

MEMORANDUM

DATE: August 21, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0321-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on August 20, 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

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(3339 Edwards Lane) *
15th Election District *
6th Council District *

Gregory V. Ottensmeyer *
Legal Owner *
Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0321-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 Gregory V. Ottensmeyer, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve temporarily, an existing accessory building (shed) to remain on a vacant property, prior to construction of a proposed single family dwelling and continue to remain after dwelling construction. A petition for Variance seeks to permit an existing accessory building (shed) to be located partially within the side yard in lieu of the required rear yard only. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Gregory V. Ottensmeyer appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Environmental Protection and Sustainability ("DEPS") and the Bureau of Development Plans Review ("DPR"). Neither agency opposed the requests.

ORDER RECEIVED FOR FILING

Date 7-20-18

By bw

SPECIAL HEARING

The Petitioner owns two (2) lots on Edwards Lane; one is improved with a single family dwelling and the other (the subject property) is unimproved. The unimproved lot was created with DRC approval of a lot line adjustment. Prior to that time, the shed in question was situated in the rear yard of 3337 Edwards lane. Following the lot line adjustment the shed is now on the newly-created and unimproved lot. Petitioner plans to construct a single family dwelling on the subject property, which necessitated zoning relief.

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 waterfront property is subject to a variety of environmental constraints, which renders the property unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because he would be required to raze/relocate the shed. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED this 20th day of **July, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve temporarily, an existing accessory building (shed) to remain

ORDER RECEIVED FOR FILING

Date 7-20-18

By bw

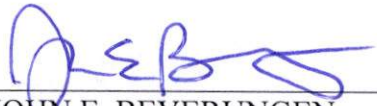
on a vacant property, prior to construction of a proposed single family dwelling and continue to remain after dwelling construction, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit an existing accessory building (shed) to be located partially within the side yard in lieu of the required rear yard only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his 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, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must comply with the ZAC comments submitted by the DPR and DEPS, copies of which are attached hereto.

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)

flood

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 3339 Edwards Lane which is presently zoned DR 3.5
 Deed References: 38895/00185 10 Digit Tax Account # 2000005322
 Property Owner(s) Printed Name(s) Gregory V. Ottensmeyer Sr.

(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 temporarily, an existing accessory building (shed) to remain on a vacant property, prior to construction of a proposed single family dwelling, and continue to remain after dwelling construction.
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s) 400: Accessory Buildings in Residence Zones
400.1 Location: Lot Coverage BCZR, to permit an existing accessory building (shed) to be located partially within the side yard in lieu of the required rear yard only.
 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:

N/A
 Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Attorney for Petitioner:

N/A
 Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Legal Owners (Petitioners):

Gregory V. Ottensmeyer Sr.
 Name #1 - Type or Print Name #2 - Type or Print

Signature #1 / Signature #2

3337 Edwards Ln., Baltimore, MD
 Mailing Address City State

21220 / 410-499-4734 / greg@ottensmeyer.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Justin Ottensmeyer, Prof. L.S.
 Name - Type or Print

Signature

1 Nashua Ct. Baltimore, MD
 Mailing Address City State

21221 / 410-560-0007 / justinottensmeyer@mtpls.net
 Zip Code Telephone # Email Address

CASE NUMBER 2018-0321-SPHA Filing Date 5/23/2018 Do Not Schedule Dates: _____ Reviewer JNP

100/7

ADD

[Handwritten signature]

ZONING PROPERTY DESCRIPTION FOR 3339 Edwards Lane, Baltimore, MD, 21220

*Beginning at a point on the (east) side of (Edwards Lane) which is (50) feet wide at a distance of (352+/-) feet (south) of the centerline of the nearest improved intersecting street (Park Road) which is (40) feet wide, thence S 71 degrees 30 minutes East 245.64' to the Point of Beginning.

Thence the following courses and distances: (1st POC) South 71 degrees 30 minutes East 227.36 feet, (2nd POC) South 20 degrees 26 minutes 25 seconds West 129.50 Feet, (3rd POC) North 71 degrees 23 minutes 36 seconds West 218.36 feet, (4th POC) North 16 degrees 27 minutes 00 seconds East 129.10 feet to the point of beginning as recorded in Deed Liber 38895 Folio 185, containing 0.66 acres. Located in the 15th Election District and 6th Council District.

2018-0321-SPHA

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 28, 2018 Issue - Jeffersonian

Please forward billing to:
Ben Battaglia
Battaglia Homes, LLC
14333 Jarrettsville Pike
Phoenix, MD 21131

443-987-5804

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: 2018-0326-A
8116 Redstone Road
E/s Redstone Road, 547 ft. W/f of Yellowstone Road
11th Election District – 5th Councilmanic District
Legal Owners: Joseph Esposito

Variance to permit a proposed detached accessory structure (garage) to be located in the front yard in lieu of the required rear yard; and to amend the Final Development Plan of Fox Creek Farm, Lot 5 only.

Hearing: Friday, July 20, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 28, 2018 Issue - Jeffersonian

Please forward billing to:
Sunay Ahmadov
2226 Sanibal Drive
Reston, VA 20191

202-706-4070

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: 2018-0322-SPH

1200 White Avenue

NE/s White Avenue, 50 ft. NW of the centerline of Pulaski Highway

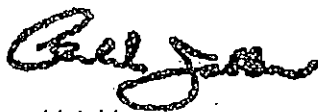
15th Election District – 7th Councilmanic District

Legal Owners: Davud Musayev

Contract Purchaser/Lessee: Sunay Ahmadov

Special Hearing to determine whether or not the Administrative Law Judge should approve the amending of the previously approved site plan, reflecting the removal of garage and the layout of display parking from Case 2018-0105-X.

Hearing: Thursday, July 19, 2018 at 11:00 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.

CERTIFICATE OF POSTING

7-19
10 AM

2018-0321-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Gregory Ottensmeyer

July 19, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

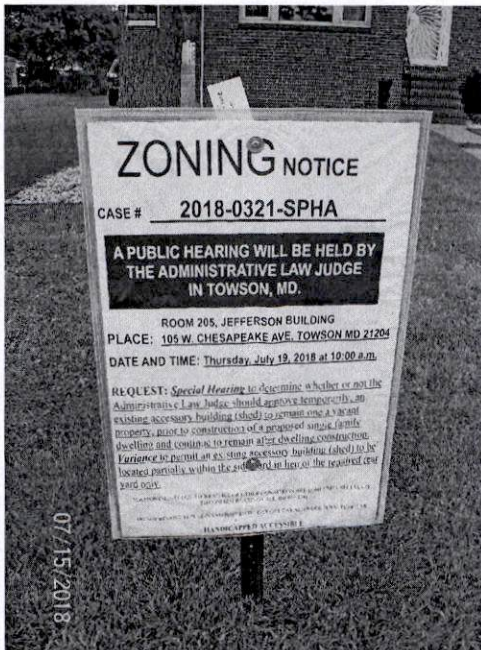


This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

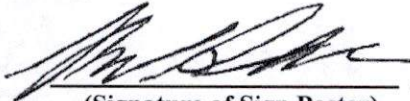
3339 Edwards Lane **SIGN 1 Re-Certification**

June 28, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 July 15, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0321-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Gregory Ottensmeyer

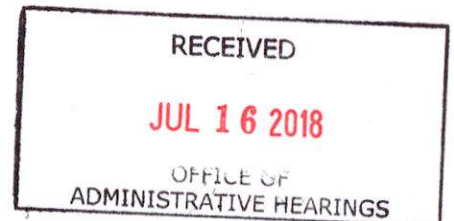
July 19, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:



This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

3339 Edwards Lane **SIGN 2 Re-Certification**

June 28, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

A handwritten signature in black ink, appearing to read "Robert Black".

