

IN RE: PETITION FOR ADMIN. SPECIAL
HEARING – E/S York Road, 300' N and
opposite Quaker Bottom Road
(14825 York Road)
8th Election District
3rd Councilmanic District

Kevin Konkus
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-125-ASPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Special Hearing filed by the owner of the subject property, Kevin Konkus. The Petitioner requests a special hearing to approve a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code (B.C.C.), of Sections 26-203(C)(8) and 26-278 of the B.C.C. to permit the construction of an addition to an existing structure which has been listed as a historic building with the Maryland Historic Trust. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in support of the request was Kevin Konkus, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is roughly a square-shaped parcel, containing a gross area of 0.25 acres, more or less, zoned R.C.4. The property is located on the east side of York Road, just north of Quaker Bottom Road in Sparks. Presently, the property is improved with a 2½ story dwelling, known as the Beulah-Ensor House, which is listed with the Maryland Historic Trust as Item No. BA 1716. The property is located in an area featuring several historic buildings. Immediately south of the subject property is a parcel owned by the Price family. Indeed, Mr. Konkus is related to that family by marriage. The adjacent parcel owned by that family is improved with a series of structures which are used for commercial

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6/23/99
Date
By

purposes, including a general store. Apparently, a number of the individual structures on the Price property have been determined to be historic in value and are listed on the County and/or State list of historic buildings. Immediately to the north, the property abuts a parcel improved with a historic building known as the Milton Inn. This Inn is well-known throughout Baltimore County and is an active restaurant business. The Inn is listed on the Final Landmarks List maintained by the Maryland Historic Trust as Item No. 95.

Sections 23-203(C)(8) and 26-278 of the Baltimore County Code (B.C.C.) require that historic structures be preserved. In order to alter, raze, or construct an addition onto such a structure, the property owner must obtain special hearing relief from this Zoning Commissioner/Hearing Officer, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code. Thus, Mr. Konkus has filed the instant Petition seeking approval to construct the proposed addition.

Information presented at the hearing indicates that this addition will be quite large, significantly bigger than the existing building. The existing building is very small, approximately 28' x 18'4" in dimension. The proposed addition will be 28' deep and 34' wide. Mr. Konkus indicated that the proposed addition is necessary to make the structure habitable. He apparently now resides immediately next door on the Price property and wishes to renovate the subject building so that he and his family can reside therein.

In accordance with County procedure, Mr. Konkus' proposal was evaluated by the County's Landmarks Preservation Commission (LPC) at its meeting on October 14, 1999. According to the minutes of that meeting, the members of the LPC generally agreed that the application presented was insufficient. They requested that photographs of the site and detailed building elevation drawings be submitted, showing the materials to be used, the window elevations, and design of the proposed addition. It was also noted that the addition was significantly larger than the existing house and might therefore be out of scale. Finally, concerns were expressed over the proposed wooden front porch and stairs, and it was recommended that a professional architect be retained to design the addition. In their recommendation, the LPC deferred taking any position on Mr. Konkus' proposal at their meeting. Their notes further

indicated a desire that the Petitioner submit the requested materials to the LPC for evaluation at their subsequent November 11, 1999 meeting. Apparently, Mr. Konkus did not follow this advice. He indicated to me that he did not submit the requested drawing and design specifics and did not attend LPC's meeting on November 11, 1999. Thus, at this time, there remains no recommendation by the LPC in support of the Petitioner's request.

At the hearing, Mr. Konkus presented a series of drawings and documents from two contractors who he had retained to provide estimates for work to the structure. The drawings were not professionally prepared, but were drawn by Mr. Konkus and his brother. The contractors who prepared the estimates apparently have no special or particular knowledge about preservation or restoration of historic structures.

On the one hand, I am sympathetic to Mr. Konkus' plight. The building, in its present size and configuration, is too small to accommodate a family. Clearly, an adaptive re-use of the structure and enlargement of same might be appropriate. Nonetheless, I cannot approve his proposal at this time. Owning a historic structure carries with it both a legal and ethical obligation. The Petitioner is required, under law, to use special care in deciding how to renovate this building. Although no doubt this can be an expense to the property owner, it is part and parcel of the responsibilities of owning a historic structure.

Based upon the testimony and evidence presented to me, I will not approve the Petition for Special Hearing at this time. This is not to say that improvements to the building might not be permitted; however, Mr. Konkus must take the initiative to have prepared and submitted to the LPC for their review and consideration appropriately detailed information regarding the proposed improvements. These should be professionally prepared schematic drawings, as well as an itemization of the architectural features and materials to be used in the construction of the proposed addition. This information should be submitted to the LPC for its evaluation after which a recommendation can be made to this Hearing Officer. I will not automatically adopt LPC's recommendation; rather, will apply my own judgment as required by Code. Nonetheless,

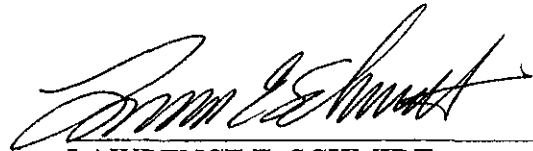
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66/2671
DLC

appropriate input from that Commission is warranted in this instance. I agree with the LPC's analysis, the information submitted to date is insufficient.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of December, 1999 that the Petition for Administrative Special Hearing seeking approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code (B.C.C.), of Sections 26-203(C)(8) and 26-278 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the construction of an addition to an existing historic structure, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED WITHOUT PREJUDICE; and,

IT IS FURTHER ORDERED that any appeal of this decision must be filed within thirty (30) days of the date of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

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Date 12/23/99
by [signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

December 22, 1999

Mr. Kevin Konkus
14823 York Road
Sparks, Maryland 21152

RE: PETITION FOR ADMINISTRATIVE SPECIAL HEARING
E/S York Road, 300' N and opposite Quaker Bottom Road
(14825 York Road)
8th Election District – 3rd Councilmanic District
Kevin Konkus - Petitioners
Case No. 00-125-ASPH

Dear Mr. Konkus:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Special Hearing has been denied, 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 black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Office of Planning; People's Counsel; Case File



Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 14825 YORK RD
which is presently zoned RC4

This Petition shall be filed with the Department of Permits and 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 to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

BUILD AN ADDITION ON AN EXISTING STRUCTURE IN
NA HISTORIC
ZONE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By [Signature] Date 9-21-99

Estimated Posting Date 10-3-99

Case No. 00-125-SPH

REV 9/18/98

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12/23/99
CIC

Affidavit

in Support of Administrative Special Hearing

00-125-SPH

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

14823 YORK RD
Address

SPARKS MD 21152
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of September, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kevin John Konkus

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

9/21/99

Notary Public

Karen J. Miller

My Commission Expires

8/1/03

Affidavit

in Support of Administrative Special Hearing

00-125-SPH

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 14823 YORK RD
Address
SPARKS MD 21152
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature

Signature

KEVIN KONKUS
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of September, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

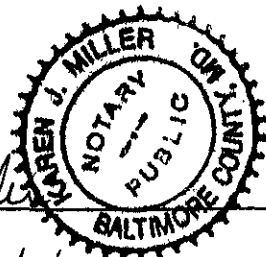
Kevin John Konkus

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

9/21/99
Date

Karen J. Miller
Notary Public
My Commission Expires 8/1/03



Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 14825 YORK RD
which is presently zoned RC4

This Petition shall be filed with the Department of Permits and 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 to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

BUILD AN ADDITION ON AN EXISTING STRUCTURE IN
A HISTORIC
ZONE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

KEVIN KONKUS

Name - Type or Print

Signature

Name - Type or Print

Signature

14823 YORK RD

Address

410 771 4050

Telephone No.

SPARKS

City

MD

State

21152

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 00-125-SPH

Reviewed By [Signature] Date 9-21-99

REV 9/18/98

Estimated Posting Date 10-3-99

Zoning Description
14825 York Rd

Beginning at a point on the east side of York Rd at the distance 300' ± north of and opposite Quaker Bottom Rd. Thence running N 04° 12' 40" W 107.33' thence N 81° 54' 30" E 130.12' thence S 06° 21' 37" E 84.15' thence S 06° 16' 35" E 33.35 ft. thence S 86° 20' 31" W 134.19' to the point of beginning. Containing 0.25 acres and located in the 8th Election District

#125

00-125-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 9-21-99 ACCOUNT E-001-1150
AMOUNT \$ 50.00

RECEIVED FROM: J. K. Kunkus

FOR: Admin. Special Hearing (RUC) filing fee
at # 14825 York Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

00-125-SPH
Case No. 072152

PAID RECEIPT

PROCESS	ACTUAL	TIME
9/21/1999	9/21/1999	11:09:33
REC 0803	CASHIER PERS PERS	BRAMEY
Dept 5	529 ZONING VERIFICATION	
Receipt #	099012	DELN
CR NO.	072152	
Receipt Tot	50.00	
50.00 OK	.00 DR	
Baltimore County, Maryland		

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #00-125-SPH

14825 York Road

E/S York Road, 300' +/- N and opposite Quaker Bottom Road

8th Election District -- 3rd Councilmanic District

Legal Owner(s): Kevin Konkus

Administrative Special Hearing to approve a waiver pursuant to Sections 26-172(B), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to build an addition on an existing structure in an Historic zone.

Hearing: Tuesday, December 14, 1999 at 9:00 a.m. in Room 407 Courts Building, 401 Rosley Avenue, Towson, MD.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

11/30/99 Nov. 25

C355786

TOWSON, MD, 11-26, 1999

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 11-25, 1999.

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

ZONING NOTICE

SPECIAL HEARING

CASE # 00-0125 SP

10/18/99

PUBLIC HEARING ?

THE BOARD OF ZONING ADJUSTMENTS HAS SET A PUBLIC HEARING FOR THE PROPOSED ZONING CASE # 00-0125 SP. THE HEARING WILL BE HELD AT THE BOARD OF ZONING ADJUSTMENTS, 10000 HUNT VALLEY RD., HUNT VALLEY, MD. 21030, ON MONDAY, OCTOBER 18, 1999, AT 7:00 PM. THE PUBLIC IS INVITED TO ATTEND AND BE HEARD. THE BOARD OF ZONING ADJUSTMENTS IS AVAILABLE FOR INFORMATION AT 410-666-5366.

AD. S. HRG AV

to 00-125 SP

Developer PRICE, ETAL

of Hearing Closing 10/18/99

ne necessary sign(s) required by law

25-YORK RD,
NEXT TO PRICES ST.

199
(y. Year)

erely.

Patrick M O'Keefe, 10/10/99

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-857.

(Telephone Number)

ZONING NOTICE

SPECIAL HEARING

CASE # 00-0125 SP(H)
TO APPROVE CONSTRUCTION OF AN
ADDITION TO AN EXISTING BUILDING
AT PRICES

PUBLIC HEARING ?

THE BOARD OF ZONING ADJUSTMENTS HAS SET A PUBLIC HEARING FOR THE PROPOSED ZONING CASE # 00-0125 SP. THE HEARING WILL BE HELD AT THE BOARD OF ZONING ADJUSTMENTS, 10000 HUNT VALLEY RD., HUNT VALLEY, MD. 21030, ON MONDAY, OCTOBER 18, 1999, AT 7:00 PM. THE PUBLIC IS INVITED TO ATTEND AND BE HEARD. THE BOARD OF ZONING ADJUSTMENTS IS AVAILABLE FOR INFORMATION AT 410-666-5366.

Detail Reminders

CERTIFICATE OF POSTING

AD. S. HRG

RE Case No 00-125-SPH

Petitioner Developer PRICE, ETAL
KEVIN KONKUS

Date of Hearing (Closing) 10/18/99

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

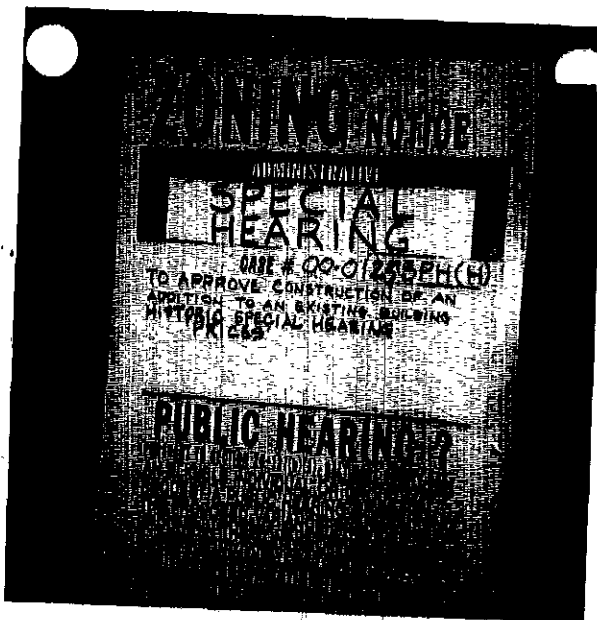
Attention: Ms Gwendolyn Stephens

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 1825-YORK RD.

