

77-171-A (Sub No. 140) **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Charles Morris Knock, III
I, or we, Charles Morris Knock, III, legal owner, 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 1802.38 (1802.31) to permit a side setback of 10 feet from the side property line in lieu of the required 20 feet for a...

SUPPOSEDLY, OWNER AND WILL TO PERMIT A SIDE SETBACK OF 5 FEET FROM THE SIDE PROPERTY LINE IN LIEU OF THE REQUIRED 15 FEET FOR AN OPEN SCREENED PORCH.

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

With the rising cost of automobile repairs, we have found it necessary to do some of our own minor repairs and tune-ups at home. A garage, of the proposed size, would provide an area free from adverse elements when doing auto work, and also properly house both of our cars at the same time.

The proposed driveway is necessary to provide a walkway from the front of the house to the rear without walking around the end of the garage or the house.

For the above reasons, we feel that to build a smaller structure would not be practical for our purposes.

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 Charles Morris Knock, III
Charles W. Knock
Address: 108 Sunnydale Way
Reisterstown, Md. 21136
Petitioner's Attorney
Address: _____
Plaintiff's Attorney
Address: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ 25th _____ day

of February, 1977, 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 _____ 14th _____ day of March, 1977, at 10:45 o'clock A.M.



(over)

10:45 A
3/14/77

#77-171-A
#154

RE: PETITION FOR VARIANCE
W/S of Sunnydale Way 250' S of
Sunday Rd., 4th District
CHARLES M. KNOCK, III, et al.,
Petitioners
Case No. 77-171-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

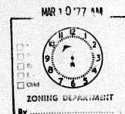
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

Charles E. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 9th day of March, 1977, a copy of the foregoing Order was mailed to Mr. & Mrs. Charles M. Knock, III, 108 Sunnydale Way, Reisterstown, Maryland 21136, Petitioners.

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



March 16, 1977

Mr. & Mrs. Charles M. Knock, III
108 Sunnydale Way
Reisterstown, Maryland 21136

RE: Petition for Variance
W/S of Sunnydale Way, 250' S of
Sunday Rd. - 4th Election Dis-
trict
Charles Morris Knock, III, et al. -
Petitioners
NO. 77-171-A (Item No. 154)

Dear Mr. & Mrs. Knock:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI MENNA
S. ERIC DI MENNA
Zoning Commissioner

SED:arl

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

DESCRIPTION FOR VARIANCE

PROPERTY OF CHARLES M. & GISELA W. KNOCK

4TH ELECTION DISTRICT

Beginning at a point on the West side of Sunnydale Way 250 feet South of Sunday Road and known as Lot 5, Block E, as shown on "Plat of Section 2, Sunnyside Farm", which is recorded in the Land Records of Baltimore County in Liber 29, Folio 79.

Also known as 108 Sunnydale Way.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: March 8, 1977
FROM: Norman S. Gerber, Acting Director of Planning
SUBJECT: Petition 77-171-A, Petition for Variance for a Side Yard.
West side of Sunnydale Way 250 feet South of Sunday Road.
Petitioner - Charles M. Knock, III and Gisela W. Knock

4th District

HEARING: Monday, March 14, 1977 (10:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman S. Gerber
Norman S. Gerber
Acting Director of Planning

NRD:ZOH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Charles Morris Knock, III
108 Sunnydale Way
Reisterstown, Md. 21136

Item 154

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 _____ day of _____ 1977.

S. ERIC DI MENNA
S. ERIC DI MENNA
Zoning Commissioner

Petitioner Charles M. & Gisela W. Knock

Petitioner's Attorney _____

Reviewed by William S. Commodari
William S. Commodari
Planning & Zoning
Associate III



THORNTON M. MOURING, P.E.
DIRECTOR

February 24, 1977

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

Re: Item #154 (1976-1977)
Property Owner: Charles M. & Gisela W. Knock
W/S Sunnydale Way, 250' S. Sunday Rd.
Existing Zoning: R.C. 3
Proposed Zoning: Variance to permit a side setback of 10' from the side property line in lieu of the required 20' for a proposed garage and a setback of 5' from the side property line in lieu of the required 15' for an open screened porch.
Acres: 1.84 x 248.24 District: 4th
182.00 254.00

Dear Mr. DiMenna:

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 highway and utility improvements are not directly involved. This property utilizes private onsite water and sewage facilities as it is beyond the Baltimore County Metropolitan District and the Urban Rural Demarcation Line.

The Baltimore County Comprehensive Water and Sewerage Plan, adopted January 1976, indicates "Plannd Service" in the area in 11 to 30 years.

