



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

January 17, 2023

Robert and Denise Schubert – dschubert1213@gmail.com
3413 Fielding Road
Pikesville, MD 21208

RE: Petition for Administrative Variance
Case No. 2022-0298-A
Property: 3413 Fielding Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive style with a large, flowing "M" and "E".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

c: Walter Daniels – danielsarchitects@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
 (3413 Fielding Road) *
 3rd Election District * OFFICE OF ADMINISTRATIVE
 2nd Council District *
 Robert and Denise Schubert * HEARINGS FOR
 *
 Petitioners * BALTIMORE COUNTY
 *
 * **CASE NO. 2022-0298-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by Robert and Denise Schubert, legal owners (“Petitioners”) for the property located at 3413 Fielding Road, Pikesville (the “Property”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), §§1B02.3.B and 205.3 (R20) of the 1958 BCZR: To permit an existing carport to be converted to an enclosed 2-car garage with a right side setback of 8 ft. in lieu of the minimum 15 ft. The Property and requested relief is more fully depicted on the site plan (the “Site Plan”). (Pet. Ex. 1). Petitioners also submitted a street view photograph showing the existing carport. (Pet. Ex. 2). Lastly, Petitioners obtained letters of support from each of their adjacent neighbors (3411 Fielding Rd. and 8417 Dorian Rd) who did not oppose the requested relief. (See File).

The Petitioners having filed for Administrative Variance and the Property having been posed on December 23, 2022, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by §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 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 Petitioners. I find that 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.

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 17th day of **January, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR"), §§1B02.3.B and 205.3 (R20) of the 1958 BCZR: To permit an existing carport to be converted to an enclosed 2-car garage with a right side setback of 8 ft. in lieu of the minimum 15 ft., be and it is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners 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.


MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: January 12, 2023

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

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2023
Item No. 2022-0299-A

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

If Zoning Relief is granted a Landscape Plan is required, per the requirements of the Landscape Manual. A Lighting Plan is also required.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals
FROM: *EFC for VKD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: January 12, 2023

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2023
Item No. 2022-0300-SPH

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

Per Baltimore County DPW&T's review, Baltimore County Code 32-8 defines lot line adjustments as development. Highway widening must be dedicated to Baltimore County as part of the development process. All drawings, recordation, etc. associated with the dedication are at the developers expense.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: January 12, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2023
Item No. 2022-0302-A

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

Per Baltimore County DPW&T's review, the plan submitted shall be revised to show the existing utilities and associated easements on the property. Based on Baltimore County records, the proposed garage will be located over an existing sewer main. The garage shall not be located in the easements and/or must be located so the zone of influence of the garage foundation does not impact any existing Baltimore County maintained utilities.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

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

DATE: January 12, 2023

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2023
Item No. 2022-0304-X

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

If Special Exemption is granted a Landscape Plan is required, per the requirements of the Landscape Manual. A Lighting Plan is also required.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director **DATE:** January 10, 2023
Department of Permits, Approvals
EFL for VKD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2023
Item Nos: 2022-0298-A, 0301-A & 0303-SPH

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

* * * * *

VKD: cen
cc: file

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING January 2, 2023
FORMAL OR INFORMAL RESPONSE DUE AT January 9, 2023 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovment@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov
People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2022-0298-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Robert and Denise Schubert
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 3413 FIELDING RD

Location: Property located on the South side of Fielding Rd.; 172 feet East of Dorian Rd.

Existing Zoning: DR 2 (VESTED R-20)

Area: 20,037

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.B and 205.3 (R20) of the 1958 BCZR: To permit an existing carport to be converted to an enclosed 2 car garage with a right side setback of 8 feet in lieu of the minimum 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/09/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0299-A **Reviewer:** Jason Seidelman

Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL

Type: VARIANCE

Legal Owner: McDonald's Corporation

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 12 **Council Dist:** 7

Property Address: 2222 DUNDALK AVE

Location: Property located Northwest corner of intersection of Dundalk Ave. (125 feet) and Sunshine Rd. (40 feet)

Existing Zoning: BL

Area: .08572 ACRE

Proposed Zoning:

VARIANCE:

- 1.) BCZR 409.9: To permit 35 parking spaces in lieu of the required 69 parking spaces;
- 2.) BCZR 450.4: To permit three (3) menu board signs in lieu of the allowed two (2) signs;
- 3.) BCZR 409.8.A(1): To permit a 4.1 foot landscape strip in lieu of the 5.5 foot landscape strip previously approved in Zoning Case No. 2010-0099-A; and
- 4.) For such other and further relief as may be deemed necessary by the Administrative Law Judge.

