87-278-A #159	E/S of Knollwood Rd., 253.75' N of c/l of Aigburth Rd. (7609 Knollwood Rd.)	9th Elec. Dist.
11/26/86	Variance - filing fee \$35.00 - David W. Riley, et ux	
11/26/86	Hearing set for $1/5/87$ , at $10:15$ a.m.	
1/5/87	Advertising and Posting - \$78.00	
1/9/87	Ordered by the Zoning Commissioner that the Petition for Zon a side yard setback of 4' in lieu of the required 6' for an GRANTED with conditions.	

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/world xnot result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance requested will/will not adversely affect the health, safety, and general welfare of the community, the variance should /should xnot be granted.

1. The Petitioners may apply for their building permit 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 applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Zoning Commissioner of Baltimore County

AJ/srl

cc: Mr. & Mrs. David W. Riley

People's Counsel

PETITIC FOR ZONING VALENCE TO THE ZONING COMMISSIC VER OF BALITMORE COUNTY:

The undersigned, legal owner(s) 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 yard setback of 4 feet in lieu of the required 6 feet for (deck)

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

1. The only access out of the house, other than the front door,

2. To try and place in rear side of yard would demand removal of large, old tree, hurting the aesthetics of the neighborhood.

3. Deck is centered to kitchen and family room allowing maximum useability and easier supervision of children and guests when deck is being used.

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

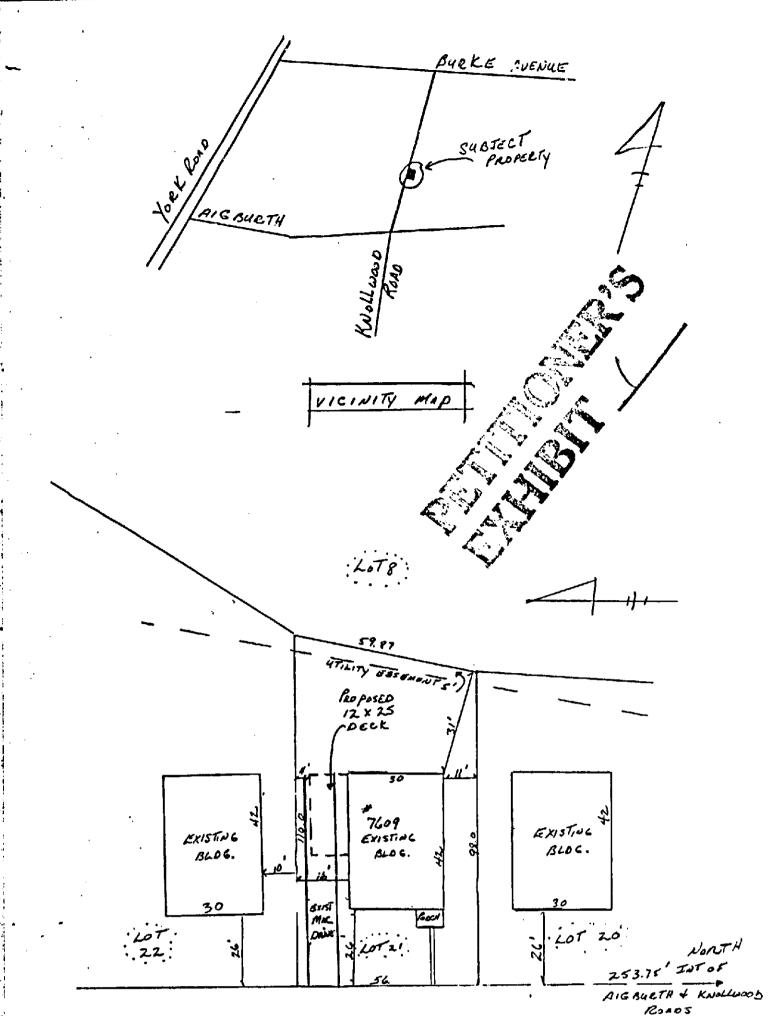
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Raltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm,

under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Type of Print Name) (Type or Print Name) City and State Attorney for Petitioner: 7609 KNOLL WOOD RD. E6,060

