

M E M O R A N D U M

DATE: January 22, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0118-A - Appeal Period Expired

The appeal period for the above-referenced case expired on January 18, 2019. 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(5 Glider Dr.)
15th Election District
6th Council District
Frederick Schroeder
Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0118-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Frederick Schroeder, legal owner of the subject property ("Petitioner"). Petitioner is requesting variance relief pursuant to the Baltimore County Zoning Regulations ("BCZR") to allow a proposed and existing accessory structure (2 detached carports) to be located in the side and front yards with a setback as little as 0 ft. in lieu of the minimum required 2.5 ft. A site plan was marked as Petitioner's Exhibit 1.

Professional engineer Rick Richardson and Frederick Schroeder appeared in support of the petition. Mary Gephardt, Esq. appeared on behalf of Denise Pitsenbarger, an adjoining neighbor who opposed the request. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the County reviewing agencies.

The site is approximately 5,000 square feet in size and zoned DR 5.5. The property is improved with a single-family dwelling constructed in 1942. Petitioner has lived in the house since 1955. The property has two carports: one on either side of the dwelling. Most recently the carport on the north side of the dwelling (adjoining the protestant's lot) was constructed. Petitioner stated the carport on the south side of the dwelling was constructed approximately 30 years ago.

ORDER RECEIVED FOR FILING

Date

12/19/18

By

sen

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).

As seen on the plat of Victory Villa (Petitioner's Exhibit 4), the shape and size of Petitioner's property is quite similar to most of the other lots in this community. As such, I do not believe the property is "unique" as that term is used in Maryland law. Thus, the variance request (at least with respect to the newly installed carport on the north side of the dwelling) must be denied. While the same variance standard is arguably applicable in evaluating whether the older carport on the south of the dwelling complies with the BCZR, I believe there are at least two distinguishing factors that dictate a contrary result.

As an initial matter, the plan shows the older carport is setback two (2) ft. from the western boundary and one (1) ft. from the southern boundary. The Regulations require only a 2.5 ft. setback, and this older carport substantially complies with that requirement. In addition, this structure has stood without complaint for over 20 years, and I believe protestant (and Baltimore County) should be equitably estopped from insisting upon its removal at this juncture. In fact, Maryland law provides that an individual may not initiate a complaint or action concerning a building or structure which allegedly violates a setback line requirement more than three years after that structure has been completed. Md. Cts. & Jud. Proc. Code Ann. §5-114. As such, I will grant the petition with respect to the older carport.

THEREFORE, IT IS ORDERED, this 19th day of **December, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to allow a proposed accessory

ORDER RECEIVED FOR FILING

2

Date 12/19/18

By Sen

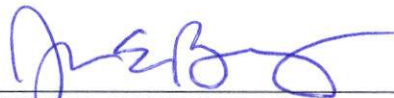
structure (detached carport) on the north side of the dwelling to be located in the side and front yards with a setback as little as 0 ft. in lieu of the minimum required 2.5 ft., be and is hereby DENIED.

IT IS FURTHER ORDERED that the Petition for Variance to allow an existing accessory structure (detached carport) on the south side of the dwelling to be located in the side and front yard in lieu of the required rear yard location with setbacks of 1 ft. and 2 ft. in lieu of the required 2.5 feet, 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 its 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.

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/sln

ORDER RECEIVED FOR FILING

Date 12/19/18

By sln



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 5 Glider Drive which is presently zoned DR-5.5

Deed Reference 38612/352 10 Digit Tax Account # 1519073030

Property Owner(s) Printed Name(s) Frederick E. Schroeder & Mary Ruth Schroeder (deceased)

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. **X** **ADMINISTRATIVE VARIANCE** from section(s) 400.1 to allow a proposed and existing accessory structure (2 detached carports) to be located in the side and front yards with a setback as little as 0 feet in lieu of the minimum required 2.5 feet.

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

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

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:

Frederick E. Schroeder / Mary Ruth Schroeder

Name #1 - Type or Print Name #2 - Type or Print

Signature #1

(deceased)
Signature # 2

5 Glider Drive, Baltimore MD

Mailing Address City State

21220-4602 / 410-686-5077

Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering LLC Rick Richardson

Name - Type or Print

Signature

30 E. Padonia Road, Timonium MD

Mailing Address City State

21093 / 410-560-1502

Zip Code Telephone # Email Address rick@richardsonengineering.net

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 20 **day of** October, 2018 **that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.**

Administrative Law Judge of Baltimore County

CASE NUMBER 2019-0118-A Filing Date 10/12/2018 Estimated Posting Date 10/21/2018 Reviewer JNP

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 5 Glider Drive Baltimore MD 21220
Print or Type Address of property City State Zip Code

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

The existing driveway for the house is located on the east side and the new carport will be constructed over it
The carport will be open on all sides and is in the side yard of the existing building.

ACCESS TO THE REAR GARAGE IS BLOCKED BY A CHIMNEY ON THE SOUTH SIDE.
TURNING ACCESS ON THE NORTH SIDE TO THE GARAGE IS NOT POSSIBLE DUE TO EXISTING
VEGETATION AND TURNING RADII OF VEHICLES
THE ONLY LOCATION POSSIBLE FOR THE CARPORTS IS ON THE SIDE OF HOUSE

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

Signature of Affiant

FREDERICK SCHROEDER SR

Name- Print or Type

Signature of Affiant

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF HARFORD ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 25 day of SEPT, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

FREDERICK SCHROEDER

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

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires

Anthony J. Serafino
FEB 7 2021



**ZONING DESCRIPTION FOR
5 GLIDER DRIVE
15TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the East side of Glider Drive at a distance of 140' +/- from the intersection of Fuselage Ave. (60' wide) and Glider Dr. (50' wide); being lot 60 in the Subdivision known as Victory Villa, Section 2, Plat B as recorded in the land records of Baltimore County in Plat Book 22, folio 110.

Containing a net area of 5,000 square feet, or 0.11 acres of land, more or less.

2019-0118-A

Date: 10/22/18

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. 2019-0118-A

Additional Variance
Frederick E. Schroeder
5 Glider Drive

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



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2019-0118-A

Address: 5 Glider Road

Petitioner(s): Frederick E. Schroeder

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

☒ We Mary E. Gephardt / Mr. & Mrs. Worthie
Pitsenbarger
Attorney Name - Type or Print esp.

☒ Legal Owner OR () Resident of

3 Glider Road

Address

Baltimore, Maryland 21220

City State Zip Code

410-687-2299

Telephone Number

which is located approximately 0' (next door) feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Mary E. Gephardt Attorney 11/5/18
Signature for Mr & Mrs Worthie Date
Pitsenbarger

Signature
Revised 9/18/98 - wcr/scj

Date

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0118-A

To Permit proposed and existing accessory
structures (detached garports) to be located in
the side and front yards with a setback as little as
4 feet in front of the minimum required 25 feet.

PUBLIC HEARING?

TO THE END OF SEEING TO THE THE TOWN OF FARMINGTON CODE
AND THE TOWN OF FARMINGTON ZONING BY-LAW A PUBLIC
HEARING HAS BEEN SET FOR THE PROPOSED VARIANCE PROVIDED FOR
IN THE TOWN OF FARMINGTON ZONING BY-LAW TO BE HEARD
ON THE 10th day of November, 2018.

November 10, 2018

RESERVED FOR THE TOWN OF FARMINGTON

Law Office of
Mary E. Gephardt, P.A.