Attorney: Adam Baker

Prior Zoning Cases: 1985-0275-A; 1988-0531-A; 2010-0099-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0300-SPH **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Timothy and Pamela Van Pelt
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 7210 RIVER DRIVE RD

Location: Property located on the West side of Deer Park Rd. 1,220 feet from the centerline of Dolfield Rd.

Existing Zoning: RC 4 **Area:** 1.2 ACRES

Proposed Zoning:

SPECIAL HEARING:

- 1.) BCZR 500.7: To determine if a property merger has occurred.
- 2.) BCZR 500.7: To confirm if existing undersized lots have building rights.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Note to file.

ZAC AGENDA

Case Number: 2022-0301-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Mark Epstein
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 10535 PARK HEIGHTS AVE

Location: Property located on the East side of Park Heights Ave., North 1,000 feet to centerline of Greenspring Valley Rd.

Existing Zoning: RC 2 **Area:** 3.9 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 and BCZR 400.3: To permit a proposed Accessory building (garage) to be located in the front yard in lieu of the required rear yard only, and to permit a height of 19 feet in lieu of the maximum permitted height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/16/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0302-A **Reviewer:** Shaun Crawford

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Brandon Williams and Sara Pippen

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 401 VOGTS LN

Location: Property located beginning at the Northwest side of Vogts Lane at a distance of 1,244 feet Northwest of Cape May.

Existing Zoning: DR 3.5

Area: 21,322 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 & 400.3: To approve an accessory building (garage) with a front yard placement and total height of 24 feet in lieu of the rear yard only placement and maximum height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/16/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0303-SPH **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Ana Guerrero and Blanca Guerrero Decontreras
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 12 **Council Dist:** 7

Property Address: 7601 CYPRESS AVE

Location: Property located at the corner of Cypress Ave. and Southern Ave. on the Southeast corner of Lot # 335 and 336.

Existing Zoning: DR 5.5 **Area:** 12,720 SQ FT.

Proposed Zoning:

SPECIAL HEARING:

BCZR 500.7: To determine whether or not the Zoning Commissioner should approve an accessory in-law apartment in a separate accessory building (garage) on the property.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2022-0304-X **Reviewer:** Mitchell Kellman
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL EXCEPTION
Legal Owner: Baltimore Harford, LLC.
Contract Purchaser: WashX, LLC.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 9305 9309 HARFORD RD

Location: Property located on the corner of Southeast side of Hartford Rd., Southwest side of 2nd Ave.

Existing Zoning: BL-AS, BM-AS **Area:** .89 ACRES

Proposed Zoning:

SPECIAL EXCEPTION:

To use the herein described property for a car wash in the BM AS and BL AS zones.

Attorney: Adam M. Rosenblatt

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

receipt Sent to Attorney



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 3413 FIELDING ROAD, Pikesville MD Currently zoned DR 2
Deed Reference A3803 / 00191 10 Digit Tax Account # 0312034200
Owner(s) Printed Name(s) SCHUBERT, ROBERT K. & SCHUBERT DENISE J.

(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 1B02.3.B and Section 205.3 (R20) of the 1958 BCZR To permit an existing carport to be converted to an enclosed 2 car garage with a right side setback of 8 ft in lieu of the minimum 15 ft

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.

X Owner(s)/Petitioner(s):

Robert K Schubert, Denise Schubert

Name #1 – Type or Print

Name #2 – Type or Print

Robert K Schubert Denise Schubert

Signature #1

Signature #2

3413 Fielding Rd Pikesville MD

Mailing Address

City

State

21208, 210-416-1130, dschubert1213@

Zip Code

Telephone #

Email Address

gmail.com

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

WALTER DANIELS, ARCHITECT

Name – Type or Print

Walter Daniels

Signature

1113 Ivy Hill Rd, Cockeysville MD

Mailing Address

City

State

21030, 410-560-3588, danielsarchitects

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

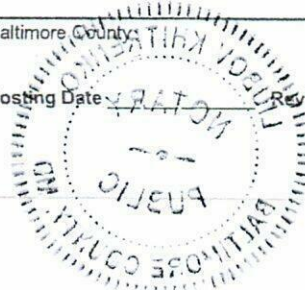
CASE NUMBER 2022-0298-A

Filing Date 12/16/2022

Estimated Posting Date

Reviewer CF

Rev 5/5/2016



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: 3413 FIELDING ROAD PIKESVILLE MD 21208
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)

WISHING TO HAVE AN ENCLOSED GARAGE FOR CARS, STORAGE AND SECURITY THE MOST LOGICAL LOCATION IS TO REPLACE THE EXISTING CARPORT.

