

3/4/02

IN THE MATTER OF
THE APPLICATION OF
GEORGE W. KNOUSE AND MARGARET E. ELINE -PETITIONERS FOR SPECIAL
HEARING AND VARIANCE ON PROPERTY
LOCATED ON THE W/S HANOVER PIKE,
146' N OF LEE'S MILL ROAD
(16208 HANOVER PIKE)
4TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* Case No. 97-156-SPHA
* * * * *

ORDER OF DISMISSAL OF PETITION

This case comes to the Board on appeal filed by the Office of People's Counsel from the November 15, 1996 Order of the Deputy Zoning Commissioner in which the subject Petitions were granted.

WHEREAS, the Board is receipt of a letter of withdrawal of the Petition for Special Hearing and Petition for Variance filed February 13, 2002 by George W. Knouse and Margaret E. Eline, Petitioners (a copy of which is attached hereto and made a part hereof); and


WHEREAS, said Petitioners request that the Petition for Special Hearing and Petition for Variance filed in the above-referenced matter be withdrawn as of February 13, 2002,

IT IS THEREFORE, this 14th day of March 2002, by the County Board of Appeals of Baltimore County

ORDERED that said Petitions filed in Case No. 97-156-SPHA are **WITHDRAWN AND DISMISSED**, and that the Deputy Zoning Commissioner's Order of November 15, 1996, including any and all relief granted therein, is rendered **null and void**.

**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**


Lawrence S. Wescott, Chairman


Charles L. Marks


Richard K. Irish

3/4/02



County Board of Appeals of Baltimore County

wca
file

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

March 4, 2002

Peter Max Zimmerman, People's Counsel
for Baltimore County
Carole S. Demilio, Deputy People's Counsel
Room 48, Old Courthouse
400 Washington Avenue
Towson, MD 21204

RE: *In the Matter of: George W. Knouse and
Margaret E. Eline* -Petitioners /Case No. 97-156-SPHA

Dear Counsel:

Enclosed please find a copy of the Order of Dismissal of Petitions issued this date by the County Board of Appeals of Baltimore County in the subject matter in which the subject Petitions have been withdrawn and dismissed.

Very truly yours,

Kathleen C. Bianco
Kathleen C. Bianco
Administrator

Enclosure

c: George W. Knouse and Margaret E. Eline
Mr. and Mrs. Rudy McAdams
Pat Keller, Director /Planning
Lawrence E. Schmidt /Zoning Commissioner
Arnold Jablon, Director /PDM

02-657
MAR 4 2002

been vacant for some time and the Petitioners are now desirous of renovating the existing building and utilizing same for retail/commercial uses. Due to the split zoning of the property and the location of existing improvements thereon, the special hearing and variance relief requested are necessary in order to proceed as proposed.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land and structure which are the subject of these requests and that

the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing and variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of November, 1996 that the Petition for Special Hearing to approve business parking in a residential zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 409.8.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the placement of a dumpster in a residential zone, pursuant to the special hearing request, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioners shall submit a landscape plan for review and approval by the County's Landscape Architect.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner

ORDER RECEIVED FOR FILING
Date 11/15/96
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

November 15, 1996

Mr. George W. Knouse
Ms. Margaret E. Eline
2880 Carrollton Road
Finksburg, Maryland 21048

RE: PETITIONS FOR SPECIAL HEARING and VARIANCE
W/S Hanover Pike, 146' N of Lee's Mill Road
(16208 Hanover Pike)
4th Election District - 3rd Councilmanic District
George W. Knouse and Margaret E. Eline - Petitioners
Case No. 97-156-SPHA

Dear Mr. Knouse and Ms. Eline:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 16208 Hanover Pike

which is presently zoned RC2 & BLCR

This Petition shall be filed with the Department of Permits & Development Management. 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Parking for ^Athe business in a residential zone.

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

I, or we, agree to pay expenses of above Special Hearing 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

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/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

Legal Owner(s)

George W. Knouse
(Type or Print Name)

George W. Knouse
Signature

Margaret E. Eline
(Type or Print Name)

Margaret E. Eline
Signature

2880 Carrollton Rd (410) 876 6641
Address Phone No

Finksburg Md. 21048
City State Zipcode

Name, Address and phone number of representative to be contacted.

George W. Knouse
Name

2880 Carrollton Rd. (410) 857-4927
Address Phone No
Finksburg, MD 21048

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1HR
unavailable for Hearing

the following dates _____ Next Two Months

ALL OTHER
REVIEWED BY [Signature] DATE 10/3/96

ORDER RECEIVED FOR FILING
Date 11/5/96
By [Signature]

157



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

16208 Hanover Pike

which is presently zoned

RC2 & BLCR

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 Variance from Section(s)

409.8. B. 2b, To permit the placement of a dumpster in the residential zone special hearing area.

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

To be determined at hearing.

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.

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/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

Legal Owner(s):

George W. Knouse

(Type or Print Name)

George W. Knouse
Signature

Margaret E. Eline

(Type or Print Name)

Margaret E. Eline
Signature

2880 Carrollton Rd (410) 876-6641
Address Phone No

Finksburg Md. 21048
City State Zipcode

Name, Address and phone number of representative to be contacted

George W. Knouse
Name

2880 Carrollton Rd. (410) 857-4927
Address Phone No

Finksburg, MD 21048

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

ORDER RECEIVED FOR FILING

Date

BY

Printed with Soybean Ink on Recycled Paper



A. L. Snyder
Surveyor, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074

(410) 239-7744

Zoning Description

(410) 374-9695

Special Hearing

October 2, 1996

Beginning at a point in the center line of Hanover Pike (Maryland Route No. 30) which is 66 feet wide, at the distance of 306 feet, more or less, north of the center line of Lee's Mill Road, thence the following courses,

- 1.) N 88° 30' 00" W 155.75 feet,
- 2.) N 1° 30' 00" E 115.67 feet,
- 3.) S 87° 42' 02" E 155.77 feet,
- 4.) S 1° 30' 00" W 113.49 feet, to the place of beginning.

Containing 0.4103 Acres of land, more or less.

Being part of that land which was conveyed to George W. Knouse and Margaret E. Eline by deed dated February 1, 1993 and recorded in Liber S.M. 9646 folio 012 etc.

Also known as #16208 Hanover Pike and located in the Fourth Election District.