M&T Bank Building
809 Eastern Boulevard
Suite 300
Baltimore, Maryland 21221

Telephone
(410) 687-2299

Telefax
(410) 687-2616

November 5, 2018

Baltimore County Zoning Office
Department of Permits, Approvals and Inspection
Zoning Review Bureau Room 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

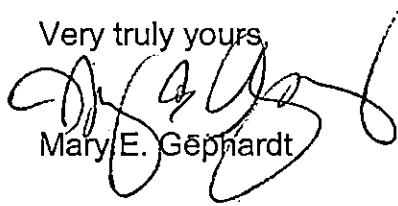
RE: Case No. 2019-0118A
5 Glider Road
Baltimore, MD 21220

Dear Sir or Madam:

This is to advise I represent Mr. & Mrs. Worthie Pitsenbarger, the owners of the adjacent property where a sign has been posted for an administrative variance. My client's are opposed to the granting of a permit for the two detached carports located on the side and front yards with a setback as little as 0 feet in lieu of the minimum required 2.5 feet.

My clients are therefore requesting a hearing be scheduled for the above case,

Very truly yours,


Mary E. Gephardt

MEG:krk
Enclosure
Cc: Mr. & Mrs. Worthie Pitsenbarger

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

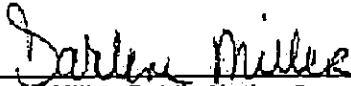
Order #: 11649249
Case #: 2019-0118-A
Description:

NOTICE OF ZONING HEARING CASE NUMBER: 2019-0118-A

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

11/21/2018



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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: 2019-0118-A

5 Glider Drive

E/s Glider Drive, 140 ft. s/w of Ruselage Avenue

15th Election District - 6th Councilmanic District

Legal Owners: Frederick & Mary Ruth Schroeder

Variance to allow a proposed and existing accessory structure (2 detached carports) to be located in the side and front yards with a setback as little as 0 ft. in lieu of the minimum required 2.5 ft.

Hearing: Wednesday, December 12, 2018 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-687-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-687-3391.

n21

js 12-12-18
1:30 PM

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, December 09, 2018 8:40 PM
To: Administrative Hearings
Subject: Recertification's For 2019-0105-XA AND 2019-0118-A
Attachments: Re-Cert 1 2019-0105-XA.doc; Re-Cert 2 2019-0105-XA.doc; Re-Cert 3 2019-0105-XA.doc; Re-Cert 4 2019-0105-XA.doc; Re-Cert 2019-0105-XA Groups 1 & 2.doc; Re-Cert 1 2019-0118-A.doc; Re-Cert 2 2019-0118-A.doc

Recertification's for 8301 Oakleigh Road and 5 Glider Drive



RECEIVED
JUL 1 1954
OFFICE OF
ACCOMMODATION HEARINGS

CERTIFICATE OF POSTING

2019-0118-A

RE: Case No.: _____

Petitioner/Developer: _____

Frederick & Mary Ruth Schroeder

December 12, 2018

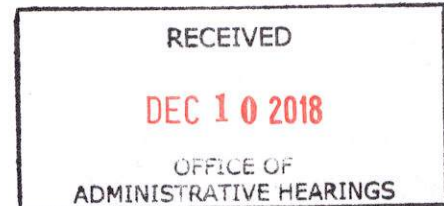
Date of Hearing/Closing: _____

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: _____

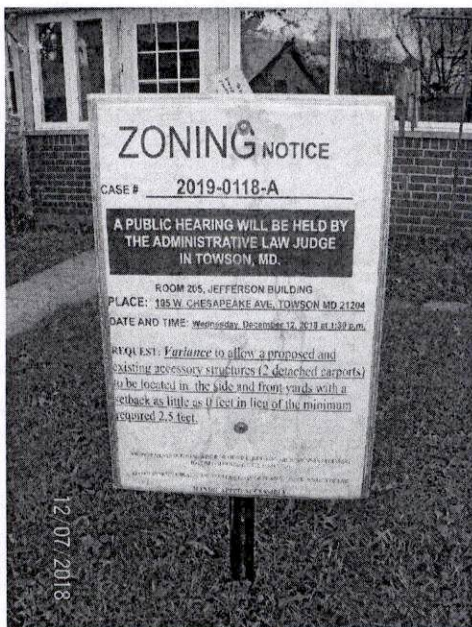


5 Glider Drive

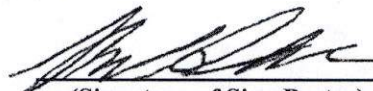
SIGN 1 Recertification

November 20 2018

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



Sincerely,

 December 7, 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)

C E R T I F I C A T E O F P O S T I N G

2019-0118-A

RE: Case No.: _____

Petitioner/Developer: _____

Frederick & Mary Ruth Schroeder

December 12, 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: _____

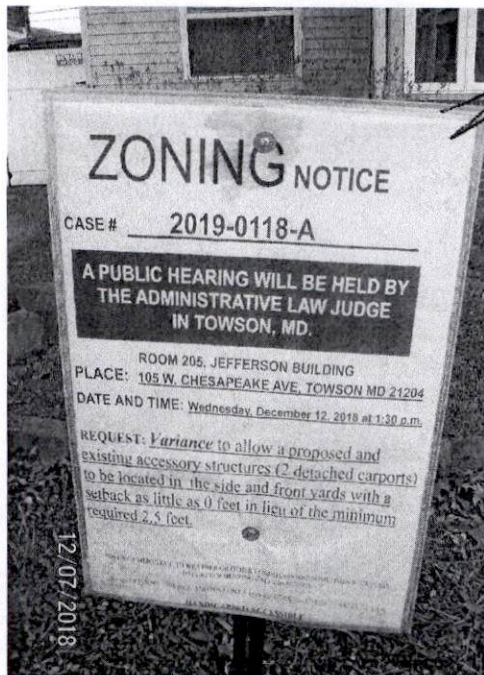


5 Glider Drive

SIGN 2 Recertification

November 20 2018

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



Sincerely,

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

December 7, 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

2019-0118-A

RE: Case No.: _____

Petitioner/Developer: _____

Frederick & Mary Ruth Schroeder

December 12, 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: _____

5 Glider Drive

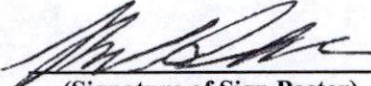
SIGN 1

November 20 2018

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



Sincerely,

 **November 20, 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

2019-0118-A

RE: Case No.: _____

Petitioner/Developer: _____

Frederick & Mary Ruth Schroeder

December 12, 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:

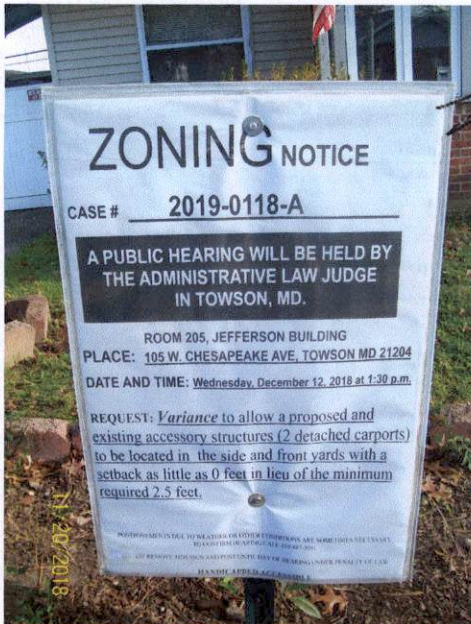
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5 Glider Drive

