PETTON FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

1, or we. James & Risna Kniffin ... legal coner. so the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof.

hereb, petition for a Variance from Section 1 AOL 3 B (2) To permit a minimum linear dimension of 113' instead of the required 150' 1A01.3 B (3)

To permit side setbacks of 30' and '.7' instead of the required.

501 x 501

of the Zooing Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1) We have putchased the lot.

2) We have putchased the lot.

3) We have had the lot cleared.

4) We have had the lot cleared.

4) We have right a contract without a builder.

5) We have right a contract with each clear contract with the lot.

6) The Cinumical loss inflicted on us by not being able to build on this lot, will wipe out our life savings.

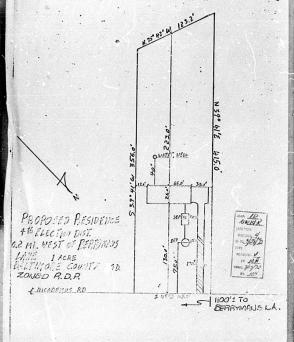
See attached description

is to be posted and advertised as prescribed by Zoning Regulations.

agree to pay expenses of above Variance advertising, posting, etc., upon filing of this with the grape to and are to be bound by the roning regulations and restrictions of the properties of the p Deana & Kniffin Legal Owner 1417 FIREST PARK ALE BACTO, 21207 URDe R DATE æ

of Jpril 197 .2 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Nillamore County, that property be posted, and that the public bearing be had before the Zoning Scholminstoner of Baltimore County in Room 100, County Office Building in Towson, Baltimore

Levi Di Hensa 6/12/72



Description for Variance

Beginning on the southwest side of Micodemus Road, approximately Istances: (1) Sus decrees E 113 First; (2) S39 degrees hi minutes W 355': (3) N 75 degrees h2 minutes W 123.2'; (h) and N 39 degrees h1 minutes

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



April 24, 1972

Mr. Oliver L. Myers, Chairmin Zoning Advisory Committee Office of Planning & Zoning Baltimore County Office Bldg lowson, Maryland 21204

Comments on Item 170, Zoning Advisory Committee Meeting, April 11, 1972, are as follows:

Property Owner: James and Diana Kniffin Location: 57M/5 of Micodems Read, 1100' N.W. Present Koning: N.D. Proposed Zoning: Variance from Sections 1401-18(263) In width and side yard setbacks District: 4 No.Acres: 113' x 415'

The proposed building must have a private sewage disposal system and a private water well. Complete soil evaluation is required prior to issuance of building permit.

Yery truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

Item #170 (1971-19.) Property Owner: James and Diana Kniffin Page 2 May 3, 1972

Water and Sanitary Sewer:

Public water supply and sand tary sewerage are not available to serve this property which is located beyond the limits of the Ealtimore County Metropolitan District, but in included within the Ealtimore County Com-prehensive Mater and Sewerage Plan for 1970-1980, Amended 1971.

ELISHOPH N. DIVER, P.E. Chief, Bureau of Engineering

Y-NE Key Sheet 55 NW 43 Position Sheet NW 14 K Topo 57 Tax Map

0 /SIEN

72-276-1

CERTIFICATE OF POSITION

| District 4124 Posted for: VARIANCE | Date of Posting 141 37- 1972 |
|------------------------------------|---------------------------------------|
| Janes Villen | 21 11 CE III - C Dome was |
| | DDEMUS Rd. 1130 FT NN OF BETRYKUSELS |
| Location of Signes 5/5 OF NICODE | EMUS Rd. MOST 1 - W. OF BERRYMANS LEW |
| Remarks: | |
| Remarks: Posted by Chirles M. Mal | Date of return: JUNE 2, 1972 |

PETITION MAPPING PROGRESS SHEET FUNCTION Petition number added to Granted by ZC, BA, CC, CA Reviewed by:

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Hay 16, 1972

RE: Variance Petition Item 170 Petitioner: James & Diana Kniffin

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The attached comments are a result of this raview and inspection.

The subject property is located on the southwest side of Nicodomus Road, approximately 1600 feet northwest of Berryman Lane, in the 4th District of Baltimore County. The subject property is an unimproved wended lot that contains one acid of Micodomus The properties on both 1600 sound on the red of Micodomus Road are improved with with might properties in ocurs and other ease no cut and gutter existing along Micodomus Road are improved with with might properties in ocurb and gutter existing along Micodomus Road at this location.