NEXT TO PRICES ST.

The sign(s) were posted on



#1825-YORK ROAD

KONKUS

CL. 10/18/99

CL. 10/18/99

10/13/99
Fixed (Month, Day, Year)
Sincerely,
Patrick M. O'Keefe, 10/12/99
Patrick M. O'Keefe, 10/10/99
(Signature of Sign Poster and Date)
PATRICK M. O'KEEFE
(Printed Name)
523 PENNY LANE
(Address)
HUNT VALLEY, MD. 21030
(City, State, Zip Code)
410-666-5366 : CELL: 800-855-855
(Telephone Number)

CERTIFICATE OF POSTING

AD. S. HRG

RE Case No 00-125-SPH

Permitter/Developer PRICE, ETAL

Date of Hearing Closing 10/18/99

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 14825-YORK RD.

NEXT TO PRICES ST.

The sign(s) were posted on

10/3/99

(Month, Day, Year)

SIGN FIXED 10/4/99

Patrick M. O'Keefe 10/10/99
Patrick M. O'Keefe 10/10/99

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-913-35

(Telephone Number)

ZONING NOTICE

SPECIAL HEARING

CASE # 00-0125SPH(C)
TO APPROVE CONSTRUCTION OF AN
ADDITION TO AN EXISTING BUILDING
HISTORIC SPECIAL HEARINGS
PRICES

PUBLIC HEARING ?

PERMIT TO SECTION 20-12710011, BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
5:00 P.M. ON MONDAY, OCTOBER 18, 1999
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
TEL: 410-666-5371

PRICES #14825-
#10/18/99
YORK RD.
ADMN.
00-125-SPH

RE: PETITION FOR SPECIAL HEARING
14825 York Road, E/S York Rd,
300' +/- N of and opp. Quaker Bottom Rd
8th Election District, 3rd Councilmanic

Legal Owner: Kevin Konkus
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-125-SPH

* * * * *

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
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of October, 1999 a copy of the foregoing Entry of Appearance was mailed to Kevin Konkus, 14823 York Road, Sparks, MD 21152, Petitioner.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

November 16, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-125-SPH

14825 York Road

E/S York Road, 300' +/- N and opposite Quaker Bottom Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Kevin Konkus

Administrative Special Hearing to approve a waiver pursuant to Sections 26-172(B), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to build an addition on an existing structure in an Historic zone.

HEARING: TUESDAY, DECEMBER 14, 1999 at 9:00 a.m. in Room 407 Courts Building, 401 Bosley Avenue, Towson MD.

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

Arnold Jablon
Director

cc: Mr. Kevin Konkus

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY NOVEMBER 23, 1999.
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
November 23, 1999 Issue - Jeffersonian

Please forward billing to:

Kevin Konkus
14823 York Road
Sparks MD 21182
410-771-4050

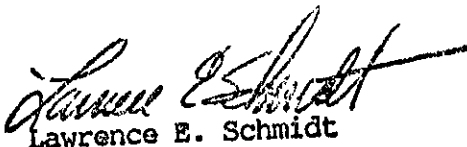
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-125-SPH
14825 York Road
E/S York Road, 300' +/- N and opposite Quaker Bottom Road
8th Election District - 3rd Councilmanic District
Legal Owner(s): Kevin Konkus

Administrative Special Hearing to approve a waiver pursuant to Sections 26-172(B), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to build an addition on an existing structure in an Historic zone.

HEARING: TUESDAY, DECEMBER 14, 1999 at 9:00 a.m. in Room 407 Courts Building, 401 Bosley Avenue, Towson MD.



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 00- 125 -SPH

Address 14825 York Rd.

Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: ~~10-2~~ 9-21-99

Posting Date: 10-3-99

Closing Date: 10-18-99

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE SPECIAL HEARING SIGN FORMAT

Case Number 00- 125 -SPH Address 14825 York Rd.

Petitioner's Name Kevin Konkus Telephone _____

Posting Date: 10-3-99 Closing Date: 10-18-99

Wording for Sign: Administrative Special Hearing to approve an addition on a
Historic Bldg.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: DD-125-SP/H

Petitioner: Kevin KONKUS

Address or Location: 14825 York Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: 14823 York Rd.

Sparks, Md. 21152

Telephone Number: (410) 771-4050



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 9, 1999

Mr. Kevin Konkus
14823 York Road
Sparks, MD 21152

Dear Mr. Konkus:

RE: Case Number 00-125-SPH , 14825 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 9/21/99.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 20, 1999

Department of Permits and
Development Management (PEM)
County Office Building, Room 111
Mail Stop #1101
111 West Thimmesky Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF October 12, 1999

Item No.: See Below

Dear Ms. Stephens:

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.

3. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

101, 102, 103, 104, 105, 106, 108, 109, 110, 111, 112
114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124
125, 126, 127, 128 and 129

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 987 4901, ME-1101F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

Inter-office Correspondence

TO: FILE

DATE: October 21, 1999

FROM: Lawrence E. Schmidt
Zoning Commissioner



SUBJECT: Case No. 00-125-SPH
Kevin Konkus

After reviewing this file and the comments received from the Office of Planning, I am requesting that the above-captioned case be set in for hearing.

LES:raj

LES
12/14
10/18 AV

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 19, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for October 18, 1999
 Item No. 125

The Bureau of Development Plans Review has reviewed the subject zoning item. No new buildings or additions shall be constructed in any riverine flood plain.

For drainage areas less than 30 acres, the building setback is 10 feet from the 100-year frequency water boundary. The first floor elevation shall be set 2.0 feet above the 100-year frequency water surface elevation.

RWB:HJO:jrb

cc: File

ZAC10189.125

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley
DATE: November 2, 1999
SUBJECT: Zoning Item #125
14825 York Road

Zoning Advisory Committee Meeting of October 12, 1999

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X An inspection of the well and septic system may be required prior to building permit approval.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: October 20, 1999

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: No. 14825 York Road

INFORMATION

Item Number: 00-125-SPH
Petitioner: Kevin Konkus (representative)
Zoning: RC - 4
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

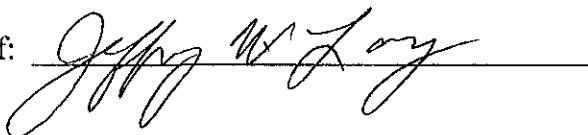
On October 14, 1999 the Landmarks Preservation Commission reviewed Mr. Konkus's proposal for an addition to "Beulah-Ensor House," MHT BA # 1716.

The LPC discussed the proposal at length, after hearing testimony from Mr. Konkus. They generally agreed that the application was insufficient. They commented that photographs and detailed elevations indicating materials, and window elevations and designs, would be necessary in order for the LPC to make a proper recommendation to the hearing officer. They also critiqued the draft elevations presented; noting that the design of the addition "dwarfs" the small stone structure in height and scale, and that the proposed wooden front porch and stairs were inappropriate. They concluded that a professional architectural should be consulted for alternative designs.

The LPC commented that the addition would impact the "Milton Inn," (Final Landmarks List # 95), located approximately 120 ft. from the "Beulah-Ensor House."

Recognizing that the application was for an "administrative special hearing," the LPC unanimously agreed to request that the Department of Permits and Development Management require a hearing for this proposal. This would thereby allow the LPC to meet again with the applicant on November 11, 1999 for advisory comments based on the LPC's requested submittal package.

Section Chief: _____





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8-25-99

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

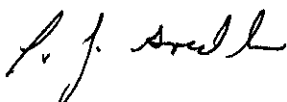
RE: Baltimore County
Item No. 125 JJ5

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 45 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

9/21

Memo to the file

~~From~~

TO: ZC/Deputy ZC
From: JPL, Planner II
Subject: Case # 00-125-SPH

Mr. Konkus came to this office this morning at 10:20 for his 10:00 petition filing apptmt. Mr. Konkus spent 4 hrs ± in our office yesterday as he thought he had an apptmt then & spent time with other employees. At today's apptmt Mr. K. did not have his pet. forms notarized ~~have 3 copies of~~ & so he had to leave & come back. I improved Mr. K's 12 sub ~~mitted~~ site plans to an extent, ~~and wrote the 3 req'd descriptions.~~
Mr. K. stated that he wished to submit the site plans. He did not want to wait for another apptmt as time was of the essence.

Joy J. Biddison

PROPOSAL FROM
FIORANI CONSTRUCTION
606 SHIRLEY MANOR ROAD
REISTERSTOWN, MD. 21136
PHONE AND FAX 410-833-2540
MHIC# 25332

September 22, 1999

Proposal submitted to:

**Kevin Konkus
14823 York Road
Sparks, MD 21152
443-250-7522**

Work to be performed at:

14825 York Road

We hereby propose to furnish all materials and perform all labor necessary for the completion of

Construction of 2-story addition as follows:

This proposal is based on drawings dated 7/6/99 describing in general terms a 2-story frame structure of approximately 28' x 40' to be constructed against the east wall of the existing structure. The basement has been eliminated in favor of a foundation enclosing a crawl space.

Where sufficient information is not available from the drawing, assumptions are made to provide a reasonable basis for the scope of work and the quality of the materials, appliances, fixtures and accessories that will be included. All work will meet or surpass the building code of Baltimore County and materials used will be locally available and of reasonable cost.

Site Work

Crushed stone will be used to provide an area for parking and delivery of materials and will serve as a base for the driveway, which is not included. The site will be graded to allow a minimum crawl space as required by code. The hill will be graded to provide drainage around the excavation. The excess fill will be pushed to the north side yard and graded to an appropriate contour. A sediment control system will be provided during construction. A footing will be excavated for the foundation. Backfill, final grade, rake and seed at completion.

Foundation

The footing will be 24" wide by 8" deep and a minimum of 32" below the finished grade. It will be reinforced with steel bars and stepped down to conform to the grade. 8" blocks will be used for the foundation with the number of courses increasing as the footing steps down. Piers will be constructed as need to support the steel. At the low corner (NW) a room of approximately 6' x 8' will be built into the foundation to be used to house utilities. It will have a concrete floor and a metal door. Waterproofing will be applied to the walls of the room and all exposed foundation will be parged.

Framing

The owner will provide steel beams for first floor support. The framing materials will be as follows: 2x6 pressure treated sills, 2x10 first floor joists, 3/4" fir tongue and groove plywood subfloor, 2x6 studs for exterior walls, 2x4 studs for interior walls, triple 2x10 headers over windows and doors,

7/16 OSB sheathing for walls, TJI second floor joists for long span, 2x10 attic floor joists, 2x12 rafters, microlam hips and ridge, ½" cdx roof sheathing, 2x6 fascias. Pressure treated decks using 2x8 joists, 5/4 x 6 decking, 2x6 treads and top rails, 2x2 pickets. A roof will be built over front entrance. The master bedroom will have a cathedral ceiling and a hip roof will be constructed to provide attic space. Pre-manufactured carpet grade stairs will be used from first to second floors and lumber-built stairs will be constructed from second floor to attic.

Windows and Exterior Doors

All windows and door will be builder's grade. 1 double entry door, 1 side door, 1- 8' slider, 10 windows, and 2 skylights.

Roofing

40yr Timberline shingles on new roofs, standing seam metal on extension from old to new roofs.

Siding

Vinyl siding on all walls, aluminum trim on all fascia boards, vinyl soffit on porch ceiling and overhangs.

HVAC

Heat Pump and ductwork system sized, provided and installed by HVAC subcontractor.

Plumbing

Rough In and fixtures: Half bath on first floor, toilet and lavatory. Utility room on first floor, washer, utility tub, water heater. Kitchen on first floor sink, dishwasher. Full bathroom on second floor, tub, double lavatory, toilet, and shower. Hose bib out back. Tie in supply and waste to existing system. Work will be done by plumbing subcontractor

Electrical

New service and entire electrical system designed, provided and installed by subcontractor to meet or exceed electrical code.

CATV and Telephone

Pre-wired to all rooms

Kitchen

Cabinets, countertops, bulkhead, appliances, fixtures as shown on drawing

Bathrooms

Cabinets and fixtures as shown on drawing and accessories

Utility room

Appliances and fixtures as shown on drawing

Insulation

Provided and installed by subcontractor to meet or exceed building code

Drywall

Glued and screwed, provided and installed by subcontractor

Closets

Shelving and bi-folds

Interior doors

Builders grade pre-hung units and hardware where shown on drawing

Molding

Base on all walls, casing on all windows and doors, sills on all windows

Paint

Flat on walls and ceilings, semi-gloss on trim

Flooring

Vinyl in bathrooms, utility room and kitchen. Carpet everywhere else.

All work will be included that is required to pass final inspection and obtain occupancy. Any other items not specifically mentioned in this proposal might not be included.