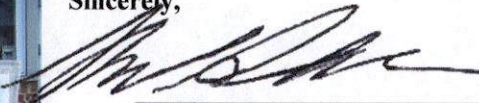
SIGN 2

November 20 2018

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



Sincerely,

 November 20, 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

2019-0118-A

RE: Case No.: _____

Petitioner/Developer: _____

Frederick & Mary Ruth Schroeder

December 12, 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:

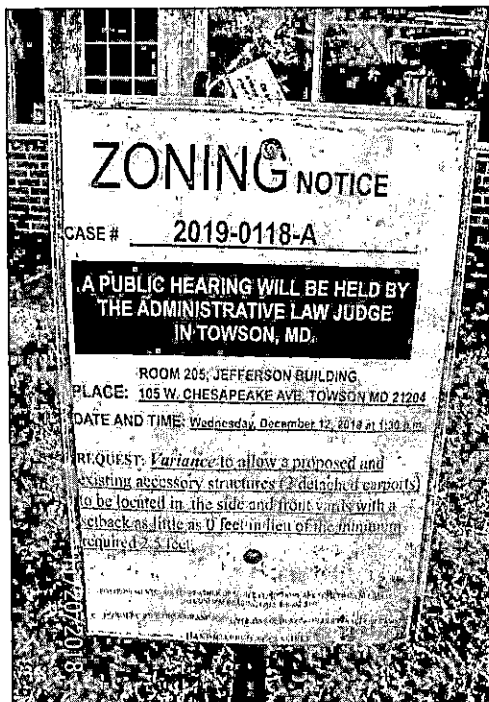
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5 Glider Drive

SIGN 1

November 20 2018

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



Sincerely,

 November 20, 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

2019-0118-A

RE: Case No.: _____

Petitioner/Developer: _____

Frederick & Mary Ruth Schroeder

December 12, 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:

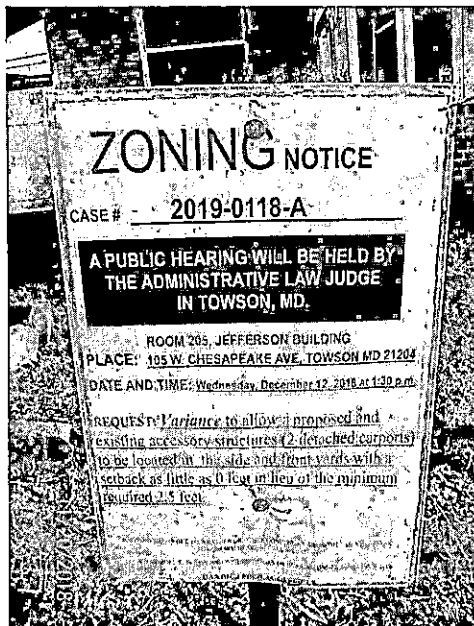
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5 Glider Drive

SIGN 2

November 20 2018

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



Sincerely,

November 20, 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

2019-0118-A

RE: Case No.: _____

Petitioner/Developer: _____

Frederick E. Schrooder

November 5, 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:

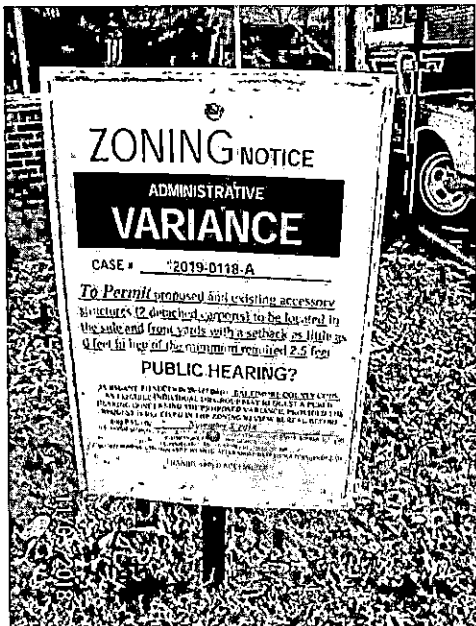
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5 Glider Drive

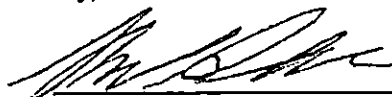
SIGN 1 Recertification

October 21, 2018

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



Sincerely,


(Signature of Sign Poster)

November 3, 2018

(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

2019-0118-A

RE: Case No.: _____

Petitioner/Developer: _____

Frederick E. Schrooder

November 5, 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:

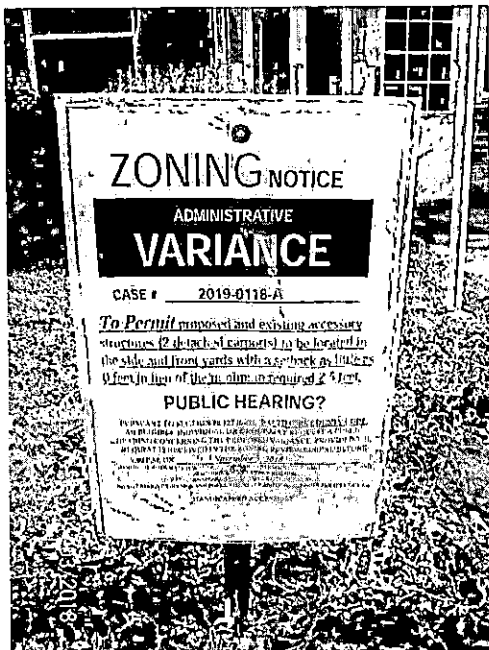
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5 Glider Drive

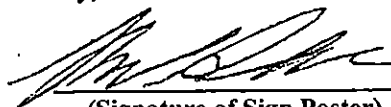
SIGN 2 Recertification

October 21, 2018

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



Sincerely,



November 3, 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

2019-0118-A

RE: Case No.: _____

Petitioner/Developer: _____

Frederick E. Schrooder

November 5, 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: _____

5 Glider Drive

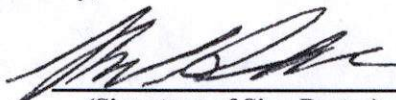
SIGN 1

October 21, 2018

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



Sincerely,

 October 21, 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)

10/10/19

10/10/19

10/10/19

10/10/19

10/10/19

SIGN 1

10/10/19

10/10/19

10/10/19

10/10/19

10/10/19

10/10/19

10/10/19

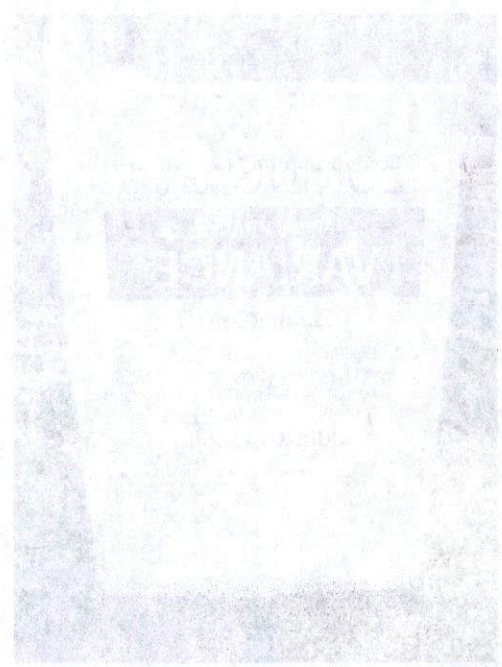
10/10/19

10/10/19

10/10/19

10/10/19

10/10/19



CERTIFICATE OF POSTING

2019-0118-A

RE: Case No.: _____

Petitioner/Developer: _____

Frederick E. Schrooder

November 5, 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:

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5 Glider Drive

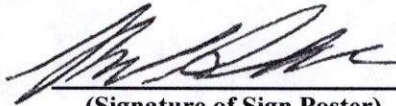
SIGN 2

October 21, 2018

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



Sincerely,

 October 21, 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)

1. The first part of the report
describes the general situation
of the country and the
main problems.

2. The second part

3. The third part
describes the
main results of the
research.

4. The fourth part

5. The fifth part
describes the
main results of the
research.

CERTIFICATE OF POSTGRADUATE

2019-0118-A

RE: Case No.: _____

Petitioner/Developer: _____

Frederick E. Schrooder

November 5, 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:

5 Glider Drive

SIGN 1 Recertification

October 21, 2018

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

Sincerely,

November 3, 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

2019-0118-A

RE: Case No.: _____

Petitioner/Developer: _____

Frederick E. Schrooder

November 5, 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:

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5 Glider Drive

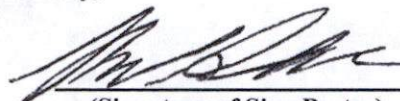
SIGN 2 Recertification

October 21, 2018

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



Sincerely,

 November 3, 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

2019-0118-A

RE: Case No.: _____

Petitioner/Developer: _____

Frederick E. Schrooder

November 5, 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:

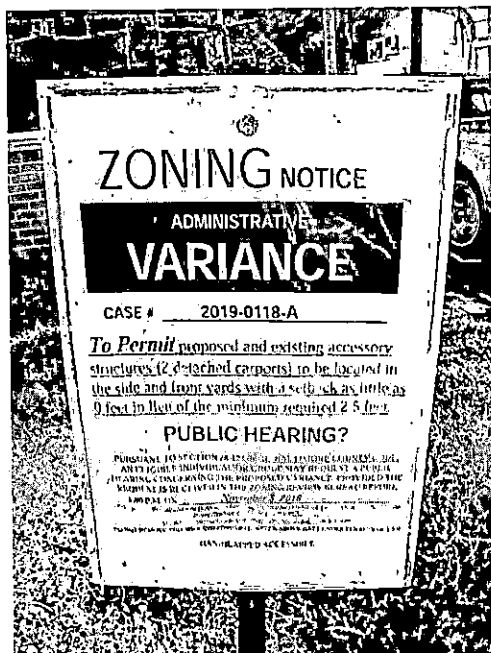
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5 Glider Drive

SIGN 1

October 21, 2018

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



Sincerely,


(Signature of Sign Poster)

October 21, 2018

(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

2019-0118-A

RE: Case No.: _____

Petitioner/Developer: _____

Frederick E. Schrooder

November 5, 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:

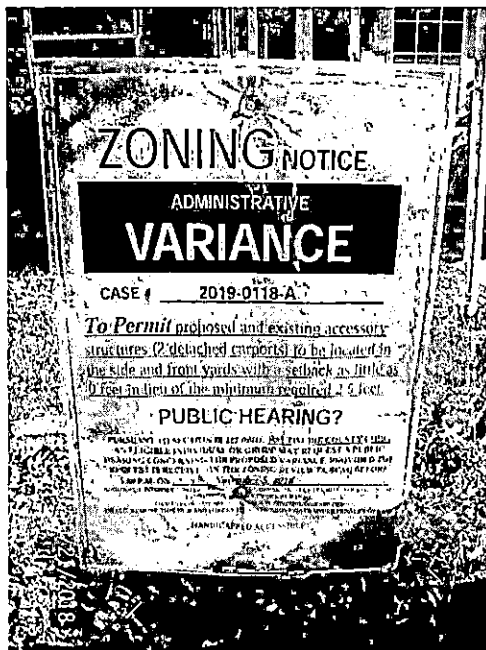
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5 Glider Drive

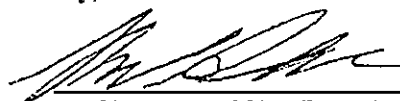
SIGN 2

October 21, 2018

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



Sincerely,

 October 21, 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)

RE: PETITION FOR ADMINSTRATIVE * BEFORE THE OFFICE
VARIANCE *
5 Glider Drive * OF ADMINSTRATIVE
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Frederick & Mary- * HEARINGS FOR
Ruth Schroeder
Petitioner(s) * BALTIMORE COUNTY
* 2019-118-A

* * * * *

ENTRY OF APPEARANCE

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



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 10th day of December, 2018, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Timonium, Maryland 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

No: **176264**

Date: **10/12/2018**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 10/15/2018 10/12/2018 10:41:47 3

REG US07 WALKIN CAN

>>RECEIPT 793252 10/12/2018 OFLN

Dept 5 528 ZONING VERIFICATION

Amount 177264

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Rec'd Tot \$75.00
 1.00 CK \$60.00 CA
 \$5.00 CB

Baltimore County, Maryland

Total: **75.00**

Rec From: **Richardson Engineering**

For: **Adm. Var. - 5 Glider Rd**
2019-0118-A (Schneider)

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

November 9, 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: 2019-0118-A

5 Glider Drive
E/s Glider Drive, 140 ft. s/w of Ruselage Avenue
15th Election District – 6th Councilmanic District
Legal Owners: Frederick & Mary Ruth Schroeder

Variance to allow a proposed and existing accessory structure (2 detached carports) to be located in the side and front yards with a setback as little as 0 ft. in lieu of the minimum required 2.5 ft.

Hearing: Wednesday, December 12, 2018 at 1:30 p.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: Mr. & Mrs. Schroeder, 5 Glider Drive, Baltimore 21220
Rick Richardson, 30 E. Padonia Road, Timonium 21093
Mr. & Mrs. Pitsenbarger, 3 Glider Drive, Baltimore 21220
Mary Gephardt, 809 Eastern Blvd., Ste. 300, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURS., NOVEMBER 22, 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: THE DAILY RECORD
Wednesday, November 21, 2018 - Issue

Please forward billing to:
Frederick Schroeder
5 Glider Drive
Baltimore, MD 21220

410-686-5077

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: 2019-0118-A

5 Glider Drive
E/s Glider Drive, 140 ft. s/w of Ruselage Avenue
15th Election District – 6th Councilmanic District
Legal Owners: Frederick & Mary Ruth Schroeder

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Hearing: Wednesday, December 12, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
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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.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0118 -A Address 5 Glider Drive

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/12/2018 Posting Date: 10/21/18 Closing Date: 11/5/18

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0118 -A Address 5 Glider Drive

Petitioner's Name Frederick E. Schroeder Telephone 410-686-5072

Posting Date: 10/21/2018 Closing Date: 11/5/2018

Wording for Sign: To Permit proposed and existing accessory structures (2 detached carports) to be located in the side and front yards with a setback as little as 0 feet in lieu of the minimum required 2.5 feet.