July 15, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0321-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Gregory Ottensmeyer

July 19, 2018
Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

3339 Edwards Lane

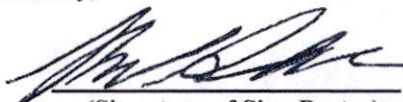
SIGN 1

June 28, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 June 28, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0321-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Gregory Ottensmeyer

July 19, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

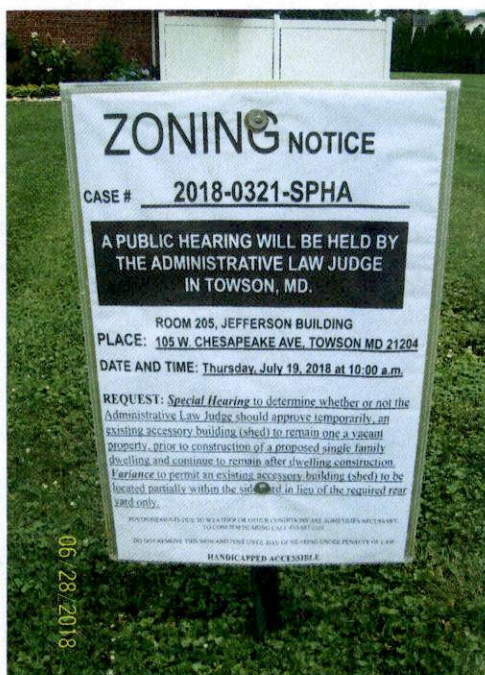
3339 Edwards Lane

SIGN 2

June 28, 2018

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,



June 28, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

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

June 12, 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: 2018-0321-SPHA

3339 Edwards Lane

E/s Edwards Lane, 352 ft. S/of Park Road

15th Election District – 6th Councilmanic District

Legal Owners: Gregory Ottensmeyer

Special hearing To determine whether or not the Administrative Law Judge should approve temporarily, an existing accessory building (shed) to remain on a vacant property, prior to construction of a proposed single family dwelling and continue to remain after dwelling construction. Variance to permit an existing accessory building (shed) to be located partially within the side yard in lieu of the required rear yard only.

Hearing: Thursday, July 19, 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".

Arnold Jablon
Director

AJ:kl

C: Gregory Ottensmeyer, 3337 Edwards Lane, Baltimore 21220
Justin Ottensmeyer, 1 Nashua Court, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JUNE 29, 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
Thursday, June 28, 2018 Issue - Jeffersonian

Please forward billing to:
Greg Ottensmeyer
3337 Edwards Lane
Baltimore, MD 21220

410-499-4734

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: 2018-0321-SPHA

3339 Edwards Lane
E/s Edwards Lane, 352 ft. S/of Park Road
15th Election District – 6th Councilmanic District
Legal Owners: Gregory Ottensmeyer

Special hearing To determine whether or not the Administrative Law Judge should approve temporarily, an existing accessory building (shed) to remain on a vacant property, prior to construction of a proposed single family dwelling and continue to remain after dwelling construction. Variance to permit an existing accessory building (shed) to be located partially within the side yard in lieu of the required rear yard only.

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

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- (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 * OF ADMINISTRATIVE
3339 Edwards Lane; E/S Edwards Lane, * HEARINGS FOR
352' S of Park Road * BALTIMORE COUNTY
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Gregory Ottensmeyer *
Petitioner(s) * 2018-321-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.

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

RECEIVED
MAY 31 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of May, 2018, a copy of the foregoing Entry of Appearance was mailed to Justin Ottensmeyer, 1 Nashua Court, Baltimore, Maryland 21221, 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: 2018-0321-SPHA
Property Address: 3339 EDWARDS LANE MIDDLE RIVER MD 21220
Property Description: ~~VACANT LOT SEEKING SFD BUILDING PERMIT~~
E/S OF EDWARDS LANE, 352' SOUTH OF PARK ROAD
Legal Owners (Petitioners): GREGORY V OTTENSMEYER SR.
Contract Purchaser/Lessee: ~~GREGORY V OTTENSMEYER SR~~ N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: GREG OTTENSMEYER
Company/Firm (if applicable): N/A
Address: 3337 EDWARDS LANE
MIDDLE RIVER MD 21220
Telephone Number: 410 499-4734

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

No. **168834**

Date: **5/22/2018**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 5/24/2018 5/22/2018 11:34:25 1
 WSO1 WALKIN LJR
 RECEIPT # 786987 5/22/2018 OFLN
 5 528 ZONING VERIFICATION
 168834

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					150.00

Recpt Tot \$150.00
 \$0.00 CK \$150.00 CA
 Baltimore County, Maryland

Total: **150.00**

Rec From: **Gregory V. Ottensmeyer, Sr.**

For: **Special Hearing & Variance - 3339 Edwards Lane**
21018-0321-SPHA (Ottensmeyer)

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

Gregory V Ottensmeyer Sr.
3337 Edwards Lane
Baltimore MD 21220

RE: Case Number: 2018-0321 SPHA, Address: 3339 Edwards Lane

Dear Mr. Ottensmeyer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 22, 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Justin Ottensmeyer, 1 Nashua Court, Baltimore MD 21221



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 5/25/18

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. 2018-0321-SPHA

Special Hearing, Variance
Gregory V. Ottensmeyer
3339 Edwards Lane

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

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 28, 2018 Issue - Jeffersonian

Please forward billing to:
Greg Ottensmeyer
3337 Edwards Lane
Baltimore, MD 21220

410-499-4734

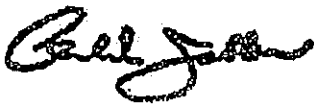
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: *For EFC*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 4, 2018
Item No. 2018-0321-SPHA **(REVISED)**

DATE: July 26, 2018

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

Since ZAC 2018-0321 SPHA is specific to an existing on-site accessory structure our prior comment regarding showing and labeling the LiMWA (Limited Wave Action) line on the site plan, is not applicable at this time and shall not be required.

In regards to proposed improvements to the property (which includes a new 2-story dwelling) all required permits or approvals for said improvement, shall show the LiMWA (Limited Wave Action) line.

The existing accessory structure (shed) shall comply with Baltimore County floodplain building regulations, documentation shall be provided.

*

*

*

*

*

VKD: cen
cc: file

JB 7-19-18 10AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
JUL 05 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: July 5, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0321-SPHA
Address 3339 Edwards Lane
(Ottensmeyer Property)

Zoning Advisory Committee Meeting of **June 4, 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 an existing shed to remain on a vacant property prior to construction of a dwelling and to permit the shed to be partially located in the side yard. The lot is waterfront, and a proposed dwelling has not yet been built. The property does not currently exceed lot coverage limits and the shed does not intrude into the 100-foot Critical Area buffer. Any proposed future development must meet all LDA requirements, including lot coverage limits and buffer requirements. As proposed, the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

ORDER RECEIVED FOR FILING

Date 7-20-18
By DW

This property is waterfront but the shed is beyond the 100-foot Buffer. Lot coverage requirements will be met. Therefore this request 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;

The shed exists and does not exceed lot coverage limits or intrude into the buffer. Therefore the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

ORDER RECEIVED FOR FILING

Date 7-20-18

C:\Users\dwiley\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\DXWB6LKP\ZAC 18-0321-SPHA-EIR 3339 Edwards Lane.doc By DS

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: ^{VKD} Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 4, 2018
Item No. 2018-0321-SPHA

DATE: June 21, 2018

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

Show & label the LiMWA (Limited Wave Action) line on the site plan.

The existing accessory structure (shed) shall comply with Baltimore County floodplain building regulations, documentation shall be provided.