This metition is accosted for filing on the date of the enclosed filing contificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 50 days after the date on the filing certificate, will be forwarded to you in the near future.

Oliver L. Myers, Chelown JOHN J. DILLON, JR. , Zoning Tech. II

OLM:JJD:JD

Enc.

0 BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date_ May 3, 1972_

TO S. Eric DiMenna ATTN: Cliver L. Myers FROM Ellsworth N. Diver, P.E.

SUFECT. Item #370 (1973-1972).

John M. States and Diana Kniffin
School Nicodesma Rd., 1550 M/W of Berrymans Lane
Present Zoning: R.D.P.
Proposed Zoning: Variance from Sections 1A01,38(2 & 3) lot width
and side yard settbacks

District: 4th No. Acres: 113' x 415'

The following consents are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

The plan must be revised to correctly indicate the actual location of this property.

Ricodemus Road, an existing County road, is proposed to be improved in the future as a 36-foot closed-type roadway cross-section on a 60-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way widening based upon the centerline of the existing road, will be repuired in commettion with any grading or building permit application. The plan should be revised to indicate the proposed right-of-way widening.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings domatrees of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top toll.

Drainage studies and sediment control drawings will be becessary to be reviewed and approved prior to the issuance of any grading or building permits.

The Patitioner must provide necessary drainage facilities (temporary or peranent) to prevent creating any muisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper praising or improper installation of drainage facilities, would be the full imponsibility of the lettitioner.

JUL 25 19/2

| 6 | 9 | |
|---|------------------------------|------------------------|
| Pursuant to the advertisement, posting of pr | operty, and public hearing | on the above petition |
| and it appearing that by reason of the following | | |
| the Baltimore County Zoning Regulat | | |
| and unreasonable hardship upon the I | etitioner | |
| | | |
| the above Variance should be had; and it further | r appearing that by reason | |
| the Variance requested not adversely | | |
| welfare of the community a Variance | | |
| of 113 feet instead of the required 150 of 30 feet and 17 feet instead of the r | equired 50 feet x 50 fee | it . |
| IT L' ORDERED by the Zoning Commission | r of Baltimore County this | /2 5 |
| day of June | s Orden to permit a min | nimum linear dimension |
| and Zoning. | Loring Commissione | r of Baltimore County |
| Parsuant to the advertisement, posting of pa | | |
| and it appearing that by reason of | | |
| ÷ | | |
| | | |
| | | |
| | | |
| the above Variance should NOT BE GRANTE |). | |
| IT IS ORDERED by the Zoning Commission | er of Baltimore County, this | day |
| of 197, that the abo | we Variance be and the san | ne is t-reby DENIED. |
| | Zoning Commissione | of Relimore County |

D FOR FILING

ORDER RECLEY

| Eniffin est Park Avenum BAL ORE COUNTY OFFICE OF PLANNING | ZONING Item 17 |
|--|---------------------------|
| County Office Building 111 W. Chasapeake Avenue Towson, Maryland 21204 | |
| Your Petition has been received and | |
| this 10th day of April 1 | 2.00 |
| S. ERIC | DI NENNA, Commissioner |
| Petitioner: James & Blanc Kniffin | 11 10 |
| | Chairman, Complete |



CERTIFICATE OF PUBLICATION

19.72.

THE JEFFERSONIAN,

Cost of Advertisement, \$_____

THIS IS TO CERTIFY, that the annexed advertise sent of was inserted in THE COMMUNITY TIMES, a weekly newspaper published weeks before the 30 day of May 1972, that is to say, the same was inserted in the issue of May 25, 1972.

STROMBERG PUBLICATIONS, Inc.

OFFICE OF

OCOMMUNITY TIMES

RANDALLSTOWN, MD. 21133

S. Eric Dinenna Zoning Commissioner of Baltimore County

By Parth Margan

BALTIMORE COUNTY, MARYLAND 3583 OFFICE OF FINAL REVENUE DIVISION June 6, 1972 ACCOUNT 01-662 J. D. Eniffin
1417 Forest Park Ave.
Baltimore, Md. 21207

BALTIMORE COUNTY, MARYLAND OFFICE OF FINA REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 3640 J. D. Eniffin
11,17 Porest Park Ave.
Baltimore, Md. 21207
Petition for Variance
#72-276-4.87 0 65-38 22 25.0 C MSC