

M E M O R A N D U M

DATE: October 15, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0209-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on October 13, 2020. 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 ADMIN. VARIANCE
(4808 Carmella Drive)
13th Election District
1st Council District
Mark R. Schreder
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2020-0209-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Mark R. Schreder (“Petitioner”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 301.1.A, to approve a deck in the left side yard with a setback of 13 ft. in lieu of the required 18.75 ft. setback. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 23, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date

9/11/2020

Drugan

information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

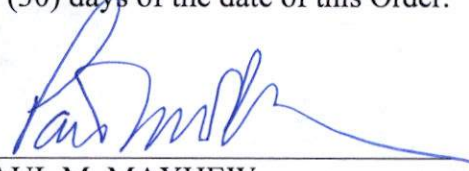
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 11th day of **September, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR") § 301.1.A, to approve a deck in the left side yard with a setback of 13 ft. in lieu of the required 18.75 ft. setback, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date

9/11/2020

By

D. Mignone



ADM STRATIVE ZONING PETITION ON
FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING
 To be filed with the Department of Permits, Approvals and Inspections

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

Address 4808 CARMELLA DRIVE, HALETHORPE MD 21227 Currently zoned DR 10.5
 Deed Reference 13327 100076 10 Digit Tax Account # 1600005615
 Owner(s) Printed Name(s) Mark R. Schreder

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

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

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

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

BCZR 301.1.A to approve a deck in the left side yard with a setback of 13 ft in lieu of the required 18.75 ft setback

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

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

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

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

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

Owner(s)/Petitioner(s):

MARK R. SCHREDER, _____
 Name #1 - Type or Print Name #2 - Type or Print
Mark R. Schred, _____
 Signature #1 Signature #2
4808 CARMELLA DR HALETHORPE MD
 Mailing Address City State
21227, 410-905-6183, MARK.SCHREDER@COMCAST.NET
 Zip Code Telephone # Email Address

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

Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

Bhagti S. Khalsa
 Name - Type or Print
B.S. Khalsa
 Signature
2428 Smith Ave. Balto. MD 21209
 Mailing Address City State
21209, 410.340.6128, ExpertHomeRepair@Khalsa.com
 Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0209-A Filing Date 8/14/2020 Estimated Posting Date 8/23/2020 Reviewer CF

Affidavit in Support of Administrative Variance

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

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

Address: 4808 Carmella dr. Halethorpe MD 21227
Print or Type Address of property City State Zip Code

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

1. Proposed new deck footprint will encroach upon 25' setback at side of home by 14'6".
2. Bringing deck around side of home will allow new exit from interior.
3. Having staircase end on up hill side of home will shorten stairs by (5) five risers.
4. Existing deck is at end of life and too small for needs.
5. Existing stairs not built to (any) code.
6. Neighbor directly across the street (wiltm dr.) has existing deck with similar features (see photos) in my proposed deck.

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

Mark R. Schreder
Signature of Owner (Affiant)

MARK R. SCHREDER
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

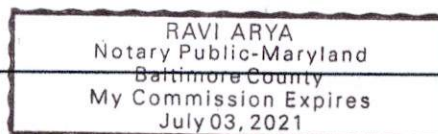
I HEREBY CERTIFY, this 29th day of JULY, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: MARK R. SCHREDER

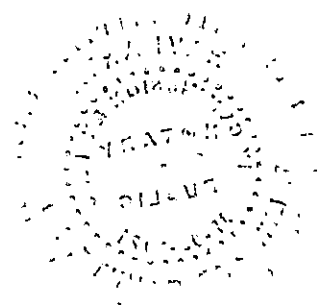
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Ravi Arya
Notary Public
7/3/2021
My Commission Expires



2020-0209-A



4808 Carmella Drive

Halethorpe Maryland 21227

Residence of Mark R. Schreder since 1999.

Zoning Property description for 4808 Carmella Drive.

Beginning at a point on the South side of Carmella Drive, which is (35) feet wide at a distance of (120) feet Southwest of the center line of the nearest improved intersecting street, Courtney Road, which is (35) feet wide.

11 August, 2020

B.S. Kha;sa

2020-0209-A

CERTIFICATE OF POSTING

2020-0209-A

RE: Case No.: _____

Petitioner/Developer: _____

BhBhagti Khalsa

September 7, 2020

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: _____

4808 Carmella Drive

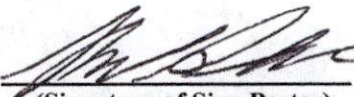
SIGN 1 Recertification

August 23, 2020

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



Sincerely,

 **September 5, 2020**
(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

2020-0209-A

RE: Case No.: _____

Petitioner/Developer: _____

BhBhagti Khalsa

September 7, 2020

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:

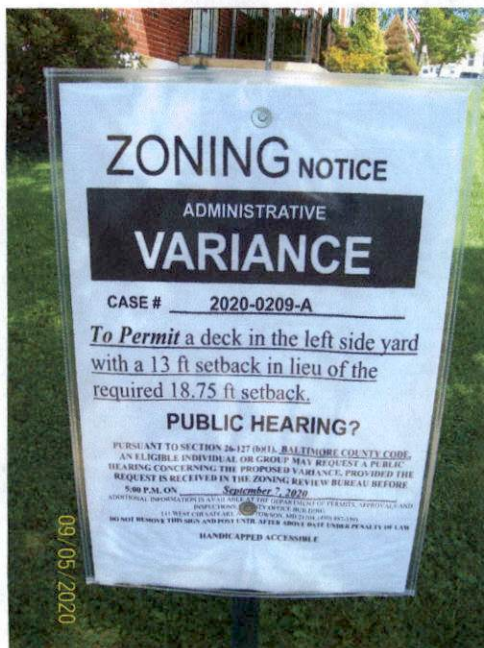
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4808 Carmella Drive

