

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we William R. & Jackie M. Knickman, legal owners 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 Variance from Section 1B02.3C (1) to permit a side yard setback of two (2) feet in lieu of the required ten (10) feet for the enclosure of an existing side porch.

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

REASON FOR CLOSING OF EXISTING PORCH ON WEST SIDE OF HOUSE IS FOR A DEN FOR CHILDREN TO HAVE A PLACE TO WATCH TELEVISION, SO AS TO KEEP OUT OF THE LIVING ROOM WHEN COMPANY ARRIVES.

See attached description

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser William R. Knickman
Address 1220 Circle Drive
Petitioner's Attorney John W. Hession, III
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of May, 1975, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of June, 1975, at 10:15 o'clock.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 28, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-273-A, Petition for Variance for a Side Yard
Northeast side of Circle Drive 531.33 feet Southeast of Shelbourne Road.
Petitioner - William R. Knickman and Jackie M. Knickman

13th District

HEARING: Monday, June 2, 1975 (10:15 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG/rw

RE: PETITION FOR VARIANCE TO PERMIT A SIDE YARD SETBACK OF 2 feet INSTEAD OF THE REQUIRED 10 FEET FOR THE ENCLOSURE OF AN EXISTING SIDE PORCH. Northeast side of Circle Drive 531.33 feet Southeast of Shelbourne Road, 13th District.

WILLIAM R. KNICKMAN AND JACKIE M. KNICKMAN

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 75-273-A, Item 203

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

John W. Hession, III
John W. Hession, III
People's Counsel

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed

this 28th day of May, 1975 to William R. Knickman and Jackie

M. Knickman, 1220 Circle Drive, Baltimore, Maryland 21227, Legal Owners.

John W. Hession, III
John W. Hession, III

I will not attend, JWH.



Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DYER, P. E. CHIEF

June 13, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #206 (1974-1975)
Property Owner: Dartford Investment Co., Inc.
N/2S of Back River Neck Rd., 2 1/2 M/W of Hopewell Ave.
Existing Zoning: B.R.
Proposed Zoning: Special Hearing to approve an addition to existing tunnel car wash to allow for a self service car wash bays.
No. of Acres: .081 District 15th

Dear Mr. DiNenna:

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

General:

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #206 (1974-1975).

Very truly yours,

Ellsworth N. Dyer
ELLSWORTH N. DYER, P.E.
Chief, Bureau of Engineering

END:PAM:PMH:sa

1-2 Key Sheet
6 & 7 NE 32 Pos. Sheets
NE 2 H Topo
27 Top Map

cc: G. Beter (File BUD. #1204-70)

Mr. & Mrs. William R. Knickman
1220 Circle Drive
Baltimore, Maryland 21227

RE: Petition for Variance
NE/S of Circle Drive, 531.33' SE
of Shelbourne Road - 13th Election
District
William R. Knickman, et ux -
Petitioners
NO. 75-273-A (Item No. 203)

Dear Mr. & Mrs. Knickman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

cc: Hession

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DYER, P. E. CHIEF

June 12, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #203 (1974-1975)
Property Owner: William R. & Jackie M. Knickman
N/2S of Circle Dr., 531.33' S/2 of Shelbourne Rd.
Existing Zoning: B.R. 5.5
Proposed Zoning: Variance from Sec. 1B02.3C(1) to permit a side yard setback of 2 feet in lieu of the required 10 feet for the enclosure of an existing side porch.
No. of Acres: 50 x 55 District: 13th

Dear Mr. DiNenna:

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

Highways:

Circle Drive, an existing public street, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening together with any necessary reversible easements for slopes will be required in conjunction with any grading or building permit application. The submitted plan should be revised to indicate the proposed highway right-of-way widening.

Sediment Control:

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

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

DESCRIPTION FOR VARIANCE

Beginning at a point on the Northeast side of Circle Drive, 531.33 feet Southeast of Shelbourne Road, and being lot Nos. 62 and 63 of the plat of Shelbourne Ridge (C. W. Jr. No. 12 folio 62).

Also known as # 1220 Circle Drive.

Item #203 (1974-1975)
Property Owner: William R. & Jackie M. Knickman
Page 2
June 12, 1975

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this residence.