All material is guaranteed to be as specified. The above work will be performed in accordance with the drawings and specifications submitted for the work, completed in a substantial workmanlike manner, and guaranteed to be free from defects in workmanship for two years from the date of completion for the sum of

One Hundred Fifty Two Thousand Dollars (\$152,000.00)

With payments to be made as follows

To be determined based on bank draws

Any alteration or deviation from the above specifications involving extra costs in materials or labor will be executed only upon written or verbal orders and will become an extra charge over and above the contracted price. All agreements contingent upon strikes, accidents, weather, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance on the above work. Workmen's compensation and public liability insurance will be taken out by **FIORANI CONSTRUCTION**.

Respectfully submitted by:



We may withdraw this proposal if it is not accepted within 90 days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above

Signature _____ **Date** _____

Handcraft Homes & Improvements, Incorporated

13929 Sunnybrook Road ♦ Phoenix, Maryland 21131 ♦ (410) 667-6509

MHIC # 27702

Home Addition Construction Estimate

CUSTOMER: Kevin Konkus
JOB ADDRESS: 14825 York Road, Sparks MD
COUNTY: Baltimore

DATE: 9-13-99

PROJECT DESCRIPTION:

Construction of a 1900 square foot addition to a single family dwelling, 56 square foot covered front porch, 950 square foot unfinished basement with a walkout to grade. Plans will be provided by Kevin Konkus. This estimate is based on the plans provided.

GENERAL DESCRIPTION:

It is the intention of Handcraft Homes to insure quality standards throughout this project. Contractor shall supervise and direct all work using contractor's best skill and attention. Each item of material and equipment shall equal or exceed that described or indicated. Handcraft Homes reserves the right to substitute material due to economic conditions, but will not substitute a lesser product. All work shall be performed in a workmanlike manner and in accordance with Baltimore County codes. Builder will obtain all permits pertaining to the below described work. Any work detail not described in the dwelling specifications, blueprints attached, or kitchen layout plan provided by the builder must be provided by the customer or the builder will use his discretion. Materials in the dwelling specifications will supersede blueprints. All purchase allowances include tax. Allowances are included in the quote, any overages will be paid in advance.

PRECONSTRUCTION:

Addition will be staked according to plot plan provided by customer. Silt fence to be installed if necessary prior to ground breaking, in accordance with Baltimore county code. Surveys for the bank provided by the customer.

FOUNDATION:

Minimum depth excavation below finish grade 30", digging of the basement and footings, backfilling of foundation.

Footing concrete mix will be 2500PSI.

Foundation wall material will be 8"x 8"x16" concrete block, up to 7 courses, and then 12"x12"x16" thereafter for walls over 7 courses.

Mortar mix type will be S cement with sand. Sills will be 2"x 6" treated pine. Anchors will be 1/2"x18" bolts, set according to manufacturers recommendations. Sprayed hot tar will be applied

on the block exterior below grade in habitable areas. Finished walls in the basement, if any, will have one coat of Thoroseal on exterior block walls.

Parging will be 3/8" thick using type M cement with sand.

Termite protection will be FHA solid cap block and a 2"x 6" pressure treated pine sill plate.

STEEL:

8"x 18 pound unprimed I beam with a 2"x 6" SPF plate, 3" adjustable lally columns.

FRAMING:

Floors: joist will be No. 1 & No. 2 SPF 2x10 .16" on center with 5/8"x4'x8' O.S.B. underlayment.

Walls: interior 1st floor will be No. 1 & No. 2, 2x4x8 SPF 16" on center.

exterior 1st floor will be No. 1 & No. 2, 2x4x8 SPF 16" on center.

interior 2nd floor will be No. 1 & No. 2, 2x4x8 SPF 16" on center.

exterior 2nd floor will be No. 1 & No. 2, 2x4x8 SPF 16" on center.

window & door headers will be No 1 & 2 SPF.

housewrap for habitable exterior walls will be Typar.

sheathing will be 7/16" O.S.B.

Roof: trusses to manufacturer's specs.

fascia boards will No. 1 & No. 2 SPF

sheathing will be 7/16" O.S.B.

Nails: pneumatic and handdriven nails throughout.

Note: 8/12 pitch gable roof.

CHIMNEYS & FIREPLACES: N/A

Masonry: 0-block and brick with a 9"x 9" terracotta flues.

0-36" dampers, 0-ash dumps, 0-ash pit clean out doors.

Fireplace will be a 36" wide x 28" tall fire box with a .32 purchase allowance for detailed brick facing and flush hearth.

Mantel will have a \$300.00 installed allowance.

ROOFING:

Certaanteed fiberglass shingles; grade A, warranty 25 year,

size 12" x 36", fastening 1 1/4" standard roofing nails.

Flashing material will be aluminum gauge .020, with 15 # felt paper.

18" x 24" aluminum gable vents.

Drip edge will be aluminum in white, for the rakes only.

WINDOWS :

Double hung for the first floor and second floor, Type will be Andersen Builders Select, color will be white, framed with water repellent preservative treated wood

with rigid vinyl clad exterior, sash will be wood finished with polyurethane protected on exterior, prefinished interior in white, treated water repellent preservative, glass will be

standard and tempered high performance around the whirlpool tub, balances will be block and tackle counter balances, locking hardware color is white, head flashing is rigid vinyl; weather-stripping compressible bulb type.

Screens will be full, aluminum, white.

Grilles are not included.

5-Basement windows will be Andersen, with standard insulated glass, white rigid vinyl with a full aluminum screen.

N/A - Skylights will be Sun-tec 2'x4' fixed with low-E insulated glass, terratone in color.

N/A - Finished interior will be drywall for the skylights.

EXTERIOR DOORS:

Entrance door will be 6'8" x 6'0" x 1 3/4" thick 6 panel, 25 gauge galvanized steel with insulated glass by Therma-Tru CS series, with a 3 year warranty.

All doors will be wood framed 1" thick with aluminum head flashing, compression type weather-stripping with adjustable oak thresholds.

All doors will be bored for a deadbolt.

Familyroom door will be a 6'0" full view.

Basement door will be a 6'0" six panel.

CONCRETE SLABS:

Basement slab will have a 4 mill plastic vapor barrier placed under the slab with a smooth finish.

Jumps in basement foundation will have 3/8" rebar 24" on center and 1 1/2" rigid foam.

Drain tile for interior basement perimeter walls will have 8" of gravel with 3" perforated plastic pipe with 1/3 HP sump pump.

Does not include any sealers.

EXTERIOR WALLS:

Wolverine vinyl siding with housewrap and fastened with 1 1/4" galvanized nails, color will be chosen.

EXTERIOR TRIM, PORCHES & DECKS:

Fascia will be white .024 gauge aluminum .

Soffit will be white .042 gauge vinyl.

Gutters will be white .026 gauge aluminum 5", Ogee style.

Downspouts will be white 2"x 3" .026 gauge aluminum with splash blocks.

N/A -Shutters will be Mid-America fixed panel measuring 14 1/2" wide made of copolymer.

Dormers will be detailed in a pediment style facade.

Front porch will be finished to match the addition with a standard post and pressure treated framing material.

HEATING, VENTING & AIR: HVAC

Heating will be a one zone high efficiency heat pump.

One zone air conditioning unit will be 13 S.E.F.R., exterior condensing unit will sit on a poly pad.

Thermostat will be manual.

Registers will be on the floor with returns at the top of the walls - color will be white.

Duct material will be 24-28 gauge galvanized or insulated flex.

Bathroom fans are not necessary with windows.

Kitchen exhaust fan make and model will fall under allowances for kitchen appliances.

ELECTRICAL:

The electrical service is located in existing house, the circuit breaker distribution panel will be increased by 200 amp, no allowance for BGE.

The special purpose outlets will be as follows..

Range	1	Water heater	1	Microwave	1
Air conditioner	1	Clothes Dryer	1	Whirlpool	1
Heat Pump	1	Exterior outlets	2		

Smoke detectors per code

Outlets and switches to local building code - smoke detectors will be interlocked with a battery backup. Provide wiring for doorbell.

Contractor to provide washer and dryer hook-ups, owner to install washer & dryer unless washer and dryer are there prior to U&O.

-Light fixtures selected by customer with a \$900.00 material purchase allowance including light bulbs.

7-Ceiling lights, 2-paddle fans, 2-exterior/2-interior wall lights and doorbell.

-Standard light fixtures provided by contractor;

4-6" recessed baffle lights, 2-exterior floods with 2 bulbs

OTHER SYSTEMS:

2-Cable included.

Additional outlets may be wired at the time of prewire for an additional charge of \$ 50.00 per outlet.

Cable contractor to hook up service at cost to the owner.

2-Telephone outlets included.

Additional outlets may be wired at the time of prewire for an additional charge of \$ 50.00 per outlet.

Telephone contractor to hook up service at cost to the owner.

N/A -Burglar Alarm system to be installed by Alarm Company of Maryland. The allowance is \$ 2500.00.

N/A -Intercom System is a Nutone model # 3303, which includes one master station, one front door station and 4 other room stations, the allowance for the system is \$ 0000.00.

N/A-Central Vac with a \$ 0000.00 material and labor allowance.

Water treatment with a \$ 1,800.00 material and labor allowance

PLUMBING:

Master bathroom-water closet will be a standard round front 1.6 gallon gravity flush in

white.

Whirlpool tub-6' x 3' fiberglass, white, mounted on a platform.

Shower-single 42"x 42" fiberglass shower.

2nd floor bathroom-water closet will be a standard round front 1.6 gallon gravity flush in white.

Shower/tub combination will be a 5' fiberglass unit in white with a chrome shower rod.

Powder room- water closet will be a standard round front 1.6 gallon gravity flush in white

Laundry room- Washer box with floor pan.

Kitchen- sink will be in counter top allowance.

Dishwasher and icemaker hookup.

Faucet allowance- \$ 600.00 chosen from Moen catalogue.

Water pump- use existing.

Water test- performed by a private Lab & provided for the owner to receive a Use & Occupancy permit. One test is included, additional tests are \$ 75.00 each.

Septic- tap into existing

Frost free hose bibs- - one will be provided.

Water storage tank- Well-Xtrol model # 203 (or 350), 24 gallon capacity, 80 gallon equivalent with a 5 year limited warranty, water piping and drains will be made of PVC & CPVC.

N/A -Disposal- standard Badger 1/2 HP.

Radon rough in.

INSULATION:

The house will be insulated with R-13 fiberglass on all exterior walls & R-30 on all exterior ceilings.

N/A-Crawl space walls will be insulated with blanket fiberglass.

N/A-Basement exterior walls will have fiberglass blanket.

Sill plates will have rolled foam prior to installation of sill the plate.

N/A -A foam & caulk package will be provided.

INTERIOR WALLS & CEILINGS:

All drywall will be hung by nailing and gluing.

Walls and ceilings will be covered with 1/2" x 4' x 12' drywall.

All ceramic tile areas will be covered with concrete board.

All drywall will be finished with joint compound, taped, one block coat applied, one skim coat applied, sanded and ready for paint.

Ceilings will be finished with joint compound. Glazing may be added for \$ 10.00 per sheet.

Firecode drywall will be applied where applicable by county code.

Walls and ceilings will have 2 coats of Sherwin Williams premium latex paint. Any color that requires additional paint will be an extra.

Walls and ceilings with a flat finish.

N/A -Interior trim & stair balusters will have two coats of Sherwin William's premium

oil based paint in semi-gloss.

All interior and exterior doors will have 2 coats of Sherwin Williams premium oil based paint in semi-gloss.

N/A -Oak stair parts will have 1 coat of sand & seal coat, and one coat of polyurethane finish.

Interior paint is one wall color, one ceiling and one trim color throughout.

Exterior paint includes one color for trim, and one color for doors.

Additional paint colors are \$ 150.00 per color.

Ceramic wall tile with standard installation purchase allowance is \$2.00 per square foot for the master bath whirlpool.

INTERIOR WOODWORK:

N/A -Foyer stair parts;

treads and risers 5/4" oak, stringers in pine.

balusters are 1 1/4" beech-S 5015

newel posts are 3" red oak-S4040

railings are 2 3/8" red oak-S6010

* Stairway with pine treads, risers & stringers. Standard fir railing.

Basement stairway with pine treads, risers & stringers. Standard fir railing.

Doors will be wood fiber 6 panel pre-hung reinforced smooth surface, thickness of 1 5/8", and jambs will be finger jointed pine.

Baseboards will be 4 1/4" ogee.

Window and door casing will be 3 1/4" beaded edge.

N/A -Crown molding is 4 5/8", finger jointed pine hung in the foyer, living and dining rooms.

N/A -Chair rail molding will be 2 5/8" finger jointed pine hung in the foyer living and dining rooms.

N/A -Picture panels will be type WM 165, 1 3/8" finger jointed pine, hung in living & dining rooms.

N/A -Include one standard medallion.

CABINETS, TOPS AND APPLIANCES:

Kitchen cabinets and bathroom vanities will have a combined purchase allowance of \$ 2,500.00. This includes standard installation labor.

Counter tops for above will have a purchase allowance of \$1,500.00 including labor.

Appliances will have a purchase allowance of \$1,800.00

Specialty cabinets and appliances could possibly require more labor. This would result in additional labor cost.