#157

A. L. Snyder
Surveyor, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074

(410) 239-7744

Zoning Description

(410) 374-9695

Variance

October 2, 1996

Beginning at a point in the center line of Hanover Pike (Maryland Route No. 30) which is 66 feet wide, at the distance of 146 feet, more or less, north of the center line of Lee's Mill Road, thence the following courses,

- 1.) N 87° 42' 02" W 190.24 feet,
- 2.) N 3° 10' 37" E 155.64 feet,
- 3.) N 87° 08' 28" E 30.00 feet,
- 4.) N 1° 30' 00" E 115.67 feet,
- 5.) S 87° 42' 02" E 155.77 feet,
- 6.) S 1° 30' 00" W 274.00 feet to the place of beginning.

Containing 1.0957 Acres of land, or less.

Being part of that land which was conveyed to George W. Knouse and Margaret E. Eline by deed dated February 1, 1993 and recorded in Liber S.M. 9646 folio 012 etc.

Also known as #16208 Hanover Pike and located in the Fourth Election District.



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

No. 026362

JUL # 157

DATE 10/3/96 ACCOUNT R0016150

AMOUNT \$ 500.00

RECEIVED FROM: ELINE + HOUSE

FOR COMM SPH + VAR FILING

01A00#0014MICHRC \$500.00
BA 0008:34AM10-03-96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/17, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/17, 1996.

THE JEFFERSONIAN,

A. Henriksen

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #97-156-SPHA
(Item 157)

16208 Hanover Pike
W/S Hanover Pike, 146' +/- N
of Lee's Mill Road
4th Election District

3rd Councilmanic

Legal Owner(s):

George W. Knouse and Margaret E. Eline

Variance: to permit the placement of a dumpster in the residential zone special hearing area. **Special Hearing:** to approve parking for a business in a residential zone. **Hearing:** Wednesday, November 6, 1996 at 11:00 a.m. in Rm. 106, County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

10/237 Oct. 17 C92325

CERTIFICATE OF POSTING

RE: Case No.: 97-156-SPHA

Petitioner/Developer: GEORGE KNOUSE, ETAL

Date of Hearing/Closing: NOV, 6, 1996

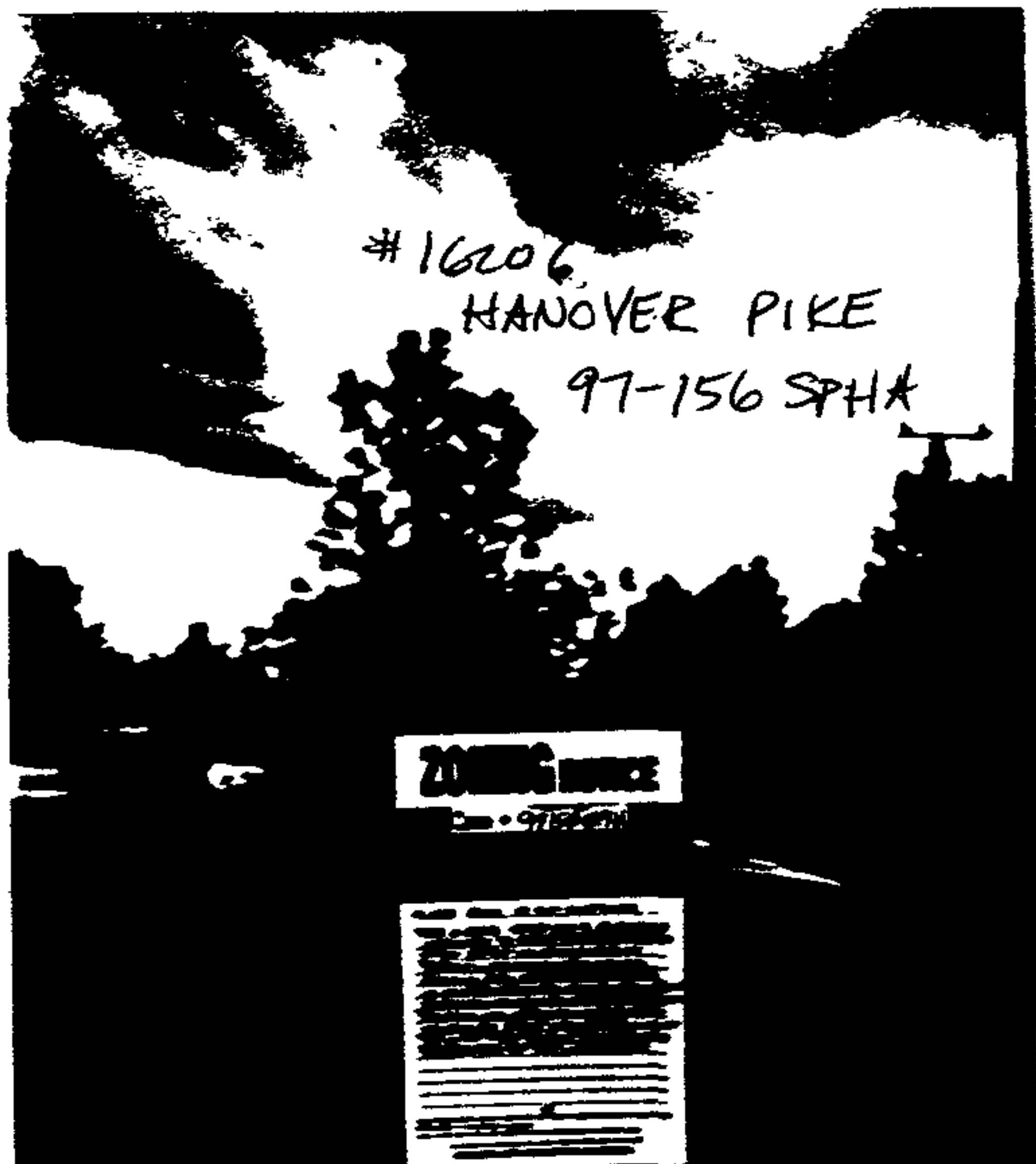
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at # 16206 HANOVER PIKE

The sign(s) were posted on OCT, 21, 1996
(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe 10/24/96
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LA.
(Address)

HUNT VALLEY, MD 21030
(City, State, Zip Code)

666-5366
(Telephone Number)