Very truly yours,

Ellsworth S. Dyer, P.E.
Ellsworth S. Dyer, P.E.
Chief, Bureau of Engineering

END:ZOH:rw

Y-SK Key Sheet
49 WM 41 Box. Sheet
WM 12 J Topo
57 Tax Map

JUL 07 1977

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 Variances should be had; and it further appearing that by reason of the existence of the Variances requested, not adversely affecting the health, safety, and general welfare of the community, Variances to permit a side yard setback of ten feet from the side property line in lieu of the required 20 feet for a proposed garage and a side yard setback of nine feet from the side property line in lieu of the required 15 feet for an open screened porch should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of March, 1977, that the herein Petition for the aforementioned 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 Zoning Commissioner of Baltimore County Office of Planning and Zoning.

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 16th day of March, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 484-2600

STEPHEN B. COLLINS
DIRECTOR

March 8, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 154 - SAC - January 25, 1976
Property Owner: Charles M. & Gisela W. Knock
Location: W/S Sunnydale Way 250' S Sunday Rd.
Existing Zoning: R.C. 3
Proposed Zoning: Variance to permit a side setback of 10' from the side property line in lieu of the required 20' for a proposed garage and a setback of 9' from the side property line in lieu of the required 15' for an open screened porch.
Acres: 134.44 244.24
160.00 254.00
District: 4th

Dear Mr. DiNenna:

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

Very truly yours,

Michael J. Flanagan
Traffic Engineer Associate

MBF/11

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3211

March 1, 1977

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 #154, Zoning Advisory Committee Meeting, January 25, 1977, are as follows:

Property Owner: Charles M. & Gisela W. Knock
Location: W/S Sunnydale Way 250' S Sunday Road
Existing Zoning: R.C. 3
Proposed Zoning: Variance to permit a side setback of 10' from the side property line in lieu of the required 20' for a proposed garage and a setback of 9' from the side property line in lieu of the required 15' for an open screened porch
Acres: 134.44 x 244.24
160.00 254.00
District: 4th

This office has reviewed the subject petition and offers the following comment. 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
Project and Development Planning

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 24, 1977

COUNTY OFFICE BLDG.
111 N. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

NICHOLAS B. COMODORI
Acting Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. Charles Morris Knock, III
101 Sunnydale Way
Reisterstown, Maryland 21136

RE: Variance Petition
Item 154
Charles M. & Gisela W. Knock -
Petitioners

Dear Mr. Knock:

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 Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

Located on the west side of Sunnydale Way approximately 250 feet south of Sunday Road, this property is currently improved with a 1-1/2 story brick and frame dwelling. Adjacent properties surrounding this site, and part of this subdivision, are improved with similar type uses.

This Variance is necessitated by your proposal to construct an attached garage and screen porch to the north side of the existing dwelling.

While the comments from Project and Development Planning office, the Department of Traffic and Engineering, and Bureau of Engineering were not available at this time, it was verbally indicated

Mr. Charles Morris Knock, III
Re: Item 154
February 24, 1977
Page 2

to me that no problems with the proposed construction were anticipated from these offices.

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,

Nicholas B. Comodori
Acting Chairman, Zoning
Plans Advisory Committee

MBF:JD

Enclosure

Baltimore County
Department of Permits & Licenses
TOWSON, MARYLAND 21204
(301) 484-3610

JOHN D. SEVIER
DIRECTOR

January 27, 1977

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

Dear Mr. DiNenna:

Comments on Item # 154, Zoning Advisory Committee Meeting, January 25, 1977 are as follows:

Property Owner: Charles M. & Gisela W. Knock
Location: W/S Sunnydale Way 250' S Sunday Rd.
Existing Zoning: R.C. 3
Proposed Zoning: Variance to permit a side setback of 10' from the side property line in lieu of the required 20' for a proposed garage and a setback of 9' from the side property line in lieu of the required 15' for an open screened porch.
Acres: 134.44 x 244.24
160.00 254.00
District: 4th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☒ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variances conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burham
Plans Review Chief
CBF:11

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

February 1, 1977

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

Dear Mr. DiNenna:

Comments on Item #154, Zoning Advisory Committee Meeting, January 25, 1977, are as follows:

Property Owner: Charles M. & Gisela W. Knock
Location: W/S Sunnydale Way 250' S Sunday Rd.
Existing Zoning: R.C. 3
Proposed Zoning: Variance to permit a side setback of 10' from the side property line in lieu of the required 20' for a proposed garage and a setback of 9' from the side property line in lieu of the required 15' for an open screened porch.
Acres: 134.44 x 244.24
160.00 254.00
District: 4th

Since the existing septic system and water well appear to be functioning properly, no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TBD/BJW/rhs

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

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

Attention: Nicholas B. Comodori
Zoning Advisory Committee

Re: Property Owner: Charles M. & Gisela W. Knock
Location: W/S Sunnydale Way 250' S Sunday Rd.

Item No. 154

Zoning Agenda January 25, 1977

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 _____ 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 site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. 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 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: Planning Group
Special Inspection Division

Noted and Approved: _____
Fire Prevention Bureau

JUL 07 1977

JUL 07 1977