Revised 6/30/2019



December 6, 2018

JOHN A. OLSZEWSKI, JR.
County Executive

Frederick E. Schroeder & Mary Ruth Shroeder
5 Glider Dr.
Baltimore, MD 21220

DIRECTOR
*Department of Permits,
Approvals & Inspections*

Dear Mr. Schroeder & Ms. Schroeder:

RE: Case Number: 2019-0118A, Address: 5 Glider Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 12, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel
Richardson Engineering, LLC 30 E Padonia Rd. Timonium, MD 21093

12-12

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: October 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0118-A
Address 5 Glider Drive
(Schroeder Property)

Zoning Advisory Committee Meeting of **October 29, 2018**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: October 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0118-A
Address 5 Glider Drive
(Schroeder Property)

Zoning Advisory Committee Meeting of **October 29, 2018.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: November 8, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For October 29, 2018
Item No. 2019-0052-A, 0111-A, 0112-A, 0114-A, 0115-A, 0116-A, 0117-A,
0118-A, 0119-A, 0120-A and 0121-SPH

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

*

*

*

*

*

VKD: cen
cc: file



2019-118-A

CASE NUMBER

12/12/18

PETITIONER'S SIGN-IN SHEET

E - MAIL

RCK@RICHARDSONENGINEERING.NET

CASE NAME 2019-118-A
CASE NUMBER _____
DATE 12/12/2018

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment11/8DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)N/C10/25DEPS
(if not received, date e-mail sent _____)N/C

FIRE DEPARTMENT

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

10/22

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 11/21/18SIGN POSTING (1st) Date: 11/20/18by SSG BlackSIGN POSTING (2nd) Date: 12/7/18by SSG BlackPEOPLE'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 - 1519073030			
Owner Information					
Owner Name:		SCHROEDER FREDERICK ERNEST		Use:	RESIDENTIAL
		SCHROEDER MARY RUTH		Principal Residence:	YES
Mailing Address:		5 GLIDER DR		Deed Reference:	/38612/ 00352
		BALTIMORE MD 21220-4602			
Location & Structure Information					
Premises Address:		5 GLIDER DR		Legal Description:	
		0-0000		VICTORY VILLA	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0090	0010	0582		0000	2
					Block:
					60
					Lot:
					2018
					Assessment Year:
					Plat No:
					B
					Plat Ref:
					0022/ 0110
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1942		1,140 SF		5,000 SF	
				Property Land Area	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	SIDING	2 full	1Det/1Carport
Last Major Renovation					
Value Information					
Base Value		Value		Phase-In Assessments	
		As of		As of	
		01/01/2018		07/01/2018	
				As of	
				07/01/2019	
Land:	53,000	53,000			
Improvements	83,200	91,000			
Total:	136,200	144,000		138,800	141,400
Preferential Land:	0				0
Transfer Information					
Seller: SCHROEDER FREDERICK E		Date: 02/09/2017		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /38612/ 00352		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 12/31/2012					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

Case No.: 2019-0118-A

Exhibit Sheet

Petitioner/Developer

DW
1-22-19

Protestants

Sen
12/19/18

No. 1	Site plan	Photos
No. 2	Photo - existing car port	
No. 3	Photos of site	
No. 4	Plat - Victory Villa	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S