Very truly yours,

Ellsworth N. Dyer
ELLSWORTH N. DYER, P.E.
Chief, Bureau of Engineering

END:SAM:PMH:sa

cc: J. Somers

G-SW Key Sheet
16 SW 15 Pos. Sheet
SW 4 D Topo
101 Top Map

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit a side yard setback of 2 feet instead of the required 10 feet for the enclosure of an existing side porch
IS ORDERED by the Zoning Commissioner of Baltimore County this 6th day of June, 1975, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.
James E. Hogan
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

- COUNTY CLERK'S OFFICE
111 W. Chesapeake Avenue
Towson, Maryland 21204
- Franklin T. HOGANS, Jr.
- PLANNING
- ENGINEERING
- HEALTH DEPARTMENT
- BUREAU OF FIRE PROTECTION
- DEPARTMENT OF TRAFFIC ENGINEERING
- STATE BOARD OF ADMINISTRATION
- BUREAU OF BUILDINGS
- PLANNING AND DEVELOPMENT PLANNING
- INDUSTRIAL DEVELOPMENT
- SPRINGFIELD
- BOARD OF EDUCATION
- OFFICE OF THE BUILDING ENGINEER

May 27, 1975

Mr. William R. Knickman
1220 Circle Drive
Baltimore, Maryland 21227

RE: Variance Petition
Item 203
William R. & Jackie M. Knickman - Petitioners

Dear Mr. Knickman:

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

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case.

The subject property is located on the northeast side of Circle Drive, 531.33 feet southeast of Shelbourne Road, in the 13th Election District. The petitioner is requesting a Variance for a side yard setback in order that an existing porch may be enclosed.

Adjacent properties are improved with single family dwellings zoned D.R. 5.5.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
Franklin T. HOGANS, Jr.
FRANKLIN T. HOGANS, JR., Chairman
Zoning Plans Advisory Committee

FTH:JD
Enclosure

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. DIRECTOR
WM. T. MELZER DEPUTY TRAFFIC ENGINEER

June 4, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland - 21204

Re: Item 203 - ZAC - May 6, 1975
Property Owner: William R. & Jackie M. Knickman
Location: NE/S of Circle Dr. 531.33' SE of Shelbourne Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: VARIANCE from Sec. 1802.3C(1) to permit a side yard setback of two feet in lieu of the required ten feet for the enclosure of an existing side porch.
No. of Acres: 50 x 55
District: 13th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the side yard setback.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate

MSF/bza

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 9, 1975

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #203, Zoning Advisory Committee Meeting, May 6, 1975, are as follows:

Property Owner: William R. & Jackie M. Knickman
Location: NE/S of Circle Dr. 531.33' SE of Shelbourne Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: VARIANCE from Sec. 1802.3C(1) to permit a side yard setback of two feet in lieu of the required ten feet for the enclosure of an existing side porch.
No. of Acres: 50 x 55
District: 13th

Metropolitan water and sewer are available to this site.

Very truly yours,
Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/lap

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 9, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna,

Comments on Item #203, Zoning Advisory Committee Meeting, May 6, 1975, are as follows:

Property Owner: William R. and Jackie M. Knickman
Location: NE/S of Circle Drive 531.33' SE of Shelbourne Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C(1) to permit a side yard setback of two feet in lieu of the required ten feet for the enclosure of an existing side porch.
No. of Acres: 50 x 55
District: 13th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-5211 ZONING 494-5251

Mr. William R. Knickman
1220 Circle Drive
Baltimore, Md. 21227

Item 203

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day of May 1975

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner William R. & Jackie M. Knickman

Petitioner's Attorney _____ Reviewed by *Franklin T. HOGANS, Jr.*
Chairman,
Zoning Advisory
Committee

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 2120

Date: May 2, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: May 6, 1975

Re: Item 203
Property Owner: William R. & Jackie M. Knickman
Location: NE/S of Circle Dr. 531.33' S.E. of Shelbourne Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C(1) to permit a side yard setback of two feet in lieu of the required ten feet for the enclosure of an existing side porch.

District: 13th
No. Acres: 50 x 55

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

H. EMILIE PARKS, President
EUGENE C. HESS, Vice President
MRS. ROBERT L. BERNY

MARCUS M. BOTSARD
JUDITH H. HODGSON
ALVIN LYBEEK
JOSHUA R. WICKLEN, Superintendent

T. MARSHALL WILLIAMS, JR.
RICHARD W. SPA, ET AL.
MRS. RICHARD A. WRIGHT, JR.

JUL 15 1975

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204
833-7312

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: William B. & Jackie M. Knickman
N.E.C. of Circle Dr. 531.33