Note: Some cabinetry comes with hardware, there is not an allowance for cabinets without hardware.

FINISHED FLOORS:

All subflooring laid under vinyl flooring will be 1/4" x 4' x 8' luaun.

Carpet purchase allowance is \$ 14.00 per square yard installed price including padding.

Vinyl purchase allowance is \$ 19.00 per square yard installed.
Vinyl- bathrooms, kitchen and laundry.
Carpet- all other.

GLASS & HARDWARE:

Front door lock will be a Titan Kwikset knob and deadbolt with polished brass finish.
Other exterior doors will have a Kwikset Tilo polished brass knob with a single cylinder deadbolt.
Interior doors will have Kwikset Tilo polished brass knobs either privacy or passage where appropriate.
Bathroom mirrors will be set on top of the backsplash of the vanity top and will be 42" in height and will be self edged.
Powder room mirror will be a 36"x 22" oval shape with a beveled edge.
A clear glass shower door with chrome edge will be provided for the master bathroom shower.
Towel bars and toilet paper holders will be provided, one standard set for each bathroom (two towel bars for the master bath)
Plastic coated wire shelving will be in each closet as follows.
Master closet will have one full hanging rack, two half racks each with a shelf above and a 4 level sweater shelf.
Bedrooms & other coat closets will have a double pole with shelf above.
All linen closets will have 4 shelves.
Pantry will have 4 shelves in wood.

LANDSCAPING & DRIVEWAY:

Immediate area around house of disturbance will be graded, fertilized, seeded & strawed.
Owner is responsible for watering.
Driveway by customer
Landscaping and retaining wall by customer.

GENERAL:

The addition will be clean and free of all debris at completion.
During construction a dumpster and portable toilet will be used.
During winter construction winterizing will be provided at additional cost, this includes but is not limited to heating of the house and calcium for concrete.

Estimate Price\$117,500.00

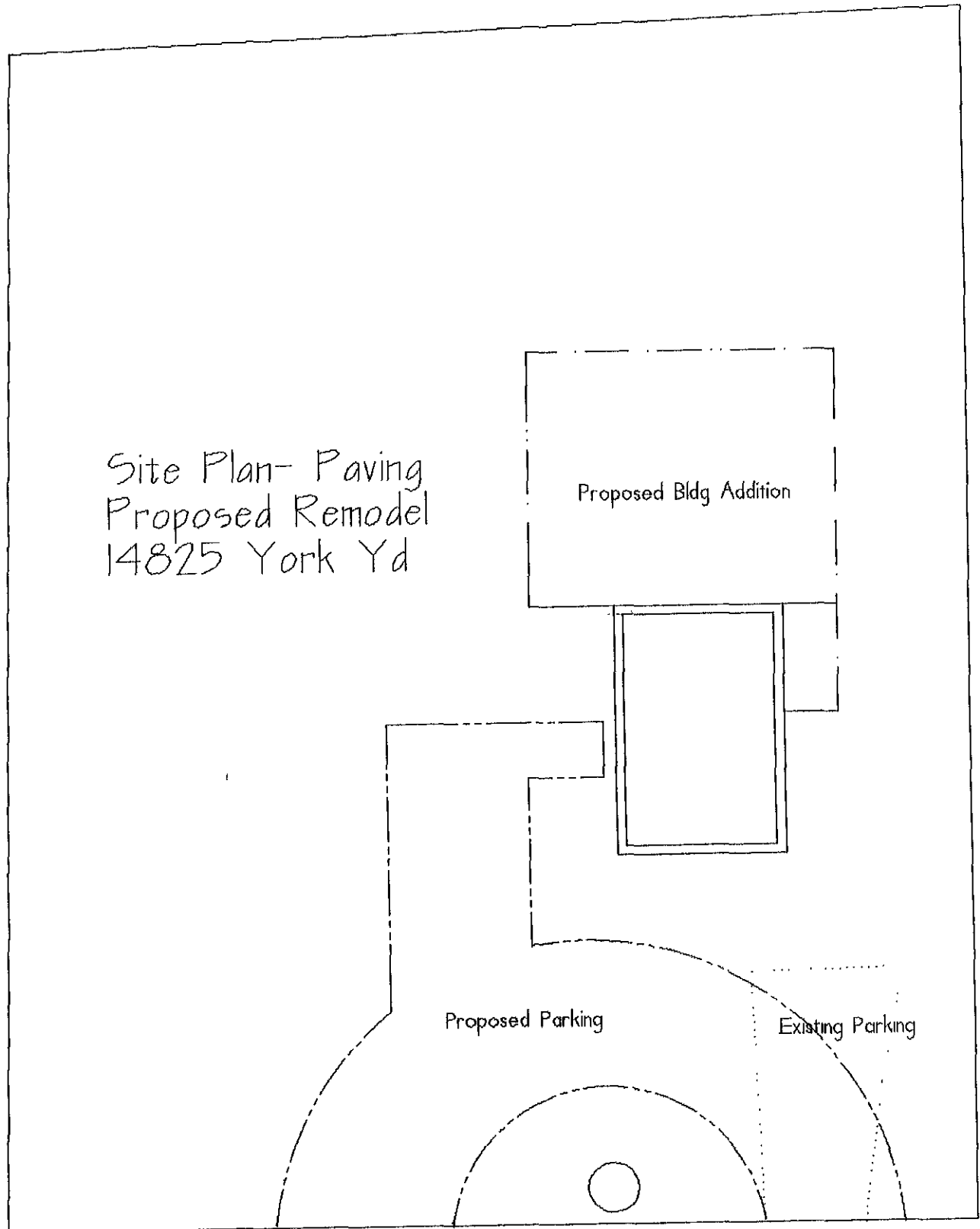
Proposed
Building Additions
14825 York Rd
Kevin Konkus

Site Plan- Paving
Proposed Remodel
14825 York Yd

Proposed Bldg Addition

Proposed Parking

Existing Parking



N 81.54'50" E 130.12'

S 06.21'37" E 117.40'

102

100

98

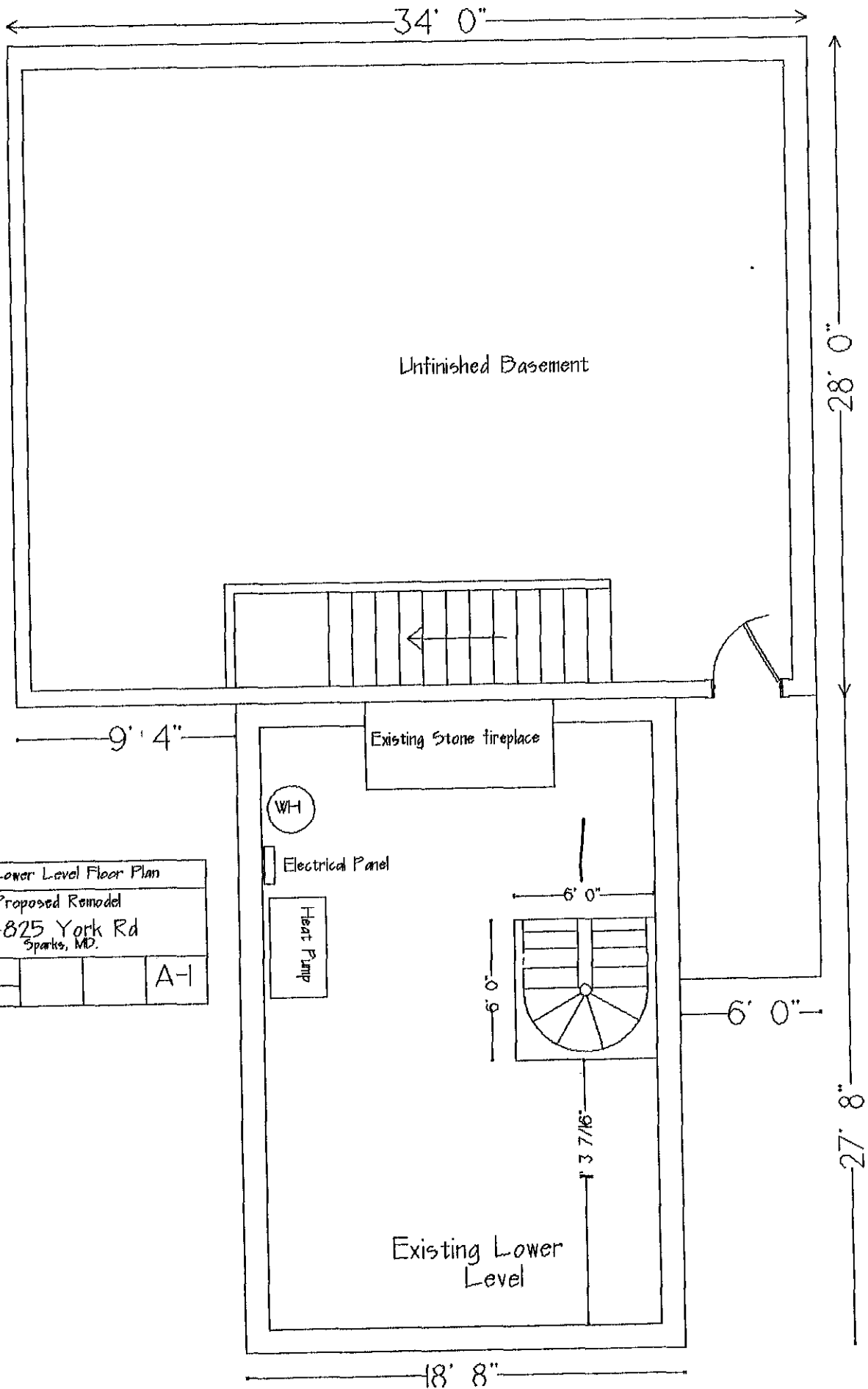
96

Proposed Bldg Addition

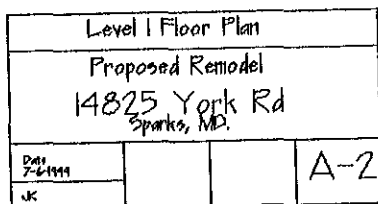
S 86.20'31" W 134.19'

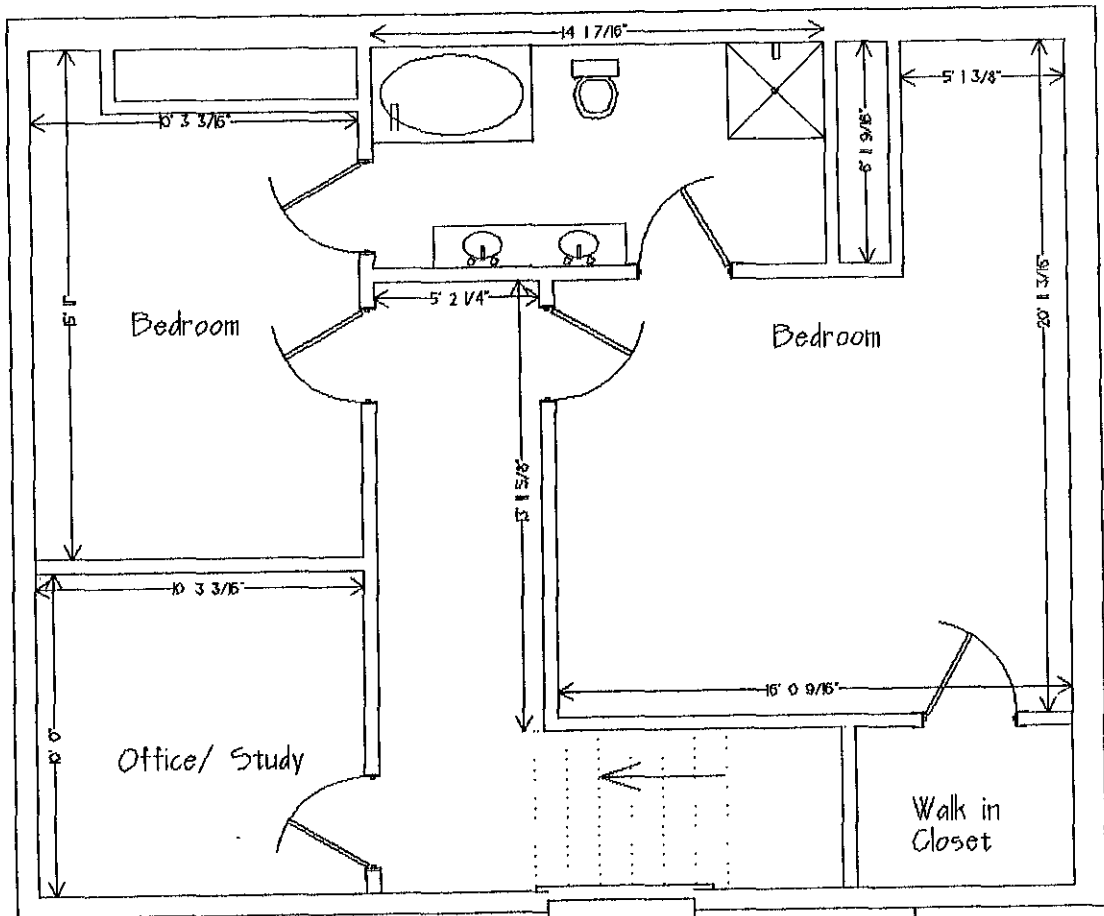
Site Plan-Elevation
Proposed Remodel
14825 York Yd

