-15-14-000032 -
 15-15-11-670483 -
 Register 04

BEING the fee simple property which, by Deed dated January 30, 2012, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 31780, Folio 390, was granted and conveyed by Thomas R. Eltringham, Sr. and Patricia R. Eltringham, his wife, unto Thomas W. Eltringham and Patricia R. Eltringham, Trustees under the Patricia R. Eltringham Trust dated September 21, 1992.

Together with the buildings and improvements thereon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Brian Schmuff, as sole owner, his personal representatives and assigns, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant Specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

PET. No. 2



Prot. 1

1/2 BRIAN file

Front Door Title, Inc.
 File No. 1610009JC
 Tax ID # 15-15-14-000031/15-15-14-000032/15-15-11-670483

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For Informational Purposes Only:

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LP - Deed (w Taxes)
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 SubTotal: 1,559.50

Total: 1,619.50
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And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant Specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

Aug. 19, 2018

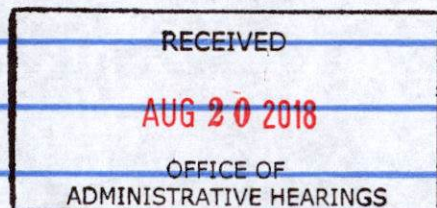
Honorable John E. Beverungen,

Depr Judge Beverungen,

We would like to have this
Case # 2018-0292-SPAA reconsidered.

The owner has submitted proof of ownership
of a RV, that has been stored only on his
commercial property. I reiterated to Mr.
Schmuff he is not to bring large work
trucks home at anytime or store them on
his residential property (13012 Hargwood Rd.)

Thank you in advance,
Lee Giron



Debra Wiley

From: John E. Beverungen
Sent: Thursday, July 19, 2018 11:53 AM
To: Debra Wiley
Subject: 2018-292
Attachments: 2018-0292-SPHA.docx

Final order. send copy to neighbors who signed in. thanks.

AND CITIZENS

CASE NAME 2018-0292-SPHA
CASE NUMBER _____
DATE 7-16-2018

PETITIONER REP.

ADDRESS

CITY, STATE, ZIP

E - MAIL

	NAME	ADDRESS	CITY	STATE	ZIP	EMAIL
CITIZENS	Lee Giroux	15852 MAGNOLIA DR.	New Freedom	PA	17349	Giroux.lee@gmail.com
	Leroy Plummer	6919 YALE RD	Harewood Park			
	Roditt Plummer	6919 YALE RD	"	"	"	
	John P. White	13006 HAREWOOD RD	MIDDLE RIVER	MD	21220	JPwhite33@hotmail.com
	Cheryl White	13006 HAREWOOD RD	MIDDLE RIVER	MD	21220	
	Diane Madrid	6905 Yale Rd	Middle River	MD	21220	dianefaymadridd@gmail.com
	Cheryl Romano	6907 YALE RD.	Middle River	MD	21220	Sherlock.Cheryl@gmail.com
	Jim Romano	6907 YALE RD.	Middle River	MD	21220	" " " com

----- Forwarded message -----

From: **Brian Schmuff** <bschmuff@gmail.com>

Date: Mon, Jul 16, 2018, 7:58 PM

Subject: Zoning Hearing

To: Lee Giroux <giroux.lee@gmail.com>

RECEIVED

JUL 18 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

Good evening Lee

First order of business, 13012 Harewood Road has been my residence since November 2016. The only times I do not stay here are vacation or times I sleep at my girlfriends house. The house never has or will be used as home office. Often i will bring a company truck home for the convenience of leaving for work. Never have I had employees come to my house for any reason (paperwork, to pick truck up, work on truck, etc). I think what people may mistake for my employees is that i have family members who frequent my house on a daily basis. The sole purpose for wanting a garage is to house my camper, boat and pickup truck. i Have attached a copy of the camper title and boat title. I have also attached copies of my personal bills that have been in my name since nov 2016. In addition to my personal bills i have attached a bill for my company insurance and a check stub from Baltimore County showing the address to my office that I rent.

I feel that some of the other things going on in the neighborhood are getting blamed on me just because they saw my truck. Im accused of making noise and waking neighbors all time of the night. My truck is a 2019 with full emissions intact. I can guarantee that truck could be parked directly outside of a window and minimal noise would be heard inside. Perhaps they hear the neighbors who run the automotive shop out of a shed flooring their cars up and down the street. I have personally witnessed that. Or perhaps the noise that wakes them up in the middle of the night is one of the trains on one of 4 train track directly across the street. It could also be the noise from the tow truck that parks at the house at the corner of Harewood road and Harewood Park. Or the street sweeper that is parked daily at 6903 Gunder Ave. (pic Attached). I know the dump truck that comes in and out daily that parks at 6728 south river drive in the garage outback is much louder than my truck.

Why the neighbors think I dont live at my house is beside me. Maybe its because besides going to work they dont see me. I keep to myself try to be polite, keep up on my property and try to help around the neighborhood. I paid \$250 (last week) to have the shrubs that border my property from the house at yale and harewood road cut and trimmed because they were overgrown and hanging into my property. The same property has been neglected for months. Just two weeks ago the grass was almost 4 feet tall. while i appreciate all of my neighbors concerns I feel that they should worry about the real problems in the neighborhood and not the garage that would be harmless to them. I will no longer be bringing the truck home from this point on. If there are any additional concerns please feel free to contact me directly.

Thanks
Brian Schmuff
443-844-7478

----- Forwarded message -----

From: **Brian Schmuff** <bschmuff@gmail.com>

Date: Mon, Jul 16, 2018, 7:58 PM

Subject: Zoning Hearing

To: Lee Giroux <giroux.lee@gmail.com>

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Thanks
Brian Schmuff
443-844-7478



Erie Insurance
Exchange

Member • Erie Insurance Group
100 Erie Ins. Pl. • Erie, PA 16530

Account Holder Copy

Invoice

Account Holder

RITE ENTERPRISES LLC
9609 PHILADELPHIA RD
BALTIMORE MD 21237-4107



194890558
DB1308

Minimum Due:

Due by:

07/12/2018

Pay in Full:

Fees will be added for any returned payments and
included on future invoices.

Make a secure online payment at erieinsurance.com.

Please call your Agent with questions about your
billing statement or to make changes to any of your
policies.

Mail Date:

06/21/2018

Account Number:

Account Holder: RITE ENTERPRISES LLC

ERIE Agent

DOWNS & ASSOC / H R I ASSOCIATES
718 PINE ST
HERNDON, VA 20170-4660
(703)834-3120

Thank you for choosing Erie Insurance
for your insurance needs!

See following page(s) for policy details.



PO BOX 4003
ACWORTH, GA 30101

KEYLINE



BRIAN M. SCHMUFF
13012 HAREWOOD RD
MIDDLE RIVER, MD 21220-1064

Billing period
Account number
Invoice number

May 22, 2018 - Jun 21, 2018

A late payment applies for unpaid balances. The charge is the greater of \$5 or 1.5% per month, or as permitted by law.

See last page for payment options and how to split your bill.

Questions? Visit vzw.com/contactus

Hi Brian, here's your bill for this month.



The new Verizon Plan Single Smartphone Unlimited

\$65.00



Brian Schmuff 443.377.5749

page 2

\$60.00

Brian Schmuff 443.844.7478

page 3

\$80.91



Surcharges

\$1.91

Taxes and government fees

\$1.96

\$209.78

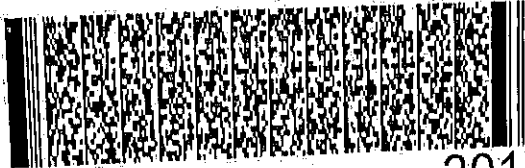
Due July 13



6601 Ritchie Highway, N.E.
Glen Burnie, Maryland 21062

Motor Vehicle Administration

REGISTRATION CERTIFICATE



STICKER NUMBER

2019-1204860

TAG NUMBER UNIT #
SCHMUFF CVR

TITLE NUMBER 50000889			MAKE AND BODY STYLE OF VEHICLE GMC TK	
YEAR 2018	CLASS EGP	EXCEPT N/A	VEHICLE IDENTIFICATION NUMBER 1GT12UEY8JF180024	
GR. VEH. WT. 10000	GR. COMB. WT. 00N/A	FEE \$167.00	EXPIRATION DATE 03/31/2019	
OWNERS LICENSE SOUNDSEX NO. S510098603944			CO-OWNER'S LICENSE SOUNDSEX NO.	