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

Robert K. Schubert
Signature of Owner (Affiant)
Robert K. Schubert
Name- Print or Type

Denise Schubert
Signature of Owner (Affiant)
Denise Schubert
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 6th day of December 2022, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Robert K. Schubert & Denise J. Schubert

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

AS WITNESS my hand and Notaries Seal



Liubov Khitrenko
Notary Public
08-19-2026
My Commission Expires

LIUBOV KHITRENKO
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES AUGUST 19, 2026

REV. 5/5/2016

ZONING DESCRIPTION

3413 FIELDING ROAD

Beginning at a point on the South side of Fielding Road (50' ROW) which is 172 feet east of the centerline of Dorian Road (50' ROW), thence S 88d 51' 48" E 143.00' along Fielding Road, thence S 01d 08' 12" W 140.00' thence N88d 51' 48"W 143.02' thence N01d 08'42'E 140.00' to the point of beginning. Being Lot #19, Block "F" subdivision of sections 3&4 of GLENMAR.

As recorded in Plat Book 25, Folio #3. Containing 20,037 s.f. Also known as 3413 Fielding Road and located in the 3rd Election District, 11th Councilmanic District.

2022-0298-A

Lot # 2

3412
0319075890

Lot # 3

0313025750 Pt. Bk. 0000072, Folio 00952300008850

3410

Pt. Bk./Folio # 072095

FIELDING RD

Pt. Bk./Folio # 023110

3ED NW 10-E

Lot # 16

0319028760

Pt. Bk. 0000023, Folio 0110

DR 2

2CD

068B2

PAI # 030069

Lot # 19
Pt. Bk./Folio # 025003

0312034200

3413

PAI # 030069

Lot # 18 0304076580

3411

0313024810

Pt. Bk. 0000025, Folio 0003

0319012440

Lot # 2

Lot # 3

0319003620

3410

2022-0298-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2022-0298-A Address 3413 Fielding Rd

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

Filing Date: 12-16-2022 Posting Date: 12-25-2022 Closing Date: 1-9-2023

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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2022-0298-A Address 3413 Fielding Rd

Petitioner's Name: Walter Daniels Telephone (Cell) 410-560-3588

Posting Date: 12-25-2022 Closing Date: 1-9-2023

Wording for Sign: To Permit an existing carport to be converted to an enclosed 2 car garage
with a right side setback of 8 ft in lieu of the minimum 15 ft



2023-09-28-A

MLS

3413 FIELDING RD. FRONT VIEW

November 19, 2022

TO: OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY

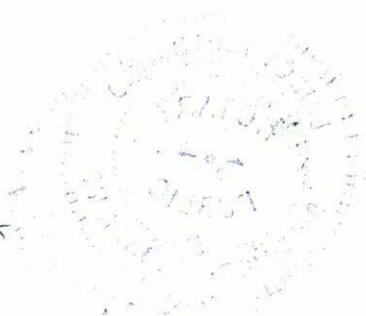
RE: VARIANCE FOR 3413 FIELDING ROAD, PIKESVILLE, MD 21208

I am the owner of a residential property that sits next to 3413 Fielding Road in Pikesville, MD. I have reviewed the plans for the proposed garage that will replace the carport at 3413 Fielding Road and have no objection to the project.

Sincerely,

Vicki Williamson 11/19/22
Vicki Williamson
3411 Fielding Rd
Pikesville, MD 21208

2022-0298-A



November 29, 2022

TO: OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY

RE: VARIANCE FOR 3413 FIELDING ROAD, PIKESVILLE, MD 21208

I am the owner of a residential property that sits behind 3413 Fielding Road in Pikesville, MD. I have reviewed the plans for the proposed garage that will replace the carport at 3413 Fielding Road and have no objection to the project.