* * * * *

VKD: cen
cc: file

ORDER RECEIVED FOR FILING

Date 7-20-18

By BSW

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 28, 2018 Issue - Jeffersonian

Please forward billing to:

Timothy Kotroco
Kotroco & Associates
305 Washington Avenue, Ste. 502
Towson, MD 21204

410-299-2943

NOTICE OF ZONING HEARING

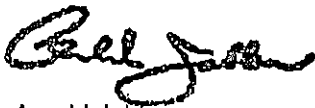
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0312-A

1740 E. Joppa Road
N/s E. Joppa Road at the corner of Emge Road
9th Election District – 5th Councilmanic District
Legal Owners: 1740 E. Joppa Road, LLC, Mike Weber

Variance 1. To approve a Joint ID sign located on the building parapet without street frontage and without the words "The" & "Building"; 2. To approve a new tenant enterprise sign for Old Line Bank located on the drive-thru canopy facing west, without a customer entrance; 3. To allow an existing enterprise tenant bank sign to remain on a lower vestibule entrance canopy within direct customer access and to allow 2 canopy signs in lieu of one; 4. To allow an existing joint ID sign to remain without the words "The" & "Building". For such other and further relief as the nature of this cause may require.

Hearing: Wednesday, July 18, 2018 at 11:00 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.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 05 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: July 5, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0321-SPHA
Address 3339 Edwards Lane
(Ottensmeyer Property)

Zoning Advisory Committee Meeting of **June 4, 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 an existing shed to remain on a vacant property prior to construction of a dwelling and to permit the shed to be partially located in the side yard. The lot is waterfront, and a proposed dwelling has not yet been built. The property does not currently exceed lot coverage limits and the shed does not intrude into the 100-foot Critical Area buffer. Any proposed future development must meet all LDA requirements, including lot coverage limits and buffer requirements. As proposed, 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 waterfront but the shed is beyond the 100-foot Buffer. Lot coverage requirements will be met. Therefore this request 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;

The shed exists and does not exceed lot coverage limits or intrude into the buffer. Therefore the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

7-19

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-321



INFORMATION:

Property Address: 3339 Edwards Lane
Petitioner: Gregory Ottensmeyer, Sr.
Zoning: DR 3.5
Requested Action: Special Hearing, Variance

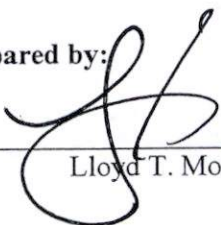
The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should temporarily approve an existing accessory building (shed) to remain on a vacant property prior to construction of a proposed single family dwelling and continue to remain after dwelling construction. The Department also reviewed the petition for variance to permit an existing accessory building (shed) to be located partially within the side yard in lieu of the required rear yard only.

A site visit was conducted on May 30, 2018.

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

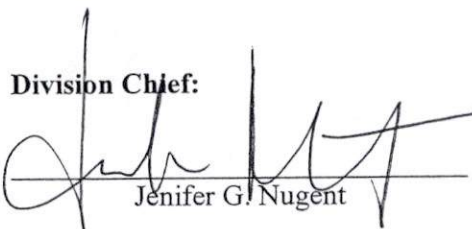
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

AVA/JGN/LTM/

c: Krystle Patchak
Justin Ottensmeyer, Prof. L.S.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: ^{VKD} Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 4, 2018
Item No. 2018-0321-SPHA

DATE: June 21, 2018

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

Show & label the LiMWA (Limited Wave Action) line on the site plan.

The existing accessory structure (shed) shall comply with Baltimore County floodplain building regulations, documentation shall be provided.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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The shed exists and does not exceed lot coverage limits or intrude into the buffer. Therefore the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

5/24/2018 - This filed
the petition already, so
this request is moot.
A.J.

Greg Ottensmeyer
3337 Edwards Lane
Middle River, MD
21220

Mr. Arnold Jablon, Director
Permits, Approvals and Inspections
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 22, 2018

RE: 3337 Edwards Lane Middle River, MD 21220

Dear Mr. Jablon:

Enclosed, please accept our request waiver of the variance procedure for 3337 Edwards Lane Middle River, MD 21220 LOT-2.

The variance application was filed with Mr. Richards offices on May 22, 2018.

Thank you for your kindest consideration and response.

Thank you,
Sincerely,



Greg Ottensmeyer
Greg@Ottensmeyer.com
410 499-4734 text/cell

REQUEST FOR SPECIAL HEARING TO EXPEDITE VARIANCE PROCEDURE

A variance request was required by Baltimore County zoning board upon attempt to file for a building permit to construct a single family home on an individually owned lot at:

3337 Edwards Lane Middle River, MD 21220

The variance application was filed with this request. Applicant seeks waiver of variance procedure due to special circumstances and conditions existing that are peculiar to the land and structure, which is the subject of this variance request. where The applicant seeks to expedite the normal interval to obtain a variance hearing based on the following hardships;

- 1) Strict compliance with the applicable Zoning Regulations for Baltimore County would result in practical difficulty and unreasonable hardship.
- 2) No other space exists on the applicant's properties to reasonably locate the shed.
- 3) The shed was legally placed 4 years ago.
- 4) Variance requirement was created only upon application for a building permit.
- 5) Owner agrees to move the shed in the event a variance is not approved.
- 6) Owner has placed a \$10,000 collateral deposit with Baltimore County.
- 7) Owner is willing to obtain signed waiver from every neighbor within the affected area within 10-days from approval of this request.

Wherefore the applicant respectfully requests your consideration and decision at the soonest possible time.

BY:



Greg Ottensmeyer

Greg@Ottensmeyer.com

410 499-4734 text/cell

NEIGHBOR APPROVAL OF VARIANCE WAIVER FOR OTTENSMEYER SHED

I am a property owner in Baltimore County and a neighbor to Greg Ottensmeyer's property at:

3337 Edwards Lane Middle River, MD 21220

I am aware that Mr. Ottensmeyer has a large, lite gray shed on his property and I have no objection to it remaining there.

By: _____

Address: _____

Date: May _____, 2018

FROM THE OFFICES OF
THE HONORABLE

Mr. Arnold Jablon, Director
Permits, Approvals and Inspections
Baltimore County Government
111 West Chesapeake Avenue
Towson, Maryland 21204

May ____, 2018

ORDER

By the power and authority granted to me by my position with Baltimore County and after due consideration of the petition and application of Greg Ottensmeyer requesting an expedited variance procedure, it is hereby GRANTED,

contingent upon;

☐ No further conditions

☐ Obtaining the signed acknowledgments from neighbors as further instructed.

☐ Other conditions separately instructed

ACCEPTED

Arnold Jablon, Director

DATE: _____

Greg Ottensmeyer
3337 Edwards Lane
Middle River, MD
21220

W. Carl Richards Jr., Chief
Baltimore County Zoning Department
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

May 22, 2018

RE: 3337 Edwards Lane Middle River, MD 21220

Dear Mr. Richards:

Enclosed, please accept our application for a variance for 3337 Edwards Lane Middle River, MD 21220 LOT-2.

In accordance with our discussion in your office on or about May 10th, I'm enclosing our request for waiver of the variance process due to the hardship exceptions cited.

As suggested I've directed our waiver request to Mr. Arnold Jablon, Director. Permits, Approvals and Inspections, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204. May I ask you to forward it to him.

Thank you,
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Greg Ottensmeyer

Greg@Ottensmeyer.com

410 499-4734 text/cell

Number of hauls	<i>P. setiferus</i> (%)	<i>P. setiferus</i> + <i>P. setiferus</i> + <i>P. setiferus</i> (%)	<i>P. setiferus</i> + <i>P. setiferus</i> + <i>P. setiferus</i> (%)
1	~10	~10	~10
2	~25	~25	~25
3	~45	~45	~45
4	~60	~60	~60
5	~70	~70	~70
6	~75	~75	~75
7	~78	~78	~78
8	~80	~80	~80
9	~82	~82	~82
10	~85	~85	~85

1. The first part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system (1) as $\epsilon \rightarrow 0$. It is shown that the solutions of the system (1) converge to the solutions of the system (2) in the sense of the weak convergence in the space $L^2(\Omega; \mathbb{R}^n)$.