EXHIBIT NO. 2



PETITIONER'S

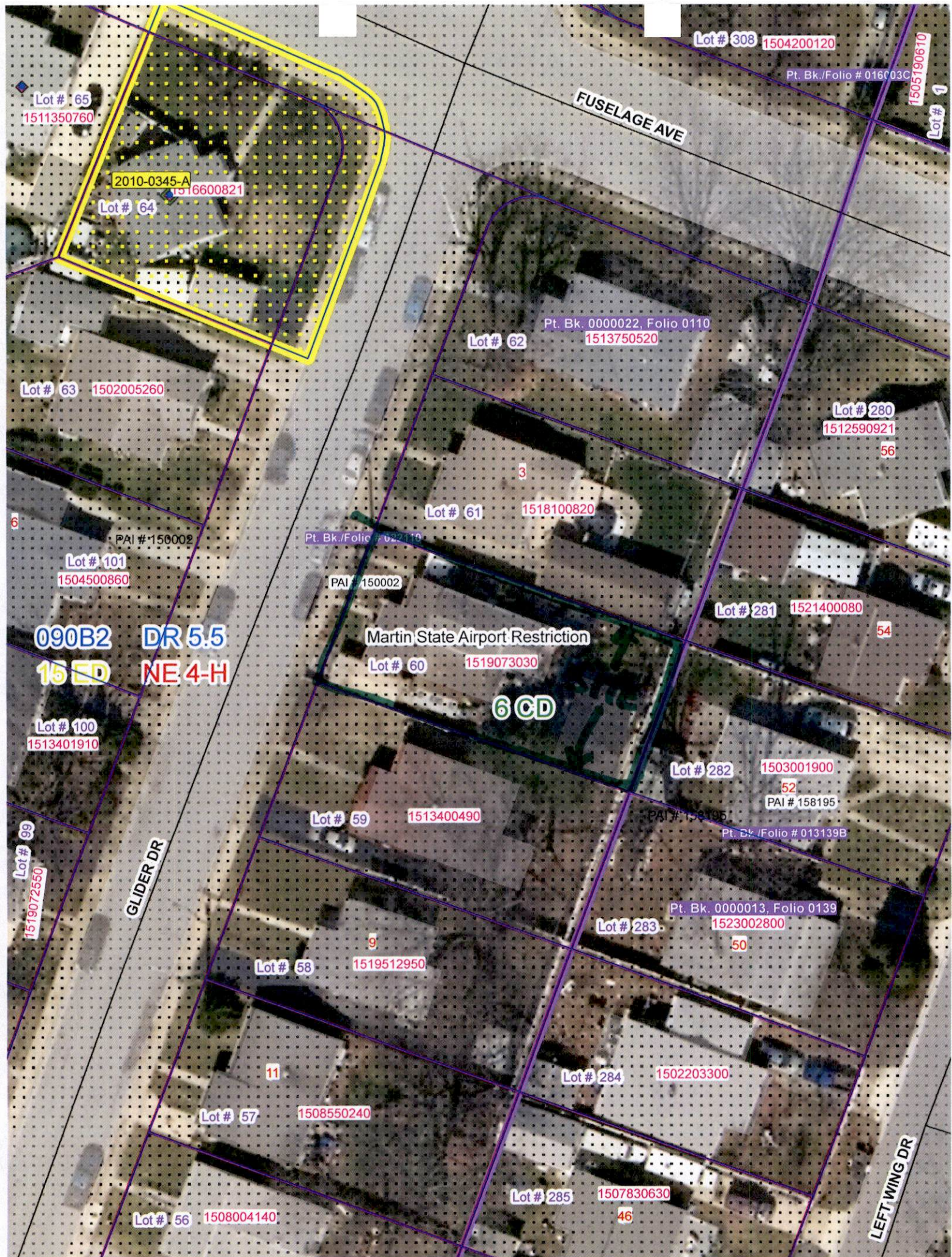
EXHIBIT NO. 3











Lot # 65
1511350760

2010-0345-A
Lot # 64
1516600821

Lot # 308 1504200120

Pt. Bk./Folio # 016003C

1505190610
Lot # 1

FUSELAGE AVE

Lot # 63 1502005260

Lot # 62
Pt. Bk. 0000022, Folio 0110
1513750520

Lot # 280
1512590921
56

Lot # 61 1518100820

Pt. Bk./Folio # 022119

PAI # 150002

Lot # 101
1504500860

PAI # 150002

090B2 DR 5.5
16 CD NE 4-H

Martin State Airport Restriction

Lot # 60 1519073030

Lot # 281 1521400080
54

6 CD

Lot # 100
1513401910

Lot # 282 1503001900
52
PAI # 158195

Pt. Bk./Folio # 013139B

GLIDER DR

Lot # 59 1513400490

Lot # 283 1523002800
50

Lot # 99
1519072550

Lot # 58 1519512950

Pt. Bk. 0000013, Folio 0139

11

Lot # 284 1502203300

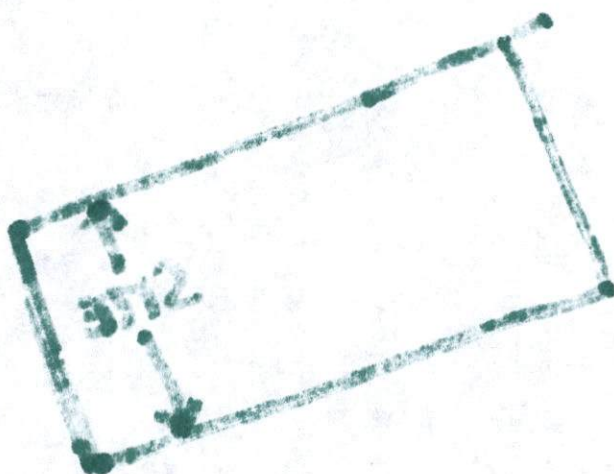
Lot # 57 1508550240

Lot # 285 1507830630
46

Lot # 56 1508004140

LEFT WING DR

2019-0118-A



4810-800

2019-0118-A

HOUSING PROPERTY LINE



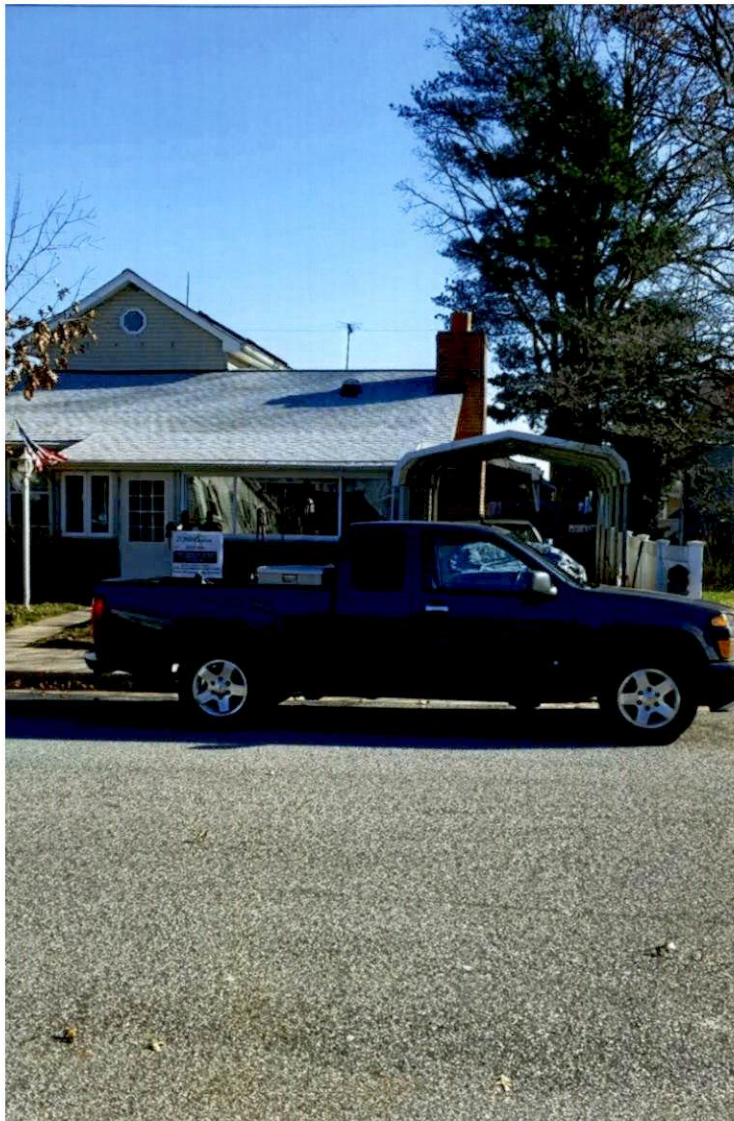


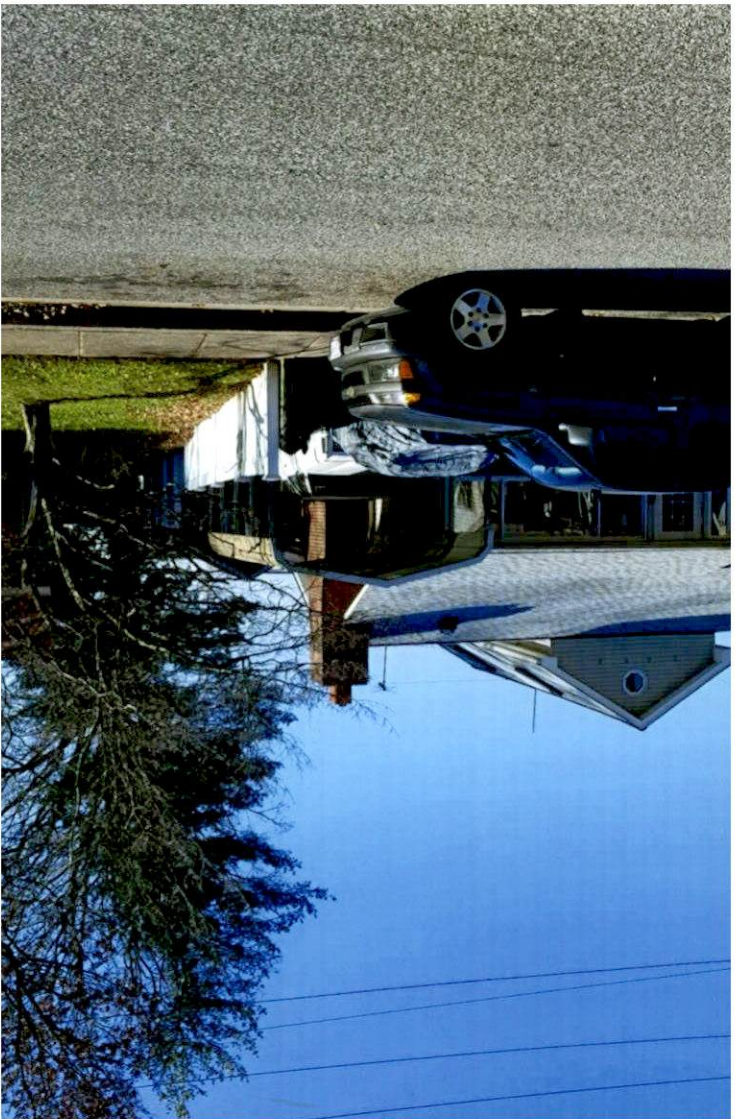
STREET VIEW



ALONGSIDE NEIGHBOR'S DRIVEWAY

2019-0118-A











ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2019-0118-A

To Permit proposed and existing accessory structures (2 detached carports) to be located in the side and front yards with a setback as little as 0 feet in lieu of the minimum required 2.5 feet.

PUBLIC HEARING?

PURSUANT TO SECTION 26-617(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE
REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON November 5, 2019

GOVT. BLDG., ZONING REVIEW BUREAU, 400 N. EIGHTH ST., BALTIMORE, MD 21202
OR BY MAIL TO: ZONING REVIEW BUREAU, 400 N. EIGHTH ST., BALTIMORE, MD 21202
DO NOT REMOVE THIS SIGN AND INFORMATION AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



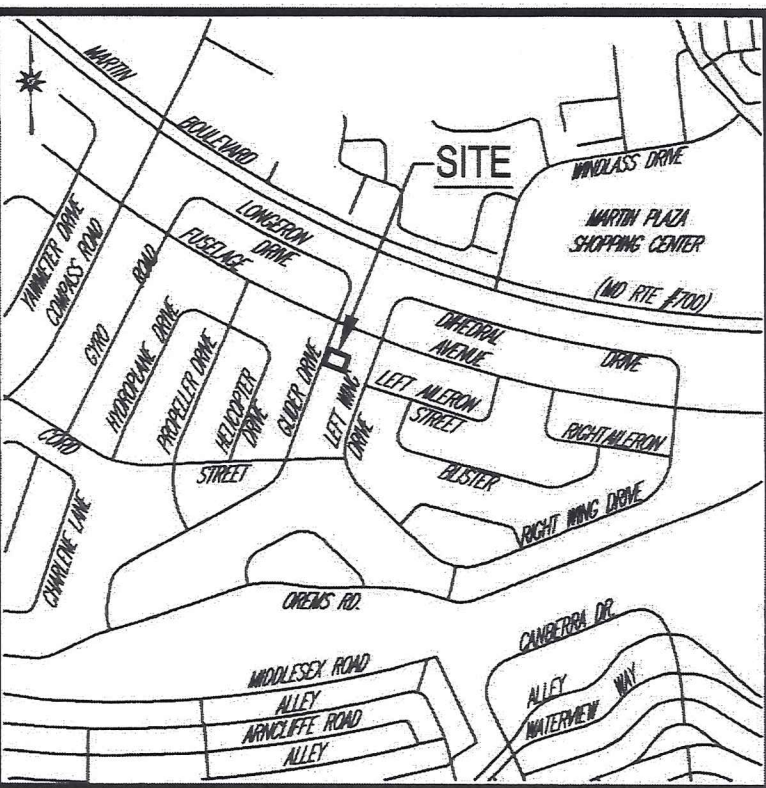
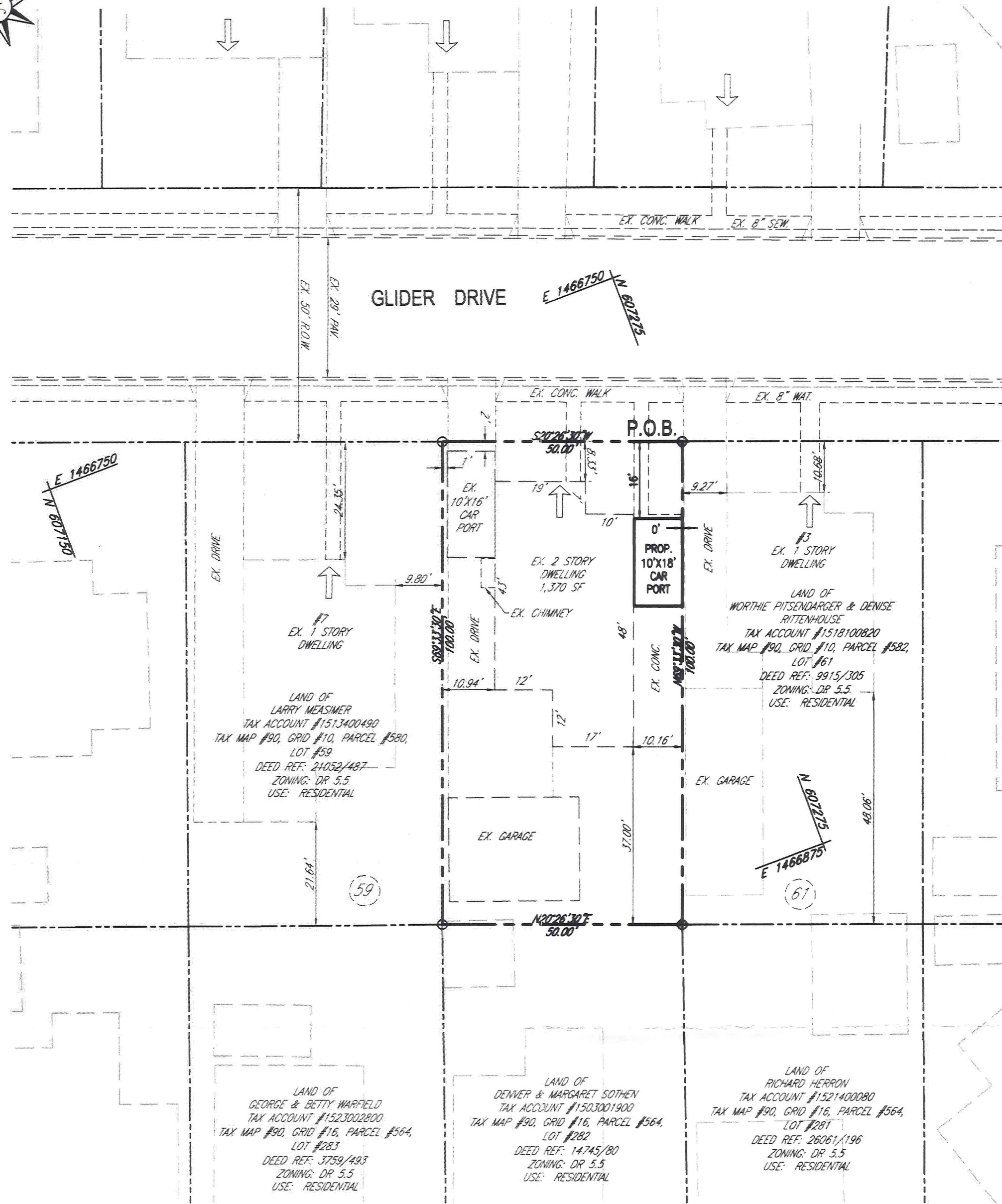
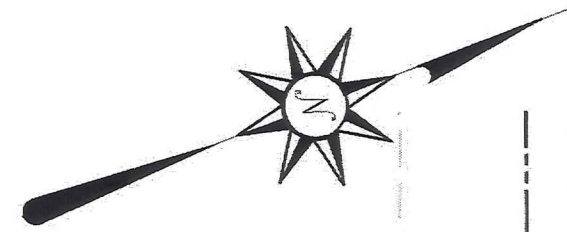








Prot. 1



LOCATION MAP

- SCALE: 1" = 1,000'
- GENERAL NOTES:
- OWNER: ERNEST SCHROEDER
 - 5 GLIDER DRIVE
 - MIDDLE RIVER, MD 21220
 - SITE ADDRESS: 5 GLIDER DRIVE
 - SITE AREA: GROSS 6,250 SF or 0.143 Ac.±
NET 5,000 SF or 0.114 Ac.±
 - DEED REF: 38612/352
 - TAX MAP #90, GRID #10, PARCEL #582, LOT #60
 - PLAT REF: 22/110
 - PRESENT ZONING: DR 5.5 (PER 1"=200' ZONING MAP 09082)
 - USE: RESIDENTIAL
 - UTILITIES: PUBLIC WATER & PUBLIC SEWER
 - TAX ACCOUNT #1519073030
 - THE SITE DOES NOT LIE WITHIN A FLOOD ZONE (FIRM PANEL 24001004300)
 - NO KNOWN PREVIOUS ZONING CASES ON FILE
 - NO KNOWN PREVIOUS PERMITS ON FILE
 - NO KNOWN PREVIOUS CRG'S, DRC'S OR WAIVERS ON FILE
 - SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA
 - SITE IS NOT LOCATED IN ANY FULLED BASIC SERVICE AREAS
 - THE PROPERTY AND THE STRUCTURES ARE NOT HISTORIC
 - WATERSHED: MIDDLE RIVER
 - SETBACKS FOR DR 5.5
- | | REQUIRED | PROVIDED |
|-------|----------|----------|
| FRONT | 25' | 8' |
| SIDE | 10' | 10' |
| REAR | 30' | 37' |

Richardson Engineering, LLC

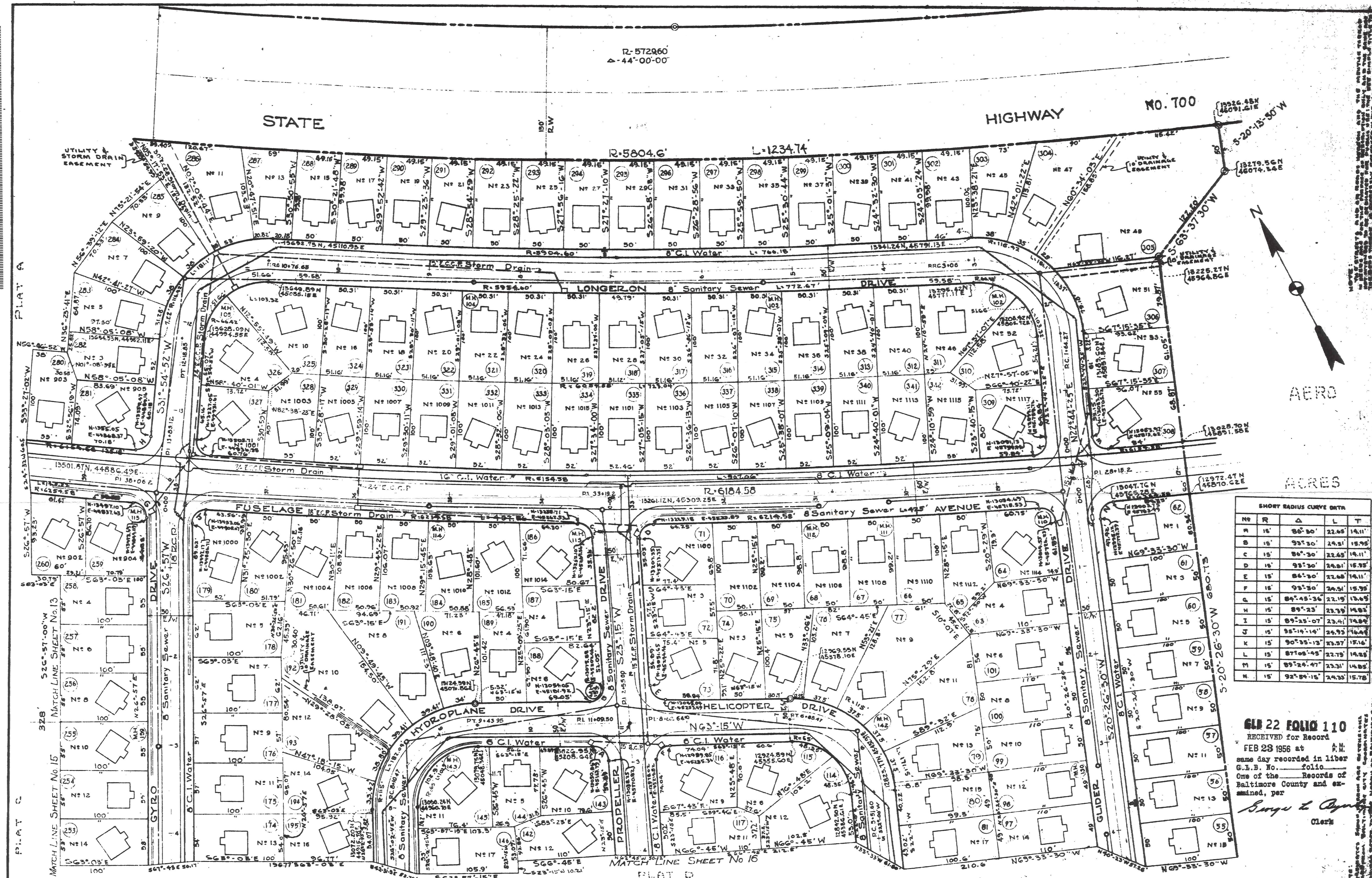
30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR
SCHROEDER PROPERTY

5 GLIDER DRIVE
MIDDLE RIVER 21220
BALTIMORE COUNTY MARYLAND
15TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	PCR/CLB	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	10/10/18	18120	1 OF 1

PET. 1



SHORT RADIUS CURVE DATA				
No	R	Δ	L	T
A	15'	86°30'	22.65'	14.11'
B	15'	93°30'	24.31'	15.95'
C	15'	86°30'	22.65'	14.11'
D	15'	93°30'	24.31'	15.95'
E	15'	86°30'	22.65'	14.11'
F	15'	93°30'	24.31'	15.95'
G	15'	84°45'36"	22.19'	13.65'
H	15'	89°23'	23.19'	14.02'
I	15'	89°23'07"	23.41'	14.32'
J	15'	93°19'15"	24.33'	15.95'
K	15'	90°35'13"	23.37'	15.16'
L	15'	87°08'45"	22.19'	13.65'
M	15'	89°24'47"	23.31'	14.05'
N	15'	92°59'15"	24.33'	15.78'

GLB 22 FOLIO 110
RECEIVED for Record
FEB 23 1956 at P.M.
same day recorded in Liber
G.L.B. No. _____ folio _____
One of the _____ Records of
Baltimore County and exam-
ined, per
George L. Ayres
Clerk

BALTIMORE COUNTY
PLANNING BOARD
APPROVED BY:
W. J. Duce 1/7/56
DIRECTOR

BALTIMORE COUNTY
HEALTH DEPARTMENT
APPROVED BY:
William F. Neale 1/10/56
DEPUTY STATE & CO. HEALTH OFFICER

ALIGNMENT & LOCATION
OF STREETS
APPROVED BY:
John G. Ayres 1/10/56
ROADS ENGINEER, BALTY. CO. MD.

CERTIFICATION IS HEREBY MADE THAT ALL THE REQUIREMENTS
OF SECTION 71 TO 74 OF ARTICLE 17 OF THE ANNOTATED CODE OF
BALTIMORE COUNTY (BY THE BOARD OF PUBLIC WORKS) HAVE BEEN COMPLIED WITH AS FAR AS THE
MAKING OF THIS PLAT IS CONCERNED BY THE ENGINEER AT THE TIME OF THE MAKING OF THIS PLAT.
WILLIAM F. NEALE
DIRECTOR, WASHINGTON FIELD OFFICE
ENGINEER

VICTORY VILLA-SECTION 2-PLAT B
LOT SUBDIVISION PLAT ROADS & UTILITIES
BALTIMORE COUNTY, MARYLAND

WILLIAM F. NEALE
& ASSOCIATES
CIVIL ENGINEERS
BALTIMORE, MD

DRAWING No. 14 OF 20
SCALE 1"=50'
ALTERATIONS CAUTIONED
BY C. JAMES & JOHN D. DELANCEY
OCT 1955
LARRY SUBORDINATE LIC. NO. 606
NORTH EAST, MD.