

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Long Knoll Way, 568' S of the c/l
Longfield Drive
(12 Long Knoll Way)
11th Election District
5th Council District

Raphael Santini, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-026-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 owners of the subject property, Raphael and Mary Louise Santini. The Petitioners seek relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 20 feet and 34 feet in lieu of the required 50 feet each, for a proposed addition. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. In this case, the Petitioners applied for an administrative variance on or about July 16, 2001. On July 29, 2001, the property was duly posted and advertised giving public notice of the requested relief. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested can demand a public hearing, provided they do so within 15 days of the sign posting. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner, upon review of the case file, can schedule the matter for a hearing. In this case, a letter of opposition was received from Keith T. Knight, dated August 13, 2001. Thus, the matter was scheduled for a public hearing on September 27, 2001.

Appearing at the hearing in support of the request were Raphael J. Santini, property owner, Michael Watts and Mark Hendricks, representatives of Bel Air Construction, Inc., builders,

ORDER RECEIVED FOR FILING

Date 10/22/01

By [Signature]

and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. Appearing as a Protestant in the matter was Keith T. Knight.

Testimony and evidence presented revealed that the subject property is an irregular shaped parcel located on the west side of Long Knoll Way in the Longview Estates subdivision in Perry Hall. This subdivision is comprised of relatively large lots containing substantial single family dwellings. Photographs of the property and surrounding neighborhood show that the subdivision is attractive and well-maintained. The subject property contains a gross area of 1.13 acres, more or less, zoned R.C.5, and is improved with a large, single family dwelling in which the Petitioners reside. Testimony indicated that the Petitioners propose an addition on the northeast side of the existing dwelling to provide a separate bedroom for one of the Santini's three children. It was indicated that the proposed site for this addition is the most practical, due to the location of the existing garage. Moreover, the slope of the rear yard and location of the septic reserve area are limiting factors. Finally, it appears, from both an aesthetic and architectural standpoint, that the proposed location of the addition is the most appropriate. As shown on the site plan, placing the addition where proposed will "balance" the architectural style of the house as well as provide a reasonable internal floor plan. For all of these reasons, the Petitioner believes that the variance should be granted.

Supporting testimony was also received regarding the requirements of Section 307 of the B.C.Z.R. That Section empowers the Zoning Commissioner to grant variance relief if certain conditions are met. Specifically, there must be a showing that the property is unique and that its uniqueness drives the need for the variance. Moreover, it must be shown that a practical difficulty would result if relief were denied and that the variance can be granted without detrimental impact to adjacent properties.

Mr. Knight also testified regarding his opposition to the request. His objections are largely contained within his letter dated August 13, 2001. I have reviewed that letter carefully and find his objections entirely without merit. He indicates that the homes in this subdivision are closely spaced. This is simply inaccurate. These are large homes on substantially sized lots. This is not a subdivision of townhouses or a community with homes on ¼ acre lots. Moreover, the

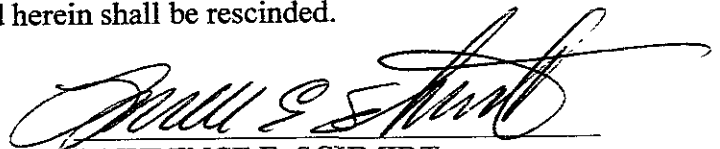
testimony and evidence offered demonstrated that even with the proposed addition, the Santini home will be located farther away from the nearest dwelling than the average distance between any of the houses. Mr. Knight also complained that additional homes are proposed in the neighborhood. This is indeed the case; however, they will not be impacted by the proposed addition. Those houses obtained approval as part of the development plan for this subdivision. Mr. Knight's complaints that there will also be environmental degradation are without merit. The development plan shows an area of forest conservation and homeowners association's open space. Neither of these areas is impacted. Indeed, it is difficult to ascertain Mr. Knight's objections to the plan, particularly since the addition will not be visible from his property. In any event, I find his objections without merit.