[illegible]

1. *Chlorophyll *a** and *Chlorophyll *b** were determined by the method of Arar and Collins (1971) using a Shimadzu 1010 spectrophotometer. The concentration of chlorophylls was expressed as $\mu\text{g mL}^{-1}$ of the sample.

100

[illegible]

2. $\frac{1}{2} \leq \frac{1}{2} \leq \frac{1}{2}$

Greg Ottensmeyer
3337 Edwards Lane
Middle River, MD
21220

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Baltimore County Zoning Department
County Office Building
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BY:



Greg Ottensmeyer

Greg@Ottensmeyer.com

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Greg Ottensmeyer
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Permits, Approvals and Inspections
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BY:



Greg Ottensmeyer

Greg@Ottensmeyer.com

410 499-4734 text/cell

1. 1940年12月，在《新中华》创刊号上，毛泽东发表了《新民主主义论》，系统阐述了新民主主义理论。

[illegible]

As a result, the β values for the β parameters are not significantly different from zero. The β values for the β parameters are not significantly different from zero. The β values for the β parameters are not significantly different from zero.

[illegible]

(1) $\mathcal{A} = \{A_1, \dots, A_n\}$ is a family of n sets, $n \geq 1$, and $\mathcal{B} = \{B_1, \dots, B_m\}$ is a family of m sets, $m \geq 1$, such that $A_i \cap B_j \neq \emptyset$ for all i, j . Then $\mathcal{A} \cap \mathcal{B} \neq \emptyset$.

•

•

1

Greg Ottensmeyer
3337 Edwards Lane
Middle River, MD
21220

NEIGHBOR APPROVAL OF VARIANCE WAIVER FOR OTTENSMEYER SHED

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By: _____

Address: _____

Date: May _____, 2018

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION

100 N. 5TH ST. NEW YORK, N.Y. 10037
TELEPHONE: 212-850-4100

100 N. 5TH ST. NEW YORK, N.Y. 10037

ASTOR LENOX TILDEN FOUNDATION
100 N. 5TH ST. NEW YORK, N.Y. 10037
TELEPHONE: 212-850-4100

100 N. 5TH ST. NEW YORK, N.Y. 10037

100 N. 5TH ST. NEW YORK, N.Y. 10037

100 N. 5TH ST. NEW YORK, N.Y. 10037

FROM THE OFFICES OF
THE HONORABLE

Mr. Arnold Jablon, Director
Permits, Approvals and Inspections
Baltimore County Government
111 West Chesapeake Avenue
Towson, Maryland 21204

May ____, 2018

ORDER

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contingent upon;

☐ No further conditions

☐ Obtaining the signed acknowledgments from neighbors as further instructed.

☐ Other conditions separately instructed

ACCEPTED

Arnold Jablon, Director

DATE: _____

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>6/21</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>Comment</u>
<u>7/5</u>	DEPS (if not received, date e-mail sent _____)	<u>Comment</u>
_____	FIRE DEPARTMENT	_____
<u>6/19</u>	PLANNING (if not received, date e-mail sent _____)	<u>No Objections</u>
<u>5/25</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 (1 st)	Date: <u>6/28/18</u>	by <u>SSG Black</u>
SIGN POSTING (2 nd)	Date: <u>7/15/18</u>	by <u>SSG Black</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

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 - 2000005322			
Owner Information					
Owner Name:	OTTENSMEYER GREGORY V SR		Use:	RESIDENTIAL	
			Principal Residence:	NO	
Mailing Address:	3337 EDWARDS LN BALTIMORE MD 21220-2910		Deed Reference:	/38895/ 00185	
Location & Structure Information					
Premises Address:	EDWARDS LN 0-0000 Waterfront		Legal Description:	.66 AC PLT LT 2 EDWARDS LA ESR 3000 W BOWLEYS QTRS RD PHILIP EDWARDS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0091	0015	0383		0000	2 2018 8/50
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			28,798 SF	34	
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:	136,200	136,200			
Improvements	0	0			
Total:	136,200	136,200	136,200	136,200	
Preferential Land:	0			0	
Transfer Information					
Seller: OTTENSMEYER GREGORY V SR		Date: 04/27/2017		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /38895/ 00185		Deed2:	
Seller: MOWERY ROGER G		Date: 04/27/2013		Price: \$300,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /38895/ 00185		Deed2:	
Seller: RADDATZ GLEN P		Date: 01/13/1998		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /12604/ 00202		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			

Sherry Nuffer

From: Kristen L Lewis
Sent: Tuesday, July 17, 2018 2:47 PM
To: Sherry Nuffer
Subject: FW: Missing Zoning Hearing Notices
Attachments: BSMG LEGAL ADS FAX#1 6-13-18

FYI, this is the reply from the Corporate office for the Jeffersonian.

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Welenc, Charlie [mailto:cwelenc@tronc.com]
Sent: Tuesday, July 17, 2018 2:08 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Missing Zoning Hearing Notices

Hello Kristen,

We just received an email from Ellen in our local office in regards to 3 missing Zoning Hearing Notices that you have not received proof of publications from June 28th. From what we can see on our end, it appears those three did not publish. We are looking into what happened and why those three did not run as requested. At this time, is there anything that we can do on our end in regards to these three notices to help resolve this. If speaking about it over the phone is easier, please feel free to give me a call at 312-981-7298, or you can let me know the best number to reach you at.

Best,

Charlie Welenc
Team Lead, Inbound Sales
160 N Stetson Ave. Chicago, IL 60601
312-981-7298 | Direct



Formerly Tribune Publishing
Our calls may be recorded for quality and training purposes

Hi Brendan – Kristin from the Baltimore County Zoning office called concerning these 4 ads which were supposed to publish in the Jeffersonian on June 28th. She never received the Certificates for them. I tried to look them up in the computer by the billing phone number and could not locate them. I then looked at the archives of the paper that day – but could only locate one of the ads. (2018-0312-A)

Once you determine the ad numbers for the other three ads – let me know and then we can send out Certificates.

Attached is the email that was forwarded to your office from our office containing these ads.

Thanks!

2018-0321-SPHA

2018-0322-SPH

2018-0326-A

2018-0312-A – Found – order number 5675396

**Baltimore County Government**

Historic Courthouse
400 Washington Ave
Towson, Maryland 21204

Fax

To:	Jeffersonian	From:	PAI Zoning Fax
Fax:	4103326446	Fax:	410-887-3048
Company:		Voice:	410-887-3373
Voice:		Email:	paizoningfax@baltimorecountymd.gov

Date: June 13, 2018
Subject: Advertisement Requests

Comments:

Please publish accordingly. Thanks,

Kristen Lewis
PAI - Zoning Review
410-887-3391

CONFIDENTIALITY NOTICE:

The documents accompanying this telecopy transmission contain confidential information belonging to the sender which is legally privileged and confidential. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action based on the contents of this telecopy information is strictly prohibited. If you have received this telecopy in error, please immediately notify the sender to arrange for return of the original documents.