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

ITEM # 157

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: ~~16208 HAWK~~ _____

DATE AND TIME: _____

REQUEST: TO PERMIT PARKING FOR A BUSINESS IN A
RESIDENTIAL ZONE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Request for Zoning: Variance, Special Exception, or ~~Special Hearing~~

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

ITEM # 157

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: TO PERMIT THE PLACEMENT OF A DUMPSTER
IN THE RESIDENTIAL ZONE SPECIAL HEARING AREA

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



WOL
 Baltimore County
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

CREATED

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

 ARNOLD JABLON, DIRECTOR

 For newspaper advertising:

Item No.: 157

Petitioner: GEORGE W. KNOUSE & MARGARET E. ELINE

Location: 16208 HANOVER PIKE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: GEORGE W. KNOUSE

ADDRESS: 2880 CARROLLTON ROAD

ELKSBURG, MARYLAND 21048

PHONE NUMBER: (410) 857-4927



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 11, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
OR
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-156-SPHA (Item 157)
16208 Hanover Pike
W/S Hanover Pike, 146'+/- N of Lee's Mill Road
4th Election District - 3rd Councilmanic
Legal Owner(s): George W. Knouse and Margaret E. Eline

Variance to permit the placement of a dumpster in the residential zone special hearing area.
Special Hearing to approve parking for a buisness in a residential zone.

HEARING: WEDNESDAY, NOVEMBER 6, 1996 at 11:00 a.m. in Room 106, County Office Building.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: George W. Knouse and Margaret E. Eline

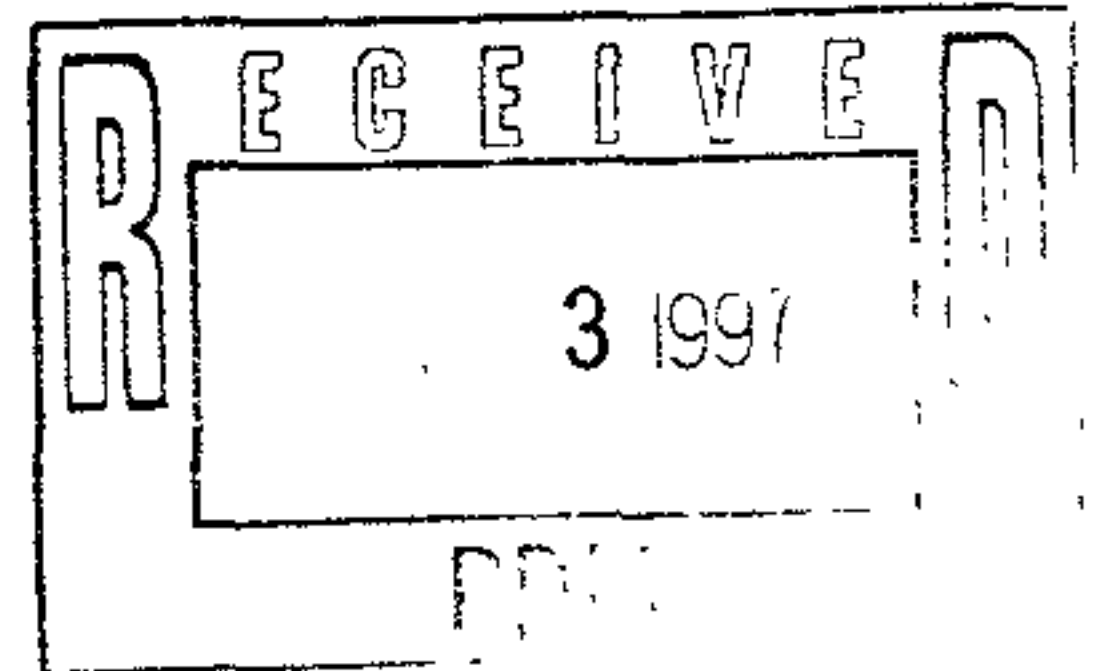
- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN MUST POSTED ON THE PROPERTY BY OCTOBER 22, 1996
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180



Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

June 2, 1997

NOTICE OF POSTPONEMENT

CASE #: 97-156-SPHA

IN THE MATTER OF: GEORGE W. KNOUSE AND MARGARET E. ELINE -Petitioners 16208 Hanover Pike 4th Election District; 3rd Councilmanic District

(Petitions for Special Hearing and Variance GRANTED with restrictions.)

which was scheduled for hearing on June 12, 1997 has been POSTPONED BY JOINT REQUEST; TO BE RESET FOR HEARING UPON REQUEST ONLY.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c). For further information, see Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

Kathleen C. Bianco
Legal Administrator

cc: Appellant : People's Counsel for Baltimore County
Petitioners : George W. Knouse and Margaret E. Eline
Pat Keller Arnold Jablon, Director /PDM
Lawrence E. Schmidt Virginia W. Barnhart, Co Atty



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

March 28, 1997

NOTICE OF ASSIGNMENT

CASE #: 97-156-SPHA

IN THE MATTER OF: GEORGE W. KNOUSE AND MARGARET E. ELINE -Petitioners 16208 Hanover Pike 4th Election District; 3rd Councilmanic District

(Petitions for Special Hearing and Variance GRANTED with restrictions.)

ASSIGNED FOR: THURSDAY, JUNE 12, 1997 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c). For further information, see Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

Kathleen C. Bianco
Legal Administrator

*6/10/97
See continuation
(conference) KCB-ESD
and Petitioner
PP'd and filed
working on
resolution
Joint reg fee
PP granted*

cc: Appellant : People's Counsel for Baltimore County
Petitioners : George W. Knouse and Margaret E. Eline
Pat Keller Arnold Jablon, Director /PDM
Lawrence E. Schmidt Virginia W. Barnhart, Co Atty



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 14, 1996

Mr. George Knouse & Ms. Margaret Eline
2880 Carrollton Road
Finksburg, MD 21048

RE: Item No.: 157
Case No.: 97-156-SPHA
Petitioner: George W. Knouse, et al

Dear Mr. Knouse & Ms. Eline:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 3, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: October 25, 1996

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for October 21, 1996
 Item No. 157

 The Development Plans Review Division has reviewed the subject zoning item. A Schematic Landscape Plan should be submitted for review by this office one (1) week prior to the hearing.