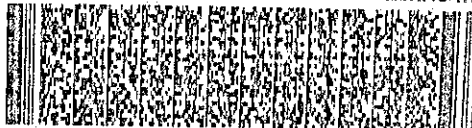
NAME(S) AND ADDRESS OF REGISTERED OWNER(S)
BRIAN MICHAEL SCHMUFF
13012 HAREWOOD RD
MIDDLE RIVER MD 212201064



6601 Ritchie Highway, N.E.
Glen Burnie, Maryland 21062

Motor Vehicle Administration

REGISTRATION CERTIFICATE



STICKER NUMBER

2020-0135563

TAG NUMBER UNIT #
226505X CVR

TITLE NUMBER 50466816			MAKE AND BODY STYLE OF VEHICLE VENT TL	
YEAR 2017	CLASS G	EXCEPT N/A	VEHICLE IDENTIFICATION NUMBER 47GBG2722HB000064	
GR. VEH. WT. 7000	GR. COMB. WT. 00N/A	FEE \$80.00	EXPIRATION DATE 05/31/2020	
OWNERS LICENSE SOUNDSEX NO. S510098603944			CO-OWNER'S LICENSE SOUNDSEX NO.	

NAME(S) AND ADDRESS OF REGISTERED OWNER(S)
BRIAN MICHAEL SCHMUFF
13012 HAREWOOD RD
MIDDLE RIVER MD 212201064



BALTIMORE COUNTY, MARYLAND
TOWSON, MD 21204

DISBURSEMENT ACCOUNT

Check Date
01/29/2018

Check Number
[REDACTED]

PAY Three Thousand Two Hundred And 00/100 Dollars

0993140

M&T Bank
Millsboro, Delaware 19966

62-17
311

CHECK AMOUNT

\$*****3,200.00

VOID AFTER 180 DAYS

TO
THE
ORDER
OF

Rite Enterprises LLC
9609 Philadelphia Road
Rosedale MD 21237

Keith Dorsey

Director of Budget and Finance

[REDACTED]

MARYLAND
Commercial Driver's License

CDL

2700F1407



SCHMITT
BRIAN MICHAEL
13012 HAREWOOD RD
MIDDLE RIVER MD 21220

DOB: 12/12/1967 M 6'06" 300 12/12/2022

SEX: M CLASS: A ENDORSEMENTS: P EXPIRATION: 12/09/2017

ORGAN DONOR



Account Number
8299 40 025 4190080

Billing Date
Jun 21, 2018

Services From
Jul 06, 2018 to Aug 05, 2018

Page
1 of 4

Hello Brian Schmuff,

Thank you for choosing XFINITY from Comcast.

Your bill at a glance

For 13012 HAREWOOD RD, MIDDLE RIVER, MD 21220-1064

Previous balance		\$225.03
Credit card payment - thank you	Jun 13	\$225.03
Balance forward		\$0.00
Regular monthly charges	Page 3	\$215.60
Taxes, surcharges & fees	Page 3	\$9.43
New charges		\$225.03

Amount due Jul 14, 2018

\$225.03

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- Any payments received or account activity after Jun 21, 2018 will show up on your next bill. View your most up-to-date account balance at XFINITY.com/myaccount

Need help?

- Visit xfinity.com/customersupport or see page 2 for other ways to contact us.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order



PO BOX 21428
EAGAN MN 55121-0428

BRIAN SCHMUFF
13012 HAREWOOD RD
MIDDLE RIVER, MD 21220-1064

Account number

8299 40 025 4190080

Payment due

Jul 14, 2018

Please pay

\$225.03

Amount enclosed

\$

Make checks payable to Comcast
Do not send cash

COMCAST
P.O. BOX 3001
SOUTHEASTERN PA 19398-3001

829940025419008000225037



An Exelon Company

CONTACT US

Customer Service:

.COM

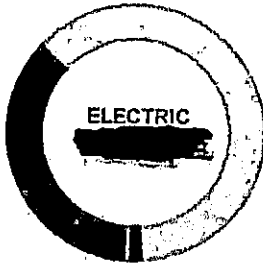
800.685.0123

800.735.2258 (TTY-TDD)

Correspondence:

P.O. Box 1475 Baltimore, MD 21203

BGE
ELECTRIC
DELIVERY



TAXES & FEES

ELECTRIC SUPPLY
BGE

Electric Choice ID: 2640924914

Bill Summary

Page 1 of 2

Brian M Schmuff
13012 Harewood Rd
Baltimore, MD 21220

Account # [REDACTED]

Issued Date: July 6, 2018

Previous Balance

Payments Received July 3, 2018

BGE Outstanding Balance

Electric

Other charges and credits (See details)

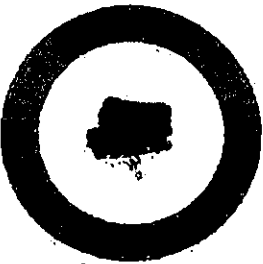
Total amount due by July 30, 2018

Payment received after July 30, 2018 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.

OTHER
CHARGES
AND
CREDITS



See details on page 2



An Exelon Company

Return only this portion with your check made payable to BGE. Please write your account number on your check.

Pay your bill online, by phone or by mail.

See reverse side for more info ►

Account	[REDACTED]
Total amount due by Jul 30, 2018	[REDACTED]
Payment Amount \$	[REDACTED]

Brian M Schmuff
13012 Harewood Rd
Baltimore, MD 21220-1064

BGE
P.O. Box 13070
Philadelphia, PA 19101-3070

21264092402680000189321211000001921100



An Exelon Company

CONTACT US

Customer Service:

BGE.COM

800.685.0123

800.735.2258 (TVA/TTD)

Correspondence:

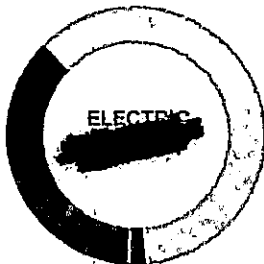
P.O. Box 1475 Baltimore, MD 21203

Bill Summary

Page 1 of 2

Brian M Schmuff
13012 Harewood Rd
Baltimore, MD 21220
Account # [REDACTED]
Issued Date: June 6, 2018

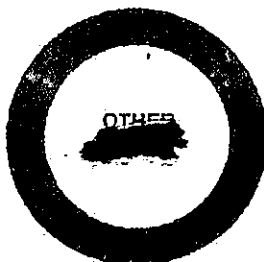
BGE
ELECTRIC
DELIVERY



TAXES & FEES

ELECTRIC SUPPLY
BGE
Electric Choice ID: 2640924914

OTHER
CHARGES
AND
CREDITS



See details on page 2

Previous Balance [REDACTED]
Payments Received June 4, 2018 [REDACTED]

BGE Outstanding Balance [REDACTED]

Electric [REDACTED]

Other charges and credits (See details) [REDACTED]

Total amount due by June 29, 2018 [REDACTED]

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The amounts shown in the circles reflect charges from this bill period.



An Exelon Company

Return only this portion with your check made payable to BGE. Please write your account number on your check.

Pay your bill online, by phone or by mail.

See reverse side for more info ►

Account [REDACTED]

Total amount due by Jun 29, 2018 [REDACTED]

Payment Amount \$

Brian M Schmuff
13012 Harewood Rd
Baltimore, MD 21220-1064

BGE
P.O. Box 13070
Philadelphia, PA 19101-3070

21264092402670000127911180200001298200

1413-564-8875
Kee Gilloux

Debra Wiley

7/16
10:42

From: Deb <deba915@comcast.net>
Sent: Sunday, July 15, 2018 12:26 PM
To: Administrative Hearings
Subject: Off ice of Administrative Hearings

I am emailing to voice my complaint regarding a person wanting to build a garage that is the footprint or larger then their house and 10 ft above County code. The residence in question is 13012 Harewood Rd, 21220. County case #2018-0292-SPHA. A few weeks ago a sign was erected stating a garage, no dimensions were given. I just saw that a new sign was put up, stating dimensions . How was I suppose to know that sign had changed, there should be "red" lettering stating a change. Regardless:

I am opposed to this garage since it is in a small residential neighborhood. There is only 1 road in and out of this neighborhood and I feel a "commercial " vehicles ,he parks a large dump truck in his yard now, will only multiply! Children ride their bikes around this residential neighborhood and having more commercial vehicles will be harmful to them. This road is not large enough to handle that type of vehicles.
Thank you for your time and please do not allow this to happen.