7/19
10Am

Case No.: 2018-0321-SPHA 3339 Edwards Lane

Exhibit Sheet

Petitioner/Developer

Pg 21

Protestants

DW 7-20-18

No. 1	Plan	
No. 2	Photos	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

CASE NAME 2018-0321-SPHA
CASE NUMBER _____
DATE _____

CASE NAME 2018-0321-SPHA
CASE NUMBER _____
DATE _____

DATE _____

7-19-2018

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]



ZONING NOTICE

CASE # **2018-0321-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: **Thursday, July 19, 2018 at 12:00 p.m.**

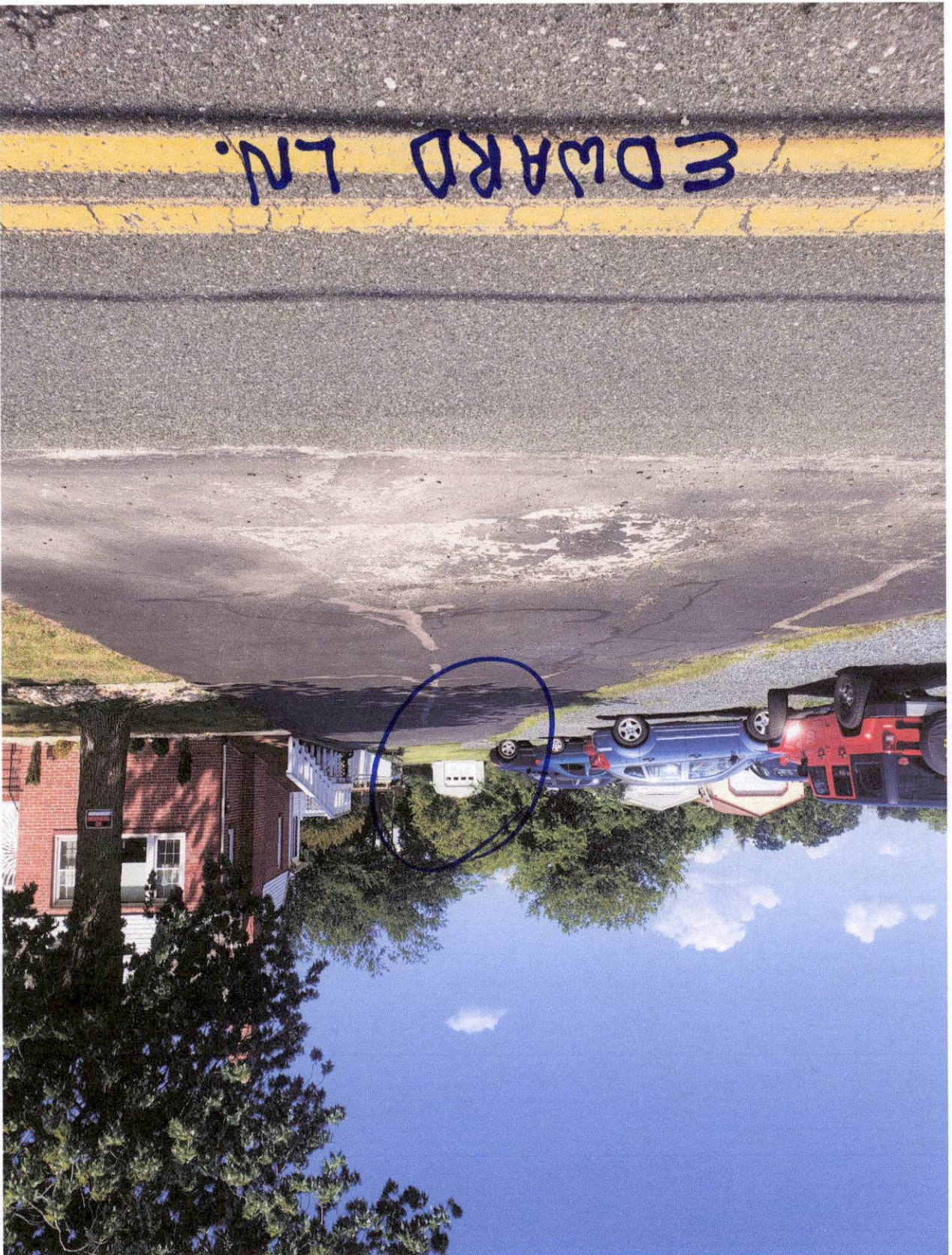
REQUEST: *Special Review is requested; whether or not the Administrative Law Judge should approve temporary use of existing accessory building (shed) to permit use as a second property, prior to construction of a proposed single family dwelling and covering to remain after dwelling construction. Landowner to permit use, existing accessory building shall be located partially within the setback in front of the occupied rear yard only.*

FOR FURTHER INFORMATION, CONTACT THE TOWSON PLANNING AND ZONING DEPARTMENT AT 410.516.2200 OR VISIT THE TOWSON PLANNING AND ZONING DEPARTMENT WEBSITE AT WWW.TOWSONMD.GOV.

FOR MORE INFORMATION, CONTACT THE TOWSON PLANNING AND ZONING DEPARTMENT AT 410.516.2200 OR VISIT THE TOWSON PLANNING AND ZONING DEPARTMENT WEBSITE AT WWW.TOWSONMD.GOV.