RWB:HJO:jrb

cc: File

ZONE33D



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 157 (J.L.L.)

10.24.96

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

R. J. Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 18, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 157, 161, 162, 163, 165, 166, 169, 171, 172, 174

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Pat Keller

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 10/10/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: GEORGE W. KNOUSE & MARARET E. ELINE

Location: W/S HANDOVER PK. 146' N OF LEE'S MILL RD. (16208 HANDOVER PK.)

Item No.: 157

Zoning Agenda: VARIANCE/SPECIAL HEARING

Gentlemen:

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

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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", 1991 edition prior to occupancy.

| 1023

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



11/6/96

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 PETITION FOR VARIANCE * ZONING COMMISSIONER
 16208 Hanover Pike, W/S Hanover Pike, 46' * OF BALTIMORE COUNTY
 +/- N of Lee's Mill Road, 4th Election *
 District, 3rd Councilmanic *
 George W. Knouse and Margaret E. Eline * CASE NO. 97-156-SPHA
 Petitioners *
 * * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio
 CAROLE S. DEMILIO
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of November, 1996, a copy of the foregoing Entry of Appearance was mailed to George W. Knouse and Margaret E. Eline, 2880 Carrollton Road, Finksburg, MD 21048, Petitioners.

Peter Max Zimmerman
 PETER MAX ZIMMERMAN

12/6/96

Baltimore County, Maryland



OFFICE OF PEOPLE'S COUNSEL

Room 47, Old Courthouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

December 6, 1996

Arnold Jablon, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Re: PETITIONS FOR SPECIAL HEARING & VARIANCE
16208 Hanover Pike, W/S Hanover Pike,
146'+/- N of Lee's Mill Road, 4th Elec-
tion District, 3rd Councilmanic
G.W. KNOUSE AND M.E. ELINE, Petitioners
Case No. 97-156-SPHA

Dear Mr. Jablon:

Please enter an appeal of the People's Counsel for Baltimore County to the County Board of Appeals from the Order dated November 15, 1996 of the Baltimore County Deputy Zoning Commissioner in the above-entitled case.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

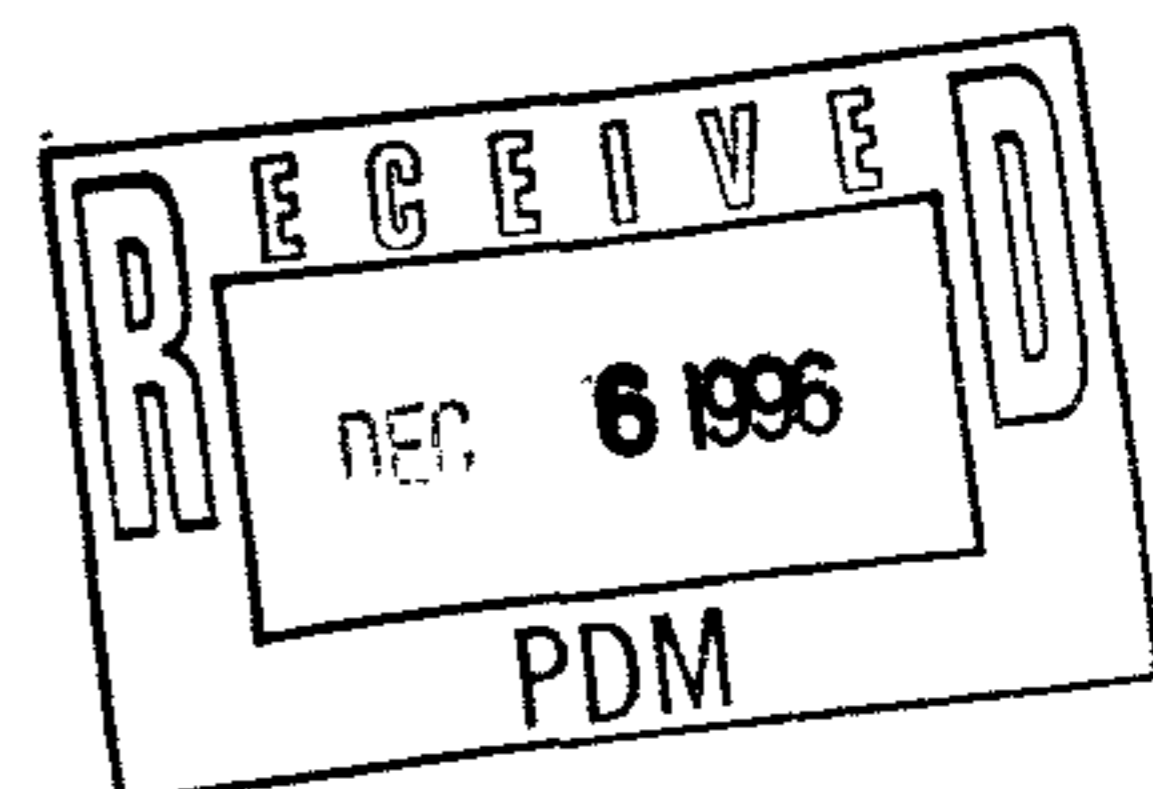
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/caf

cc: George W. Knouse and
Margaret E. Eline
2880 Carrollton Road
Finksburg, MD 21048

APPEAL.ZC





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 9, 1996

Mr. George W. Knouse & Ms. Margaret E. Eline
2880 Carrollton Road
Finksburg, MD 21048

RE: Petition for Special
Hearing and Variance
W/S Hanover Pike, 146' N
of Lee's Mill Road
(16208 Hanover Pike)
4th Election District
3rd Councilmanic District
George W. Knouse and
Margaret E. Eline
- Petitioner
Case No. 97-156-SPHA

Dear Mr. Knouse and Ms. Eline:

Please be advised that an appeal of the above-referenced case was filed in this office on December 6, 1996 by Peter Max Zimmerman and Carole S. Demilio on behalf of the People's Counsel of Baltimore County. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you have any questions concerning this matter, please do not hesitate to call 887-3180.

Sincerely,

ARNOLD JABLON
Director

AJ:rye



Baltimore County Board Of Appeals
Rm 49 Old Court House
Towson, Maryland 21204

Re; PETITIONS FOR SPECIAL HEARINGS AND VARIANCES
W/S Hanover Pike, 146' N of Lee's Mill Road
16208 Hanover Pike
George W. Knouse and Margaret E. Eline- Petitioner
Case No. 97-156-SPHA

Dear Kathleen Bianco,

The Above Petioners wish to withdraw petition for special hearing and petition
for variance.