N 04.12'40" W 107.33'

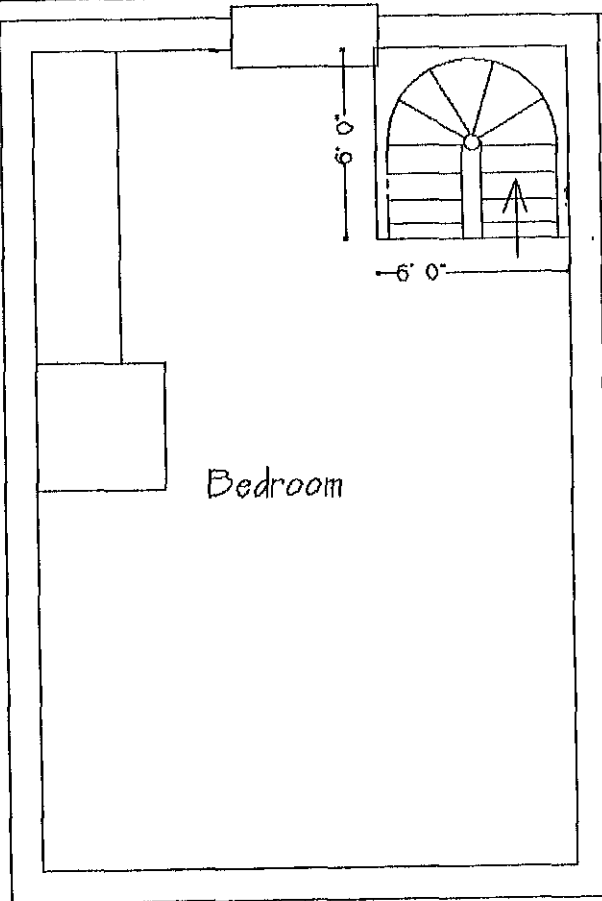


Lower Level Floor Plan			
Proposed Remodel			
14825 York Rd			
Sparks, MD.			
Date 7-6-11			A-1

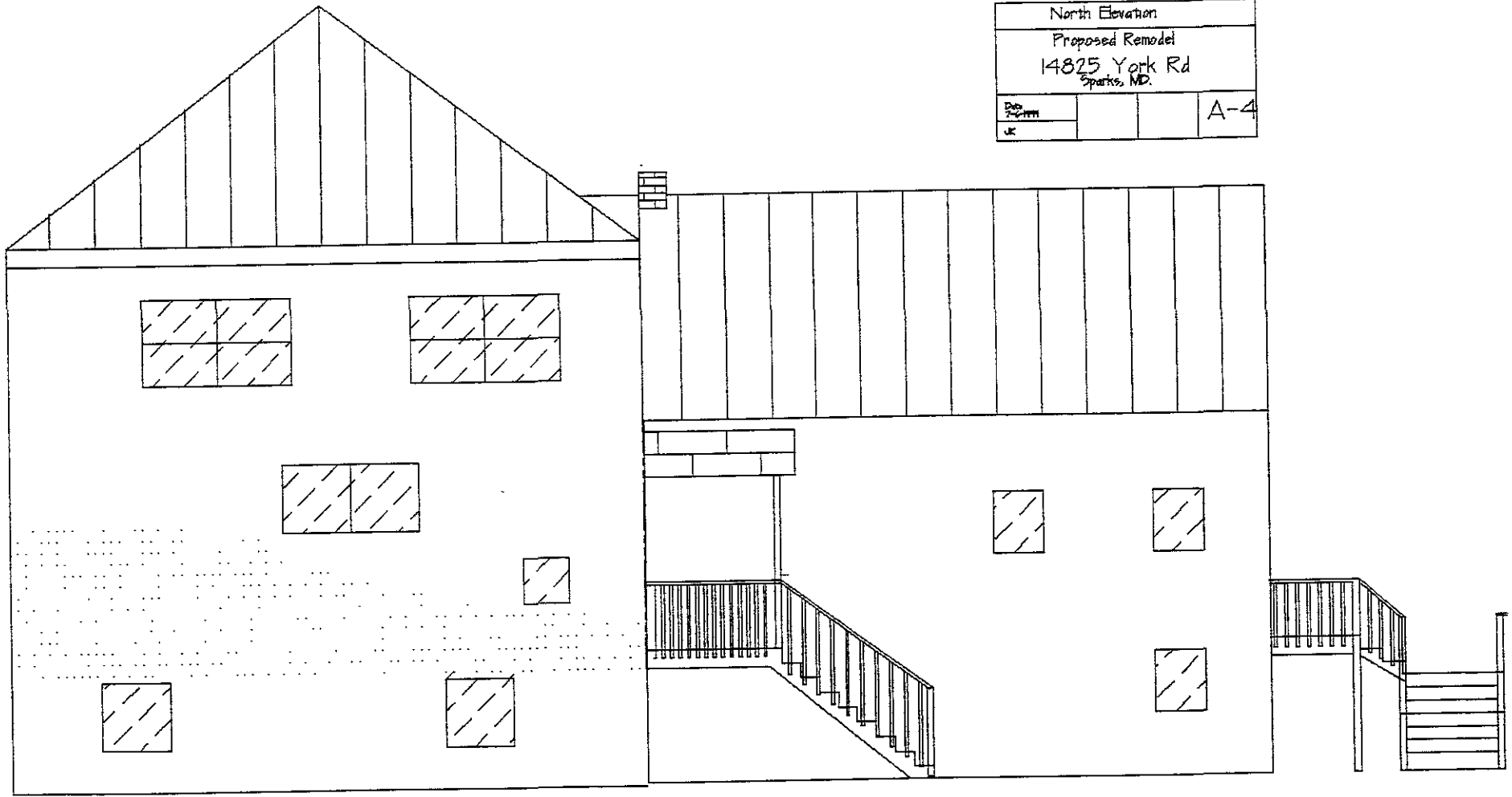




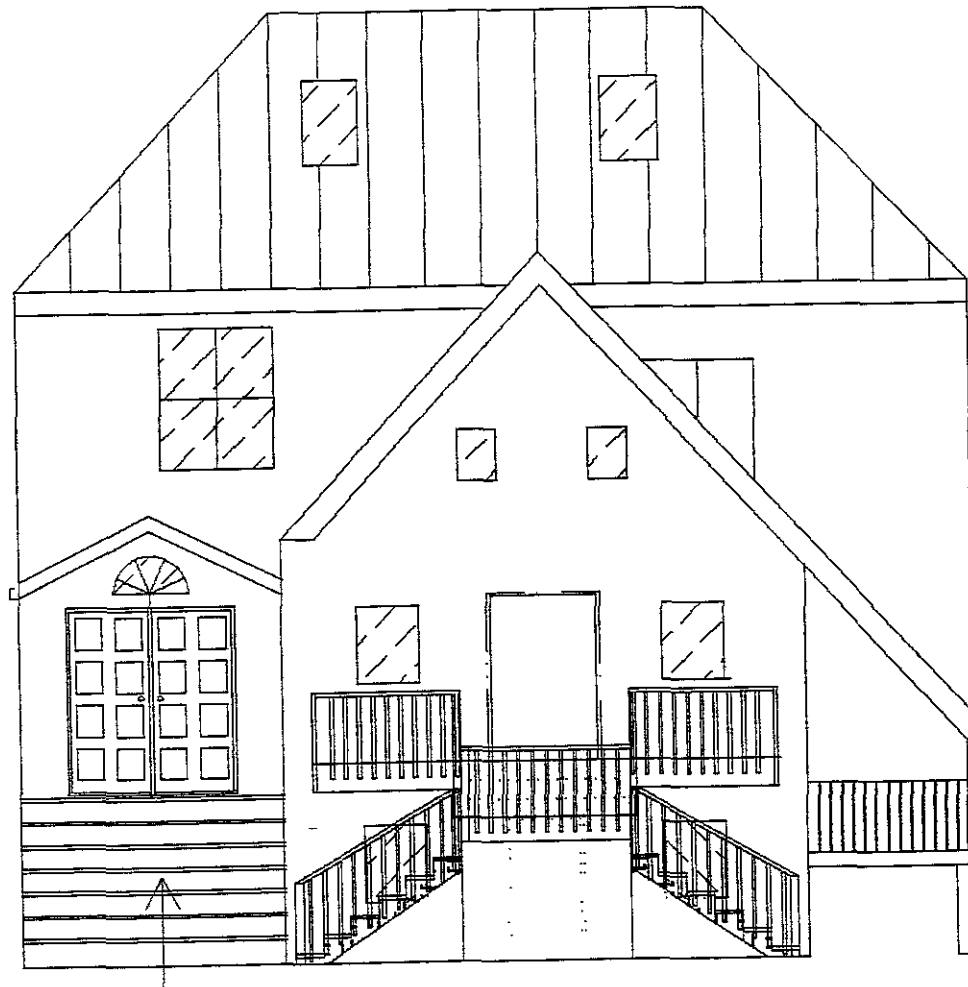
Level 2 Floor Plan			
Proposed Remodel			
14825 York Rd			
Sparks, MD.			
Date:			A-3
7-6-1991			

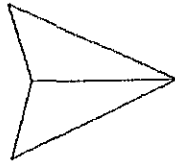
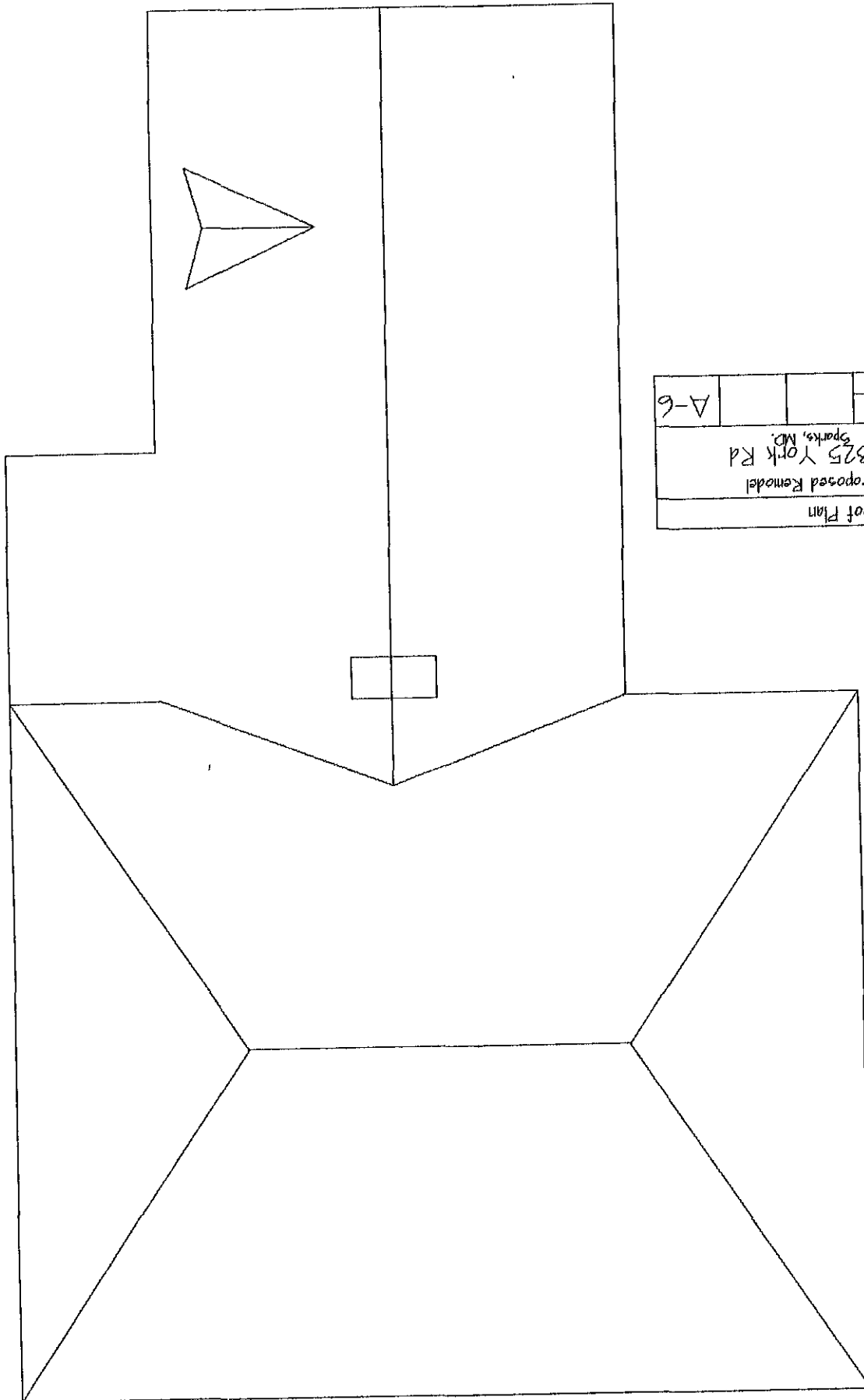