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PETITIONER'S
EXHIBIT NO. 2

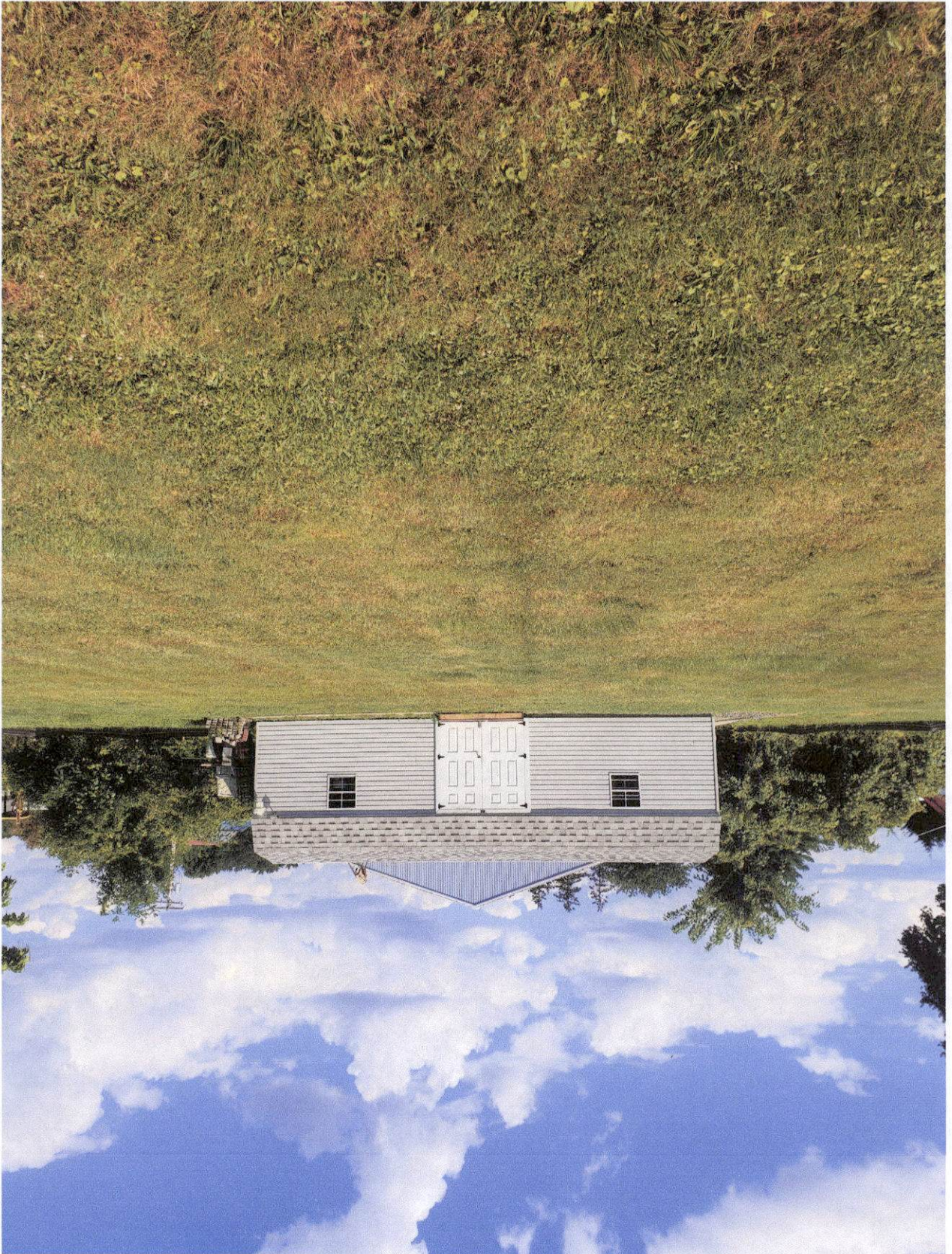


EXH-1 B

EXH-1 C

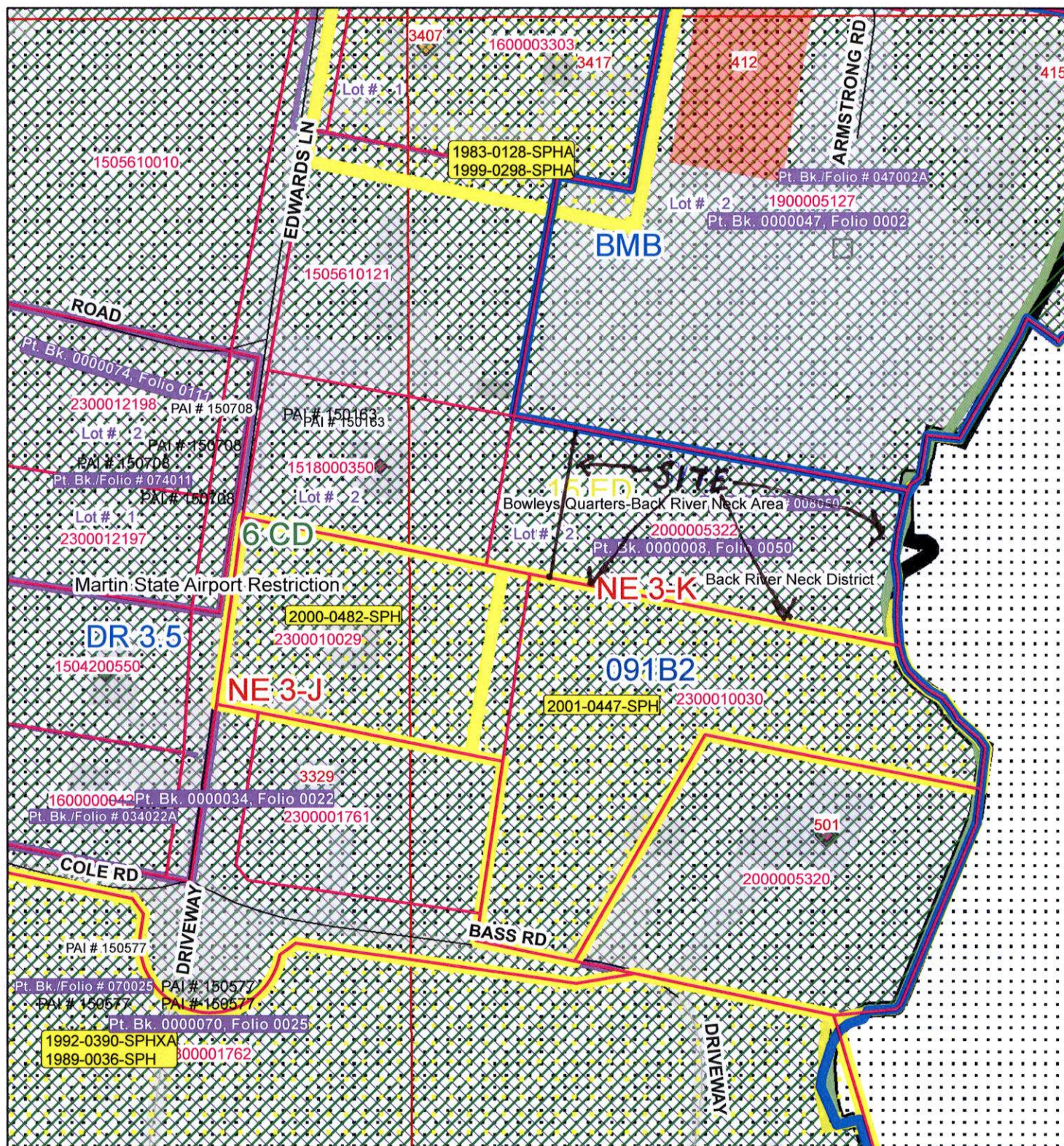


~~FRONT~~ OF PROPOSED HOUSE SIDE



EXH-1 D

Enter Property Address Here



Publication Date: 5/10/2018



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

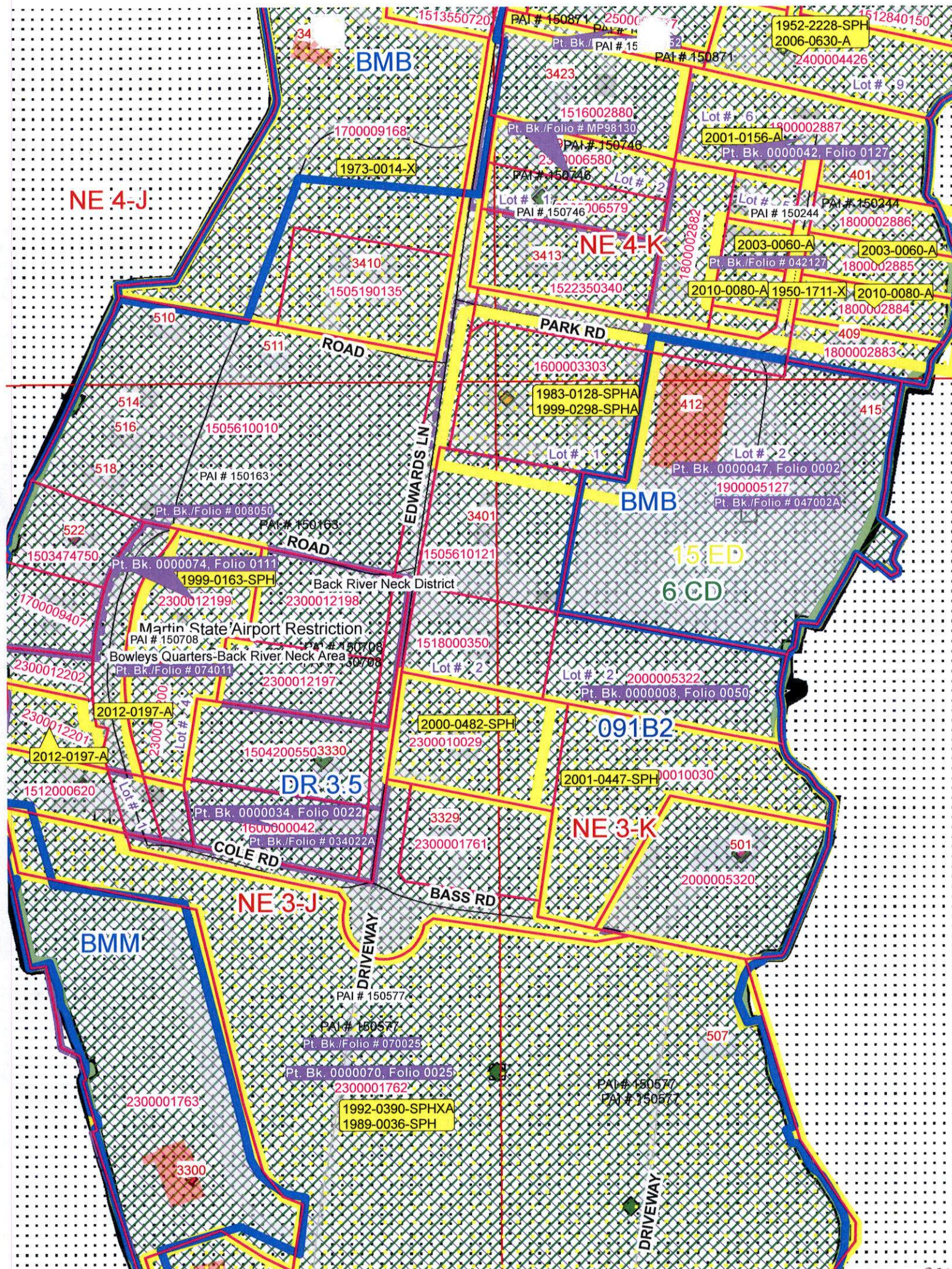


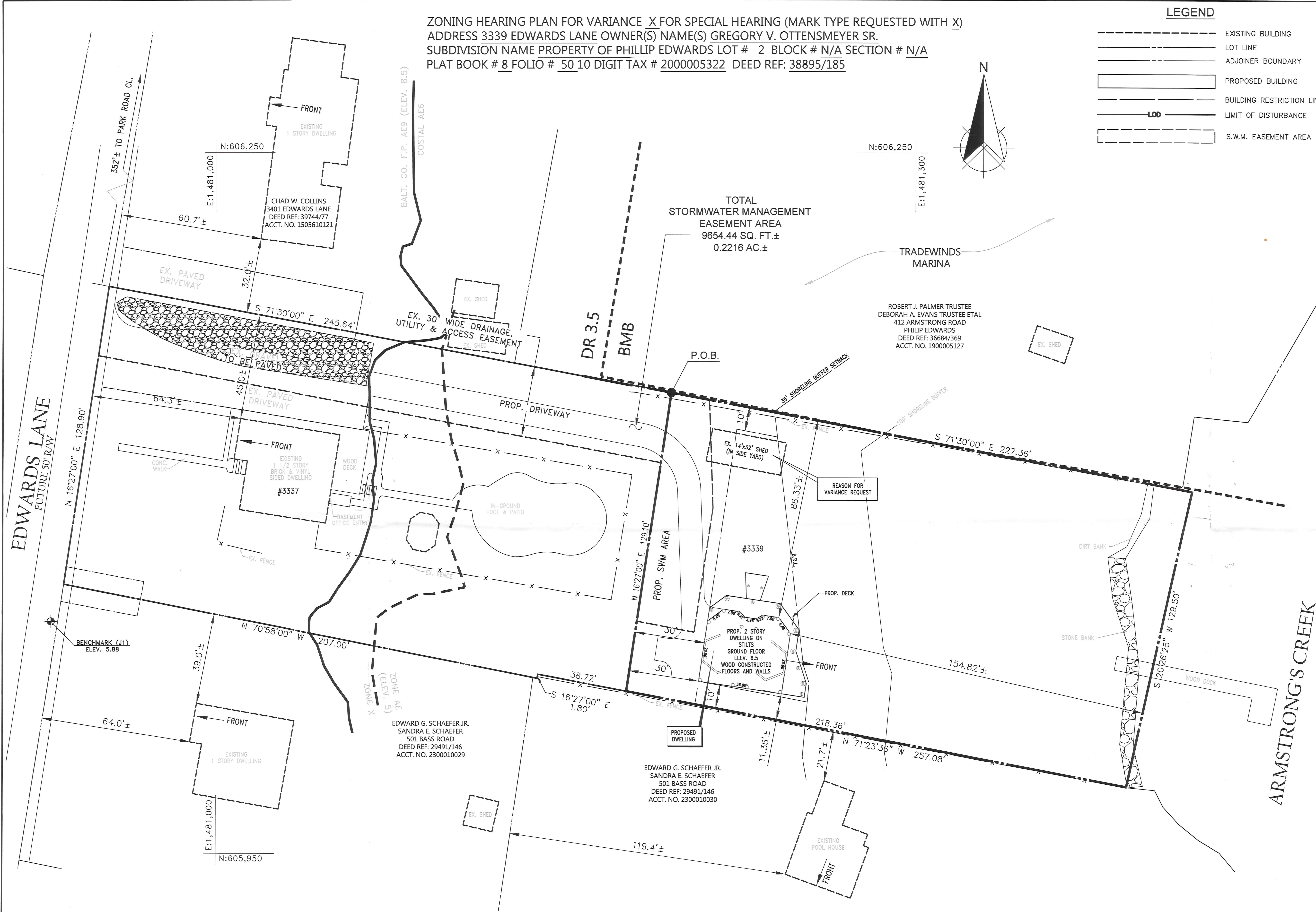
0 25 50 100 150 200 Feet