Very truly yours,

George W. Knouse 2-12-02
George W. Knouse

Margaret E. Eline 2-12-02
Margaret E. Eline

02 FEB 14 PM 12:19

APPEAL

Petition for Special Hearing and Variance
W/S Hanover Pike, 146' N of Lee's Mill Road
(16208 Hanover Pike)
4th Election District - 3rd Councilmanic District
George W. Knouse and Margaret E. Eline - Petitioners
Case No. 97-156-SPHA

✓ Petitions for Special Hearing and Variance

✓ Description of Property

Certificate of Publication not Found

✓ Entry of Appearance of People's Counsel

✓ Zoning Advisory Committee Comments

Petitioners' Exhibit: ✓ 1 - Plan to Accompany Special Hearing and Variance

✓ Deputy Zoning Commissioner's Order dated November 15, 1996 (Granted)

✓ Notice of Appeal received on December 6, 1996 from Peter Max Zimmerman and Carole S. Demilio on behalf of the People's Counsel of Baltimore County

c: Mr. George W. Knouse and Ms. Margaret E. Eline, 2880 Carrollton Road, Finksburg, MD 21048

* People's Counsel of Baltimore County, M.S. 2010

Request Notification: Timothy Kotroco, Deputy Zoning Commissioner
Arnold Jablon, Director of PDM

✓ E

2/13/02

Case No. 97-156-SPHA

SPH -Approval of business parking in a residential zone; VAR -to permit placement of dumpster in residential zone.

11/15/96 -Deputy Zoning Commissioner's Order in which requested relief was **GRANTED**.

3/28/97 -Notice of Assignment for hearing scheduled for Thursday, June 12, 1997 at 10:00 a.m. sent to following:

People's Counsel for Baltimore County
George W. Knouse and Margaret E. Eline
Pat Keller
Lawrence E. Schmidt

Arnold Jablon, Director /PDM
Virginia W. Barnhart, Co Atty

6/02/97 -Per conversation with C. Demilio and Ms. Eline, by joint request, this matter to be postponed; to be rescheduled for hearing upon request only; should require only brief (possibly 1/2 hour) hearing to resolve this matter at that time.
- Notice of PP sent to parties; to be rescheduled upon request.

2/13/02 - Conversations with Rudy and Wendy McAdams (CP); also with Peggy Eline and Carole Demilio regarding the status of this case - M/M McAdams propose a gift shop; no dumpster; parking is required; variance request to be withdrawn. Per C. Demilio - both Petitions should be withdrawn; proposed plan is not plan considered by Zoning Commissioner.
-- Received via FAX - withdrawal of Petition for Special Hearing and Petition for Variance from George Knouse and Margaret Eline, Petitioners /Property Owners. Order of Dismissal of Petitions to be issued.

QUALITY
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REAL ESTATE SERVICES

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ASSOCIATE BROKER

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VOICE MAIL (410) 853-8323
FAX (410) 931-2853
PAGER (410) 748-6246

Rudy McAdams
Wendy McAdams
(w) 410-796-4439
M 410-796-4600

Carole
410-825-
6963

LONG



BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
Interoffice Correspondence

DATE: May 3, 2002

TO: Arnold Jablon, Director
Permits & Development Management
Attn.: David Duvall

FROM: Theresa R. Shelton *trs*
Board of Appeals

SUBJECT: **CLOSED APPEAL CASE FILE**

The following case has been finalized and the Board of Appeals is closing the copy of the appeal case file and returning the file and exhibits (if applicable) attached herewith.

<u>BOARD OF APPEALS CASE NUMBER</u>	<u>PDM FILE NUMBER</u>	<u>NAME</u>	<u>LOCATION</u>
97-156-SPHA	97-156 SPHA	GEORGE KNOUSE AND MARGARET ELINE	16208 HANVOER PIKE

Attachment: SUBJECT FILE(S) ATTACHED

Case No. 97-156-SPHA

George W. Knouse and Margaret E. Eline - Pet.

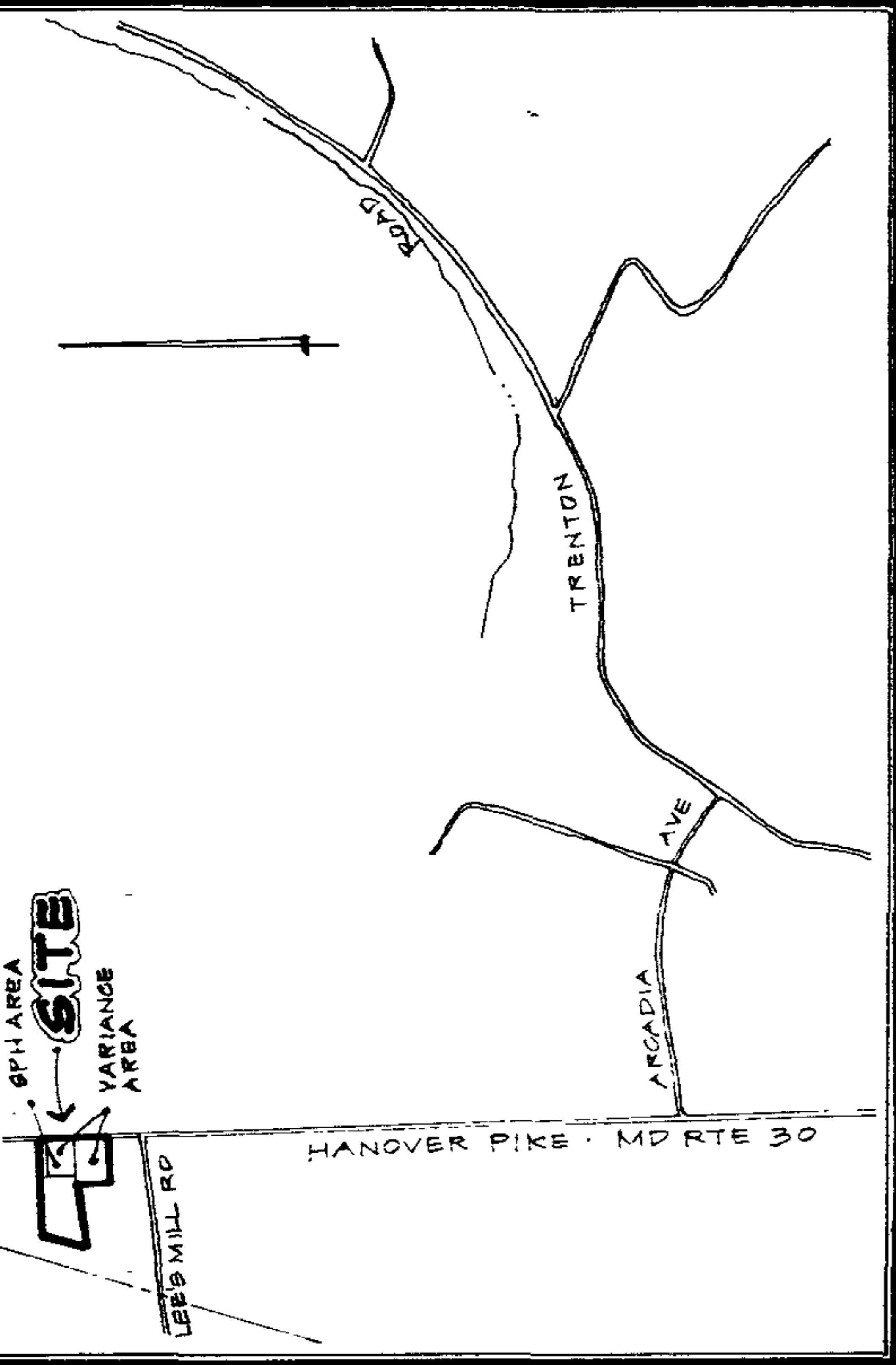
W/s Hanover Pike, 146' N of Lee's Mill Road
(16208 Hanover Pike)

4th Election District

Appealed: 12/6/96

(See attached copy of
vicinity map)

Posted 12/30
w/ 97-129



VICINITY MAP : 1" = 1000' SCALE

NOTES :

1. CURRENT ZONING : RC.2 : 1.91A₂; P.L.C.R : 0.23 A_{0.4}
2. AREA : 2.14021 AC.±
3. FLOOR AREA RATIO : 0.094 (BL) (F.A.R. ALLOWED : 3.0)
(EXIST. BLDG FLOOR AREA : 2730 S.F. ÷ 29,140 S.F. OF BL)
4. NEAREST FIRE HYDRANT : TOWN OF HAMPTHEAD , 1.8 MILES ±
5. BUILDING USES :
 EXISTING : VACANT (PRIOR USE : TAVERN/RETAIL , ETC.)
 PROPOSED : 2490 SQ.FT. : FARM MARKET
 720 SQ.FT. : HAIR SALON
6. REQUIRED PARKING : 5 SPACES PER 1,000 SQ.FT.
 * 3200 SQ.FT.
 16 SPACES
- PROPOSED PARKING : 18 SPACES (INCLUDING 2 HANDICAP SPACES)
7. TYPICAL SIZE SPACE : 9' x 20'
8. PAVING : BITUMINOUS
9. HOURS OF OPERATION : 6:00 A.M. - 8:00 P.M.
10. THIS EXISTING BUILDING HAS EXISTED AS A COMMERCIAL USE IN EXCESS OF 60 YEARS.
11. ONLY PASSENGER VEHICLES EXCLUDING BUSES, MAY USE THE PARKING

97-156-SPHA

Copy

97-156-SPHA

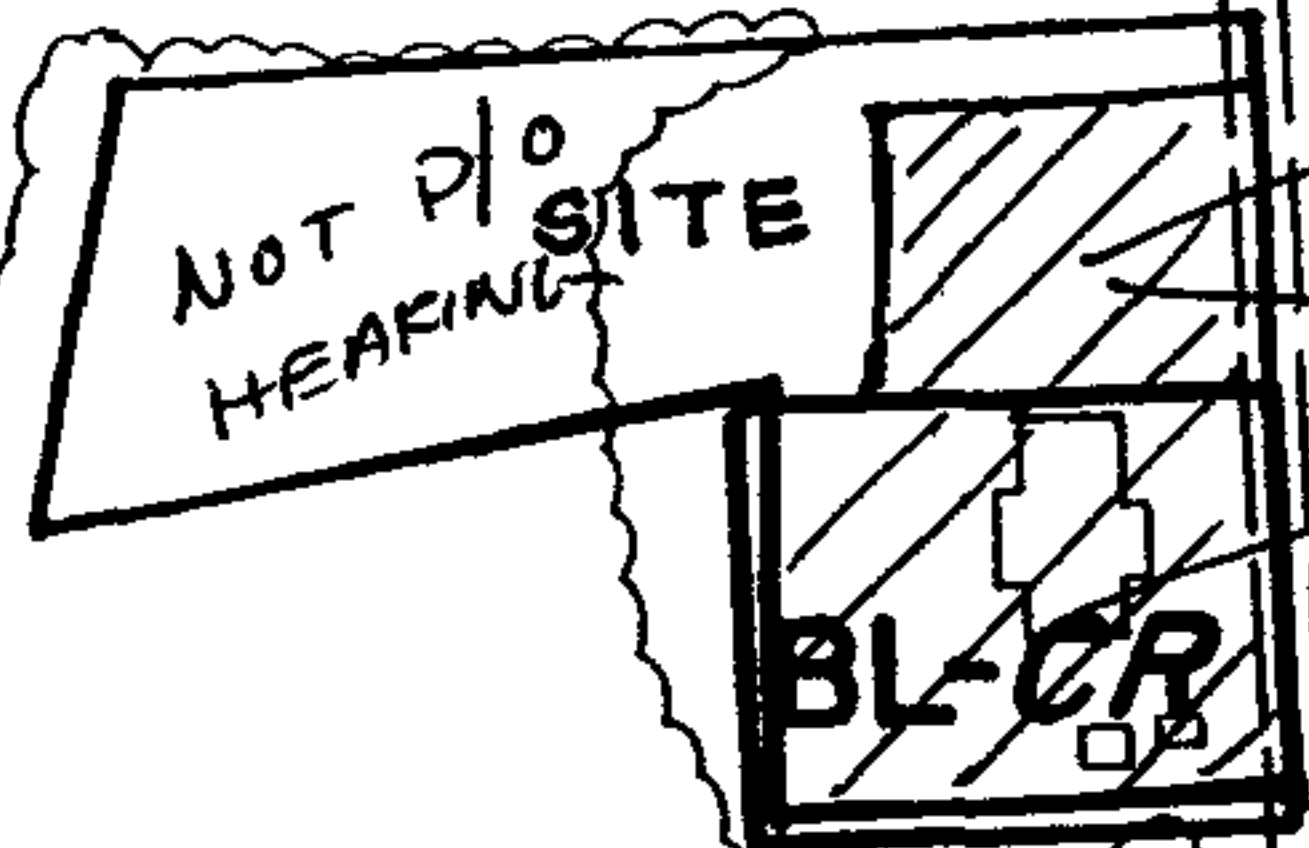
157

(SHEET N.W. 26-K)

W 63,000

R. C. 2

30



SPH WEDGELINE

VARIANCE & SPECIAL HEARING

R. C.

RD

BROWN RD.

P.V.E.

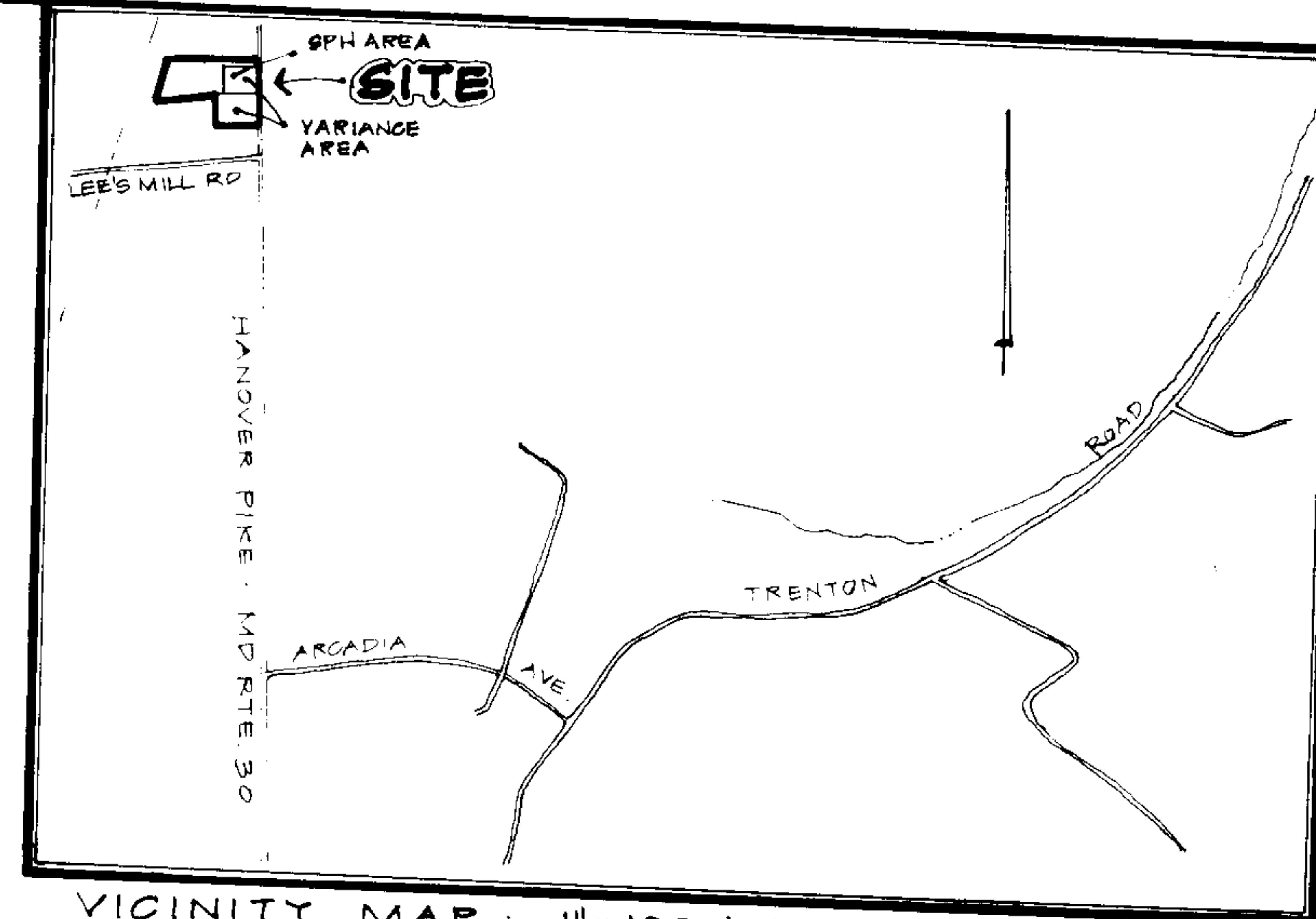
F.R.

R. C. 2

CO. CO.

SCALE	LOCATION	SHEET
1" = 200' ±	ARCADIA	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986		25-K

R. C. 2



VICINITY MAP: 1"=1000' SCALE

NOTES:

- CURRENT ZONING: RC.2: 1.91A; P.L. CR: 0.23A \pm
- AREA: 2.14021 AC \pm
- FLOOR AREA RATIO: 0.094 (BL) (F.A.R. ALLOWED: 3.0)
(EXIST. BLDG FLOOR AREA: 2730 SF \pm 29,140 SF OF BL)
- NEAREST FIRE HYDRANT: TOWN OF HAMPSTEAD, 1.8 MILES \pm
- BUILDING USES:
EXISTING: VACANT (PRIOR USE: TAVERN/RETAIL, ETC.)
PROPOSED: 2400 SQ. FT.: FARM MARKET
720 SQ. FT.: HAIR SALON
- REQUIRED PARKING: 5 SPACES PER 1,000 SQ. FT.
3200 SQ. FT.
16 SPACES
PROPOSED PARKING: 18 SPACES (INCLUDING 2 HANDICAP SPACES)
TYPICAL SIZE SPACE: 9' x 20'
PAVING: BITUMINOUS
- HOURS OF OPERATION: 6:00 A.M. - 8:00 P.M.
- THIS EXISTING BUILDING HAS EXISTED AS A COMMERCIAL USE IN EXCESS OF 60 YEARS.
- ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING FACILITY.
- NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED IN THE PARKING FACILITY.
- LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY, AS REQUIRED.
- PARKING FACILITY IS SUBJECT TO ANY CONDITIONS NOT LISTED ABOVE WHICH, IN THE JUDGMENT OF THE ZONING COMMISSIONER, ARE NECESSARY TO ENSURE THAT THE PARKING FACILITY WILL NOT BE DETRIMENTAL TO ADJACENT PROPERTIES.

