

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S Central Avenue, 275' NW of
Ingleside Avenue
(5909 Central Avenue)
1st Election District
1st Councilmanic District

Dolores Kay Knobe
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-182-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Dolores Kay Knobe. The Petitioner seeks relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 30 feet in lieu of the required 40 feet for a proposed addition. 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.

As noted above, the Petitioner filed for variance relief pursuant to Section 26-127 of the Baltimore County Code. That Section permits the owner of residential property occupied by him/her to obtain variance relief without a public hearing. Notice of the relief requested is placed on a sign posted on the property for a period of 15 days during which time any property owner within 1,000 feet of the property may request a public hearing. In this case, Joseph Boyd, the adjacent property owner, requested a public hearing. Thus, a hearing on the matter was scheduled and conducted on January 7, 2000.

Appearing at the requisite public hearing in support of the request were Dolores Kay Knobe and her husband, Ray Hughes. Mr. Joseph Boyd also appeared. There were no other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular-shaped parcel, approximately 140 feet deep by 40 feet wide, containing a gross area of 5,600 sq.ft.

ORDER RECEIVED FOR FILING
Date 1/19/00
By [Signature]

zoned D.R.5.5. The property is presently improved with a one-story brick and aluminum single family dwelling, a storage shed to the rear, and a gravel driveway in front. Ms. Knobe testified that she has resided on the property for the past 15 years. She described the house in some detail and noted that the house features a living room, kitchen and bath towards the front, and two bedrooms to the rear of the dwelling. The house also features an attached front porch, which runs across the entire width of the dwelling and extends approximately 6 feet from the front wall of the dwelling. Ms. Knobe proposes adding an additional 4 feet onto the porch and enclosing same to provide additional interior living space. As shown on the plan, the addition will be 10 feet by 20 feet in dimension. Testimony indicated that the proposed addition will serve as a new living room and the existing living room will be used as a dining room. Ms. Knobe noted that it was not practical to expand from the rear or sides of the dwelling in view of the layout of the house and existing site constraints. Variance relief is necessary in view of the reduced front yard setback.

Mr. Boyd appeared and voiced objection to the expansion. He also raised a number of questions regarding the layout, the area of the street right-of-way of Central Avenue and concerns over detrimental impacts on his property. In this regard, Mr. Boyd testified that he owns commercial and residential property nearby. He apparently recently sought zoning relief for his property and was faced with a certain amount of community opposition. It appears that Mr. Boyd objects to the Petitioner's plans because of their opposition to his plans. There is no valid evidence that the proposed improvements on the subject lot will detrimentally impact Mr. Boyd's property.

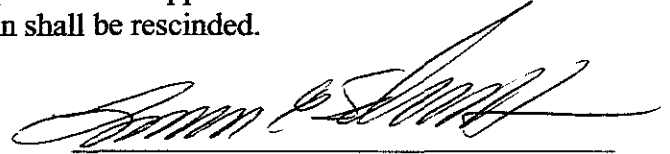
Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has met the requirements of Section 307 of the B.C.Z.R. Surely, an expansion to the living area cannot be accomplished by any other means, due to the existing layout of the dwelling. Thus, the Petitioner's proposal to construct an addition to the front of the dwelling is the only practical means of expansion. Moreover, I am persuaded that the Petitioner's plans will not detrimentally impact adjacent properties.

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

1/19/08
[Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of January, 2000 that the Petition for Variance seeking relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 30 feet in lieu of the required 40 feet for an enclosed addition, 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED WITH FILING
DATE 1/19/00
BY [Signature]



Baltimore County
Zoning Commissioner

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

January 19, 2000

Ms. Dolores Kay Knobe
5909 Central Avenue
Baltimore, Maryland 21207

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/S Central Avenue, 275' NW of Ingleside Avenue
(5909 Central Avenue)
1st Election District – 1st Councilmanic District
Dolores Kay Knobe - Petitioner
Case No. 00-182-A

Dear Ms. Knobe:

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Joseph Boyd
5 Summerfield Road, Baltimore, Md. 21207
People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5909 Central Ave.
which is presently zoned DR 5.5

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 Variance from Section(s) 303.1* to Permit A Front Yard Set Back. For an Enclosed Addition of 30 Ft. in Lieu of the Required 40 Ft.

(* BCZR)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, 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):

Dolores Kay Knabe
Name - Type or Print

Dolores Kay Knabe
Signature

Name - Type or Print

Signature

5909 Central Ave
Address Telephone No. 410-788-4975

Balto MD 21207
City State Zip Code

Representative to be Contacted:

SEE ABOVE
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 11/15/98 day of NOV 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. 00-132-A

Reviewed By LTM Date 10/29/99

Estimated Posting Date 11/7/99

ORDER RECEIVED FOR FILING

11/15/98
11/15/98

Affidavit in Support of Administrative Variance

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 5909 Central Ave.
Address
Balto MD 21207
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Due to the present visual presentation of our neighborhood we have been unable to sell our house. We have wanted more living space. Since our equity is in our home and we are forced to stay here, we would like to improve and enlarge our home by adding a 10x20ft. livingroom to the front of our house. We would use our existing livingroom as a diningroom.

Please give us consideration in this matter.

Due to the layout of our house, we can not put the livingroom on the rear of the house. Thank you,
Dolores Kay Kwabe

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.

Dolores Kay Kwabe
Signature

Signature

Dolores Kay Kwabe
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of September, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Dolores Kay Kwabe

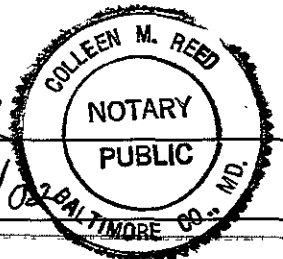
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Sept. 27th, 1999
Date

Colleen M. Reed
Notary Public

My Commission Expires 06/01/02



Affidavit in Support of Administrative Variance

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 5909 Central Ave
Address
Balto. MD 21207
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Due to the present visual presentation of our neighborhood we have been unable to sell our house. We had wanted more living space. Since our equity is in our home and we are forced to stay here, we would like to improve and enlarge our home by adding a 10x20ft living room to the front of our house. We would use our existing living room as a dining room.

Please give us consideration in this matter.
Due to the layout of our house, we can not put the living room on the rear of our house. Thank you,
Dolores Kay Knabe

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.

Dolores Kay Knabe
Signature

Signature

Dolores Kay Knabe
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of September, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

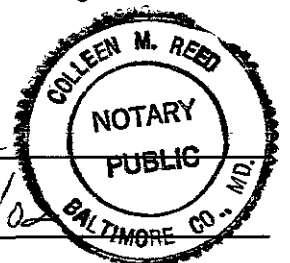
Dolores Kay Knabe
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Sept. 27, 1999
Date

Colleen M. Reed
Notary Public

My Commission Expires 06/01/02





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5909 Central Ave.
which is presently zoned DR 5.5

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 Variance from Section(s) 302.1* To PERMIT A FRONT YARD SET BACK FOR AN ENCLOSED ADDITION OF 30 FT IN LIEU OF THE REQUIRED 40 FT. (* BCZR)

*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, 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):

Dolores Kay Kwabe
Name - Type or Print

Dolores Kay Kwabe
Signature

Name - Type or Print

Signature

5909 Central Ave. 410-788-4975
Address Telephone No.

Balto. MD 21207
City State Zip Code

Representative to be Contacted:

SEE ABOVE
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. 00-182-A

Reviewed By LTM Date 10/29/99

RSU 9/15/98

Estimated Posting Date 11/7/99

Zoning Description For: 5909 Central Ave
addresses

Beginning at a point on the South West
North, east, south, west

Central Ave
name of street property fronts which is 50 FT.

wide at the distance of 275 ft of the
~~centerline~~^{curb} of the nearest improved intersecting street Ingleside
Ave name of street

which is 50 FT wide. Being Lot # 25+26

Block 1d Section _____ in the subdivision of Catoonsville
name of

Manor as recorded in Balto. County Plat Book # 6
Subdivision

Folio # 114 containing 5600
4.732 sq feet of acres. Also known as

5909 Central Ave and located in the # 1 Election District,
1 Councilmanic District

00-182-A

182

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **075759**

DATE 11-22-99 ACCOUNT R. 001-6150
 AMOUNT \$ 40.00

RECEIVED FROM: Mr. Joseph Byrd
 FOR: Appeal of Case #00-182-A (Knobel)
5909 Central Ave (2009)

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **073247**

DATE 10/29/99 ACCOUNT R001 6150
 AMOUNT \$ 50.00

RECEIVED FROM: DOLores KAY KILBEE
 FOR: BIO VARIANCE

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
 BUSINESS OFFICE 100
 11/24/99 11/26/99 10:55 AM
 REG # 504 CASHIER JAKOR ALK BRANDEP
 DEPT 5 528 ZOWING VERIFICATION
 RECEIPT # 13364
 CR NO. 075759
 Paper Tot 40.00
 20.00 CR
 BALTIMORE COUNTY, Maryland

CASHIER'S VALIDATION

PAID RECEIPT
 PROFESSOR ACTUAL TIME
 11/01/1999 10/29/1999 15:49:10
 REG #504 CASHIER JAKOR ALK BRANDEP 5
 Dept 5 528 ZOWING VERIFICATION
 Receipt # 101404
 CR NO. 073247
 Receipt Tot 50.00
 50.00 CR
 Baltimore County, Maryland

CASHIER'S VALIDATION



FORMAL DEMAND FOR HEARING

CASE NUMBER: DD-182-A

Address: 5909 Central Ave (21207)

Petitioner(s): Deborah Kay Knobe

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We JOSEPH BOYD
Name - Type or Print

() Legal Owner OR Resident of
6 SUMMERFIELD RD
Address

BALTIMORE MD 21207
City State Zip Code

also 410-747-2698
Telephone Number

OWNER OF (ADJACENT) PROPERTY OF 5909 CENTRAL
which is located approximately feet from the AVE
property, which is the subject of the above petition, do hereby 21207
formally demand that a public hearing be set in this matter.

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Joseph Boyd 11-22-99
Signature Date

Signature _____ Date _____
Revised 9/18/98 - wcr/scj

Ho
1/17

CERTIFICATE OF PUBLICATION

TOWSON, MD, 12-28, ~~20~~ 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 12-23, ~~20~~ 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

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: #00-182-A
5908 Central Avenue
SW/S Central Avenue, 275'
NW of Ingelside Avenue
1st Election District
1st Councilmanic District

Legal Owner(s):
Dolores Kay Knobe

Administrative Variance:
to permit a front yard setback for an enclosed addition of 30 feet in lieu of the required 40 feet.

Hearing: Friday, January 7, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

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) 887-4366.

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

12/203 Dec. 23 C360184

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 00-182-A

TO PERMIT A FRONT YARD
SETBACK FOR AN ENCLOSED
ADDITION OF 30 FEET IN
OF THE REQUIRED 40 FEET

PUBLIC HEARING

PURSUANT TO SECTION 177.010 AND 177.011, THE CITY OF
AN EMBROIDERY COMPANY OF CROSBY, WA
REQUESTS A PUBLIC HEARING CONCERNING
THE VARIANCE REQUEST PROVIDED
IN THE ATTACHED OFFICE BELOW
FOR THE PUBLIC HEARING
COUNCILS AVAILABLE
INDEPENDENT MAPS
887-3380



CERTIFICATE OF POSTING

RE: Case No.: 00-182-A

Petitioner/Developer: _____

DOLORES KAY KNABE

Date of Hearing/Closing: Nov. 22, 1999

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 _____

~~NO.~~ # 5909 CENTRAL AVE.

The sign(s) were posted on Nov. 6TH 1999
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

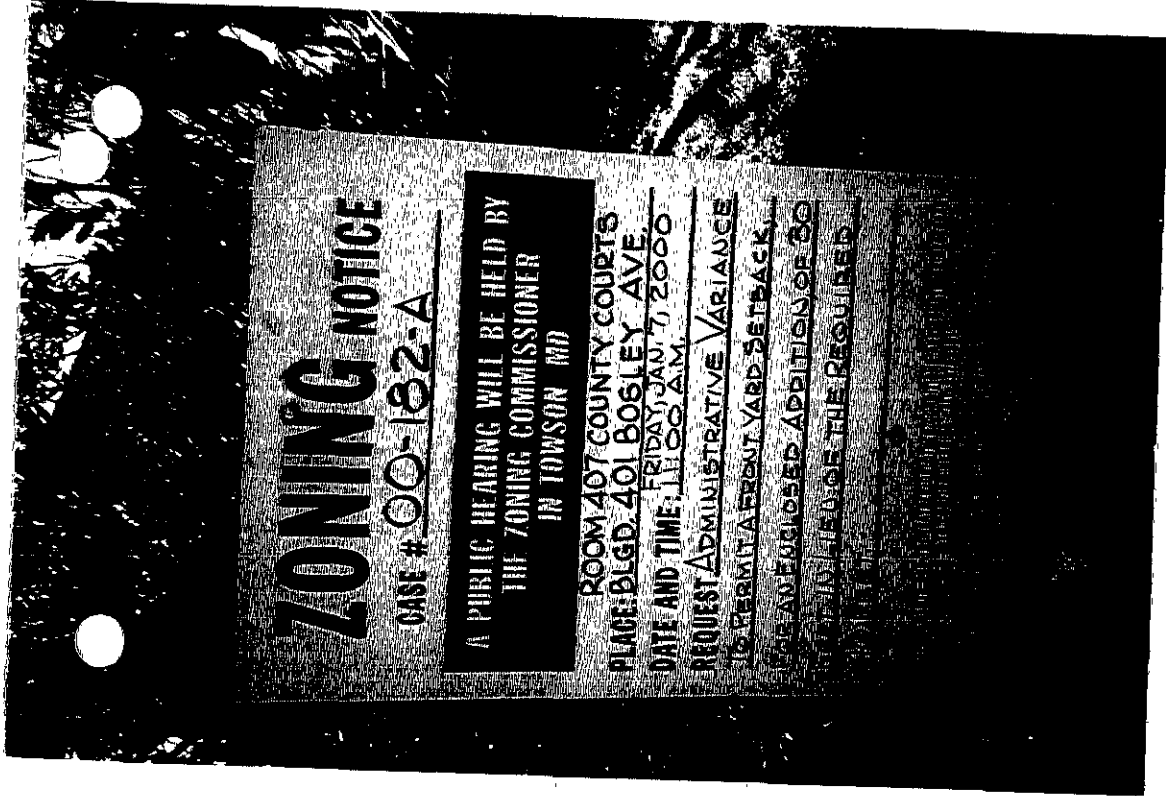
(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



NOV 20 2000
DEPT. OF PLANNING AND
DEV. OF ENV. MANAGEMENT

CERTIFICATE OF POSTING

RE: Case No.: 00-182-A

Petitioner/Developer: _____

DOLORIS KAY KNOBE

Date of Hearing/Closing: JAN. 7, 2000

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 _____

5909 CENTRAL AVE

The sign(s) were posted on _____

DEC. 22, 1999

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

RECEIVED
DEC 27 1999
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT



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

December 9, 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: 00-182-A
5909 Central Avenue
SW/S Central Avenue, 275' NW of Ingleside Avenue
1st Election District – 1st Councilmanic District
Legal Owner: Dolores Kay Knobe

Administrative Variance to permit a front yard setback for an enclosed addition of 30 feet in lieu of the required 40 feet.

HEARING: Friday, January 7, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

c: Dolores Knobe, 5909 Central Avenue, Baltimore 21207
Joseph Boyd, 6 Summerfield Road, Baltimore 21207

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY DECEMBER 24, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 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
Thursday, December 23, 1999 Issue – Jeffersonian

Please forward billing to:

Dolores Kay Knobe
5909 Central Avenue
Baltimore, MD 21207

410-788-4975

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: 00-182-A

5909 Central Avenue


SW/S Central Avenue, 275' NW of Ingleside Avenue

1st Election District – 1st Councilmanic District

Legal Owner: Dolores Kay Knobe

Administrative Variance to permit a front yard setback for an enclosed addition of 30 feet in lieu of the required 40 feet.

HEARING: Friday, January 7, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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.

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: 00-182-A
Petitioner: Dolores Kay Knabe
Address or Location: 5909 Central Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dolores Kay Knabe
Address: 5909 Central Ave.
Balto. MD 21207
Telephone Number: 410-788-4975

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning Variance Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: _____

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
scale: 1" = 1000'

LOCATION INFORMATION

Election District: _____
Councilmanic District: _____

1" = 200' scale map#: _____

Zoning: _____

Lot size: _____ acreage _____ square feet

SEWER: public private
WATER: YES NO

Chesapeake Bay Critical Area: YES NO
Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 182 -A Address 5909 CENTRAL AVE
Contact Person: LYOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/29/99 Posting Date: 11/7/99 Closing Date: 11/22/99

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

- 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.
- 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.
- 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.
- 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 ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 00- 182 -A Address 5909 CENTRAL AVE
Petitioner's Name DOLORES KAY KNABE Telephone 410 788 4975
Posting Date: 11/7/99 Closing Date: 11/22/99
Wording for Sign: To Permit A FRONT YARD SET BACK FOR AN ENCLOSED ADDITION OF 30 FEET IN LIEU OF THE REQUIRED 40 FEET.

Mr. David B. Lamb
September 1, 1999
Page 2

September 1, 1999 I trust that the information set forth in this letter is sufficient and detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-8391.

Mr. David B. Lamb
216 Newburg Avenue
Baltimore, MD 21218

Sincerely,

Signature

Joseph C. Merrey
Planner II
Zoning Review

JCM:ggs



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 30, 1999

Ms. Dolores Knobe
5909 Central Avenue
Baltimore, Maryland 21207

Dear Ms. Knobe:

RE: Case Number 00-182-A , 5909 Central Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 10/29/99.

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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: November 16, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
for November 15, 1999
Item Nos. 172, 173, 175, 177, 178,
179 & 182

The Bureau of Development Plans Review has reviewed the subject zoning item, and we have no comment.

RWB:HJO:cab

cc: File

ZAC11159.NOC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

LES
~~11/24/99~~ AV
Hearing Requested
1/1

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

Date: November 8, 1999

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

SUBJECT: Zoning Advisory Petitions

- 9

The Office of Planning has no comment on the following petition(s):
Item No(s): 168 and 182

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: Jeffrey W. Long

AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 11.5.99

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

RE: Baltimore County
Item No. 182

LTM

Dear Ms Stephens:

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.

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,

A handwritten signature in cursive script, appearing to read 'K. A. McDonald Jr.'.

Handwritten initials 'ka' in cursive script.

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

To Whom It May Concern,

00-182-A

I am aware of the fact that Dolores K. Knabe at 5909 Central Ave wishes to put a 10 foot addition on the front of her house and that I have no objections to said addition.

Name	Address-Date
<u>David R. King.</u>	<u>5915 Central Ave 9/28-99</u>
<u>Jean D Thomas</u> <u>Lisa C. Owens & Florence V Owens</u>	<u>5917 Central Ave 9-28-99</u> <u>5919 Central Ave 9-28-99</u>
<u>Melody Siegfried</u>	<u>5913 Central Ave 9-28-99</u>
<u>Catherine Mack</u>	<u>5914 Central Ave 9-28-99</u>
<u>Gary C. Hjick</u>	<u>5911 CENTRAL AVE 9/28/99</u>

182



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

Ms. Dolores Kay Knobe
5909 Central Avenue
Baltimore, MD 21207

Dear Ms. Knobe:

RE: Demand for Public Hearing, Case Number 00-182-A, 5909 Central Avenue

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on November 22, 1999 for a public hearing concerning the above proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:scj

C: Joseph Boyd, 6 Summerfield Road, Baltimore 21207

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

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

00-182-A

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES

WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED
 Reference - Section 303.1 Baltimore County Zoning Regulations

From street to steps of porch all porches measured 8 ft including steps
 Dolores Ray Kuebe

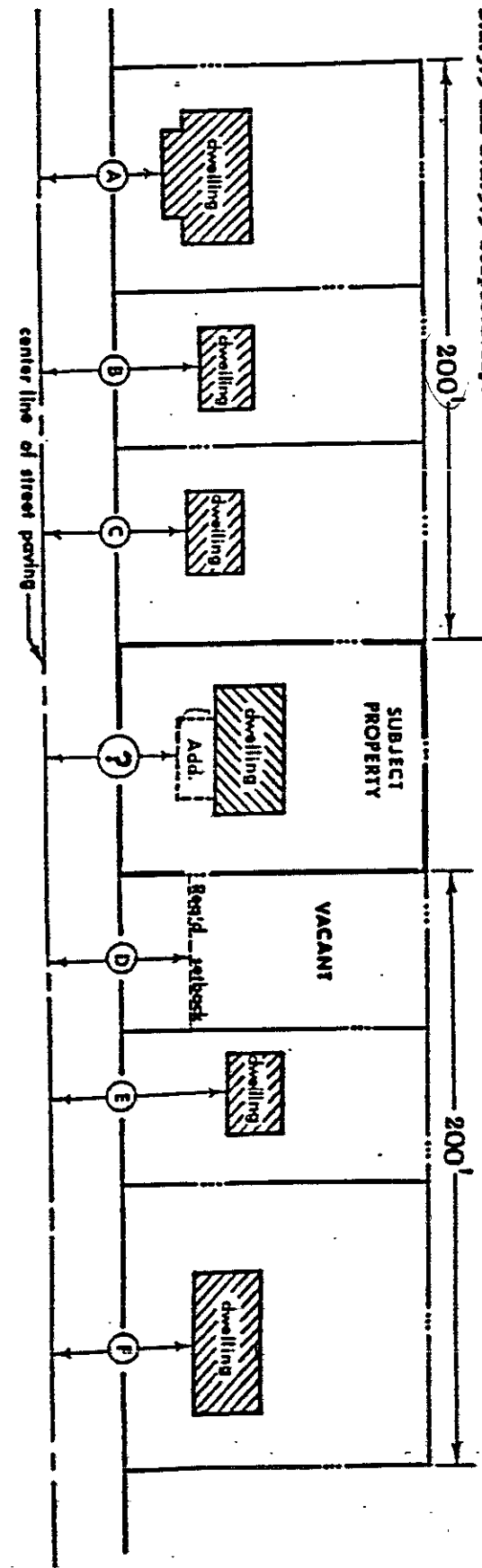
applicant's name
 5909 Central Ave.
 building address
 9/29/99
 date

303.1 - In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situated within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

A	48	ft.
B	50	ft.
C	49	ft.
D	50	ft.
E	47	ft.
F	32	ft.
TOTAL	(276)	÷ (6) = 46

REQUIRED FRONT SETBACK (averaged)
 # of dwellings

NORMAL REQUIRED SETBACKS
 D.R.2 - 65 ft.
 D.R.3.5 - 55 ft.
 D.R.5.5 - 50 ft.



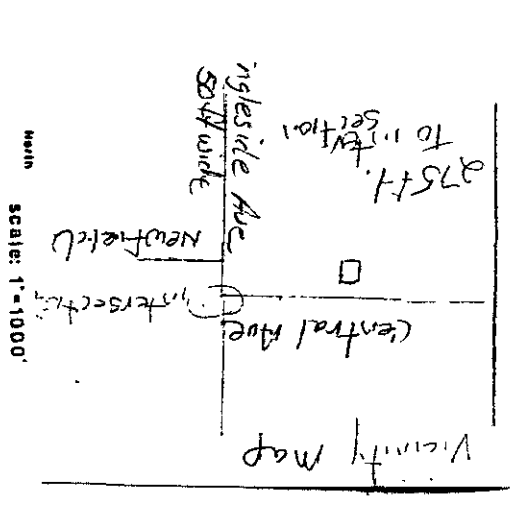
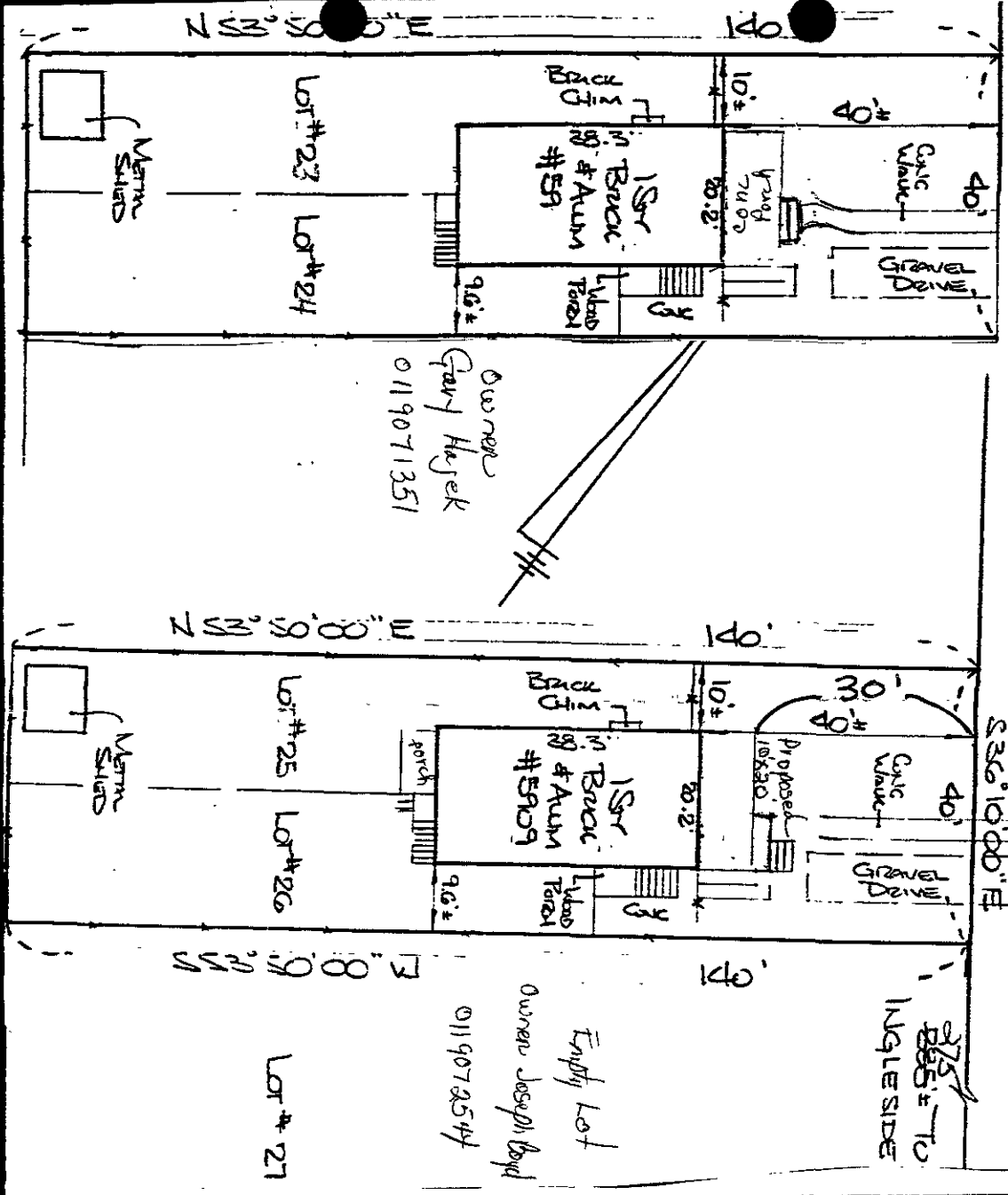
182

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 5909 Centurion Ave 53' RW 500' ACRES 5 & 6 of the CHECKLIST for additional required information

Subdivision name: ATONSUWE PLAZA CENTRAL AVENUE 19.4' MAC PAVING

plat book # 6, folio # 116, lot # 23/26
 OWNER: DOORES KY KUABE EDGE MAC'S 111=25'



LOCATION INFORMATION

Election District: 1
 Councilmanic District: 1
 1"=200' scale map#: SW.I.F.
 Zoning: DR.5.5.
 Lot size: 5600 square feet

SEWER: public private
 WATER:
 Chesapeake Bay Critical Area:
 Prior Zoning Hearings: DONE

Zoning Office USE ONLY!
 reviewed by: ITM #: CASE#: 182 00182A
 LTM

D.R. 5.5

00-182A

D.R. 10

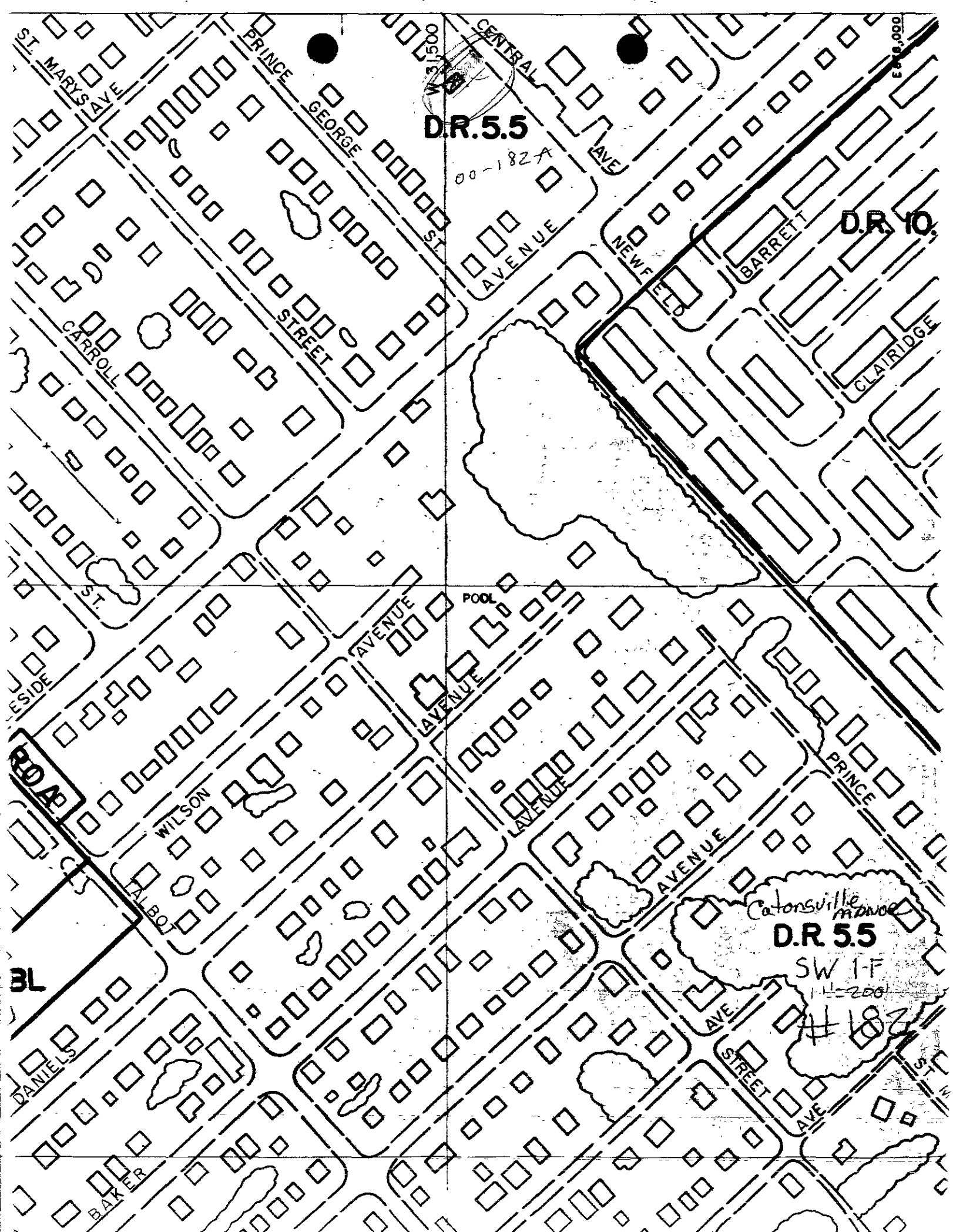
POOL

Catonsville Manor

D.R. 5.5

SW 1-F
11-200

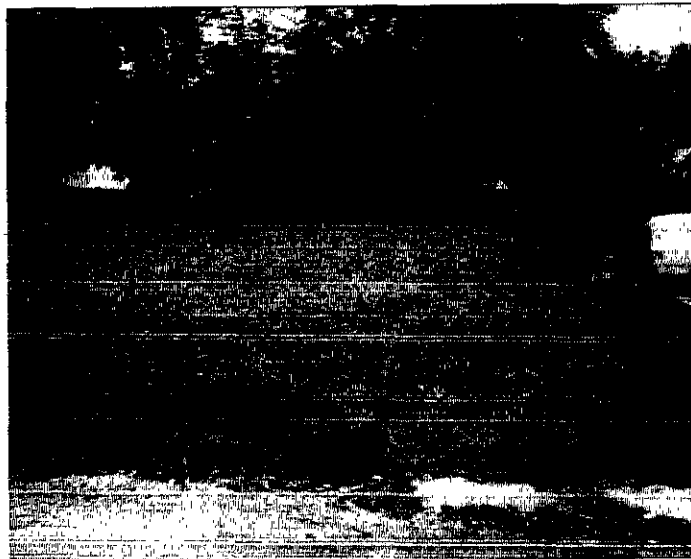
#182



00-182-A



Dolores Kay Knabe lot
5909 Central Ave 25+26
Baltimore, MD 21207



Empty lot on right of us
lot # 27+28
Joseph Boyd

182



Gary Hajek lot # 23+24
2911 Central Ave
Balto. MD 21207

00-182-A



E → W on Central Ave.

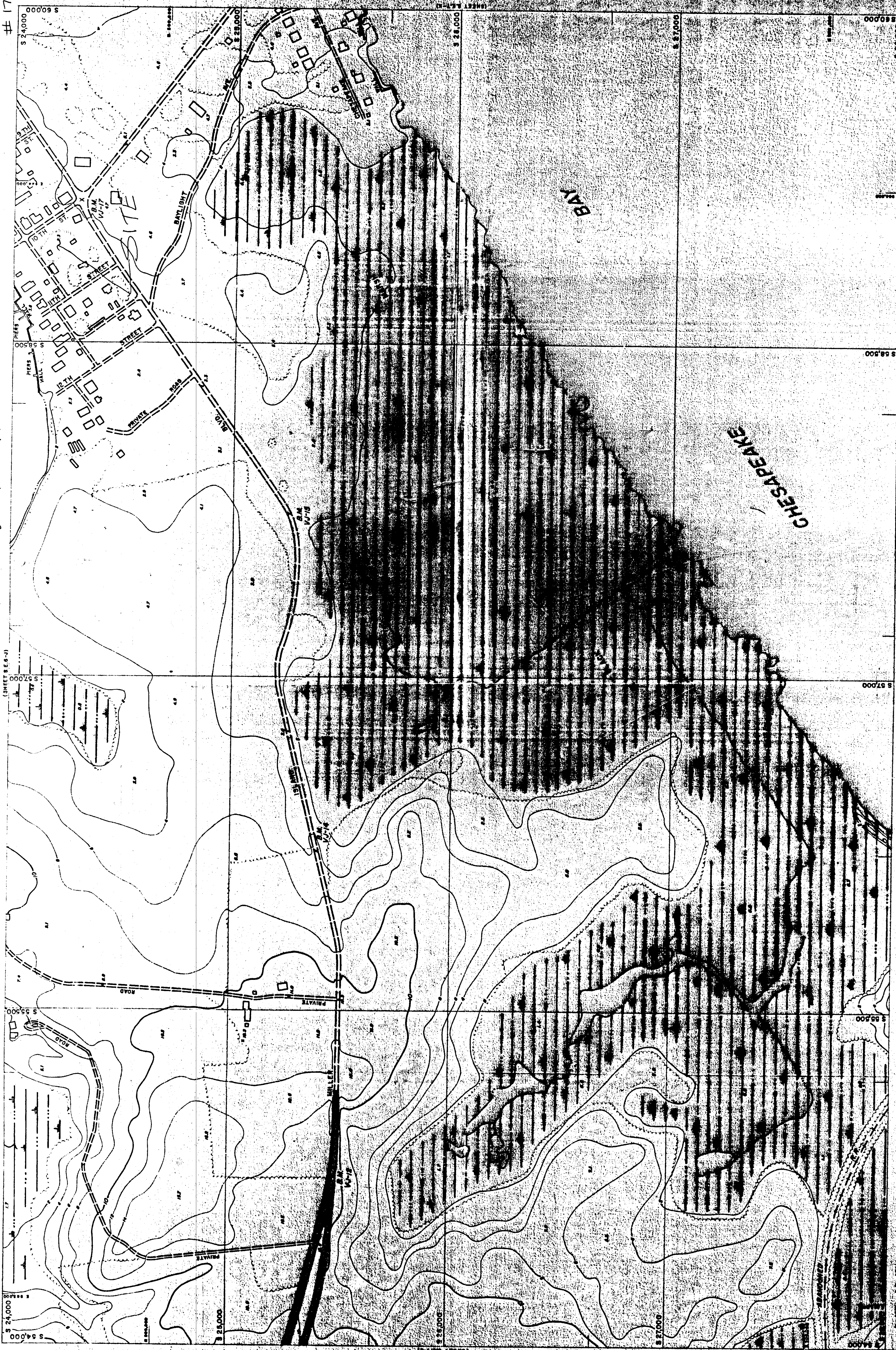


W-E on Central Ave.

182

* SE 131
179

00-179-A



REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'		
		DATE OF PHOTOGRAPHY		
		DATE		

Approved: _____
Checked: _____
Special: _____
INSURANCE TICKET

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

A-HE 44-44