Concerned neighbor

I will not put my name since I do not want repercussions .



Debra Wiley

JB 7-16

10 AM

From: Deb <del915@comcast.net>
Sent: Sunday, July 15, 2018 7:57 PM
To: Administrative Hearings
Subject: Re: Off ice of Administrative Hearings

And the word in neighborhood is, he doesn't live there and has commercial trucks in and out of neighborhood all day. There are plenty of neighbors that would come to hearing if not during work day.

> On Jul 15, 2018, at 12:25 PM, Deb <del915@comcast.net> wrote:

>

> I am emailing to voice my complaint regarding a person wanting to build a garage that is the footprint or larger then their house and 10 ft above County code. The residence in question is 13012 Harewood Rd, 21220. County case #2018-0292-SPHA. A few weeks ago a sign was erected stating a garage, no dimensions were given. I just saw that a new sign was put up, stating dimensions . How was I suppose to know that sign had changed, there should be "red" lettering stating a change. Regardless:

> I am opposed to this garage since it is in a small residential neighborhood. There is only 1 road in and out of this neighborhood and I feel a "commercial " vehicles ,he parks a large dump truck in his yard now, will only multiply! Children ride their bikes around this residential neighborhood and having more commercial vehicles will be harmful to them. This road is not large enough to handle that type of vehicles.

> Thank you for your time and please do not allow this to happen.

>

> Concerned neighbor

> I will not put my name since I do not want repercussions .

>



13018
1402 Wood Rd
Front of
House



C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
6/4	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	No Comment
5/4	DEPS (if not received, date e-mail sent _____)	Comment
	FIRE DEPARTMENT	
5/25	PLANNING (if not received, date e-mail sent _____)	Comment
4/30	STATE HIGHWAY ADMINISTRATION	No Objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
4/15	ADJACENT PROPERTY OWNERS	Opposed
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 6/26/18	
SIGN POSTING (1 st)	Date: 6/24/18	by O'Keefe
SIGN POSTING (2 nd)	Date: 7/13/18	by O'Keefe
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

2018-0242-
3-1A

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 1514000031			
Owner Information					
Owner Name:	SCHMUFF BRIAN		Use:	RESIDENTIAL	
Mailing Address:	13012 HAREWOOD ROAD BALTIMORE MD 21220-1064		Principal Residence:	YES	
			Deed Reference:	/38503/ 00326	
Location & Structure Information					
Premises Address:	13012 HAREWOOD RD BALTIMORE 21220-1064		Legal Description:	200 SW YALE RD HAREWOOD PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0083	0006	0259		0000	
					Block:
					10
					Lot:
					10
					Assessment Year:
					2018
					Plat No:
					2
					Plat Ref:
					0013/0144
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1973	1,508 SF	900 SF	10,000 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Split Foyer	YES	SPLIT FOYER	SIDING	2 full	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2018		07/01/2017	
				As of	
				07/01/2018	
Land:	86,200	86,200			
Improvements	197,900	200,700			
Total:	284,100	286,900	284,100	285,033	
Preferential Land:	0			0	
Transfer Information					
Seller: ELTRINGHAM THOMAS W, TRUSTEE		Date: 01/11/2017		Price: \$299,900	
Type: ARMS LENGTH MULTIPLE		Deed1: /38503/ 00326		Deed2:	
Seller: ELTRINGHAM THOMAS R SR		Date: 03/05/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /31780/ 00390		Deed2:	
Seller: ELTRINGHAM THOMAS W		Date: 03/18/2002		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /16213/ 00372		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
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					

Prot. No. 2

Baltimore County - My Neighborhood



BIRD

RIVER.

SITE

BLACK HEAD

S. 88° 34' E

ROAD

MALLARD

ROAD

CREEK.

OWINGS

No dedication of any street, alley or highway shown on this plat, is to be implied from the filing, recording or publication here of.

BIRD RIVER BEACH

J.J. REQUARD & BROS. - CLAUDE L. HAMMOND
OVERLEA - MD.

//

J. SPENCE HOWARD
Civil Engr Balto. Md.
Scale 1"=100' May 1923
Book # 162 & 163 File 456

*Filed for record
July 10, 1923
Dist: H & P Co. Clk.*