Sincerely,

Rachel Roenstalt
Name

Address: 3412 Janeuen Dr
Pikesville MD 21208

2022-0298-A

November 19, 2022

TO: OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY

RE: VARIANCE FOR 3413 FIELDING ROAD, Pikesville, MD 21208

I am the owner of a residential property that sits next to 3413 Fielding Road in Pikesville, MD. I have reviewed the plans for the proposed garage that will replace the carport at 3413 Fielding Road and have no objection to the project.

Sincerely,

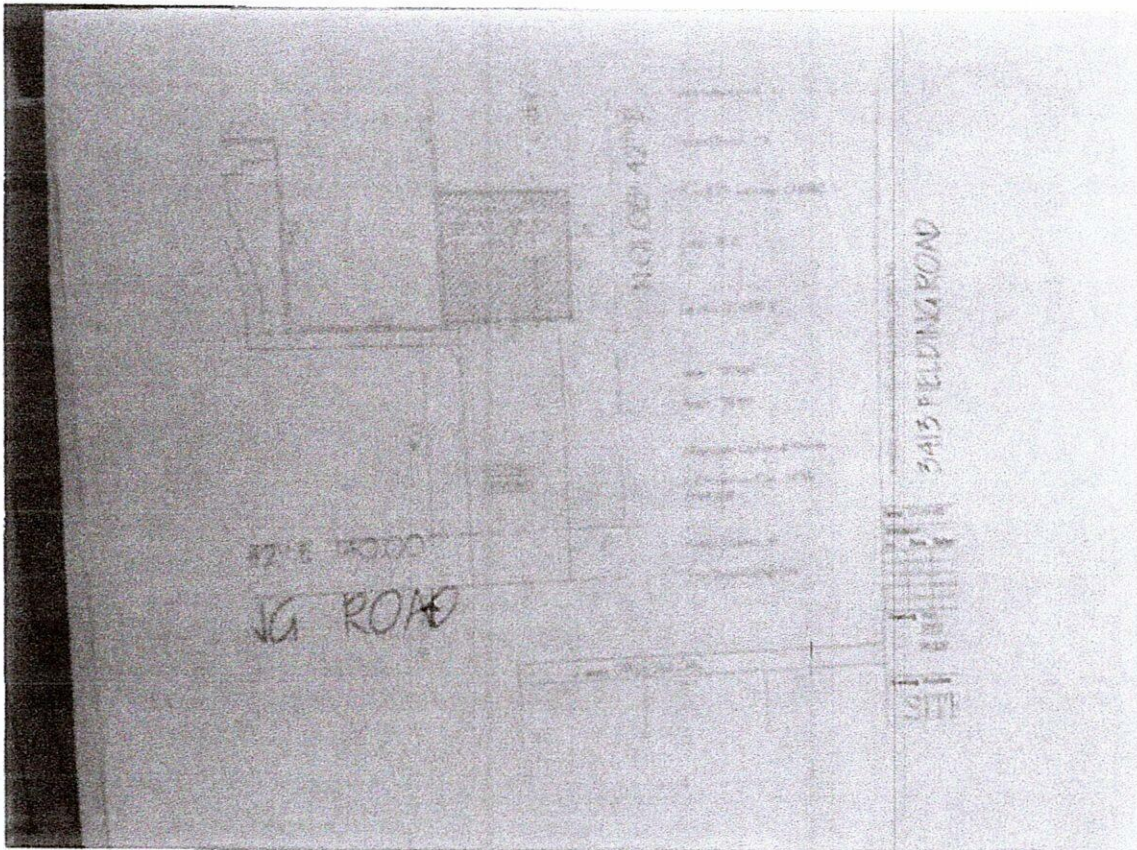
Michael

Near Tunn

11/23/22

8417 Down Rd

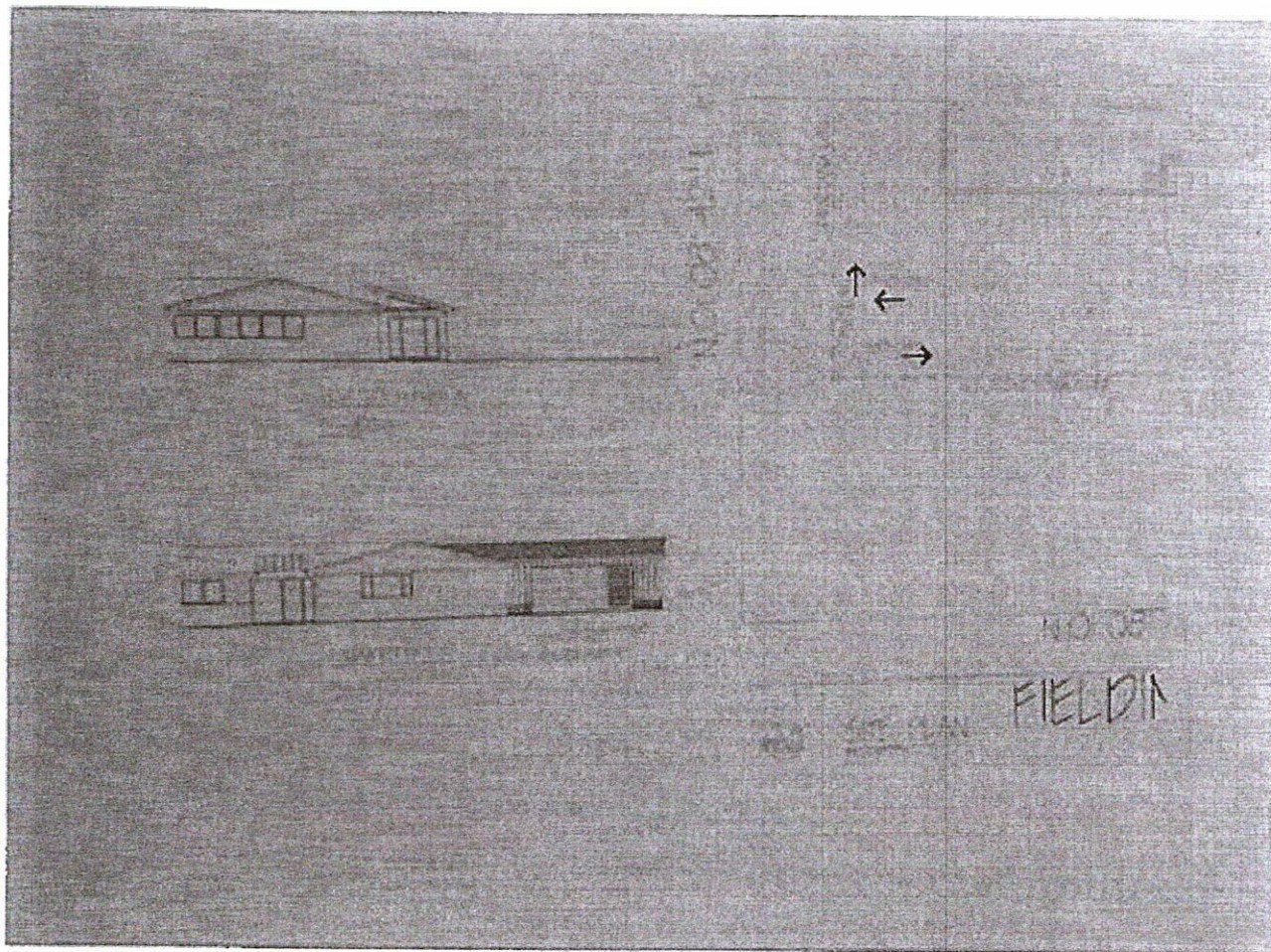
2022-0298-A



OK NAF

11/23/22

2022-0298-A



Ok WAF

11/22/23

2022-0298-A

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:	District: 03	Account Number: 0312034200
Owner Information		
Owner Name:	SCHUBERT ROBERT K SCHUBERT DENISE J	
Mailing Address:	3413 FIELDING RD PIKESVILLE MD 21208-1804	
Premises Address:	3413 FIELDING RD PIKESVILLE 21208-1804	Legal Description: GLENMAR
Map:	Grid: 0068 0010 0148	Parcel: 3030028.04
Neighborhood:	Subdivision: 0000	Section: F
Block:	Lot: 19	Assessment Year: 2023
Plat No:	Plat Ref: 0025/ 0003	
Town:	None	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1959	3,278 SF	20,037 SF
Property Land Area	County Use	
20,037 SF	04	
Stories	Basement	Type
1	NO	STANDARD UNITFRAME/5
Exterior	Quality	Full/Half Bath
2 full/1 half	1 Carport	
Last Notice of Major Improvements		
Value Information		
	Base Value	Value
		As of
		01/01/2020
		As of
		07/01/2022
		As of
		07/01/2023
Land:	130,200	130,200
Improvements	286,900	286,900
Total:	417,100	417,100
Preferential Land:	0	417,100
Transfer Information		
Seller: WILLIAMS CAROLYN ROSEN TRUSTE	Date: 11/12/2021	Price: \$550,000
Type: ARMS LENGTH IMPROVED	Deed1: /45803/ 00191	Deed2:
Seller: WILLIAMS KENT BOYD	Date: 03/13/2017	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /38729/ 00284	Deed2:
Seller: LEVIN NATHAN R	Date: 03/09/1988	Price: \$247,000
Type: ARMS LENGTH IMPROVED	Deed1: /07811/ 00004	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2022
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Special Tax Recapture:	None	
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