North Elevation			
Proposed Remodel			
14825 York Rd			
Sparks, MD.			
1/2" = 1'-0" K			A-4

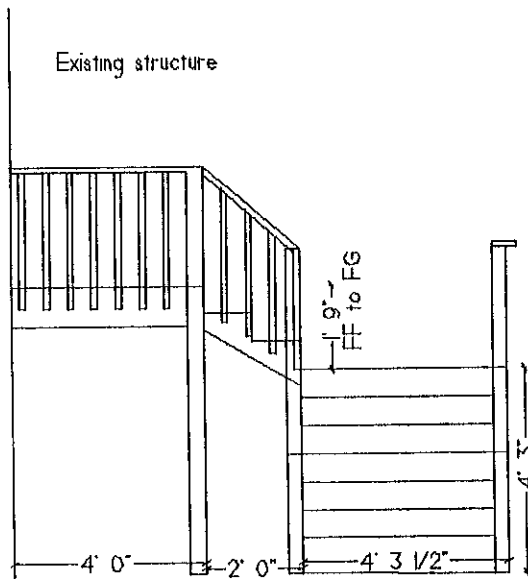


West Elevation			
Proposed Remodel			
14825 York Rd			
Sparks, MD.			
Date 7-1-2011			A-5
UC			

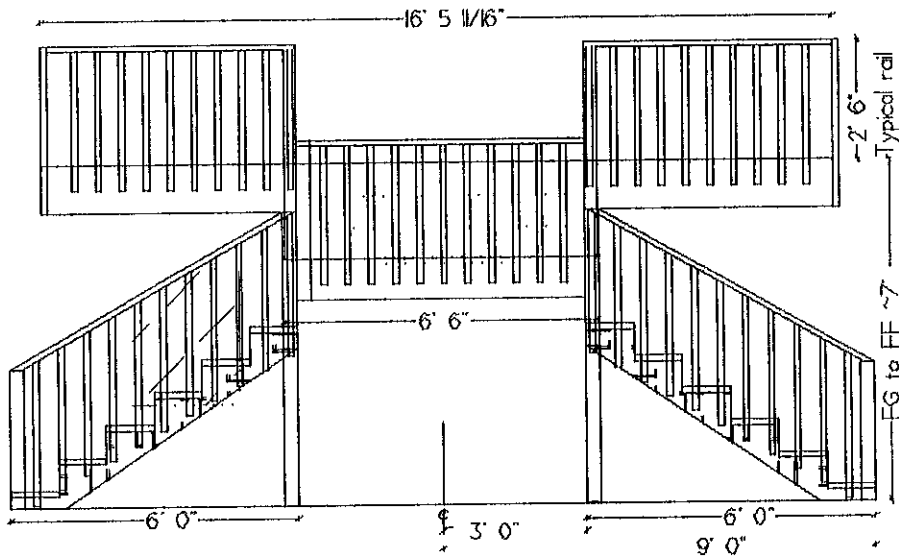


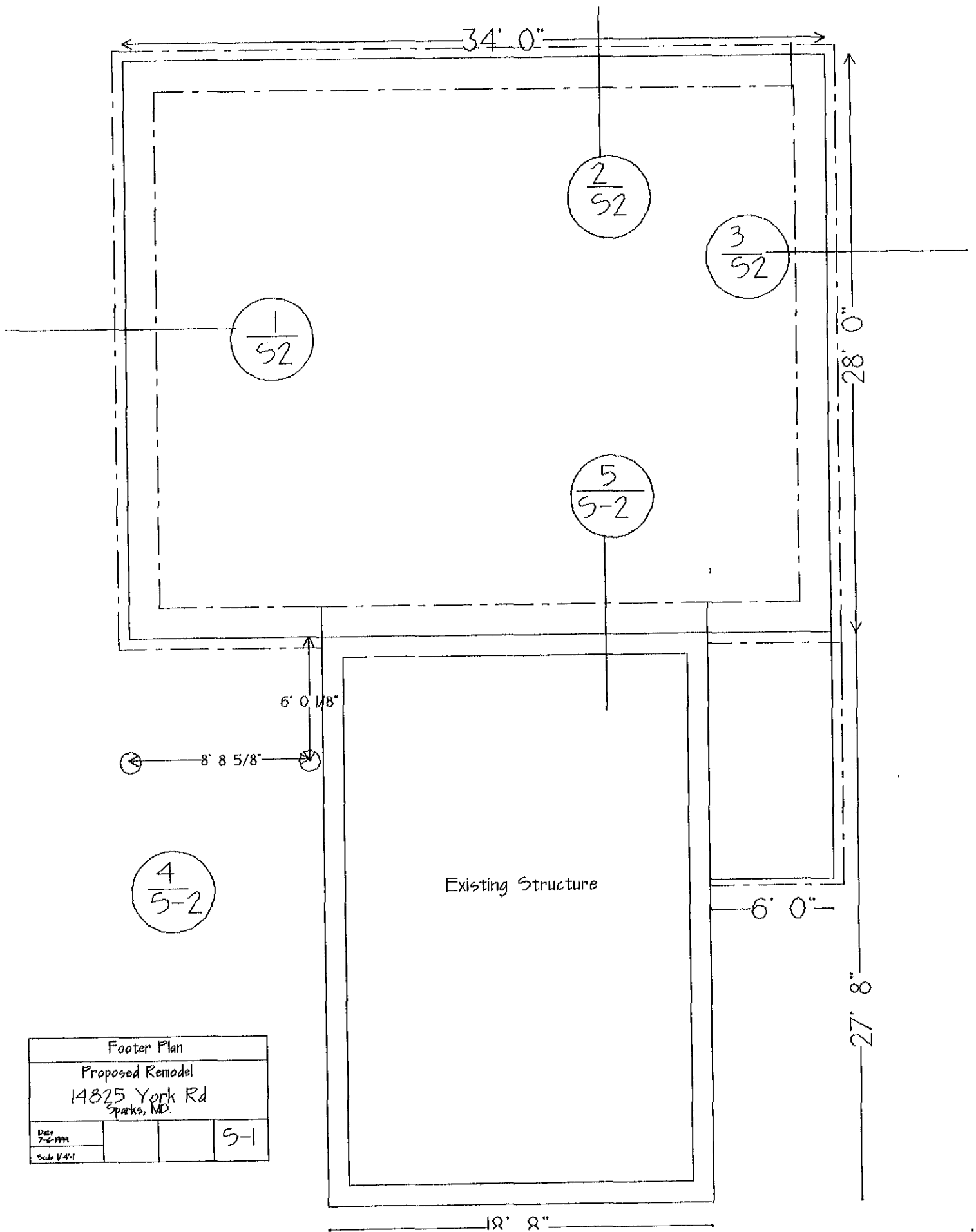


Roof Plan	
Proposed Remodel	
14825 York Rd Sparks, MD	
A-6	
Date	7-6-1999



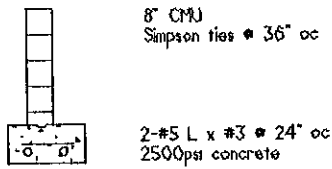
Proposed
Front deck



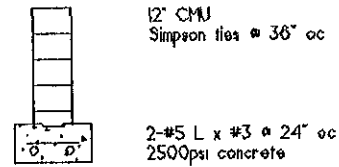


Notes

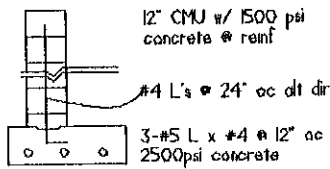
1. Typ Wall Footing
2. 2x1' w/ 2-#5 long, #3 @ 12" oc short
3. Maintain 30" min below grade BOF



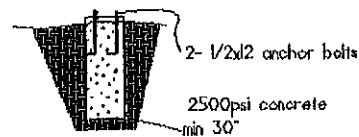
1



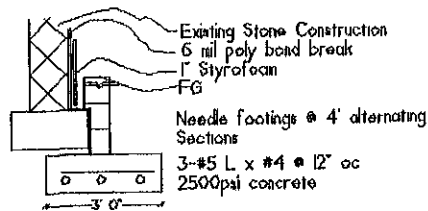
2



3



4



5

Footer Details			
Proposed Remodel			
14825 York Rd Sparks, MD.			
Date 7-6-1999			S-2

N 81.54'50" E 130.12'

S 06.21'37" E 117.40'

102

37' 2 1/4"

56' 9 11/16"

Proposed Bldg Addition

Existing Structure

15' 0"

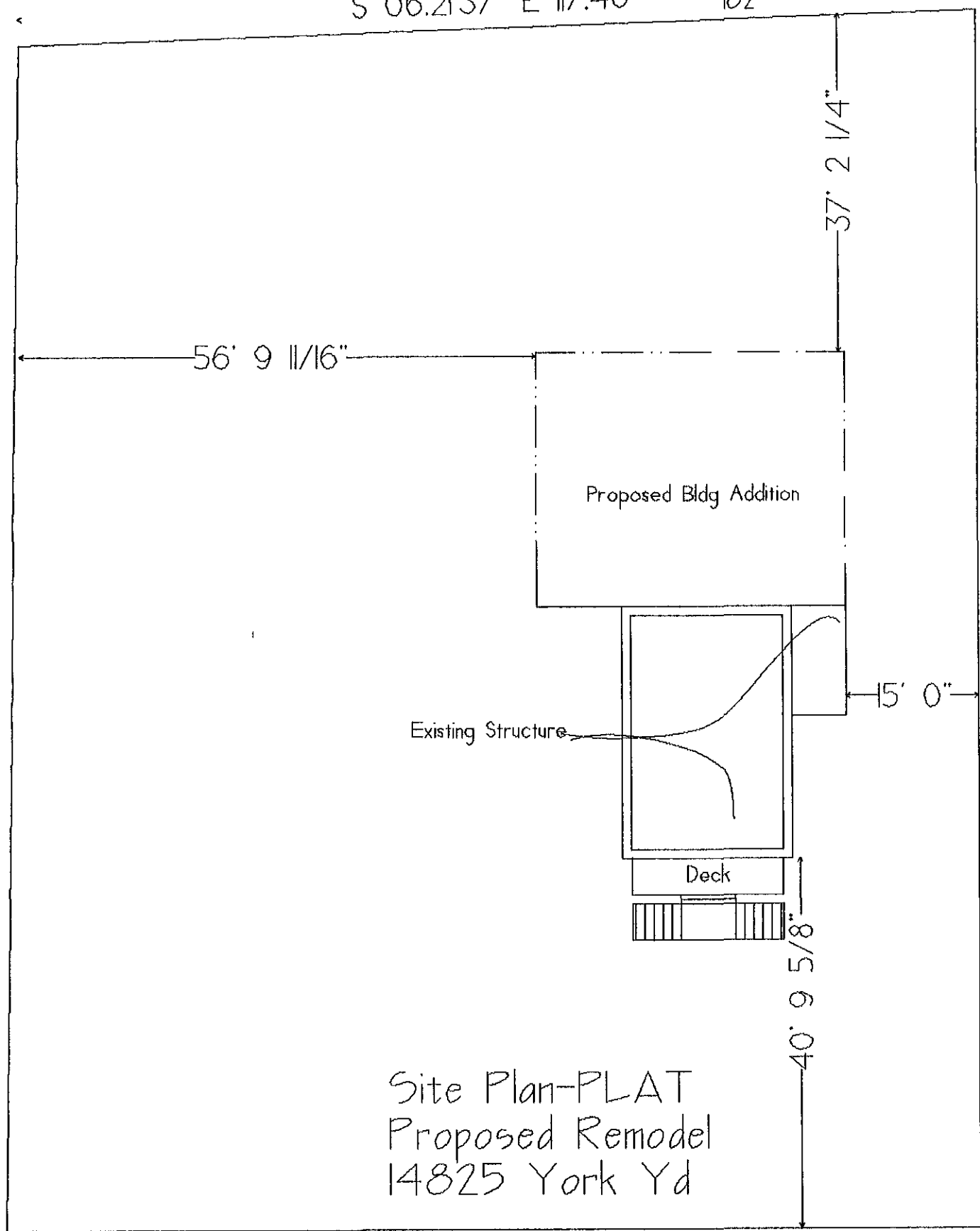
S 86.20'31" W 134.19'

Deck

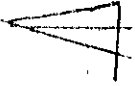
40' 9 5/8"

Site Plan-PLAT
Proposed Remodel
14825 York Yd

N 04.12'40" W 107.33'