Based upon the testimony and evidence offered, I am persuaded to grant the requested variance. In my judgment, the Petitioners have satisfied the requirements of Section 307 of the B.C.Z.R. and the relief requested will not be detrimental to the surrounding locale.

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 October, 2001 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 20 feet and 34 feet in lieu of the required 50 feet each, for a proposed 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 FOR FILING
Date 11/22/01
By [Signature]



Baltimore County
Zoning Commissioner

October 22, 2001

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

Howard L. Alderman, Jr., Esquire
Levin & Gann
502 Washington Avenue, Suite 800
Towson, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Long Knoll Way, 568' S of the c/l Longfield Drive
(12 Long Knoll Way)
11th Election District – 5th Councilmanic District
Raphel Santini, et ux - Petitioners
Case No. 02-026-A

Dear Mr. & Mrs. Santini:

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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Raphel Santini
12 Long Knoll Way, Kingsville, Md. 21087
Mr. Michael Watts, Bel Air construction, Inc.
1464 Rock Ridge Road, Jarrettsville, Md. 21084
Mr. Keith Knight, 6 Longlea Court, Kingsville, Md. 21087
People's Counsel; Case File





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12 Long Knoll Way

which is presently zoned RC5

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) 1A04.3.B.2

To permit an addition with setbacks of 20 feet and 34 feet in lieu of the required 50 feet.

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.

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):

Raphael Santini

Name - Type or Print

Signature

Mary Louise Santini

Name - Type or Print

Signature

12 Long Knoll Way

410-817-9013

Address

Kingsville

MD

Telephone No.

21087

City

State

Zip Code

Representative to be Contacted:

Michael Watts, Bel Air Construction, Inc.

Name

1464 Rock Ridge Road

410-557-9838

Address

Jarrettsville

MD

Telephone No.

21084

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By

Date

7-16-01

Estimated Posting Date

7-29-01

ORDER RECEIVED FOR FILING

CASE NO. 02-026-A

Date

By

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 12 Long Knoll Way
Address
Kingsville MD 21087
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):

The addition would allow for more space for the Santinis to accommodate and care for their elderly parents in the near future. To put the addition to the front of the house would not work well. It would not be aesthetic and would drop the value of the property. The left side of the house is the garage side, and putting the addition on that side would make it too far from the rest of the house to easily give care to the parents and would cut down on the accessibility to the main part of the house. At the rear of the house is the kitchen/family room area. It would be difficult and challenging to tie the addition into this area properly. Having the bedroom area of the addition to the right of the existing building and at the same level makes it close enough for the parents to be easily cared for while letting them maintain some of their independence.

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
Raphael J. Santini
Name - Type or Print

[Signature]
Signature
Mary Louise Santini
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of June, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

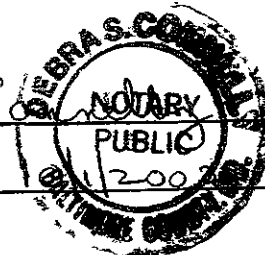
Raphael J. Santini and Mary Louise Santini
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

June 19, 2001
Date

[Signature]
Notary Public

My Commission Expires



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 12 Long Knoll Way
Address
Kingsville MD 21087
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):

The addition would allow for more space for the Santinis to accommodate and care for their elderly parents in the near future. To put the addition to the front of the house would not work well. It would not be aesthetic and would drop the value of the property. The left side of the house is the garage side, and putting the addition on that side would make it too far from the rest of the house to easily give care to the parents and would cut down on the accessibility to the main part of the house. At the rear of the house is the kitchen/family room area. It would be difficult and challenging to tie the addition into this area properly. Having the bedroom area of the addition to the right of the existing building and at the same level makes it close enough for the parents to be easily cared for while letting them maintain some of their independence.

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.