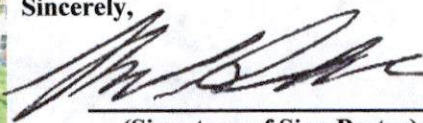
SIGN 2 Recertification

August 23, 2020

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



Sincerely,

 **September 5, 2020**

(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

2020-0209-A

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BhBhagti Khalsa

September 7, 2020

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Baltimore County Department of
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County Office Building, Room 111
111 West Chesapeake Avenue
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Attn: Kristen Lewis:

Ladies and Gentlemen:

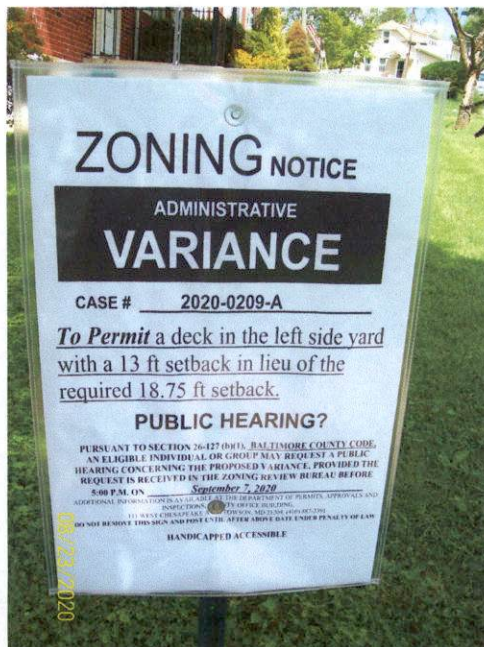
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4808 Carmella Drive

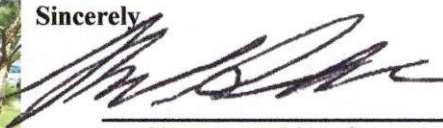
SIGN 1

August 23, 2020

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



Sincerely,

 **August 23, 2020**

(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)

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2020-0209-A

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Petitioner/Developer: _____

BhBhagti Khalsa

September 7, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

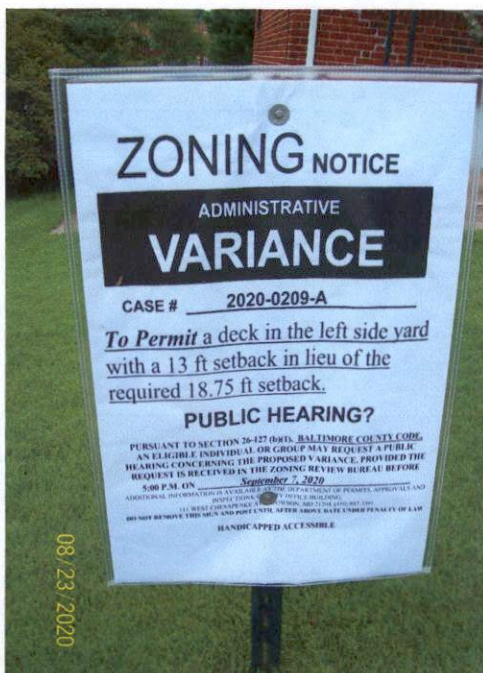
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

4808 Carmella Drive

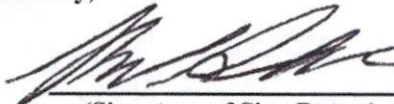
SIGN 2

August 23, 2020

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



Sincerely,

 August 23, 2020
(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

2020-0209-A

RE: Case No.: _____

Petitioner/Developer: _____

BhBhagti Khalsa

September 7, 2020

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:

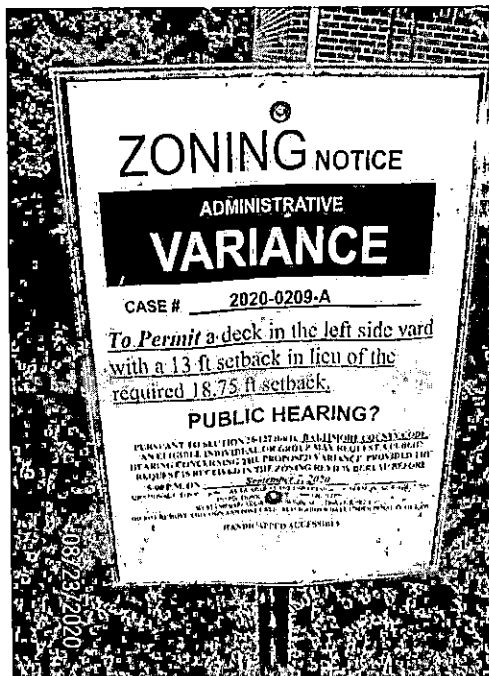
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4808 Carmella Drive

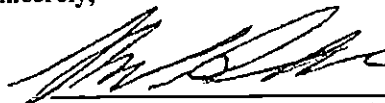
SIGN 2

August 23, 2020

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



Sincerely,


(Signature of Sign Poster)