321-0339 (Type or Print Name) Name, address and phone number of legal owner, con-

DAVID W. Bibey 7609 KNOLLWOOD RD 321-0339

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_26th\_\_ of November 19 86, 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 out 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



KNOLLWOOD 100' R/W

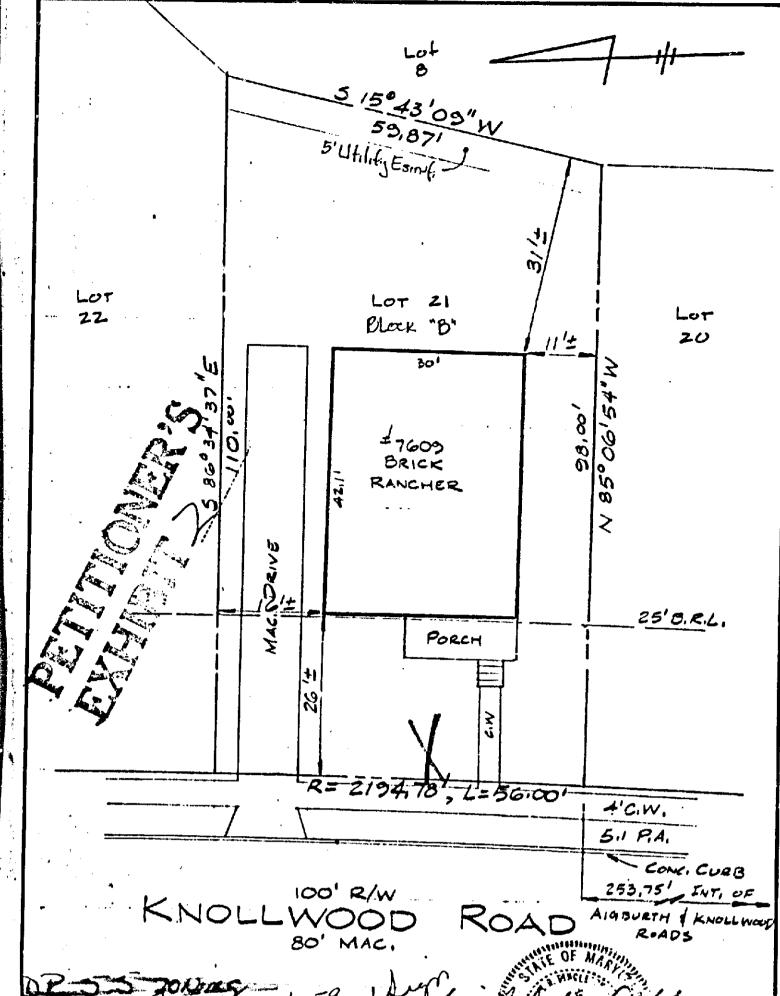
PLAT FOR ZONING VARIANCE

DISTRICT: 9th ZONED DES.S SUBDIVISON DONNYBROOK

LOT 21 BLK & BOOK NO. 22 FOLIO 72 EXISTING UTILITES IN KNOLLWOOD ROAD

SCALE 1"=30"

LOT 6025.24 .138 ACCES



THIS IS TO CERTIFY That The Improvements Indicated Hereon Are Located As Shown. This Is Not A Property Line Survey And Should Not Be Used As Such. THLEDEED LIBER 4013 F. 472

HICKS ENGINEERING COMPANY, INC. ENGINEERS . SURVEYORS . PLANNERS 200 EAST JOPPA ROAD - SUITE 402

...TOWSON, MARYLAND 21204

TELEPHONE : 301/494-0001

LOCATION CERTIFICATION SECT. 4, "DONNY BROOK"

\$7609 KNOLLWOOD RD., LOTZI BALTO, CO, PLAT BOOK 22/72 DATE: 8/28/86 SCALE: 1'15' FILE: 2231

Zoning Description

Beginning on the east side of Knollwood Road 100 feet wide, at the distance of 253.75 north of the centerline of Aigburth at the distance of 253.75 north of the subdivision of Donnybrook, Road. Being Lot 21. Block B, in the subdivision of Donnybrook, Book No. 22, Folio 72. Also known as 7609 Knollwood Road in the 9th Election District.