Raphael J. Santini
Signature
Raphael J. Santini
Name - Type or Print

Mary Louise Santini
Signature
Mary Louise Santini
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of June, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

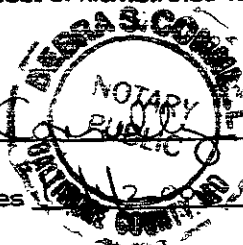
Raphael J. Santini and Mary Louise Santini
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

June 19, 2001
Date

Debra A. C.
Notary Public

My Commission Expires





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12 Long Knoll Way

which is presently zoned RCS

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) 1A04.3.B.2.

To permit an addition with setbacks of 20 feet and 34 feet in lieu of the required 50 feet.

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.

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):

Raphael Santini

Name - Type or Print _____

Signature _____

Mary Louise Santini

Name - Type or Print _____

Signature _____

12 Long Knoll Way 410-817-9013

Address _____ Telephone No. _____

Kingsville MD 21087

City _____ State _____ Zip Code _____

Representative to be Contacted:

Michael Watts, Bel Air Construction, Inc.

Name _____

1464 Rock Ridge Road 410-557-9838

Address _____ Telephone No. _____

Jarrettsville MD 21084

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. 02-026-A

REC 9/15/98

Reviewed By [Signature] Date 7-16-01

Estimated Posting Date 7-29-01

ZONING DESCRIPTION FOR 12 Long Knoll Way, Kingsville, MD 21087

Beginning at the point on the West side of Long Knoll Way which is 40 feet wide at the distance of 568 feet South of the centerline of the nearest improved intersecting street Longfield Drive which is 40 feet wide. Being Lot #29, Block --, Section # Phase 2, Plat 2 in the subdivision Longfield Estates as recorded in Baltimore County Plat Book # 64, Folio # 96, containing 1.13 acres. Also known as 12 Long Knoll Way and located in the 11th Election District, 5th Councilmanic District.

026

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No.
02-026-A

4004

DATE 7-16-01 ACCOUNT R-001-06-6150

AMOUNT \$ 50.⁰⁰

RECEIVED FROM: Bel Air Construction, Inc.

FOR: Residential Variance filing fee
for 12 Long Knoll Way.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
7/17/2001	7/16/2001	14:24:53
RECEIPT # 20191		
Debt 5 529 ZONING VERIFICATION		
CR NO. 004004		

Receipt Tot	50.00
50.00 CK	.00 CA
Baltimore County, Maryland	

CASHIER'S VALIDATION

**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: #02-026-A
12 Long Knoll Way, 568' S.
WS Long Knoll Way, 568' S.
Centerline Longfield Drive,
14th Election District
6th Councilmanic District
Legal Owner(s): Mary L. &
Rachel Sartin
Administrative Variance: to
permit an addition with set-
backs of 20 feet and 34 feet
in lieu of the required 50
feet.

Hearing: Thursday, Sep-
tember 27, 2001 at 11:00
a.m. in Room 407, County
Courts Building, 401 Bos-
ley 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 con-
cerning the "File" and/or
hearing, contact the Zoning
Review Office at (410) 887-
3391.

JT/9/720 Sep11 C493500

CERTIFICATE OF PUBLICATION

9/13, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/11, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkerson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-026-A

Petitioner/Developer: _____

RALPHAEZ & MARY LOUISE SANTINI

Date of Hearing/Closing: 8/13/01

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 _____

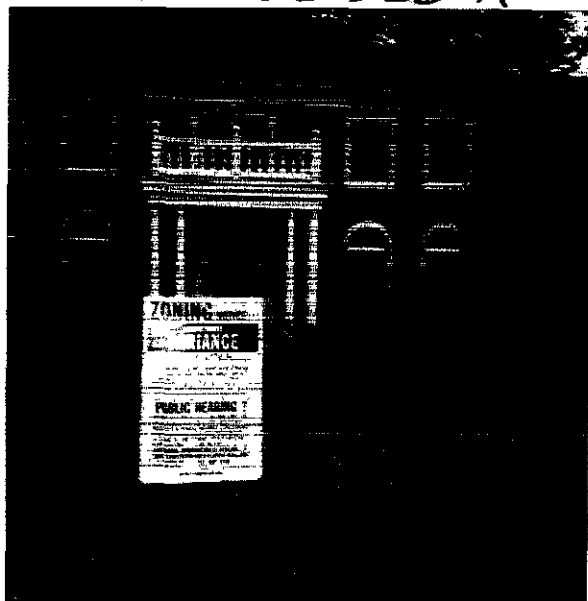
12 LONGKNOLL WAY

The sign(s) were posted on _____

7/29/01

(Month, Day, Year)