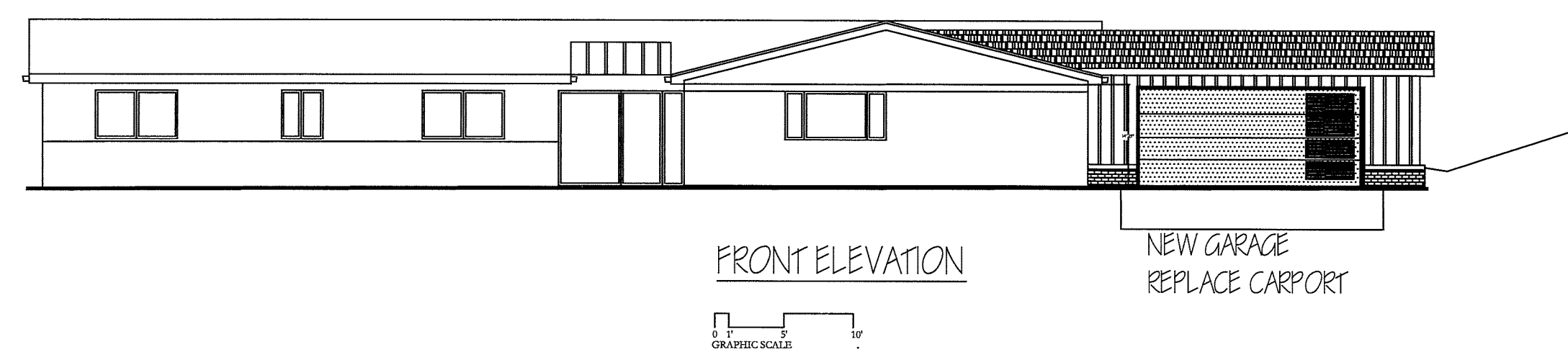
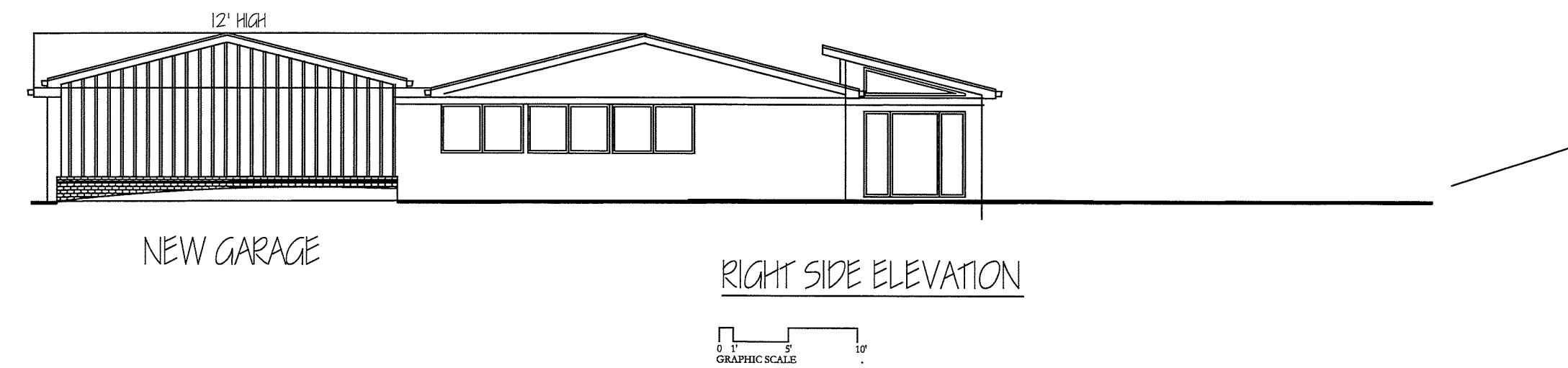
2022-0298-A