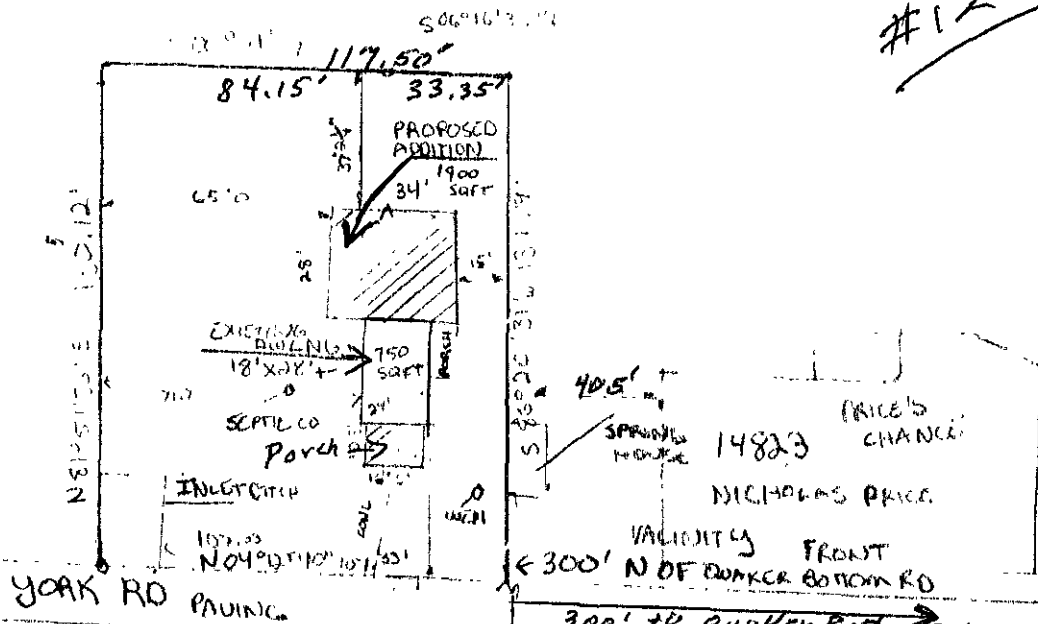
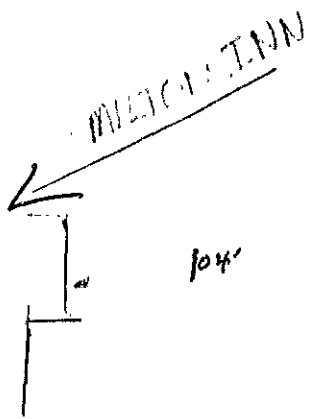
NORTH



PLAT TO ACCOMPANY PETITION FOR ADMINISTRATIVE
SPECIFIC HEARING OF 14825 YORK RD

00-125-
SPH

#125



PET. EX. #1

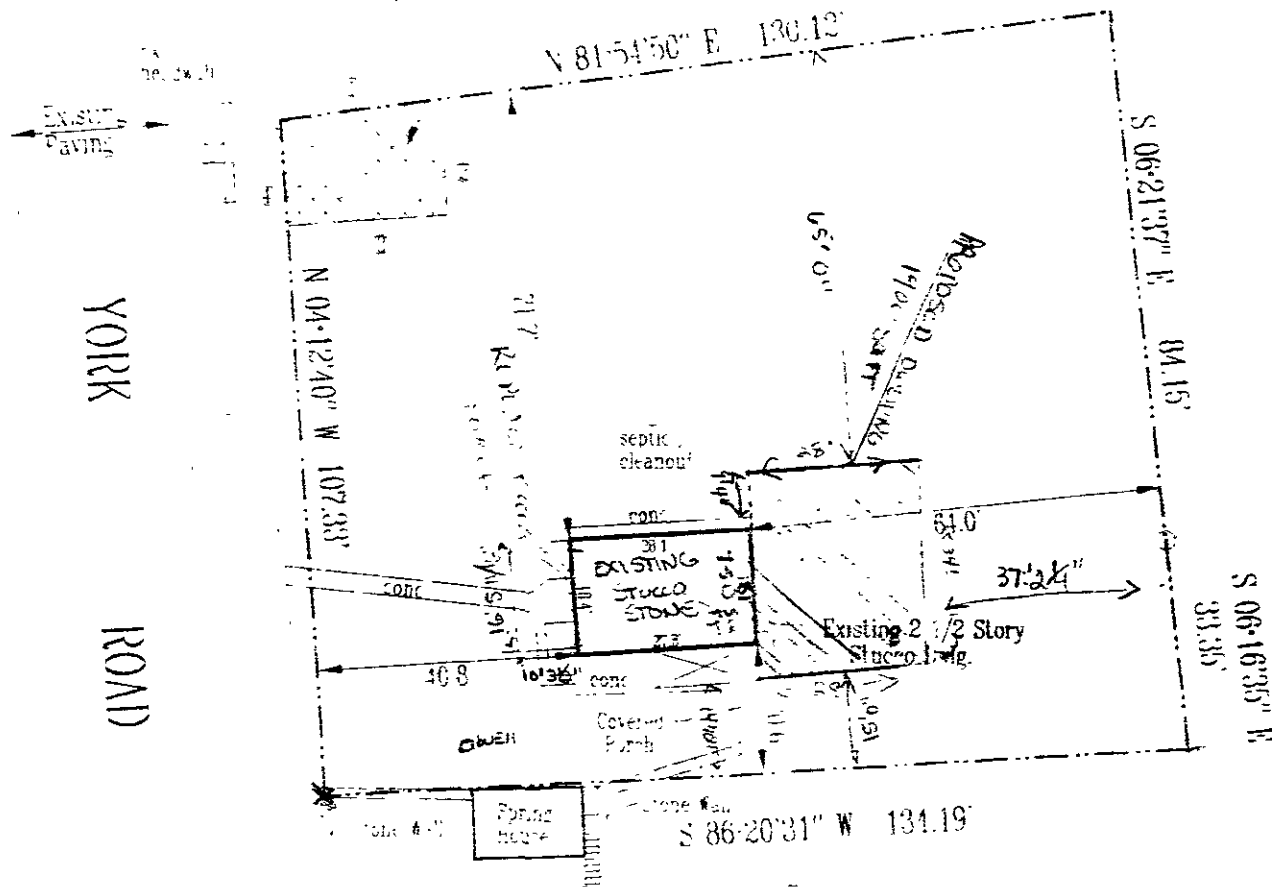
VICINITY MAP
SUBJECT
14825 YORK RD
YORK RD
1"=1000'

PREPARED BY: KJK
KEVIN KONKUS OWNER
14825 YORK RD
SPARKS MD 21152
SECTION DIS. 11-11-11
COUNCILMANIC DISTRICT: 3
1:200 SCALE MAP: N.W. 22-B
LOT SIZE: 2.5 ALK: 15200 SQFT
ZONE R-4 SEPTIC: 11-11-11
ELECT. DIST: 8-11-11
SCALE: 1"=50'
DATE: 9-20-91

SEWER: PRIVATE
WATER: PRIVATE

1	N 82°06'42" E	27.05
2	S 04°12'40" E	18.22
3	S 85°42'22" W	25.00
4	N 04°12'40" W	16.12

Perpetual Easement for
Sewer Ejecta 4 in Sq Ft



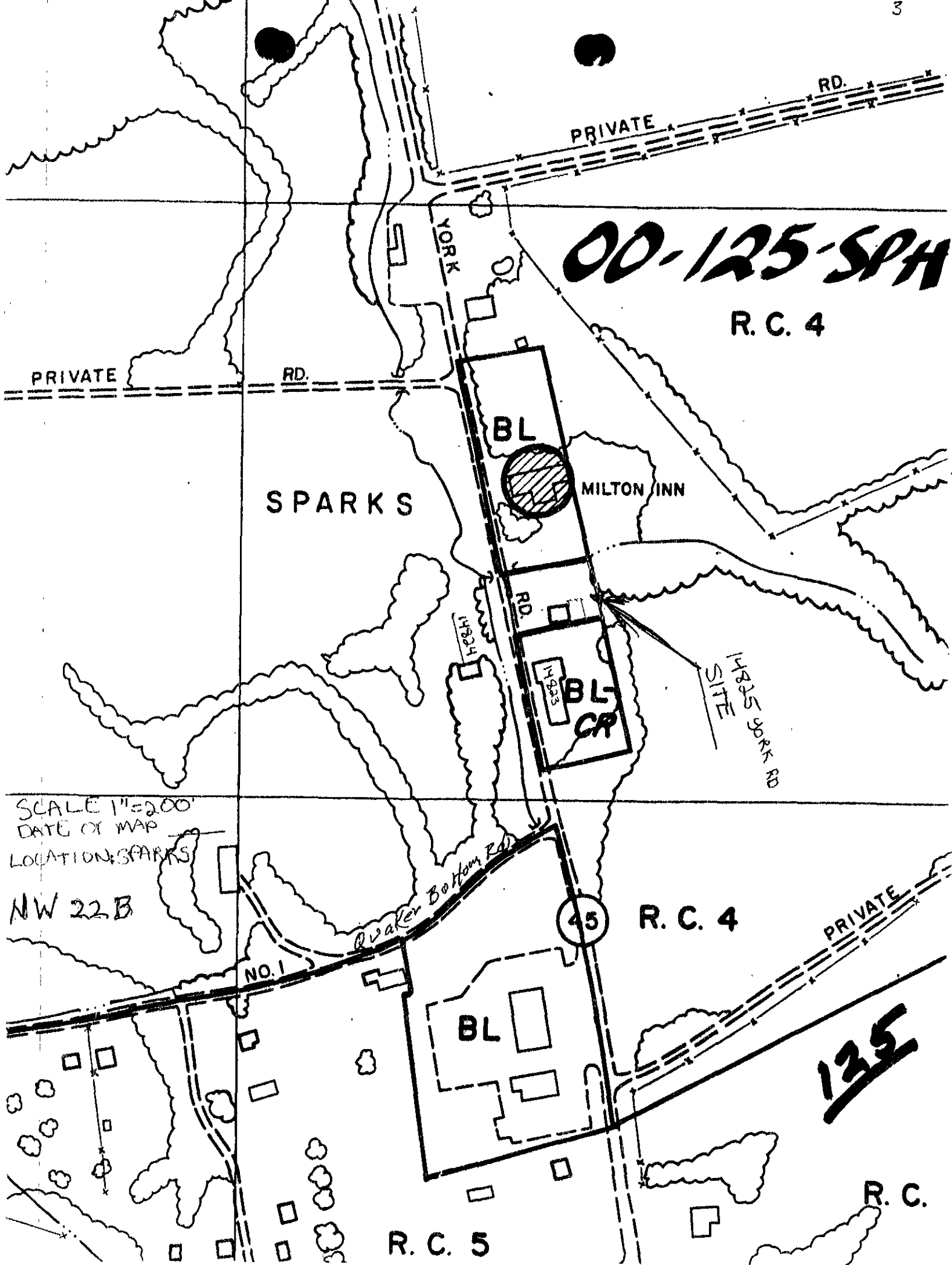
ELECTION DISTRICT OF
COUNCIL IN 2013
1-2000 1-2000 1-2000 NW 22 B
ZONING: RCH
LOT SIZE: 0.25 AC
SEWER: 18" DIA
WATER: 18" DIA