CASE # 02-026-A



Sincerely,

Richard E. Hoffman 7/29/01
(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)

12 LONGKNOLL WAY

POSTED 7/29/01

Richard E. Hoffman 7/29/01

CERTIFICATE OF POSTING

RE: Case No.: 02-026-A

Petitioner/Developer: MARY L &

RAPHAEL SANTINI

Date of Hearing/Closing: 10/12/01

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

RESCHEDULE

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 12 LONG KNOLL WAY

The sign(s) were posted on 9/27/01
(Month, Day, Year)

Sincerely,

[Signature] 9/27/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

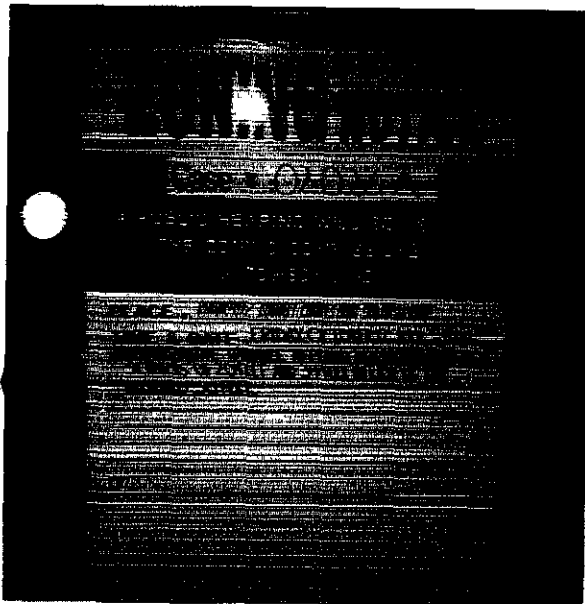
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**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: 02-026-A
Petitioner: Raphael & Mary Louise Santini
Address or Location: 12 Long Knoll Way, Kingsville, MD 21087

PLEASE FORWARD ADVERTISING BILL TO:

Name: Bel Air Construction, Inc.
Address: 1464 Rock Ridge Road, Jarrettsville, MD 21084

Telephone Number: 410-557-9838

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 026 -A

Address 12 Long Knoll Way

Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7-16-01

Posting Date: 7-29-01

Closing Date: 8-13-01

Any contact made with this office regarding the status of the administrative variance 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 ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 026 -A

Address 12 Long Knoll Way

Petitioner's Name Raphael & Mary Louise Santini Telephone (410) 817-9013

Posting Date: 7-29-01

Closing Date: 8-13-01

Wording for Sign: To Permit side & rear yard setbacks of 34 ft & 20 ft. respectively for a proposed addition being the minimum required 50 ft. each.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 11, 2001 Issue – Jeffersonian

Please forward billing to:
Bel Air Construction Inc
1464 Rock Ridge Road
Jarrettsville MD 21084

410 557-9838

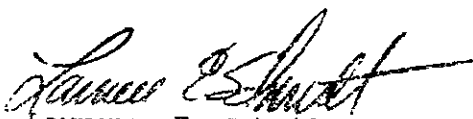
NOTICE OF ZONING HEARING

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: 02-026-A
12 Long Knoll Way
W/S Long Knoll Way, 568' S centerline Longfield Drive
11th Election District – 5th Councilmanic District
Legal Owners: Mary L & Raphael Santini

Administrative Variance to permit an addition with setbacks of 20 feet and 34 feet in lieu of the required 50 feet.

HEARING: Thursday, September 27, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G02
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.



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

September 4, 2001

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: 02-026-A
12 Long Knoll Way
W/S Long Knoll Way, 568' S centerline Longfield Drive
11th Election District – 5th Councilmanic District
Legal Owners: Mary L & Raphael Santini

Administrative Variance to permit an addition with setbacks of 20 feet and 34 feet in lieu of the required 50 feet.

HEARING: Thursday, September 27, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G.D.Z.
Director

C: Mary L & Raphael Santini, 12 Long Knoll Way, Kingsville 21087
Michael Watts, Bel Air Construction Inc, 1464 Rock Ridge Road,
Jarrettsville 21084

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, SEPTEMBER 12, 2001.**
(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, September 27, 2001 Issue – Jeffersonian

Please forward billing to:
Bel Air Construction Inc
1464 Rock Ridge Road
Jarrettsville MD 21084

410 557-9838

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: 02-026-A
12 Long Knoll Way
W/S Long Knoll Way, 568' S centerline Longfield Drive
11th Election District – 5th Councilmanic District
Legal Owners: Mary L & Raphael Santini

Administrative Variance to permit an addition with setbacks of 20 feet and 34 feet in lieu of the required 50 feet.

HEARING: Friday, October 12, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 602
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.



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

August 16, 2001

Mary L & Raphael Santini
12 Long Knoll Way
Kingsville MD 21087

Dear Mr. & Mrs. Santini:

RE: Case Number: 02-026-A, 12 Long Knoll Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 16, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Michael Watts, Bel Air Construction Inc, 1464 Rock Ridge Road, Jarrettsville 21084
People's Counsel



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

September 21, 2001

Mary L & Raphael Santini
12 Long Knoll Way
Kingsville MD 21087

Dear Mr. & Mrs. Santini:

RE: Case Number: 02-026-A, 12 Long Knoll Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 29, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Michael Watts, Bel Air Construction Inc, 1464 Rock Ridge Road, Jarrettsville 21084
People's Counsel



Census 2000



For You, For Baltimore County



Census 2000



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on Recycled Paper

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: September 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 13, 2001
Item Nos. 018, 019, 021, 022, 023, 025,
~~026~~, 028, 029, 030, 031, 032, 033, .
035, and 057

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

~~August~~ 14, 2001

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: See Below

Location: DISTRIBUTION MEETING OF August 6, 2001

Item No.:

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.

The Fire Marshal's Office has no comments regarding the item numbers:

018, 022, 023, 025, 026, 028, 029, 030, 033, 034, and 035

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

... 2 #

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



PN
8/13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 15, 2001

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

AUG 16 2001

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-026

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Z

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.16.01

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

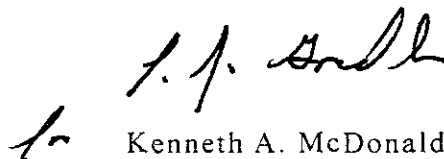
RE: Baltimore County
Item No. 026 JJS

Dear Ms. Jackson:

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,



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

Same as 02-92

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
5th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

ELLIS LEVIN (1893-1960)

January 10, 2002

VIA TELEFAX & REGULAR MAIL

Lawrence E. Schmidt, Zoning Commissioner
Office of the Zoning Commissioner
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

Arnold Jablon, Director
Baltimore County Department of Permits and
Development Management
111 West Chesapeake Avenue, Suite 109
Towson, Maryland 21204

RE: Hilltop Property - Special Hearing Petition
Case No. 02-26-SPH

Dear Messrs. Schmidt and Jablon:

Yesterday, I was handed a copy of a "Note to File" in the above-referenced matter prepared by Ms. Donna Thompson and Mr. Jeffrey Perlow. Enumerated sub-paragraph 3 of that "Note" suggests that the Special Hearing Petition as filed "incorrectly refers" to a request for and "amendment to the development plan", suggesting that the Petition should refer to an amendment to the "Final Development Plan." The Petitioner filed the Special Hearing Petition in accordance with BCZR § 1B01.3.A.7 which is entitled "Amendment of approved development plans." Partial and/or final development plans may be amended by way of Special Hearing pursuant to BCZR § 1B01.3.A.7.b. The relief requested is for an amendment to the development plan for Cainewood. A plain reading of the BCZR supports such relief, irrespective of whether the word "partial" or "final" precede "development plan".