August 23, 2020

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0209 -A Address 4808 Carmella DR

Contact Person: Christina Frink Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8-14-2020 Posting Date: 8-23-2020 Closing Date: 9-7-2020

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 2020- 0209 -A Address 4808 Carmella DR

Petitioner's Name Bhagti Khalsa Telephone 410-340-6128

Posting Date: 8-23-2020 Closing Date: 9-7-2020

Wording for Sign: To Permit a deck in the Left Side yard with a
13 ft setback in lieu of the Required 18.75 ft setback

Revised 6/30/2018

July 28, 2020

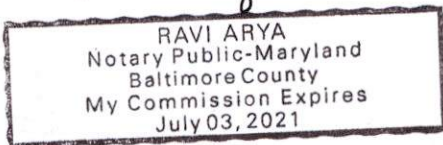
Supporting photographs as follows

Pictures #1-#12 a panoramic series of my home
from front to Rear

Pictures #13-#15

These pictures are from the alley behind my home
pointing west to one of the homes in my neighborhood
that already has a similar style of wrap-around
deck existing.

Run Anye 7/29/20



Mark R. Schuder date 7/29/20

Mark R. Schuder

2020-0209-A



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

September 7, 2020

Bhagti S. Khalsa,
2428 Smith Ave
Baltimore MD 21209

RE: Case Number: 2020-0209-A, 4808 Carmella Drive

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 14, 2020. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over the words "Very truly yours".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: September 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0209-A
Address 4808 Carmella Drive
(Schreder Property)

Zoning Advisory Committee Meeting of **August 24, 2020**.

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

Reviewer: Steve Ford

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>9/1</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
	DEPS (if not received, date e-mail sent _____)	
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent _____)	
	STATE HIGHWAY ADMINISTRATION	
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>8/23</u>	by <u>Sgt. Black</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 13 Account Number - 1600005615		
Owner Information		
Owner Name:	SCHREDER MARK R	Use: RESIDENTIAL YES
Mailing Address:	4808 CARMELLA DR BALTIMORE MD 21227-1205	Deed Reference: /13327/ 00076
Location & Structure Information		
Premises Address:	4808 CARMELLA DR 0-0000	Legal Description: 4808 CARMELLA DR MAIDEN CHOICE VILLAGE
Map:	Grid:	Parcel:
0101	0017	1090
Neighborhood:	Subdivision:	Section:
13030043.04	0000	A
Block:	Lot:	Assessment Year:
1	2019	
Plat No:	1	
Plat Ref:	0020/ 0015	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1955	1,152 SF	256 SF
Property Land Area	County Use	
4,520 SF	04	
Stories	Basement	Type
2	YES	END UNIT
Exterior	Quality	Full/Half Bath
BRICK/	4	1 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2019
Land:	52,400	52,400
Improvements	117,500	132,100
Total:	169,900	184,500
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
		179,633
		184,500
Transfer Information		
Seller: SCHULTZ LAWRENCE A	Date: 11/25/1998	Price: \$100,000
Type: ARMS LENGTH IMPROVED	Deed1: /13327/ 00076	Deed2:
Seller: JENSEN DENNIS E	Date: 08/23/1976	Price: \$38,000
Type: ARMS LENGTH IMPROVED	Deed1: /05668/ 00069	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 02/07/2012		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

2020-0209-A

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: September 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0209-A
Address 4808 Carmella Drive
(Schreder Property)

Zoning Advisory Committee Meeting of **August 24, 2020**.

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

Reviewer: Steve Ford

DR 5.5

1600005542

Lot # 22

Lot # 23

1600005538

937

Pt. Bk./Folio # 021035

939

Lot # 24

1600005527

Pt. Bk. 0000021, Folio 0035

Pt. Bk. 0000023, Folio 0024

1600005436

Pt. Bk./Folio # 023024A

Lot # 16

Lot # 5

1600005660

4800

1600005657

Lot # 4

1600005603

Lot # 3

1600005623

Lot # 2

PAI # 130016

PAI # 130016

1 CD

13 ED

101C2

DR 10.5

SW 4-E

R-1952-2349
R-1952-2437

4808

Lot # 1

1600005615

Pt. Bk. 0000020, Folio 0015

Pt. Bk./Folio # 000015

2020-0209-A

WILTON DR

CARMELLA DR

Lot # 7

1600005644

Lot # 25
1600005711

1600006247

1-100-000000





From

5050 229-A

5050



8039

2020-0504

1500

2.



FRONT
Left

2020-0209-A

3.

Front
Side

2020-0209-A





Left Side

200-009-4

4

15

Handwritten notes in the bottom left corner, possibly including the word "Handwritten" and some illegible scribbles.

5.



Side yard

2020-0209-A

5

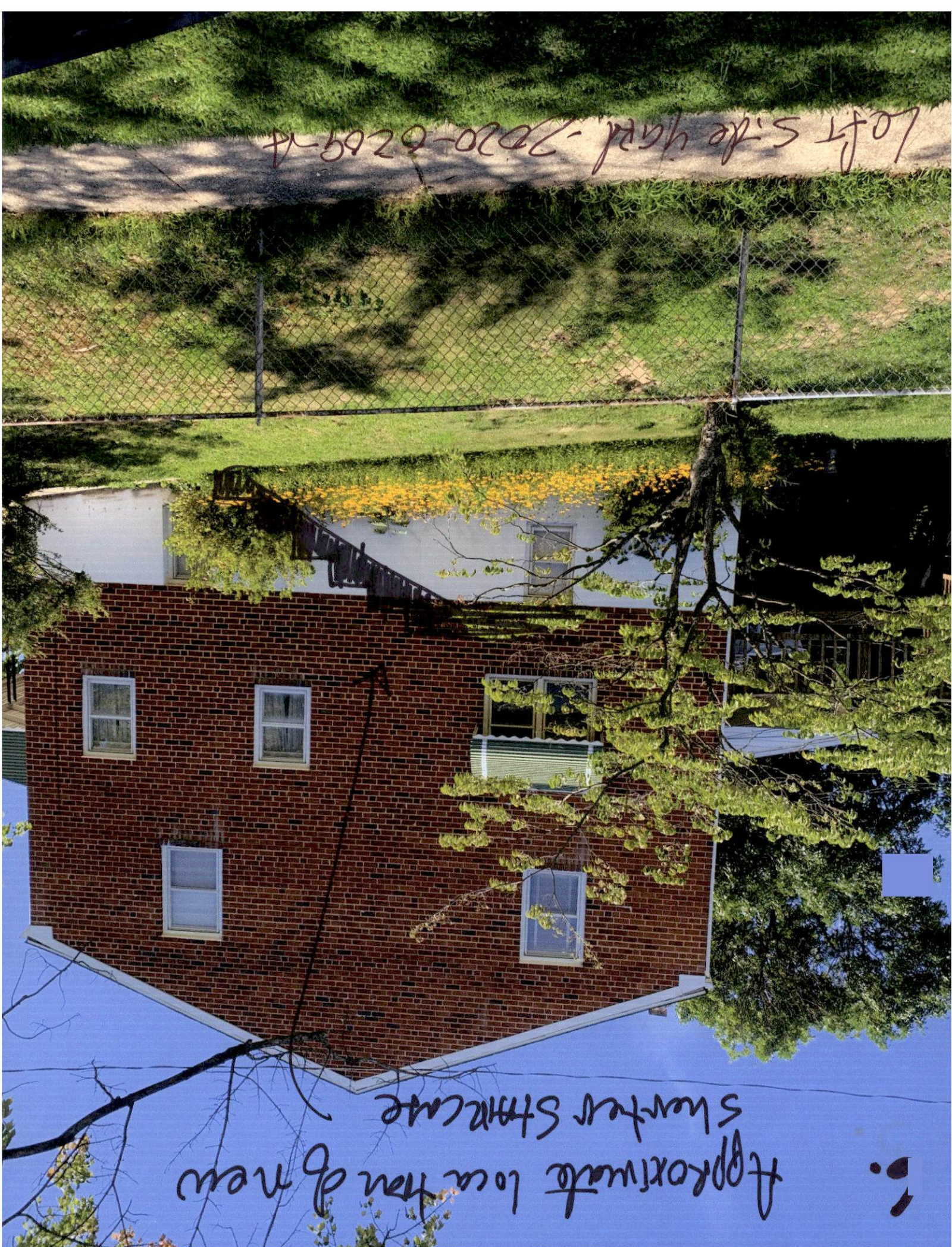
Age Group	1970	1980	1990	2000	2010	2020
0-14	20	18	15	12	10	10
15-24	15	14	13	12	11	10
25-34	12	13	14	15	16	17
35-44	10	11	12	13	14	15
45-54	8	9	10	11	12	13
55-64	6	7	8	9	10	11
65+	10	12	15	18	22	25

397

1. *Pharmaceuticals* (1997) 10: 115-122.
 2. *Pharmaceuticals* (1998) 11: 115-122.
 3. *Pharmaceuticals* (1999) 12: 115-122.
 4. *Pharmaceuticals* (2000) 13: 115-122.
 5. *Pharmaceuticals* (2001) 14: 115-122.
 6. *Pharmaceuticals* (2002) 15: 115-122.
 7. *Pharmaceuticals* (2003) 16: 115-122.
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1943

Approximate location of new
shorter staircase



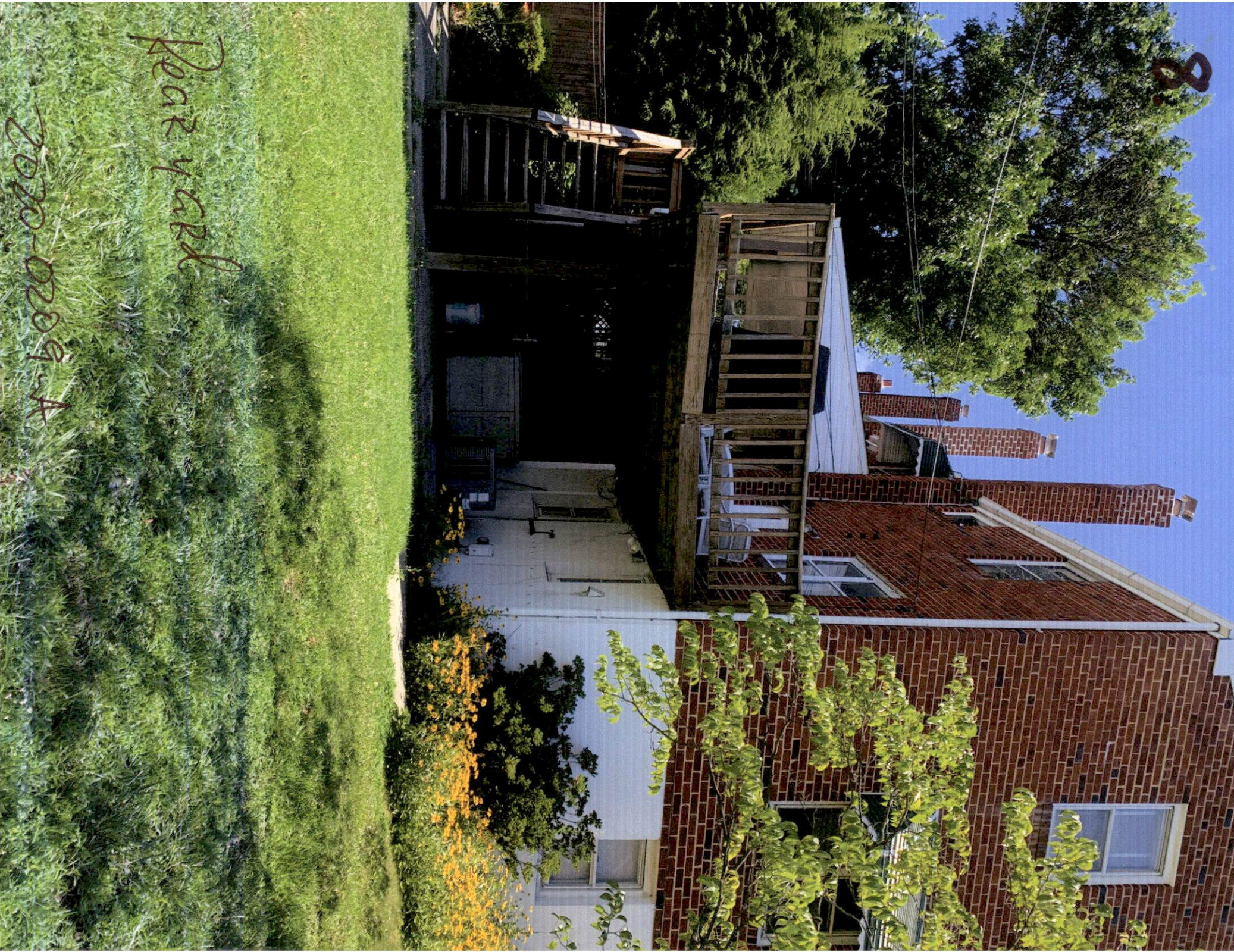
Left side yard - 2020-0209-A

7.



Left side & Rear yard

2020-0209-11



Backyard

2020-0209-A

9.



Rear and Side yard

2020-0209-A

16.

Rear and Side
Yard

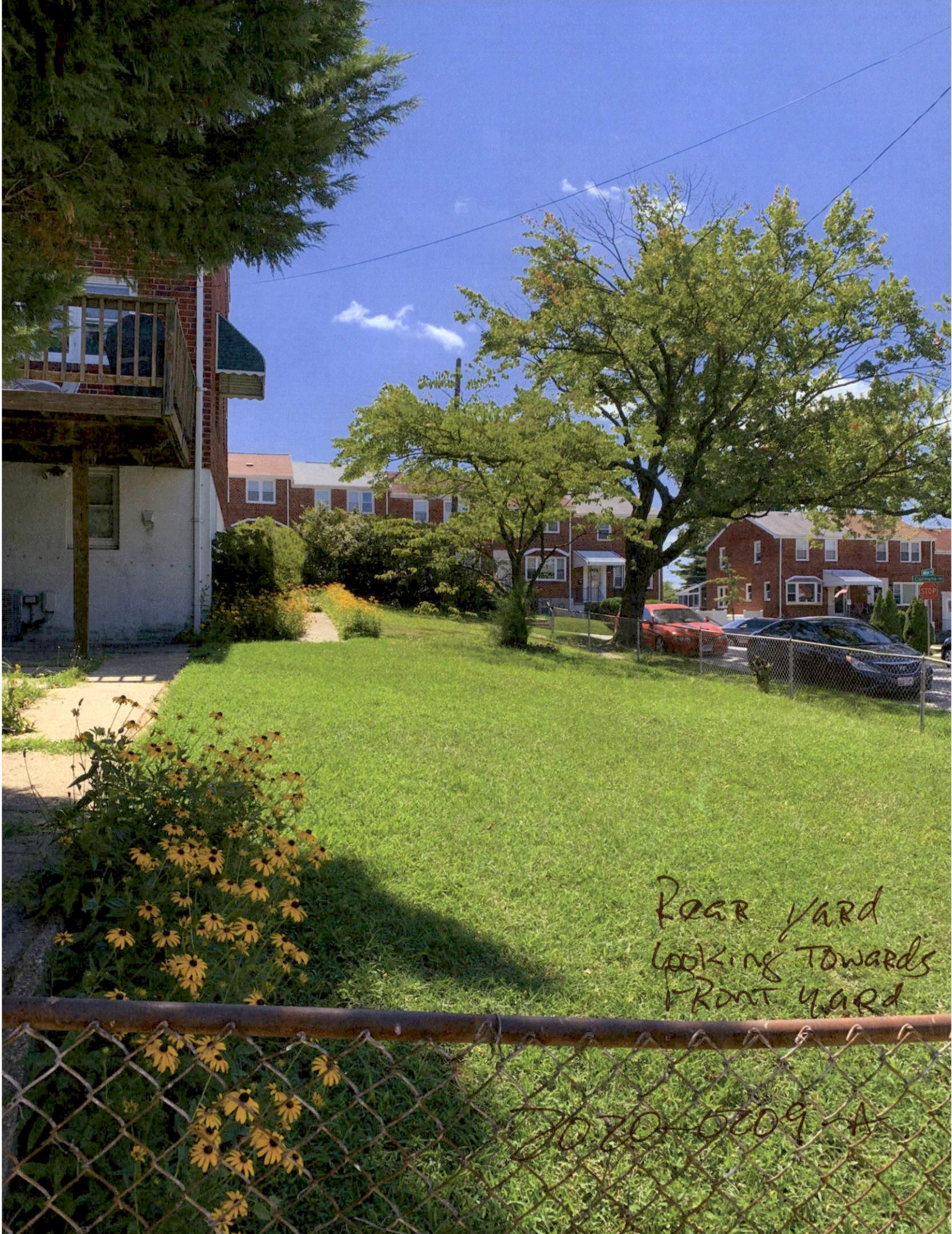
3020-0209-A

10.



Greenwich
1882

4-10-00-00-00-00



Rear yard
looking towards
front yard

2020-0209-A



From 1984
working towards
1988, 1989

1984-1989

12.



Side yard From Street

2020-0209-A

20-30-1883-4

1883-1884

1883-1884

1883-1884

1883-1884

1883-1884

1883-1884

1883-1884

13.

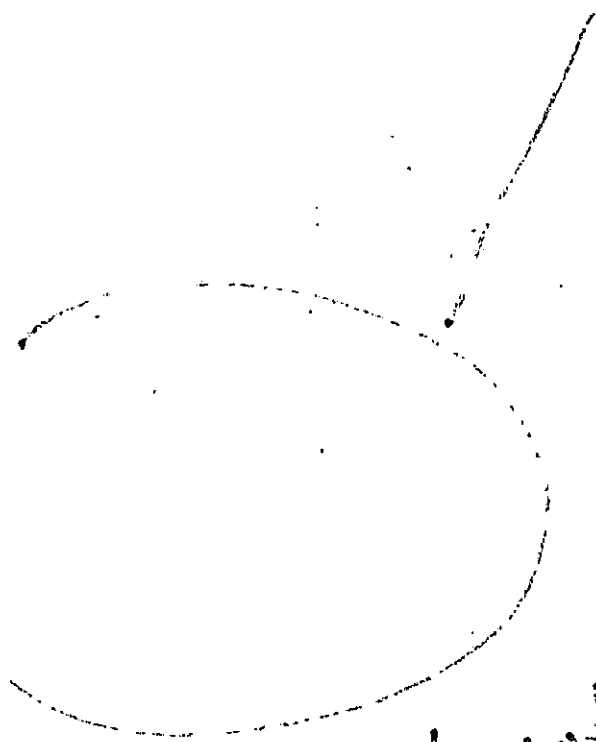
Similar Style
Deck

Wilton Dr.

4808C Curwell Dr.

7020-0209-A

Don't
know
2/1/6



Willow St.

William 58084

14.



wilton dr.

2020-0709-A

2050-0500-1

id with ya.

id.



2020-0209-A

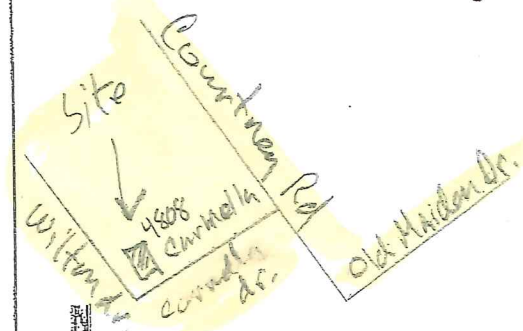
Wilton Dr.

A-9353-0833

W. J. W.

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH X)
 ADDRESS 4808 Carmella dr. OWNER(S) NAME(S) Mark R. Schreder
 SUBDIVISION NAME Maiden Choice Village LOT # 1 BLOCK # A SECTION # NA
 PLAT BOOK # 0020 FOLIO # 15 10 DIGIT TAX # 1600005615 DEED REF. # 13327100076

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 101 C2
 SITE ZONED DR 10.5
 ELECTION DISTRICT 13
 COUNCIL DISTRICT 1
 LOT AREA ACREAGE -
 OR SQUARE FEET 4520
 HISTORIC? NA
 IN CBCA? NA
 IN FLOOD PLAIN? NA
 UTILITIES? MARK WITH:
 WATER IS: PUBLIC ☒ PRIVATE ☐
 SEWER IS: PUBLIC ☒ PRIVATE ☐
 PRIOR HEARING? -
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

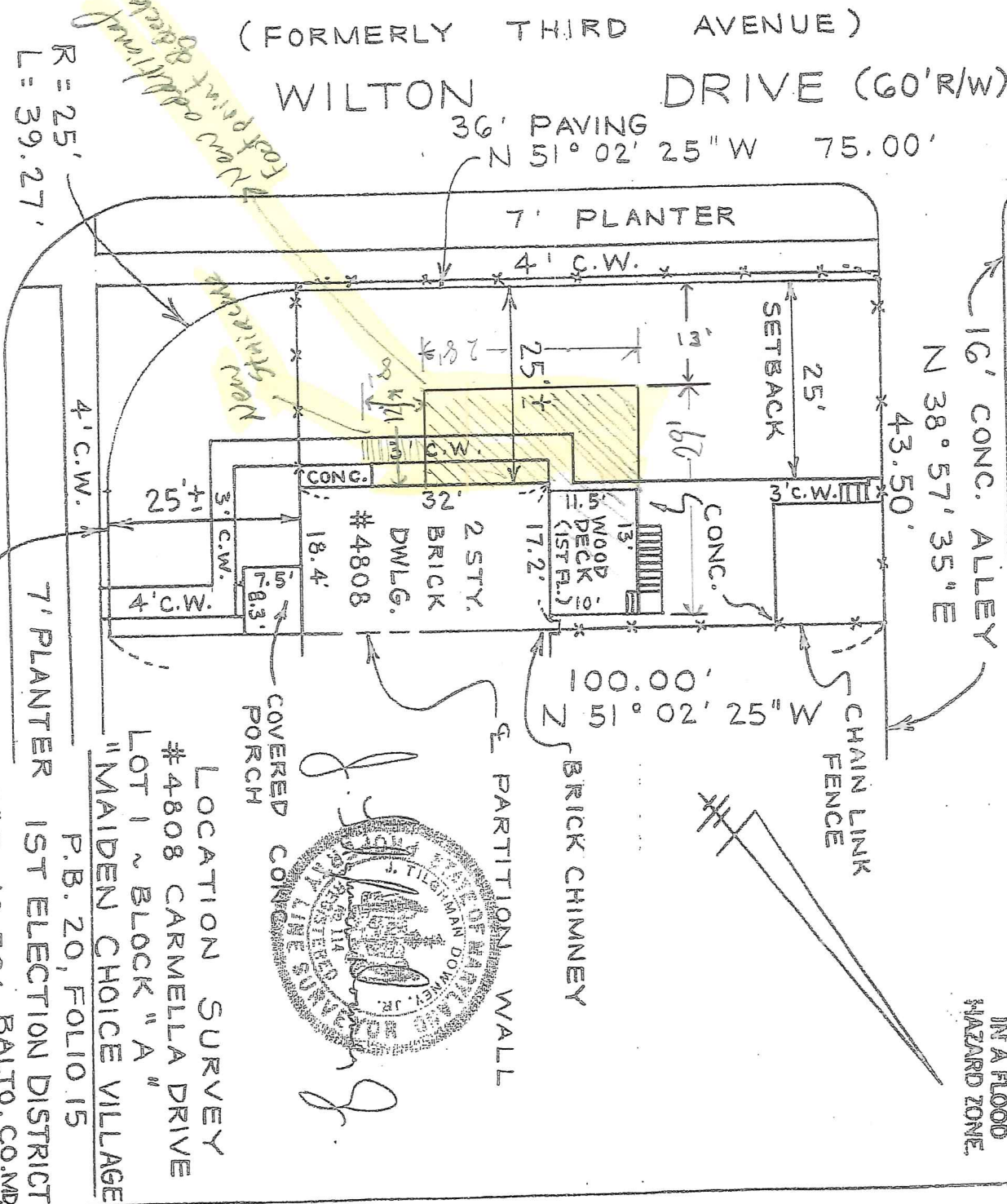
VIOLATION CASE INFO:

The plat is a benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. I hereby certify that the lot shown hereby has been surveyed for the purpose of locating all improvements only.

DRAWN BY L.B. SURVEYED BY L.B. CHECKED BY V.J.M. SCALE 1" = 20' DATE 11/6/98

DEVELOPMENT
 ENGINEERS, INC.

200 East Joppa Road
 Room 101, Shell Building
 Towson, Maryland
 828-9060



Pet. Exh. 1

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE.

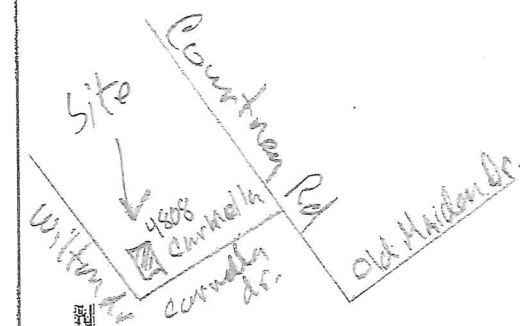
Note: old deck to be taken down in whole.

Note: New Setback @ Wilton Ave. will be less than 25' - approximately New setback is 13' (feet)

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH X)
 ADDRESS 4808 Carmella Dr. OWNER(S) NAME(S) Mark R. Schreder
 SUBDIVISION NAME Maiden Choice Village LOT # 1 BLOCK # A SECTION # NA
 PLAT BOOK # 0020 FOLIO # 15 10 DIGIT TAX # 1600005615 DEED REF. # 13327100076

SITE VICINITY MAP

2



MAP IS NOT TO SCALE

ZONING MAP# 101 C2
 SITE ZONED OR 10.5
 ELECTION DISTRICT 13
 COUNCIL DISTRICT 1
 LOT AREA ACREAGE -
 OR SQUARE FEET 4520
 HISTORIC? NA
 IN CBCA? NA
 IN FLOOD PLAIN? NA
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC ☒ PRIVATE ☐
 SEWER IS: PUBLIC ☒ PRIVATE ☐
 PRIOR HEARING? -
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

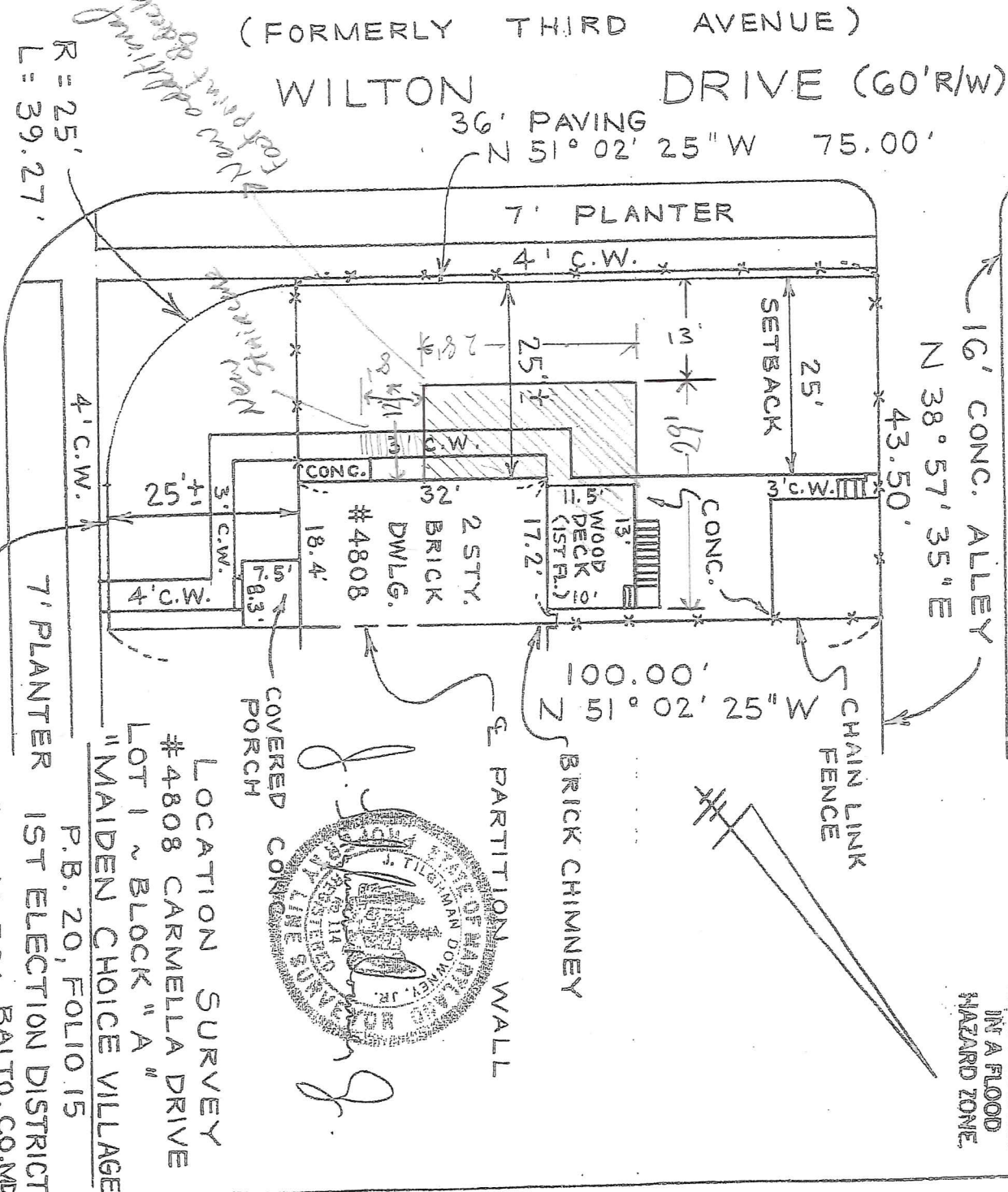
VIOLATION CASE INFO:

The plat is a benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. I hereby certify that the lot shown hereby has been surveyed for the purpose of locating all improvements only.

DRAWN BY L.B. SURVEYED BY L.B. CHECKED BY V.J.M. SCALE 1" = 20' DATE 11/6/98

DEVELOPMENT ENGINEERS, INC.

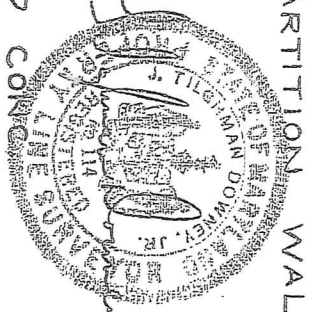
200 East Joppa Road
 Room 101, Shell Building
 Towson, Maryland
 828-9060



Note: old deck to be taken down in whole.

Note: New Setback @ Wilton Ave. will be less than 25' - approximately 25' - New Setback is 13' (feet)

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE.



LOCATION SURVEY
 #4808 CARMELLA DRIVE
 LOT 1 ~ BLOCK "A"
 "MAIDEN CHOICE VILLAGE"
 P.B. 20, FOLIO 15
 1ST ELECTION DISTRICT
 BALTO. CO. MD
 DEED: 6851
 - 757



PLAN DRAWN BY L.B. approved B.S. Khalsa DATE 13 Aug. 2020 SCALE: 1 INCH = 20 FEET

2020-0209-A