BOUNDARY & LOCATION SURVEY

14825 YORK ROAD

W. T. SADLER SURVEYORS

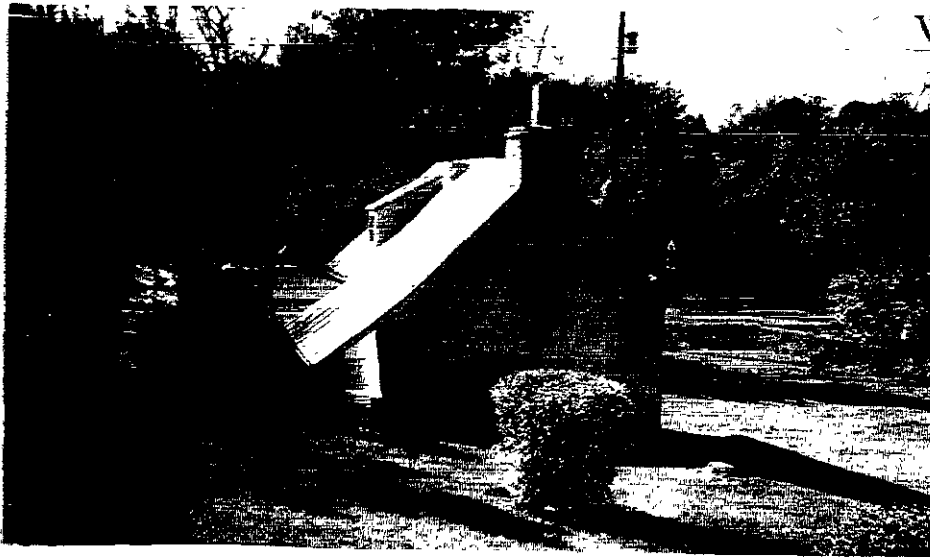
14825 YORK ROAD
14825 YORK ROAD

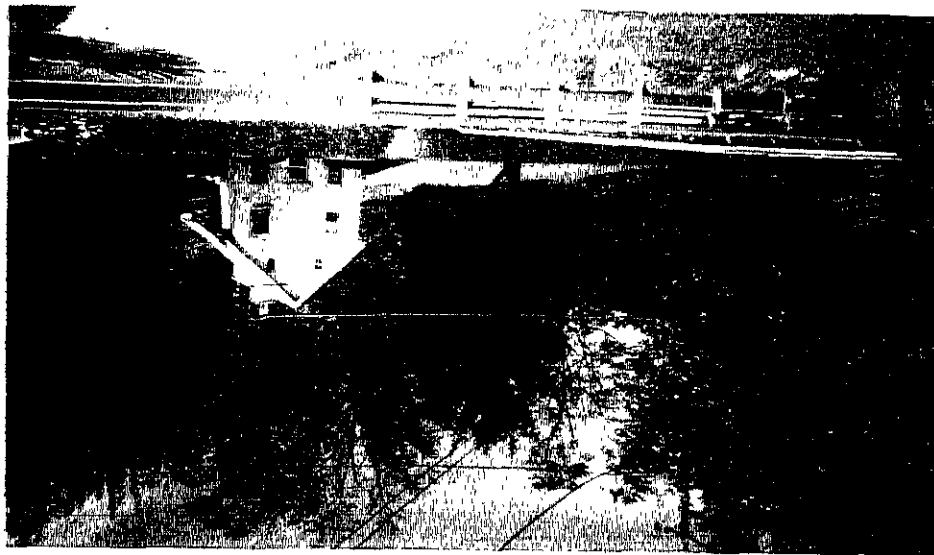


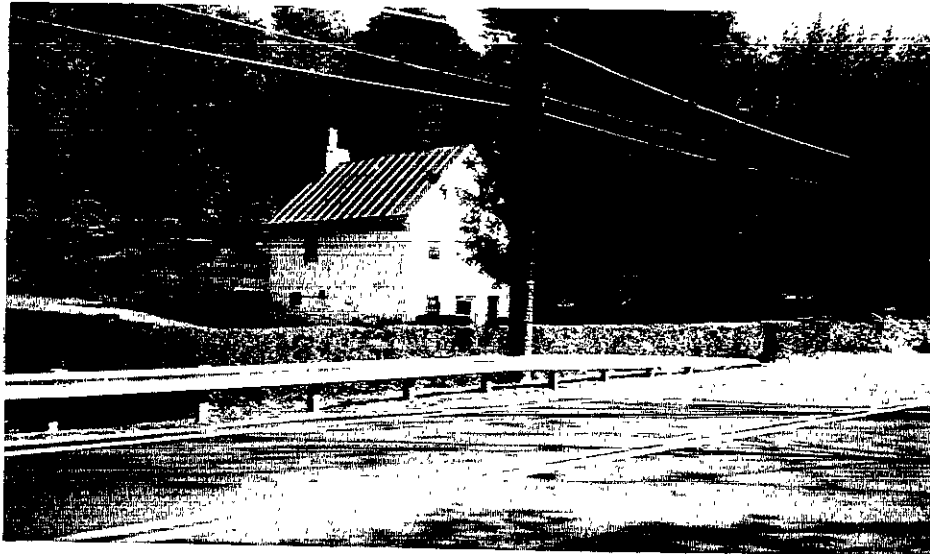
photographs

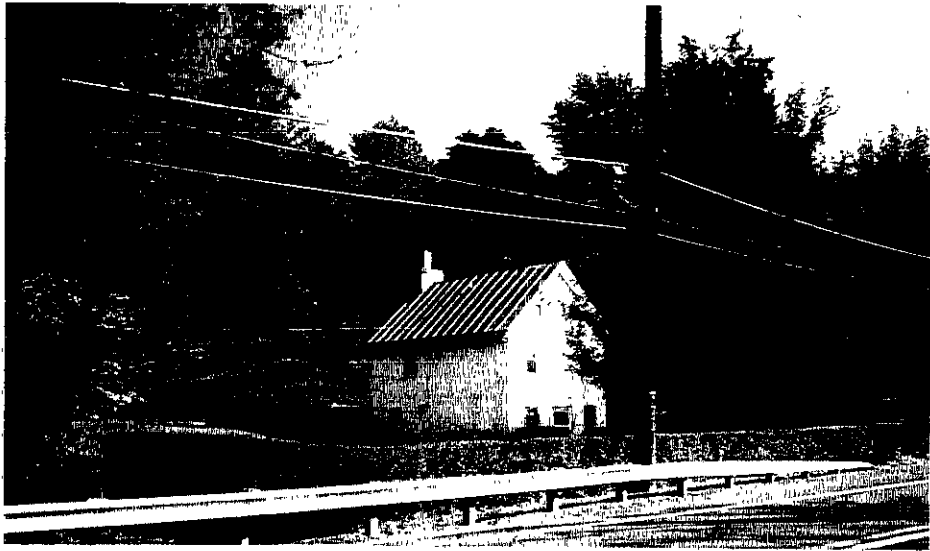
Case #

00-125-5PH









00-125-SPT1



14823 YORK RD

125
9-20-99



14824 YORK RD

125
9-20-99



125



125

With no additional questions, Mr. Rascoe adjourned the meeting at 8:45 p.m. after describing the remainder of the development process.

Respectfully submitted,

Donald T. Rascoe
Project Manager

c: Hon. Vince Gardina, County Council, M.S. 2201
Dev.:
Eng: Morris & Ritchie, Inc.

Reviewing Agencies: OPZ, PDM, R&P, DPR, DEPRM, EDC, CDC,
Bd. of Ed., Fire, SHA- Please distribute as necessary within your agency.

Contact Persons

The following persons will receive a copy of these minutes, a copy of the development plan (when filed) and notification of the time, date and place of the development plan hearing before hearing officer.

Rich Malinski
3 Kahl Manor Ct.
Perry Hall, MD 21128

Alice Klingenstein
5121 New Gerst Road
Perry Hall, MD 21128

Kern Ducote
9137 Cowenton Ave.
Perry Hall, MD 21128

Mary Raphael
1137 Beech Drive
Baltimore, MD 21220

Tom Van Poppel
9128A Cowenton Ave.
Perry Hall, MD 21128

Sally Raphael
408 Arrow Wood Ct.
Abington, MD 21009

Betty Day
9222 Cornflower Road
Baltimore, MD 21236

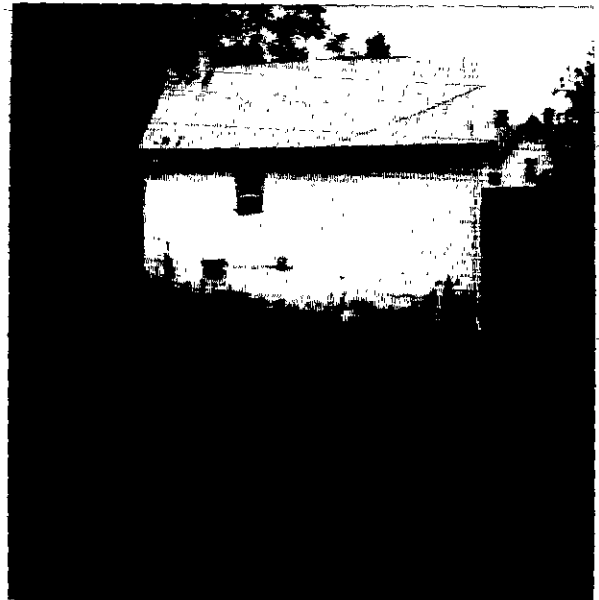
Connie Hergenroeder
9067 Raxis Ave.
Perry Hall, MD 21128

Wayne Linhart
9702 Perry Farms Drive
Perry Hall, MD 21128

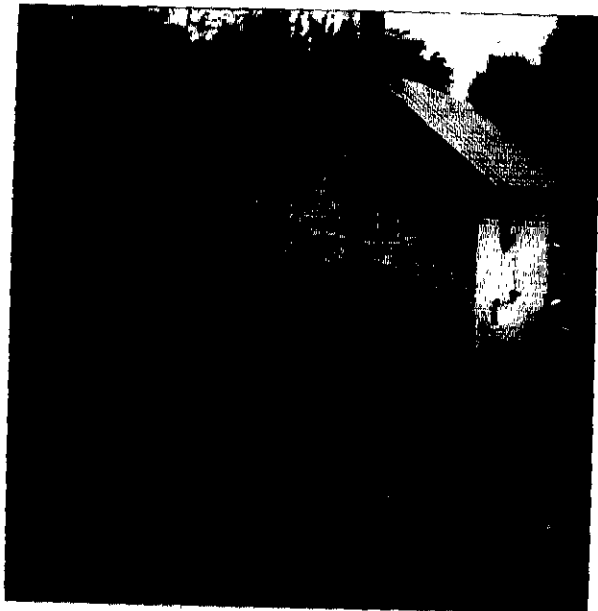
Walter Greif, Jr.
4532E Joppa Road
Perry Hall, MD 21128



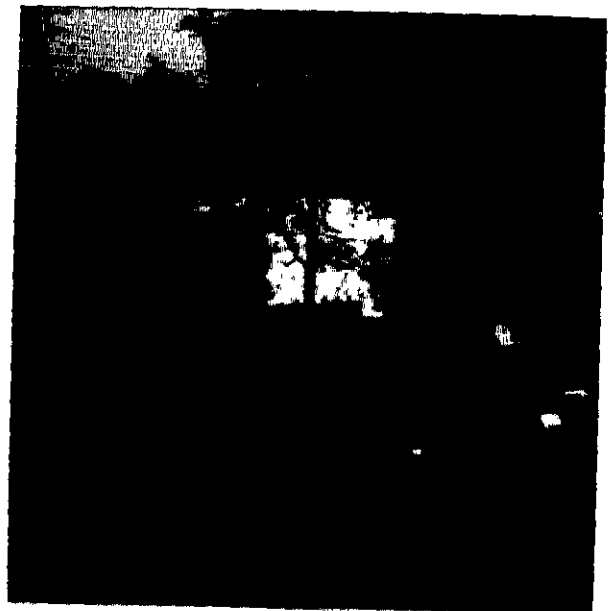
14825 YORK RD
HEVINKONKOS
SOUTH SIDE FRONT 125
9-20-99



NORTH SIDE OF 14825
YORK RD
SOUTH SIDE 125
9-20-99



14825 YORK RD
HEVINKONKOS
SOUTH SIDE 125
9-20-99



14825 YORK RD
HEVINKONKOS
SOUTH SIDE 125
9-20-99

Martin Spatafore
9806 Forge Park Road
Perry Hall, MD 21128

Al Thompson
9028 Fieldchat Road
Baltimore, MD 21236

John Kuton
5132 East Joppa Road
Perry Hall, MD 21128

Mary Schott
9264 Chapel Road
Perry Hall, MD 21128

Marvin Gyr, Jr.
4235 Four Mill Road
Baltimore, MD 21236

Jeff Griffin
14 Forge Haven Dr.
Perry Hall, MD 21128

Dave Akehurst
11509 Cedar Lane
Kingsville, MD 21087

Clay Stambaugh, III
462 Forge Acre
Perry Hall, MD 21128

Warren & Stennis Bierman
5103 New Gerst Lane
Perry Hall, MD 21128

Sharon Hall
3219 Forge Road
Perry Hall, MD 21128

Renee Webster
5201 E Joppa Road
Perry Hall, MD 21128

Ray Appell
4838 E. Joppa Road
Perry Hall, MD 21128

Faye Warehime
5005 E. Joppa Road
Perry Hall, MD 21128

Fran & Fred Myers
533 E. Joppa Road
Perry Hall, MD 21128

John Pyle
5136 E. Joppa Road
Perry Hall, MD 21128

Don Bollhorst
9638A Belair Road
Perry Hall, MD 21128

Barb Martin
9429 Kilbride Court
Perry Hall, MD 21128

Ralph E. Rexroad
7005 Rexroad Dr.
Kingsville, MD 21087

Lena Ward
5001 Forge Road
Perry Hall, MD 21128

Rick and Denise Uhrin
5129 New Gerst Lane
Perry Hall, MD 21128

Residents
9710 Perry Farms Drive
Perry Hall, MD 21128

Ken & Mary Ana Plummer
11734 Hamilton Place
Perry Hall, MD 21128

Vivian Anderson
11716 Hamilton Place
Perry Hall, MD 21128

Helen Fringo
9513A Horn Ave.
Baltimore, MD 21236 -1523



00-123

SCALE
1" = 200'

SHEET

LOCATION

NW

SPARKS

22-B

DATE
OF
PHOTOGRAPHY
JANUARY
1986

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP