

IN RE: PETITION FOR SPECIAL HEARING
N/S Brooknoll Drive, 275' W of the c/l
Mt. Vista Road
(12020 Brooknoll Drive)
11th Election District
5th Councilmanic District

Christian L. Allinson, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-188-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Christian L. and Rosana Allinson. The Petitioners request a special hearing to approve the use of an existing accessory structure (barn) as an in-law apartment on a single R.C.2 zoned lot which has an existing single family dwelling. 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 this request were Christian and Rosana Allinson, and his parents, Robert and Marie Allinson. The senior Mr. & Mrs. Allinson will occupy the proposed in-law apartment unit. There were no Protestants or other interested persons present.

An examination of the site plan discloses that the subject property consists of a gross area of 4.95 acres, more or less, zoned R.C.2, and is located on Brooknoll Drive, not far from Mt. Vista Road in the Kingsville area of northeastern Baltimore County. Presently, the property is improved with a single family dwelling and a 30' x 30' barn. Mr. & Mrs. Allinson have owned and resided on the subject property for several years. Due to his parents' advancing age, and concerns over their health, Mr. Allinson proposes to renovate the existing barn to provide living quarters for his parents. The barn was described at the hearing, as was the proposed improvements thereto. The living quarters to be created within this structure include a large living room on the first floor,

COPIES FOR FILING

Date: 12/22/99

as well as a bathroom and kitchen area. The second floor will feature a den. Although Mr. & Mrs. Allinson winter in Florida, it is their intention to occupy the apartment during the warmer months in Maryland.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Special Hearing. The Petitioners have legitimate concerns over Mr. & Mrs. Allinson's health and age. The property is large enough to accommodate this request and the existing barn can be renovated appropriately. Mr. & Mrs. Allinson understand that the barn can be utilized only as an in-law apartment, and in the event of the death or relocation of Mr. Allinson's parents, the use must be discontinued. That is, these living quarters cannot be used thereafter as a separate dwelling unit or for rental purposes. In accordance with this understanding, the Petition shall be granted.

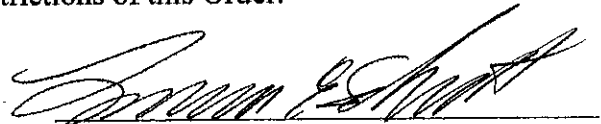
Testimony indicated that the subject property is on a private well and septic system. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any Baltimore County reviewing agency, and in particular, from the Department of Environmental Protection and Resource Management (DEPRM). Inasmuch as the property is served by a private well and septic system, DEPRM may require that tests be performed to insure that the well and septic are capable of supporting the additional living quarters proposed herein. Thus, I shall require compliance with any recommendations made by DEPRM relative to this issue.

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 granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of December, 1999 that the Petition for Special Hearing to approve the use of an existing accessory structure (barn) as an in-law apartment on a single R.C.2 zoned lot which has an existing single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

COPIES RECEIVED FOR FILING
Date 12/22/99
[Signature]

- 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.
- 2) The relief granted herein is limited to use by Robert and Marie Allinson. Upon the death or relocation of the senior Mr. & Mrs. Allinson, the use of the in-law apartment shall cease and terminate. Moreover, the barn cannot be converted for use as a separate dwelling unit or leased as an apartment.
- 3) Compliance with any recommendations made by DEPRM to insure that the private well and septic system are capable of accommodating the additional living quarters proposed herein.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT

Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
12/27/99
C.E.C.



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. & Mrs. Christian Allinson
12020 Brooknoll Drive
Kingsville, Maryland 21087

RE: PETITION FOR SPECIAL HEARING
N/S Brooknoll Drive, 275' W of the c/l Mt. Vista Road
(12020 Brooknoll Drive)
11th Election District -- 5th Councilmanic District
Christian L. Allinson, et ux - Petitioners
Case No. 00-188-SPH

Dear Mr. & Mrs. Allinson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File

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Printed with Soybean Ink
on Recycled Paper



which is presently zoned RC2

the use of existing accessory structure (barn) as an in-law apartment on a single RC2 Zoned lot which has an existing single family dwelling.

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.

Date 11/2/99

REV 9/15/98

Zoning Description

Christian L. and Rosana Allinson
12020 Brooknoll Drive, Kingsville, Maryland

Beginning at a point on the North side of Brooknoll Drive cul-de-sac, some 275' feet West of the centerline of its intersection with centerline of Mount Vista Road, which is 40 feet wide. Being Lot No. 3, Section 2 in the subdivision of Brooknoll as recorded in Baltimore County Plat Book 29, Folio 26, containing 4.95 acres of land, more or less. Also known as 12020 Brooknoll Drive and located in the 11th Election District and councilmanic district.

**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: #00-188-SPH
12020 Brooknoll Drive
N/S Brooknoll Drive, 275' W
of c/o Mt. Vista Road
11th Election District
5th Councilmanic District
Legal Owner(s)

Christian L. and
Rosanna Allinson

Special Hearing: to approve the use of existing structure (barn) as an in-law apartment.

Hearing: Thursday, December 16, 1999 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) 887-4386.

(2) For information concerning the File and/or hearing, Contact the Zoning Review Office at (410) 887-391.

1/306 Nov. 25 C355767

CERTIFICATE OF PUBLICATION

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.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **073252**

DATE 11/2/77 ACCOUNT 1001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Chas. A. ...

FOR: ...

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

11/2/77

PAID RECEIPT
PROJECT: 00000000000000000000
11/05/1999 11/02/1999 11/02/2000
STG 0800 CASHIER NAME NEG DRIVER
Doc \$ 50.00 ZORING OF BUDGET
Permit R 19999
CR NO. 073252
Receipt for \$50.00
11/02/77
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **5768**

DATE 8-17-04 ACCOUNT 1001-6150

AMOUNT \$ 11.00

RECEIVED FROM: ...

FOR: ...

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROJECT: 00000000000000000000
11/05/1999 11/02/1999 11/02/2000
STG 0800 CASHIER NAME NEG DRIVER
Doc \$ 11.00 ZORING OF BUDGET
Permit R 19999
CR NO. 5768
Receipt for \$11.00
11/02/77
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 00-188-SPH

Petitioner/Developer: _____

CHRISTIAN & ROSANA ALLINSON

Date of Hearing/Closing: 12/16/99

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 _____

12020 BROOKNOLL DR.

The sign(s) were posted on _____

12/1/99

(Month, Day, Year)

CASE # 00-188-SPH

Sincerely,

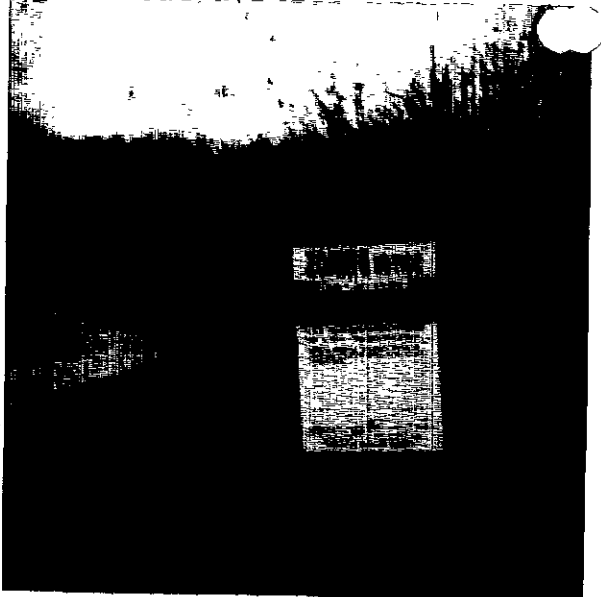
Richard E. Hoffman 12/1/99
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD. 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



12020 BROOKNOLL DRIVE
POSTED 12/1/99
Richard E. Hoffman 12/1/99

RE: PETITION FOR SPECIAL HEARING
12020 Brooknoll Drive, N/S Brooknoll Dr,
275' W of c/l Mt. Vista Rd
11th Election District, 5th Councilmanic

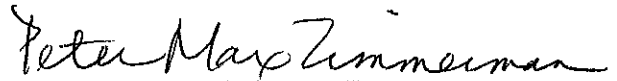
Legal Owner: Christian L. & Rosanna Allinson
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-188-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 24th day of November, 1999 a copy of the foregoing Entry of Appearance was mailed to Christian L. & Rosanna Allinson, 12020 Brooknoll Drive, Kingsville, MD 21087, Petitioners.



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 18, 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: 00-188-SPH
12020 Brooknoll Drive
N/S Brooknoll Drive, 275' W of c/l Mt. Vista Road
11th Election District - 5th Councilmanic District
Legal Owner(s): Christian L. and Rosanna Allinson

SPECIAL HEARING: to approve the use of existing structure (barn) as an in-law apartment.

HEARING: THURSDAY, DECEMBER 16, 1999 AT 11:00 A.M. IN ROOM 407 COUNTY COURTS BUILDING, 401 BOSLEY AVENUE.

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

Arnold Jablon
Director

cc: Christine and Rosana Allinson

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY DECEMBER 1, 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.



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: 60-188-SBH
Petitioner: Christian Allinson
Address or Location: 12020 Brooknoll Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Christian L Allinson
Address: 12020 Brooknoll Drive
Kingsville, MD 21087
Telephone Number: (410) 592-3217

Revised 2/20/98 - SCJ



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. Christian Allison
12020 Brooknoll Drive
Kingsville, Maryland 21087

Dear Ms. Allison:

RE: Case Number 00-188-SPH , 12020 Brooknoll Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 11/2/99.

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, appearing to read "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures



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: November 29, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
 for November 22, 1999
 Items No. 183, 185, 187, 188, 189,
 190, 191, 192, 193, 194, 195, 196,
 197 & 198

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

RWB:HJO:cab

cc: File

ZAC1122.NOC



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

November 29, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: CHRISTIAN L. ALLINSON AND ROSANA
ALLINSON 188

Location: DISTRIBUTION MEETING OF November 15, 1999

Item No.: 188

Dear Mr. 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.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Fire Safety Code", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



Jep
12/16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

29

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

Date: November 29, 1999

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

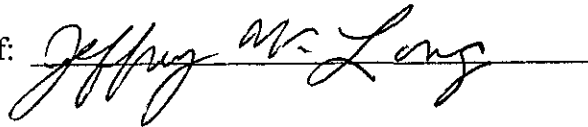
SUBJECT: Zoning Advisory Petitions

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

Item No(s): 186, 188, and 196

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:



AFK/JL



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

March 17, 2003

James Grammer
McKee & Associates, Inc.
5 Shawan Road, Suite 1
Cockeysville, MD 21030

RE: Spirit and Intent; case 02-436-SPH (00-188-SPH); 12020 Brooknoll Court; 11th Election District

Dear Mr. Grammer:

Your recent letter to Arnold Jablon, Director – PDM, was forwarded to me for reply. Based upon the information you provided and my review of the subject zoning case, the following has been determined:

This office considers your request to construct a two-story, 32'x36' barn which will serve as in-law living quarters with a side yard setback of 27 ft. is within the "spirit and intent" of the Baltimore County Zoning Regulations relative to the orders and plans contained in the above referenced zoning cases.

This "spirit and intent" approval is subject to any required Use and Occupancy permits and construction permits. Contact the Permit Processing Office at 410-887-3900 in that regard.

If a permit is required, you must incorporate a copy of this response letter on all plans submitted for review.

This "spirit and intent" approval applies to the zoning regulations and policies only and does not apply to regulations enforced by other County and State agencies.

A copy of your letter and accompanying site plan, and this response will be recorded and made a permanent part of the zoning case files.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need additional information or have any questions, I can be reached at 410-887-3391.

Sincerely,

Bruno Rudaitis
Planner II
Zoning Review

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



McKEE & ASSOCIATES, INC.

Engineering • Surveying • Environmental Planning
Real Estate Development

3/11/03

WAL

8

10:00 PM
Environmental request
for 10.00
index - 50.00
3/11/03

February 27, 2003

Mr. Arnold Jablon, Director
Permits and Development Management
Zoning Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

**Subject: 12020 Brooknoll Court
Case No. 02-436-SPH (00-188-SPH)
Spirit and Intent**

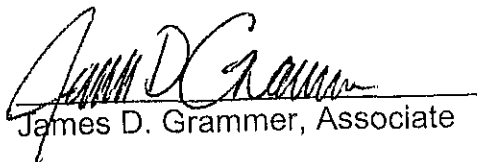
The owners of the property located at #12020 Brooknoll Court filed for, and received approval of, a Special Hearing to allow for the removal and replacement of an existing barn to be used as an in-law-house.

The owners prepared the Plat to Accompany the Petition for Special Hearing. This office was contacted to prepare a Plan to Accompany the Building Permit Application. During the preparation, it was noted that the setbacks for the existing barn shown on the Zoning Plat were different than those in the field.

By this letter, we are requesting confirmation that the setbacks shown on the plan entitled Preliminary Plan, 12020 Brooknoll Court, dated 12-03-2002 (Rev. 1/3/03), prepared by this office conform with the spirit and intent of the Zoning Commissioner's Order for Case No. 02-436-SPH, dated June 19, 2002. We have enclosed the ten-dollar review fee and relevant plans.

Very truly yours,

McKEE & ASSOCIATES, INC.


James D. Grammer, Associate

JDG:mcc
Enclosures

03-0619



**Baltimore County
Zoning Commissioner**

September 6, 2001

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

Ms. M. Marie Allinson
11615 Cedar Lane
Kingsville, Maryland 21087

RE: PETITION FOR SPECIAL HEARING
12020 Brooknoll Drive
Case No. 00-188-SPH

Dear Ms. Allinson:

In response to your letter dated August 3, 2001 concerning the above-captioned matter, the following comments are offered.

Please be advised that pursuant to the rule of law as contained in the Baltimore County Code and the Rules of Practice and Procedure before the Zoning Commissioner of Baltimore County, my written Findings of Fact and Conclusions of Law is considered final on the 31st day after its issuance. That is, it is only during the 30 days following the date of an Order that an individual can request a reconsideration or modification of the decision, or file an appeal to the County Board of Appeals. I point out these provisions in that my decision in the above-captioned matter was issued on December 22, 1999 and your request for modification of Restriction No. 2 of that Order is well after the expiration of the 30-day time period.

Notwithstanding these provisions of law, it was my intent to permit an informal revision of the prior Order in response to your letter. That is, after I read your letter, it seemed appropriate to permit either set of in-laws (e.g., you and your husband, or your son's in-laws) to reside on the property in the existing barn, which was to be renovated for that purpose. Although such a provision would prohibit individuals other than the in-laws from residing in the structure, I believed that allowing either set of in-laws to reside on the property would be appropriate.

However, I have since become aware of a letter from Ms. Mary Gast on behalf of Gast Construction Company, Inc. to Arnold Jablon, Director of the Department of Permits and Development Management. Apparently, that company has been hired to raze the barn and build a new accessory structure that will be occupied as an in-law apartment. Ms. Gast's letter and the building drawings attached thereto raise additional concerns. Apparently, unlike the original plan to place living quarters in an existing building to accommodate elderly relatives, the current plans appear to call for the construction of a new residential building on the property. The zoning regulations simply do not allow two principal residential buildings on the same parcel. Additionally, whether it is practical to convert a new building to a non-residential purpose after its occupancy is questionable.

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

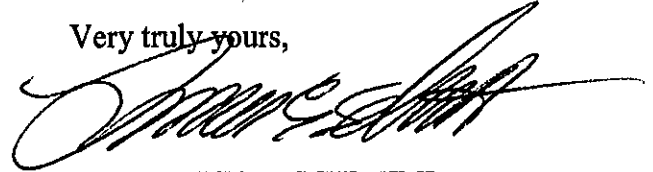


Ms. M. Marie Allinson
September 6, 2001
Page 2

In view of the issues raised by your proposal, I believe that an additional public hearing should be held to consider what appear to be significant changes to the original plan. This hearing could be accomplished by way of the filing of a Petition for Special Hearing to formally amend the original decision in this matter. I also point out that the property could be subdivided to create two separate parcels and suggest that the property owners might consider whether the subdivision of the property into two distinct lots is permissible and appropriate in this instance.

Should you have any further questions on the subject, please do not hesitate to contact me.

Very truly yours,



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Mary Gast, Gast Construction Co., Inc.
11100 Pulaski Highway, White Marsh, Md. 21162
✓ DPDM (Case File)

11615 Cedar Lane
Kingsville, Maryland 21087
August 3, 2001

Judge Lawrence E. Schmidt, Zoning Commissioner
Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

AUG - 6

Re: 12020 Brooknoll Drive
Case No. 00-188-SPH

Dear Judge Schmidt:

On December 22, 1999 you granted my son, Christian Allinson permission to use the barn on his property at the above address into an in-law apartment for my husband and myself. We are presently in the process of applying for a building permit having met the provisions necessary for well and septic and the guidelines set up by the Department of Environmental Protection. We have worked with an architect to structure this dwelling in such a way that it would blend into the surroundings with the look of a barn rather than another house on the property.

In the meantime, we have asked our attorney to look over all the documents from your office and the other county offices mentioned above. He is advising us against going ahead with this project with such a tight restrictive clause regarding any further use of this building by the family after our demise. Our builder has suggested asking you to perhaps give consideration to amending this restriction to "the family" rather than just naming my husband and myself as it now is.

My son's in laws are much younger than we are. Should the time ever come when my daughter-in-law might have to take her parents (she is the only girl in her family) they would not be able to extend to them the same kindness they've offered us.

We realize the issue here is the fear of this dwelling becoming a rental. My son's neighbors are few, however, they would all be opposed to a rental and would never allow it on this little lane. The last thing we would want to do would be to leave a "white elephant" that the family could not use. We would be grateful for your kindness in replying to this petition. Thank you.

Yours sincerely,

M. Marie Allinson
M. Marie Allinson
410/592-8597

JRA
8-30-01

Mary Gast

Gast Construction Co. Inc.

11100 Pulaski Hwy

White Marsh, MD 21162

410-335-4200

August 29, 2001

Arnold Jablon

Director of PDM

111 West Chesapeake Ave

Towson MD 21204

Dear Mr. Jablon,

I am requesting permission to raze the 30' x 30' barn that was part of Case No 00-188-SPH and to construct a new dwelling 32' x 36' in its place. The existing barn is in too bad of shape to renovate.

Thank you for your consideration in this matter.

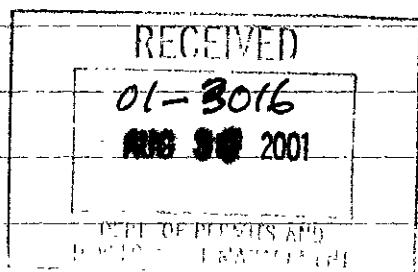
New Structure will look like

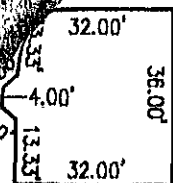
~~BARN, BE IN SAME LOCATION~~

~~IT BE DESIGNED TO BE~~ Sincerely,

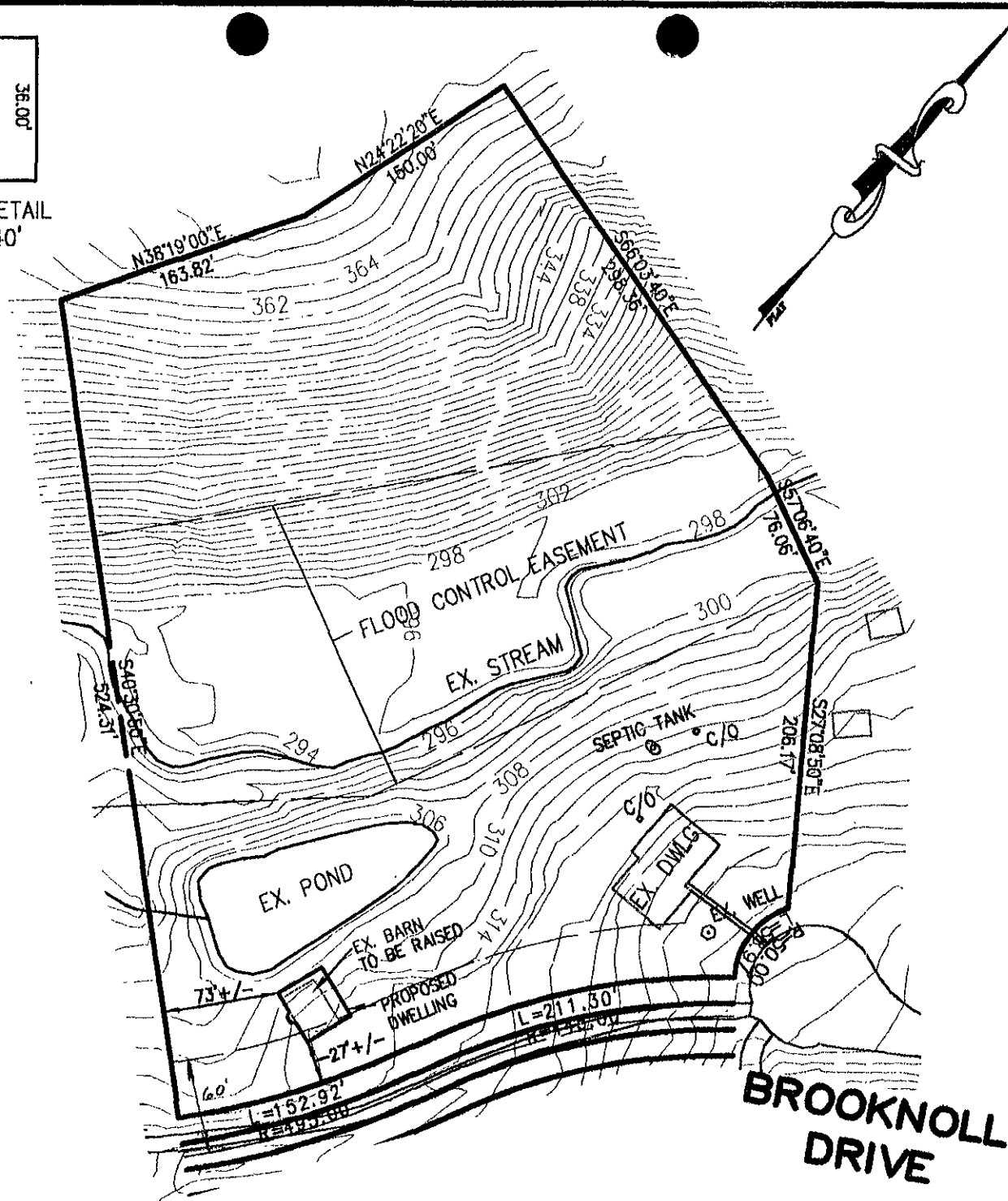
RECONSTRUCTED TO A HAY
BARN.

Mary Gast





HOUSE DETAIL
1" = 40'



NOTES:

1. THE IMPROVEMENTS SHOWN HEREON ARE TAKEN FROM BALTIMORE COUNTY DATA AND FIELD OBSERVATIONS. NO BOUNDARY SURVEY HAS BEEN CONDUCTED.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY GIS TILE 054b3.
3. PROPERTY LINES SHOWN ARE TAKEN FROM SUBDIVISION PLAT "REVISED PLAT of BROOKNOLL", SECTION 2 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK 29, PAGE 26. PLAT RECORDED MARCH 12, 1963.
4. REFER ALSO TO ZONING CASE No. 02-436-SPH (00-188-SPH) FOR ADDITIONAL INFORMATION.

REV. 1/3/03 TO SHOW PROPOSED DWELLING REV 2/27/03 TO REVISE PROP DWLG SETBACKS

PRELIMINARY PLAN

#12020 BROOKNOLL COURT

LOT 3, SECTION 2, "BROOKNOLL", PLAT BOOK 29, FOLIO 26

11th ELECTION DISTRICT BALTIMORE COUNTY, MD

JAMES W. MCKEE DATE
MARYLAND REG. No. 9012

DRAWN BY: JWE CHECKED BY: JWE

MCKEE & ASSOCIATES, INC.
Engineering - Surveying - Natural Resources Planning

Natural Resource Planning - Real Estate Development
SHAWAN PLACE, 8 SHAWAN ROAD COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

SCALE:
1" = 100'

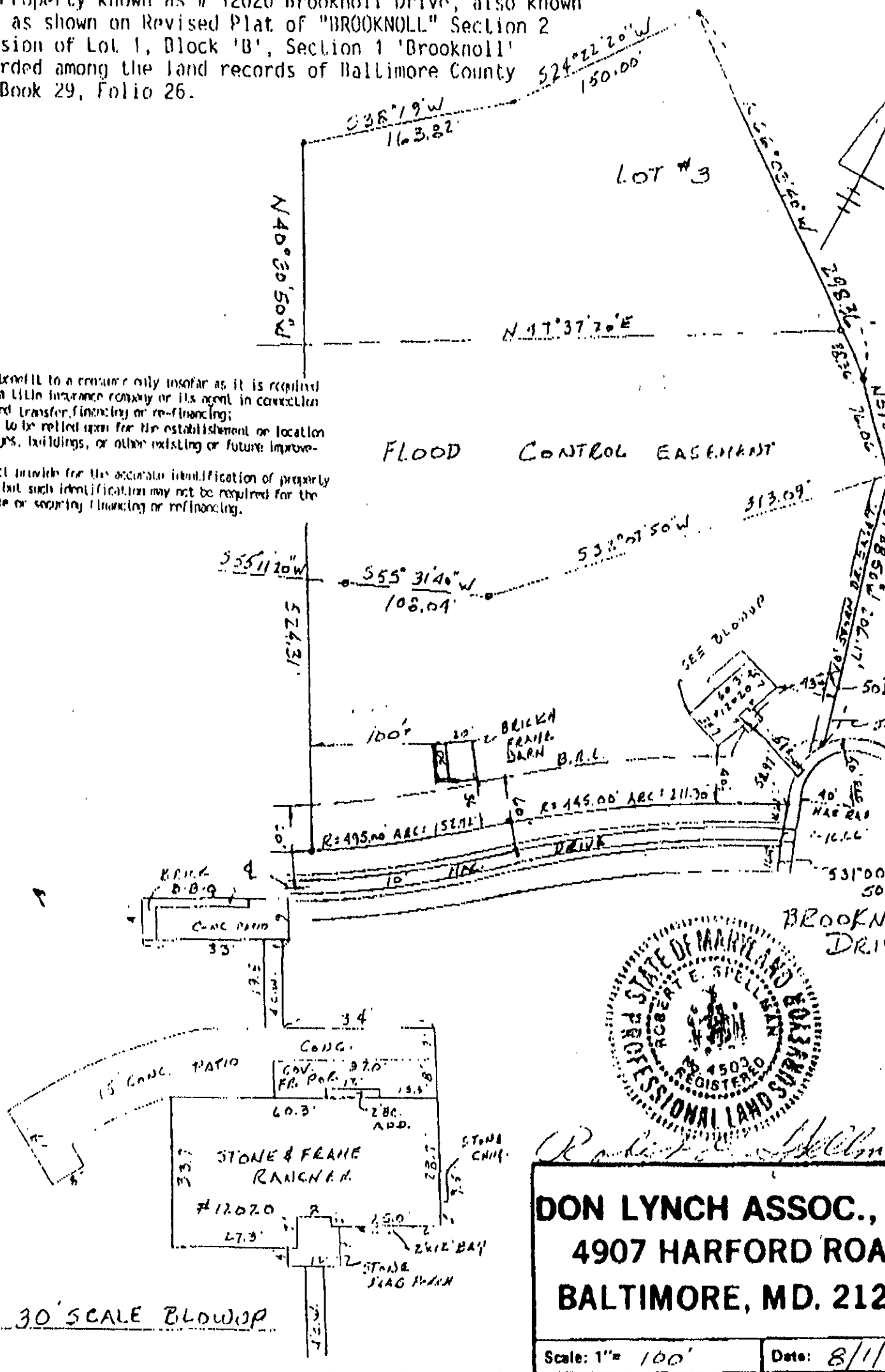
DATE:
12-03-2002

REVISION:
REV 1/3/03
REV 2/27/03

JOB No.:
GAST-248

Plat of Property known as // 12020 Brooknoll Drive, also known as Lot 3 as shown on Revised Plat of "BROOKNOLL" Section 2 and Revision of Lot 1, Block 'B', Section 1 'Brooknoll' and recorded among the land records of Baltimore County in Plat Book 29, Folio 26.

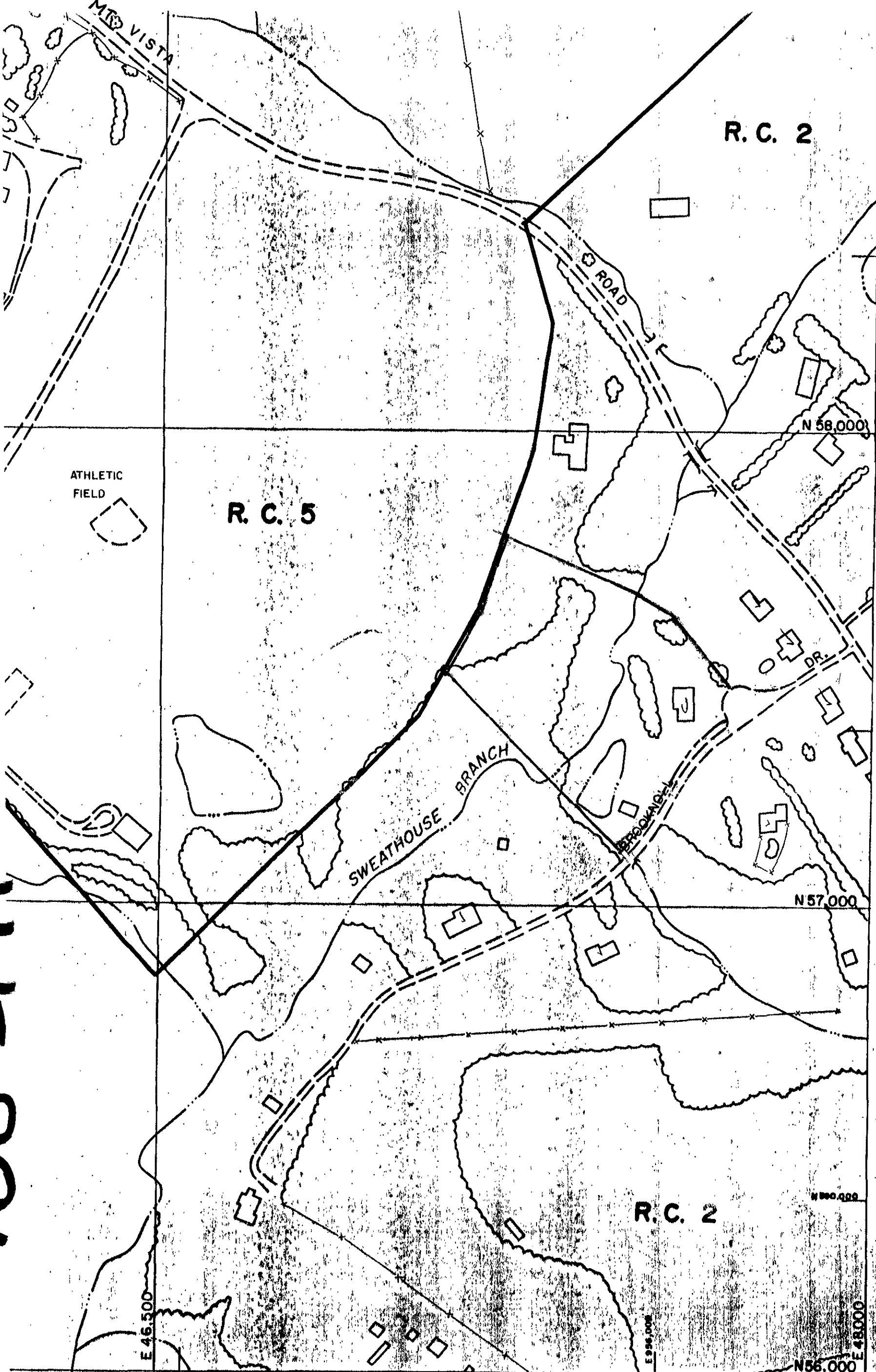
The plat is of benefit to a purchaser only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, gardens, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or security financing or refinancing.



Case No 00 188 - SPH

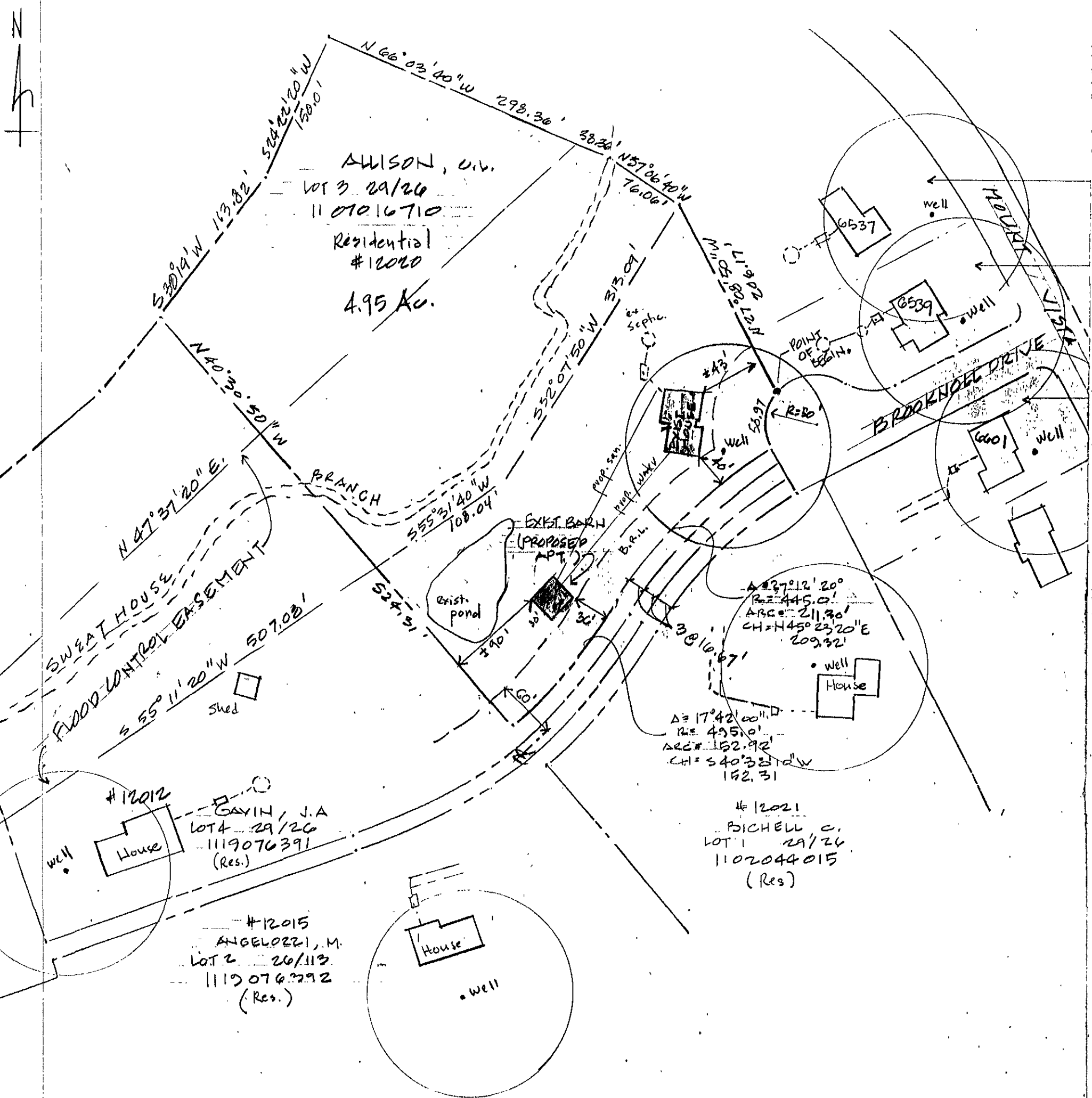
OLD

00-188-SPH



(SHEET NE 15-1)

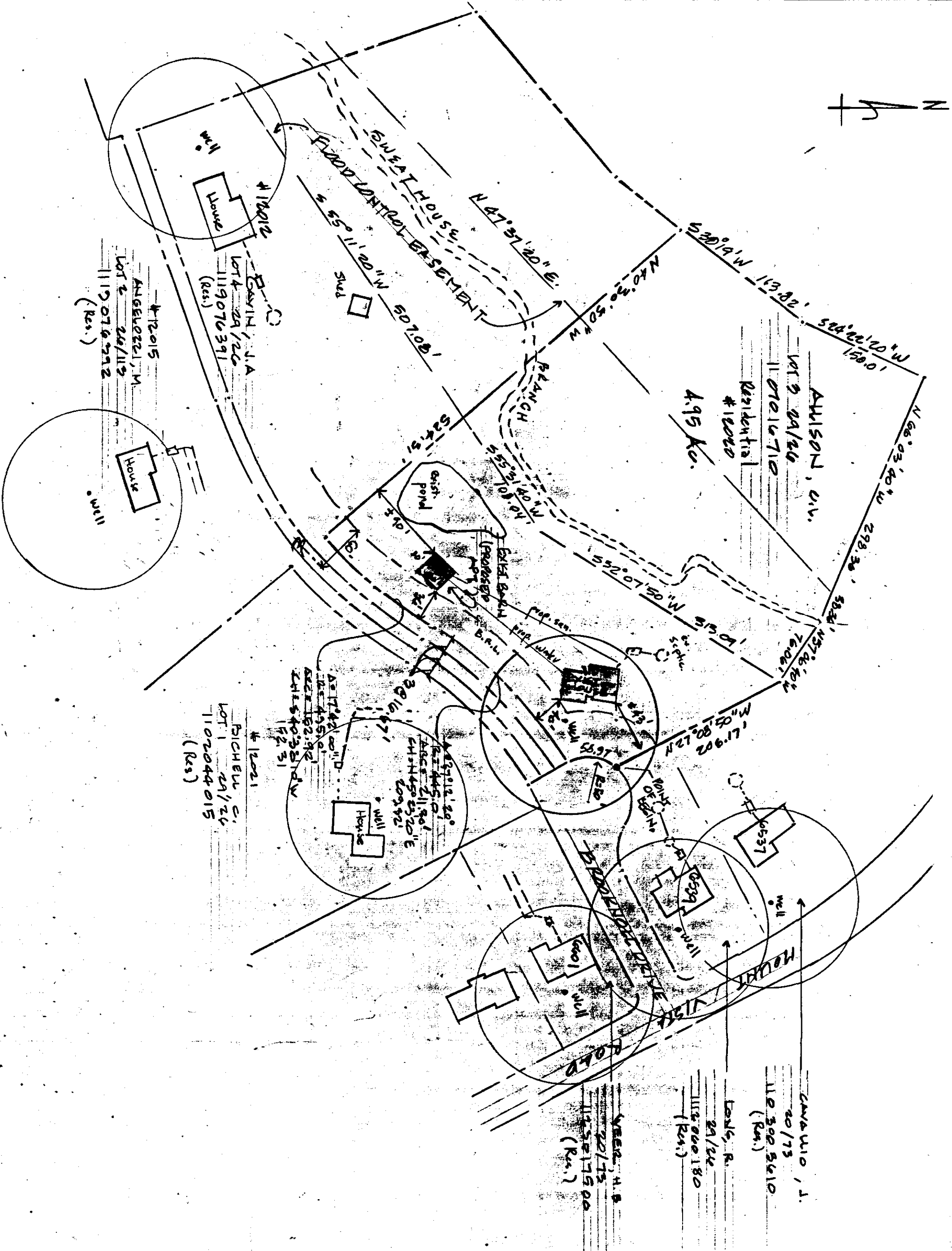
SCALE 1" = 200' ±		LOCATION MOUNTVISTA #188	SHEET N. E. 15-H
DATE OF PHOTOGRAPHY JANUARY 1986			



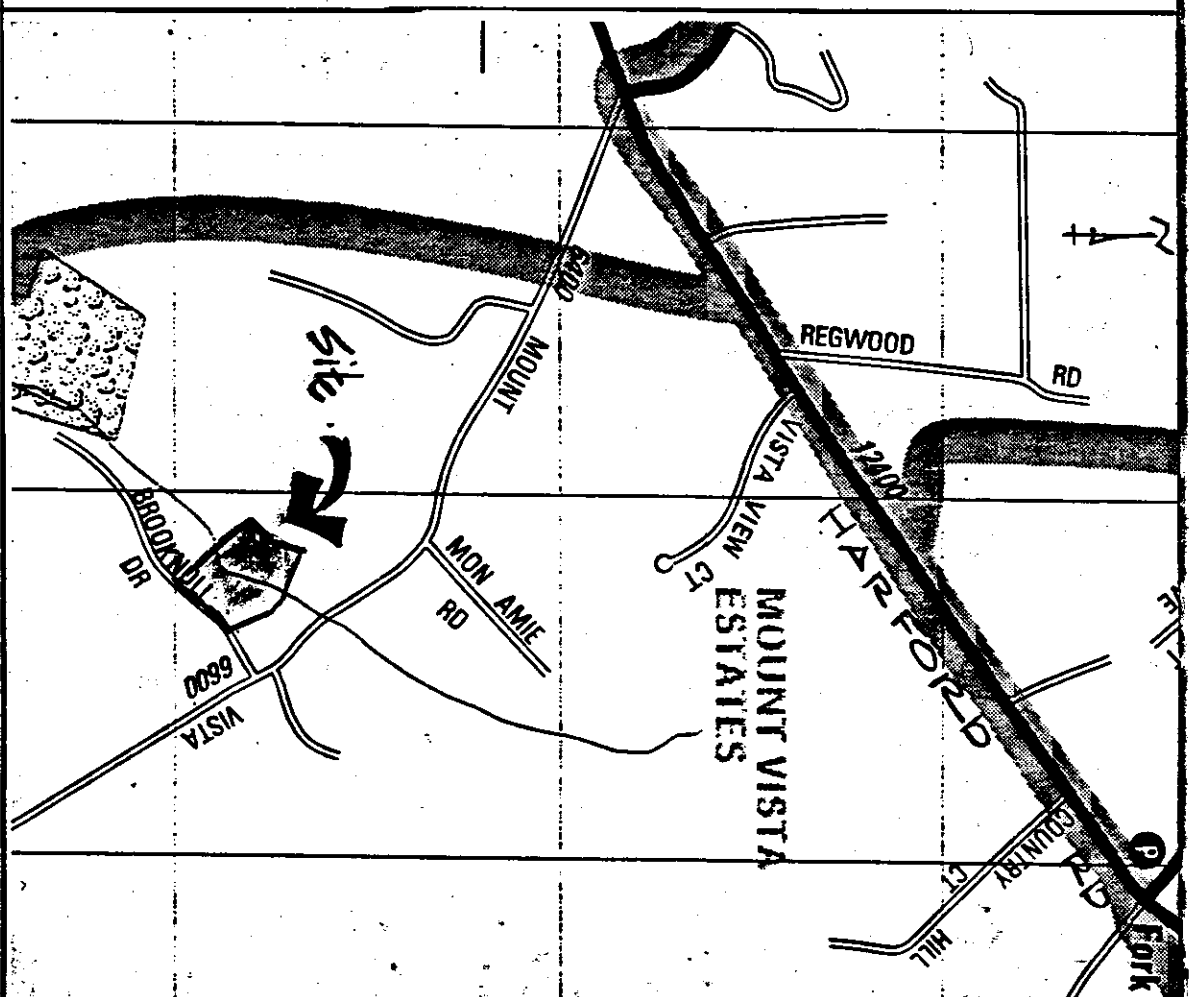
MAP TO ACCOMPANY PETITION FOR
 OPENING SPECIAL HEARING

1"=100'

020 BROOKHOLL DRIVE, KINGSVILLE, MD. 21087
 C.A. LOT 3; SECTION 2 OF "BROOKHOLL" AS REVISED
 AND RECORDED AMONG BALTO. CO. LAND RECORDS. BOOK 29/
 OWNERSHIP: CHRISTIAN L. & ROSANA ALWISON
 12020 BROOKHOLL DRIVE, KINGSVILLE, MD.
 ACT. NO. 11 07016710



00-188-SPH



LOCATION INFORMATION.

Election District: 11

Councilmanic District: 5

1" = 200' scale map#: 15H - N.E.

Zoning: PC2

Lot size: 4.95 acreage 215,622 square feet

SEPTIC ☐ PUBLIC ☐
SEWER ☐ PRIVATE ☒
WATER: ☐ ☒
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: none

Property is NOT in 100 yr. floodplain, FEMA No. 280

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

188 00-188-SPH

Sheet Title:

Zoning Map Plan

5-1

Sheet one of one

Date: 30 Oct 1993
Revisions:

PLAN TO ACCOMPANY ZONING SPECIAL HEARING

12020 BROOKNOU DRIVE
KINGSVILLE, MD. 21087

OWNERS/APPLICANT

CHRISTIAN C. & ROSANA ALINSON
12020 BROOKNOU DR.
KINGSVILLE, MD. 21087

PLAN TO ACCOMPANY PETITION FOR
ZONING SPECIAL HEARING
12020 BROOKNOU DRIVE, KINGSVILLE, MD. 21087
A.K.A. LOT 1, SECTION 2 OF "BROOKNOU" AS REVISED
AND RECORDED AMONG BALTO. CO. LAND RECORDS. BOOK 29/PAGE 26
OWNERSHIP: CHRISTIAN C. & ROSANA ALINSON
12020 BROOKNOU DRIVE, KINGSVILLE, MD.
ACT. NO. 11 07016710

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

29
Please forward billing to:

Christian L. Allinson
12020 Brooknoll Drive
Kingsville, MD 21087
410-592-3217

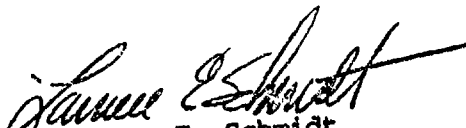
NOTICE OF ZONING HEARING

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: 00-188-SPH
12020 Brooknoll Drive
N/S Brooknoll Drive, 275' W of c/l Mt. Vista Road
11th Election District - 5th Councilmanic District
Legal Owner(s): Christian L. and Rosanna Allinson

SPECIAL HEARING: to approve the use of existing structure (barn) as an in-law apartment.

HEARING: THURSDAY, DECEMBER 16, 1999 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 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.