PLAT TO ACCOMPANY PETITION FOR ZONING

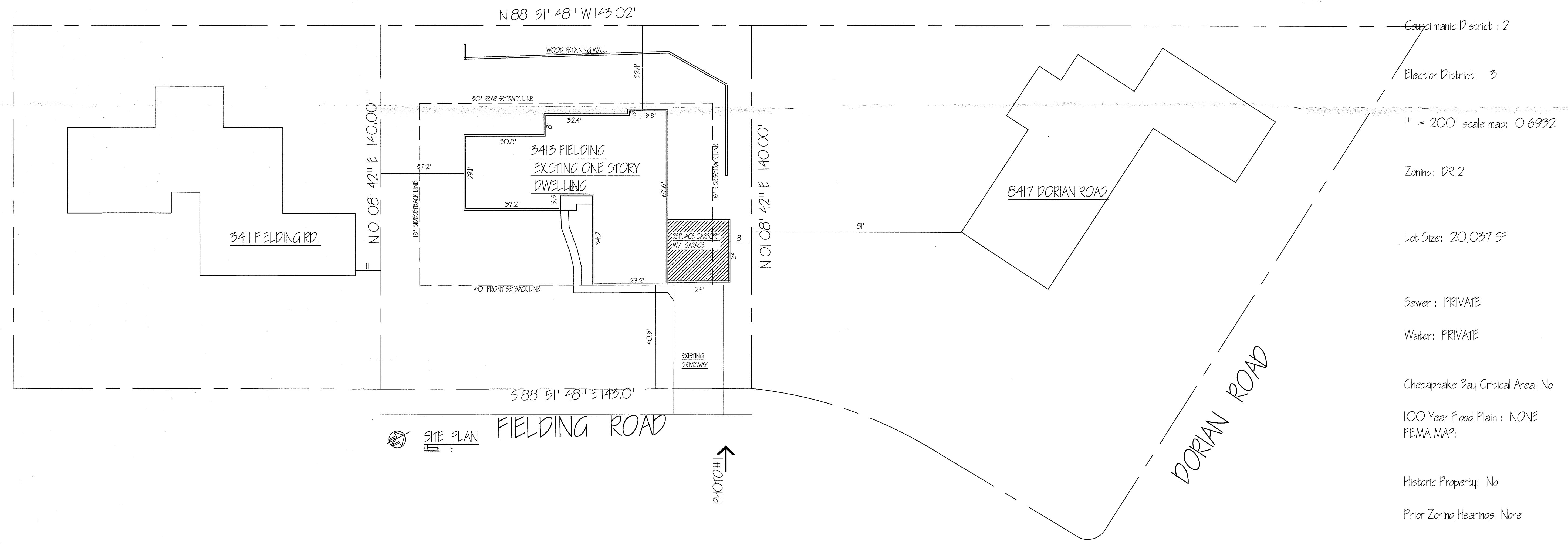
PROPERTY ADDRESS- 3413 FIELDING ROAD, PIKESVILLE, MD 21208
SUBDIVISION NAME: LOT 19 BLOCK "F" (25:03) RESUBDIVISION OF SECTIONS 3&4
OF "GLENMAR"

PLAT BOOK: 25 FOLIO 3
DEED REFERENCE : / 43803/ 00191
TAX MAP: 0068
PARCEL: 0148
TAX ACCOUNT: 0312034200
OWNER: SCHUBERT ROBERT K. & SCHUBERT DENISE J.

☒ VARIANCE ☐ SPECIAL HEARING



SITE VICINITY MAP



Councilmanic District : 2
Election District: 3
1" = 200' scale map: O 69B2
Zoning: DR 2
Lot Size: 20,037 SF
Sewer : PRIVATE
Water: PRIVATE
Chesapeake Bay Critical Area: No
100 Year Flood Plain : NONE
FEMA MAP:
Historic Property: No
Prior Zoning Hearings: None

Zoning Office Use Only		
reviewed by:	item #:	case #:

DANIELS & ASSOCIATES
ARCHITECTS, Ltd.

1113 Ivy Hill Road
Hunt Valley, MD 21090
(410) 560-5588
Suite #100

ADDITION TO AN EXISTING SINGLE FAMILY DWELLING
3413 FIELDING ROAD
PIKESVILLE, BALTIMORE COUNTY, MARYLAND 21208

Date: 11-17-22
Revisions
No. Date Reference
Drawing Title
SITE PLAN
1" = 20'
Drawing Number
SITE