PETITION FOR ZONING VARIANCE

9th Election District

Case No. 87-278-A

East Side of Knollwood Road, 253.75 feet North of the Centerline of Aigburth Road (7609 Knollwood Road)

DATE AND TIME: Monday, January 5, 1987, 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:

Petition for Zoning Variance to permit a left side yard setback of 4 feet in lieu of the required 6 feet for an open projection (deck)

Being the property of <u>David W. Riley, et ux</u>, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE E/S of Knollwood Rd., 253.75' N of C/L of Aigburth Rd. (7609 Knollwood Rd.), 9th District

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

DAVID W. RILEY, et ux, Petitioners

Case No. 87-278-A

ENTRY OF APPEARANCE

:::::::

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

People's Counsel for Baltimore County

Pecer Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

THEREBY CERTIFY that on this 24th day of December, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. David W. Riley, 7609 Knollwood Rd., Towson, MD 21204, Petitioners.

Peter Max Zimmerman

Mr. David W. Riley December 5, 1986 Mrs. Marlene A. Rilev 7609 Knollwood Road Baltimore, Maryland 21204 NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCE E/S Knollwood Rd., 253.75' N of the c/l of Aighurth Rd. (7609 Knollwood Rd.) 9th Election District David W. Riley, et ux - Petitioners Case No. 87-278-A PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland County BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH, RECEIPT -016/5.000 MOUNT \$ 3500 MAKTANCE TEMM/59 B 9091++++3500+a 2242E



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Mr. David W. Riley Mrs. Mcrlene A. Riley 7609 Knollwood Road Baltimore, Maryland 21204

December 30, 1986

RE: PETITION FOR ZONING VARIANCE E/S Knollwood Rd., 253.75' W of the c/l of Algburth Rd. (7609 Knollwood RG.) 9th Election District David W. Riley, et ux - Petitioners Came No. 87-278-A

Dour Mr. and Mrs. Kiley:

This is to advise you that \_\_\$78.00 and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING UR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, N OFFICE OF FINANCE - REVE MISCELLANEOUS CASH	NUE DIVISION RECEIPT	125114	County, Mar ing, Towson.	
1/5/87	R-01-61	5-(10).*		
SIGN & POST RETURNED Mr. Davi	d W. Rilly 1009 Knollwo			r v
PROMITE FISING & POS	STING COSTS RE CASE 187-			•
FOR: - 8 1	25*******78/10:3/ 20525			
	OCHATURE OF CASHIE	re i		•••

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550 STEPHEN E. COLLINS DIRECTOR

> Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 157, 159 160, 161, 163, and 164.

Traffic Engineer Associate II

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Chairman

Bureau of

Bureau of

Department of

Fire Prevention

Health Department

Project Planning

**Building Department** 

Board of Education

Industrial

Zoning Administration

State Roads Commissio

Mr. David W. Riley 7609 Knollwood Road Baltimore, Maryland 21204

RE: Item No. 159 - Case No. 87-278-A Petitioner: David W. Riley, et ux Petition for Zoning Variance

Dear Mr. Riley:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following 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 suitability of the requested zoning.

December 23, 1986

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

JAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:kkb Enclosures BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204

November 10. 1986

TED ZALESKI, JR. DIRECTOR

Districts

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Townon, Haryland 21204 Dear Mr. Jablon:

Comments on Item # 159 Zoning Advisory Committee Meeting are as follows: David W. Riley, et ux E/S Knollwood Road, 253.75 feet N of c/l of Aigburth Road

APPLICABLE ITEMS ARE CIRCLED: All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.H.S.I. #117-1 = 1980) and other applicable Codes and Standards.