Location: N.E. of Shelbourne Road

Item No. 203 Zoning Agenda May 6, 1975

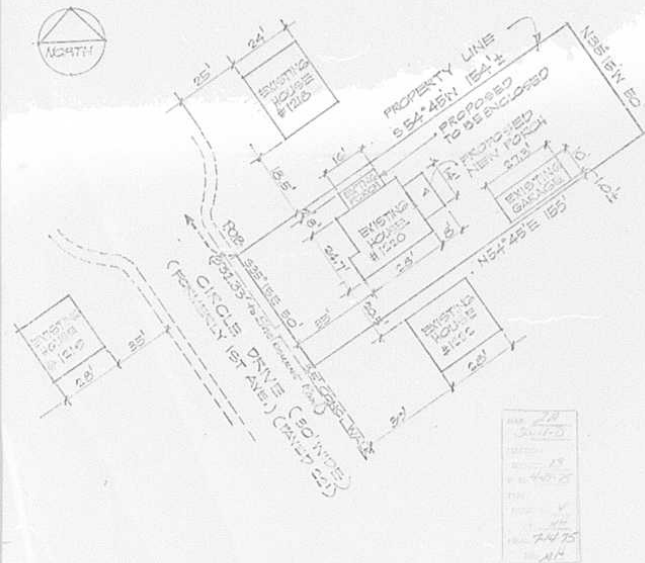
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
- () 4. _____ the maximum allowed by the Fire Department.
- () 5. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 6. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 7. Site plans are approved as drawn.
- () 8. The Fire Prevention Bureau has no comments at this time.

Reviewed by: J. J. 500 Noted and
Planning Group Deputy Chief

Special Inspection Division Fire Prevention Bureau



ZONED D.R. 6.5
13' E.L.D. DETRIOT
PUBLIC FRONTAGE EXISTING
LOTS NOS. 42 & 43
SHELBOURNE RD
FROM C.W. Dr. NO. 12
FROM 62
SCALES: 1"=60'

PETITION FOR A VARIANCE
10TH DISTRICT
ZONING: Petition for Variance for a Sub Area.
LOCATION: Northeast side of Circle Drive 531.33 feet Southeast of Shelbourne Road.
DATE & TIME: Monday, June 3, 1975 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following:
Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 7 feet instead of the required 10 feet for the exterior of an existing side porch.
The Zoning Regulation to be accepted as follows:
Section 1802.3.C.1 - Side Yard - 10 feet.
All that parcel of land in the Tenth District of Baltimore County.
Beginning at a point on the North east side of Circle Drive, 121.33 feet Southeast of Shelbourne Road, and being lot Nos. 42 and 43 of the plat of Shelbourne Ridge (C.W. Dr. No. 12) July 43.
Also known as No. 1224 Circle Drive.
Being the property of William B. Knickman and Jackie M. Knickman, as shown on and also filed with the Zoning Department.
Hearing Date: Monday, June 3, 1975 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By Order of S. ERIC DINENNO
Zoning Commissioner of Baltimore County
May 13, 1975

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 15, 1975
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of two times, successive weeks before the 2nd day of June, 1975, the first publication appearing on the 15th day of May 1975.

THE JEFFERSONIAN
L. Frank Smith
Manager

Cost of Advertisement, \$ _____

PETITION FOR A VARIANCE
10TH DISTRICT
ZONING: Petition for Variance for a Sub Area.
LOCATION: Northeast side of Circle Drive 531.33 feet Southeast of Shelbourne Road.
DATE & TIME: Monday, June 3, 1975 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following:
Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 7 feet instead of the required 10 feet for the exterior of an existing side porch.
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Beginning at a point on the North east side of Circle Drive, 121.33 feet Southeast of Shelbourne Road, and being lot Nos. 42 and 43 of the plat of Shelbourne Ridge (C.W. Dr. No. 12) July 43.
Also known as No. 1224 Circle Drive.
Being the property of William B. Knickman and Jackie M. Knickman, as shown on and also filed with the Zoning Department.
Hearing Date: Monday, June 3, 1975 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By Order of S. ERIC DINENNO
Zoning Commissioner of Baltimore County
May 13, 1975

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. May 14, 1975
THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of two times, successive weeks before the 2nd day of May, 1975, the first publication appearing on the 14th day of May 1975.

THE TIMES
ADVERTISING
A. Carson
Manager

Cost of Advertisement, \$ _____

1-SIGN

75-273-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1376 Date of Posting: MAY 16, 1975
Posted for: PETITION FOR VARIANCE
Petitioner: WILLIAM B. KNICKMAN
Location of property: N.E. of Circle Dr. 531.33' SE. of Shelbourne Rd
Location of Signs: FRONT 1224 CIRCLE DRIVE
Remarks: _____
Posted by: Deborah B. Bal... Date of return: MAY 23, 1975

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date by
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, SA, CC, CA									
Reviewed by: <u>J. J. 4</u>	Revised Plans:				Change in outline or description Yes _____ No _____				
Previous case:	Map #								

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received * this 16 day of April 1975. Filing Fee \$ 25. Received check
Cash
Other
S. Eric DiNenna
Zoning Commissioner
Petitioner: Knickman Submitted by: SAVES
Petitioner's Attorney: _____ Reviewed by: SAVES
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - AVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 20269
DATE: May 9, 1975 ACCOUNT: 01-662
AMOUNT: \$25.00
WHITE - CASHIER
DISTRIBUTION
PINK - AGENT
YELLOW - CUSTOMER
Quality Contracting, Inc.
4 Cowl Court
Baltimore, Md. 21220
Petition for Variance for William B. Knickman
75-273-A