1 inch = 100 feet

2018-0321-SPHA







EDWARDS LANE
FUTURE 50' R/W

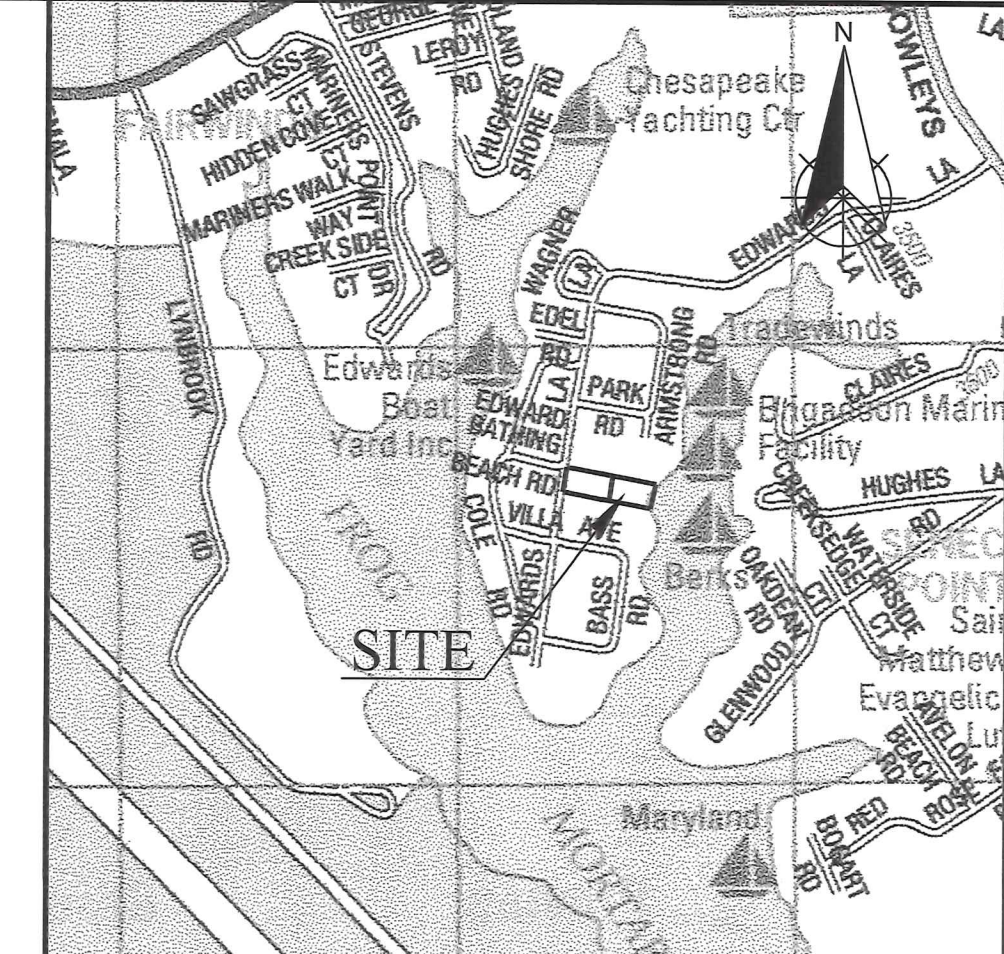


1 NASHUA COURT, SUITE A
BALTIMORE, MD 21221
P: 410-560-0002
WWW.MTPLS.NET

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 3339 EDWARDS LANE OWNER(S) NAME(S) GREGORY V. OTTENSMEYER SR.
SUBDIVISION NAME PROPERTY OF PHILLIP EDWARDS LOT # 2 BLOCK # N/A SECTION # N/A
PLAT BOOK # 8 FOLIO # 50 10 DIGIT TAX # 2000005322 DEED REF: 38895/185