(B.) A building and other miscellaneous permits shall be required before the start of any construction. C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings scaled and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced scale are not acceptable.

E. All Use Groups except R-h Single Family Detached Deslings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-h Use Groupe require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall. See Table 1401, Section 1407, Section 1406.2 and Table 1402. He openings are permitted in an

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department G. The requested variance appears to conflict with Section(s) \_\_\_\_\_\_ of the Baltimore

H. When filing for a required Change of Use/Docupency Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is business seals are usually required. The change of Use Groups are from Use to Use for the Building Code.

See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments: All decks shall be designed to a 60 lb. live load plus the dead load, be of treated lumber, and have railings as per the Building Code. See memo attached for other details.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204. Marka F. Sumhan BY: C. E. Burnham, Chief Building Plans Review

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

NORMAN E. GERBER

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Zoning Advisory Meeting of November 4, 1986 Item # 159
Property Owner: E/S KNOWWOOD RO. 253.75
Location:— N. OF & OF AIGBURTH RU. La Dovid W. RILEY, etal

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

> (X) There are no site planning factors requiring comment. A County Review Group Meeting is required. A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services. )This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract. )A record plat will be required and must be recorded prior to issuance of a building permit. The access is not satisfactory. The circulation on this site is not satisfactory. )The parking arrangement is not satisfactory. )Parking calculations must be shown on the plan. This property contains soils which are defined as wetlands, and development on these soils is prohibited. )Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development

Regulations. Development of this site may constitute a potential conflict with the Baltimore County Master Plan. )The amended Development Plan was approved by the Planning Board

)Landscaping: Must comply with Baltimore County Landscape Manual. )The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. )Additional comments:

Bavid Fields, Acting Chief Current Planning and Development

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date December 9, 1986 Norman E. Gerber, AICP, Director

SUBJECT Zoning Petition No. 87-275-A, 87-276-A, 87-278-A, 87-281-A, 87-282-A

FROM Office of Planning and Zoning

NEG: JGH:slb

There are no comprehensive planning factors requiring comment

Dear Sir,

00

00

The purpose of this letter is to inform the county that I have discussed with my neighbors, the location, design and materials of a deck to be built on my property at 7609 Knollwood Road. The list below is of neighbors who have visual access of the deck area and have expressed no concerns regarding the

construction;

(1) George Rayme 7606 Knollwood Rd.

(3) King-fee ling Pac 7611 Knollwed Rol

(4) Watters antoinette 7607 Knollwood ad. In addition, Mr. Richard DeMuth, the representative for the

Community Association for my area, was informed of my plans and shown the location on 7 September at 11:30 a.m. He stated that the Community Association also would have no objections.

PETITIONER'S
EXHIBIT 3

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE CHIEF

Mr. Arnold Jablon Zoning Commissioner Office of Flanning and Zoning Baltimore County Office Building Towson Maryland 21204

David W. Riley, et ux RE: Property Owner:

E/S Knollwood Rd., 253.75 ft. N of centerline of Aigburth Rd.

November 18, 1986

Item No.: Gentlemen:

Zoning Agenda: Meeting of Nov. 4, 1986

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 or \_\_\_\_\_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

EXCEEDS the maximum allowed by the Fire Department. ( ) 4. The site shall be made to comply with all applicable parts of the

Fire Prevention Code prior to occupancy or beginning of operation.

(X) 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", 1976 edition prior to occupancy.

' ) 6. Site plans are approved, as drawn.