97-156-SPHA

PLAN TO ACCOMPANY VARIANCE & SPECIAL HEARING REQUEST #16208 HANOVER PIKE (MD. RTE. 30)

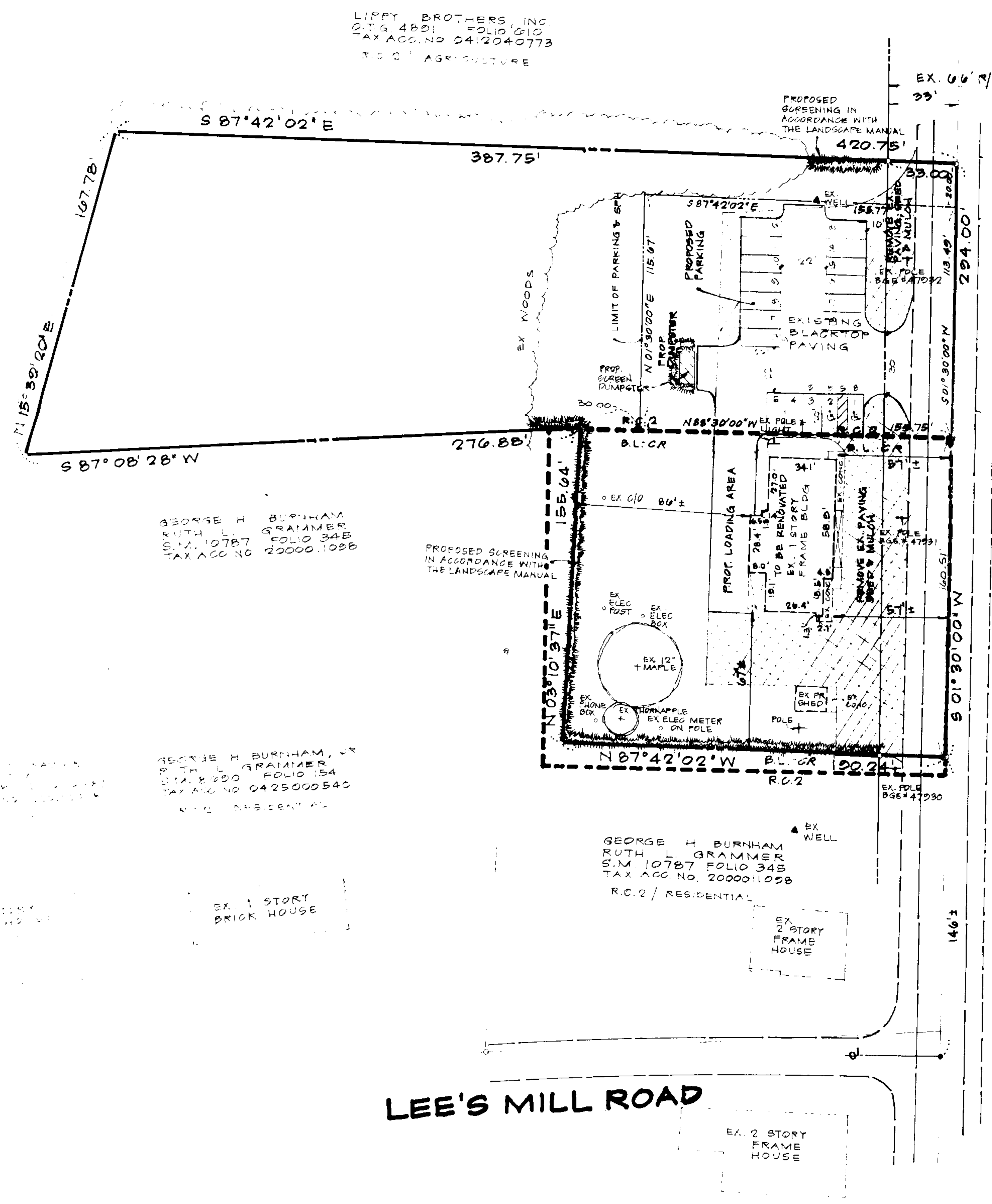
FOURTH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
COUNCILMANIC DISTRICT: 3 CENSUS TRACT: 4046
DATE: JUNE 25, 1996 SCALE: 1"=50'

OWNER: GEORGE W. KNOUSE
MARGARET E. ELINE
2880 CARROLLTON RD.
FINKSBURG, MD. 21048



PREPARED BY:
A.L. SNYDER
SURVEYOR, INC.
1011 HANOVER PIKE
HAMPSTEAD, MD. 21074
410-239-7744

JOB NO. 96020



HANOVER PIKE MD. RTE. 30

CHARLES F. COCKER, JR.
ROSE LN. COLLEGE PARK, MD.
S.M. 7707 FOLIO 625
S.M. 5108 FOLIO 75
TAX ACC. NO. 0519051260
0520025040

157

LIPPY BROTHERS, INC.
216 4801 FOLIO 210
TAX ACC. NO. 0412040773
R.C.2 / AGRICULTURE

GEORGE H. BURNHAM
RUTH L. GRAMMER
S.M. 10787 FOLIO 34E
TAX ACC. NO. 200001096

GEORGE H. BURNHAM, JR.
RUTH L. GRAMMER
S.M. 10787 FOLIO 154
TAX ACC. NO. 0425000540
R.C.2 / RESIDENTIAL

GEORGE H. BURNHAM
RUTH L. GRAMMER
S.M. 10787 FOLIO 34E
TAX ACC. NO. 200001096
R.C.2 / RESIDENTIAL

EX. 1 STORY BRICK HOUSE

EX. 2 STORY FRAME HOUSE

2 STORY BRICK & FR. HOUSE

EX. 2 STORY FRAME HOUSE

LEE'S MILL ROAD