LEGEND

- EXISTING BUILDING
- LOT LINE
- ADJOINER BOUNDARY
- PROPOSED BUILDING
- BUILDING RESTRICTION LINE
- LIMIT OF DISTURBANCE
- S.W.M. EASEMENT AREA



VICINITY MAP
SCALE: 1" = 1000'

ZONING MAP# 091B2
SITE ZONED - D.R. 3.5
ELECTION DISTRICT - 15TH
COUNCIL DISTRICT - 6TH
LOT AREA ACREAGE - 0.66
OR SQUARE FEET - 28,796
HISTORIC ? - NO
IN CBCA ? - YES
IN FLOODPLAIN ? - YES
UTILITIES ? MARK WITH X
WATER IS:
PUBLIC X PRIVATE
SEWER IS:
PUBLIC X PRIVATE
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW:

VIOLATION CASE INFO:

PLAN VIEW
SCALE: 1" = 20'

PLAN DRAWN BY: JUSTIN OTTENSMEYER, PROF. L.S. DATE: 05-21-18 SCALE: 1 INCH = 20 FEET

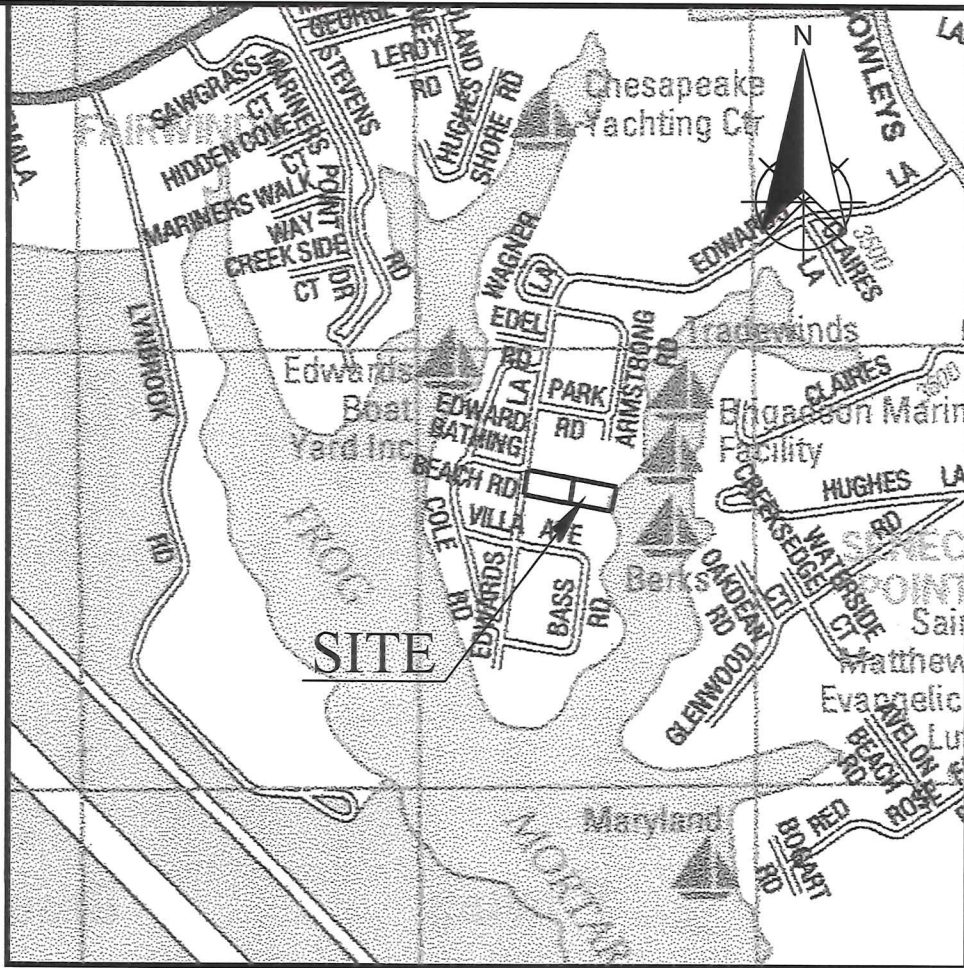
HEARING PLAN FOR #3339 EDWARDS LANE			
KEY SHEET - INE POSITION SHEET - 15NE32, 14NE32 COUNCILMANIC DISTRICT - 6	ACCT. NO.: PARCEL 383 - 2000005322 ELECTION DISTRICT NO. 15	TAX MAP: 91 PARCEL: 383	DEED REF.: 38895/185 PLAT REF.: 8 / 50 BALTIMORE COUNTY, MARYLAND
OWNER / DEVELOPER: GREG OTTENSMEYER 3337 EDWARDS LANE MIDDLE RIVER, MD 21220 PHONE: 410-335-8000		DATE: 05/21/2018	SCALE: 1" = 20'
DRC # 053116-LLA2 TRACKING # LIM-2016-00058		SHEET 1 OF 1	

PET. No. 1
2018-0321-SP4A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 3339 EDWARDS LANE OWNER(S) NAME(S) GREGORY V. OTTENSMEYER SR.
SUBDIVISION NAME PROPERTY OF PHILLIP EDWARDS LOT # 2 BLOCK # N/A SECTION # N/A
PLAT BOOK # 8 FOLIO # 50 10 DIGIT TAX # 2000005322 DEED REF: 38895/185

LEGEND

- EXISTING BUILDING
- LOT LINE
- ADJOINER BOUNDARY
- PROPOSED BUILDING
- BUILDING RESTRICTION LINE
- LIMIT OF DISTURBANCE
- S.W.M. EASEMENT AREA



VICINITY MAP
SCALE: 1" = 1000'

ZONING MAP# 091B2
SITE ZONED - D.R. 3.5
ELECTION DISTRICT - 15TH
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LOT AREA ACREAGE - 0.66
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SEWER IS:
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PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW:

VIOLATION CASE INFO.:

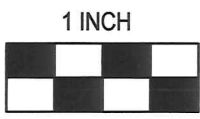
EDWARDS LANE
FUTURE 50' R/W



1 NASHUA COURT, SUITE A
BALTIMORE, MD 21221
P: 410-560-0002
WWW.MTPLS.NET

PLAN DRAWN BY: JUSTIN OTTENSMEYER, PROF. L.S. DATE: 05-21-18 SCALE: 1 INCH = 20 FEET

PLAN VIEW
SCALE: 1" = 20'



DRC # 053116-LA2
TRACKING # LIM-2016-00068

HEARING PLAN FOR #3339 EDWARDS LANE			
KEY SHEET - INE POSITION SHEET - 15N32, 14N32 COUNCILMANIC DISTRICT - 6	ACCT. NO.: PARCEL 383 - 2000005322 ELECTION DISTRICT NO. 15	TAX MAP: 91 PARCEL: 383	DEED REF.: 38895/185 PLAT REF.: 8/50 BALTIMORE COUNTY, MARYLAND
OWNER / DEVELOPER: GREG OTTENSMEYER 3337 EDWARDS LANE MIDDLE RIVER, MD 21220 PHONE: 410-335-9000			DATE: 05/21/2018 SCALE: 1" = 20' SHEET 1 OF 1

2018-0321-SP44