) 7. The Fire Prevention Bureau has no comments, at this

REVIEWER: Catt lover Helly 1119-16 Approved: Approved:

Fire Prevention Bureau

BALTIMORE COUNTY BUILDING CODE

1984 BOCA, SECTION 110.6

Company of the Sales of the Sal

CODE MEMORANDUM #1

Effective 4-22-85

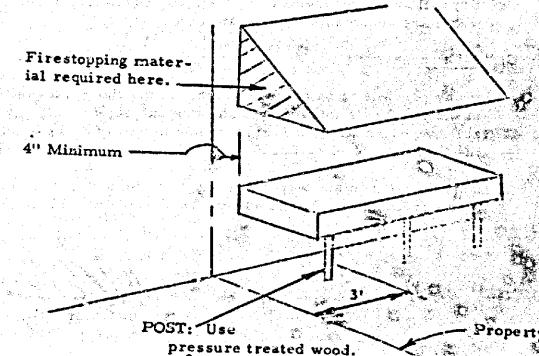
SUBJECT:

cc: James Hoswell

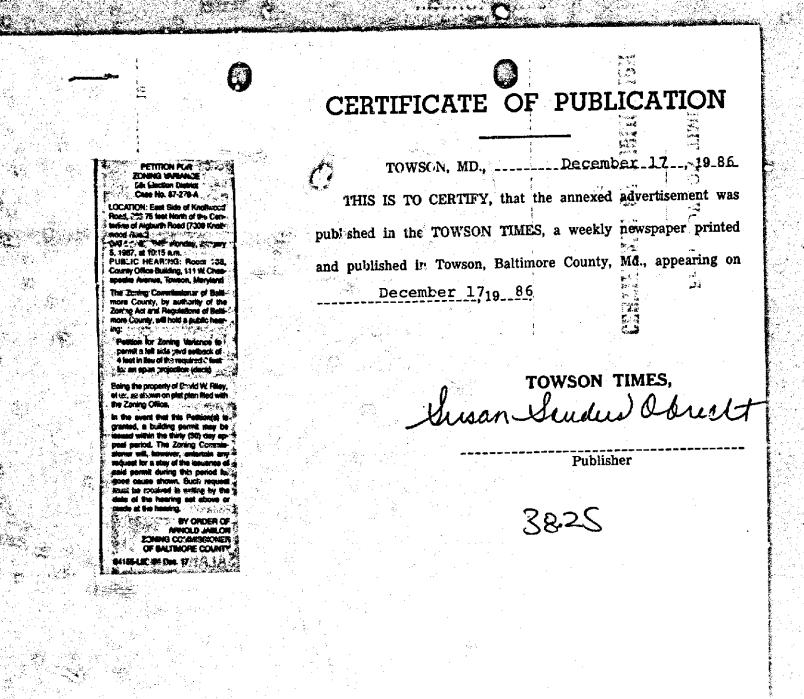
A. Rear Porches

Rear open porches may be constructed of combustible materials up to 3 feet from a property line without any additional fire protection requirements.

Rear open porches may be constructed of combustible materials up to 4" from a property line if facing surfaces shown (see diagram) are protected by a layer of drywall, fire retardant treated plywood, or other approved firestopping material and any exposed supporting members within 3 feet are non-combustible, or pressure treated wood.



pressure treated wood.



CERTIFICATE OF PUBLICATION ZONING VARIANCE
9th Election District
Case No. 87-278-A LOCATION: East Side of Knoll-December 18 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 18 , 19 86 THE JEFFERSONIAN, Publisher By Order Of ARNOLD JABLON Zoning Commission of Baltimore County 24.75

87-278-A

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 26th day of November, 19 86

ARNOLD ABLON Zoning Commissioner

Petitioner David W. Riley, et ux Received by: James E. Dyer Petitioner's Attorney

Chairman, Zoning Plans Advisory Committee

Location of property: E/S Krollwood Rd., 753.75 N/Migberth Rd. Location of Signs: Facing Knollwood Rd. 18000x, 70' Fr. 700 July en property of Potition Number of Signs:

CERTIFICATE OF POSTING

District 974

ZONING DEPARTMENT OF BALTIMORE COUNTY 87-178-1