In a meeting with Mr. Perlow in early January of this year, I mentioned this issue to him; the Petitioner is seeking an amendment to the Cainewood development plan. The Zoning Commissioner can only act pursuant to the authority contained in the BCZR in this regard. Therefore, the Zoning Commissioner is authorized to grant the amendment to the "development plan" if he finds that the statutory requirements of BCZR §§ 1B01.3.A.7.b & 502.1 have been met. Unless either of you determine that the relief prayed does not comport with the BCZR, the Petitioner will proceed with the relief as requested and authorized by those regulations.

Thank you for your attention to this matter.

Very truly yours,


Howard L. Alderman, Jr.

HLA/gk

c: John V. Murphy, Esquire (via telefax only)
B Z Enterprises, Inc., Petitioner

JAN 11 2002

Keith T. Knight, P.O. Box 67
Kingsville, MD 21087
Phone 410-817-9533, 410-436-2621 Office

AUG 27

Zoning Commissioner's Office
Baltimore County, MD
401 Bosley Ave
Towson, MD 21204

August 13, 2001

Subject: Petition 02-026A – Proposed Setbacks for 10 Longknoll Way, Kingsville, MD, 21087, Longfield Estates Subdivision.

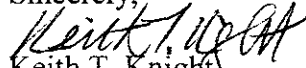
Dear Commissioner:

By this letter, I state my non-concurrence of proposed construction and related reduction of setback distances at subject property. I request your review of the file and a public hearing if required. I object to changing the setbacks for the following reasons:

1. The homes in this subdivision are already closely spaced. In fact, subject property has homes staggered around it, some on flag lots, – increasing its size would give a cluttered, and over developed look to the street scene and subdivision.
2. Current setbacks are important because the homes in the subdivision are above average in size relative to the lot size. Many homes are in excess of 3500-4000 sq ft.
3. Six additional homes are approved for the subdivision. Four are adjacent or in the immediate proximity to the subject property. Some of these lot owners are not residents and may not be aware of proposed changes.
4. The subject property is close to a forest buffer and development of the proposed area would reduce green space, increase runoff and have environmental impact to the area.

In summary, the intent of the current approved zoning is to have single-family homes with adequate spacing, green space and privacy. Proposed changes are inconsistent with this plan. My interest is as a property owner in the immediate area, at 6 Longlea Ct.. If there are fees or other documents necessary for the review process or the public hearing, please notify me and I will ask that the Longfield Estates Home Owners Association submit them. I appreciate your efforts to maintain responsible development in this subdivision.

Sincerely,


Keith T. Knight

set schedule
Butte -

although this
was not sent in
timely, since we got it
before the decision I think
this should be set in for
public hearing. The EC has
the authority to set in for
hearing & I will do so
in this case. If there is
a fee, Mr Knight should
pay it.

JSS

8/27/9

P.S.S. Note in file indicate he called on
8/13/01 to request "appeal".

Butte

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

MICHAEL WATTS

1464 ROCK RIDGE RD

JARRETTVILLE MD 21084

MARK HENDRICKS

1006 PARKSLEY AVE
BALTIMORE MD 21223

RAPHAEL J. SANTINE

12 CONG KNOX WAY
BALTIMORE MD 21057

HOWARD L ALDERMAN JR ESQ

5022 Washington Ave
Suite 807
Towson MD 21204



Case Number _____

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

PERMIT NUMBER OF WELL TO BE REPLACED (IF AVAILABLE)	
NOT TO BE FILLED IN BY OWNER (DEP USE ONLY)	
APPROPRIATE PERMIT NUMBER	G A P
FORCE	PERMIT NO.
SPECIAL CONDITIONS	

DRILLERS IDENT NO.
DRILLERS SIGNATURE (MUST MATCH SIGNATURE)
SITE SUPERVISOR (RESPONSIBLE FOR SIGNATURE)

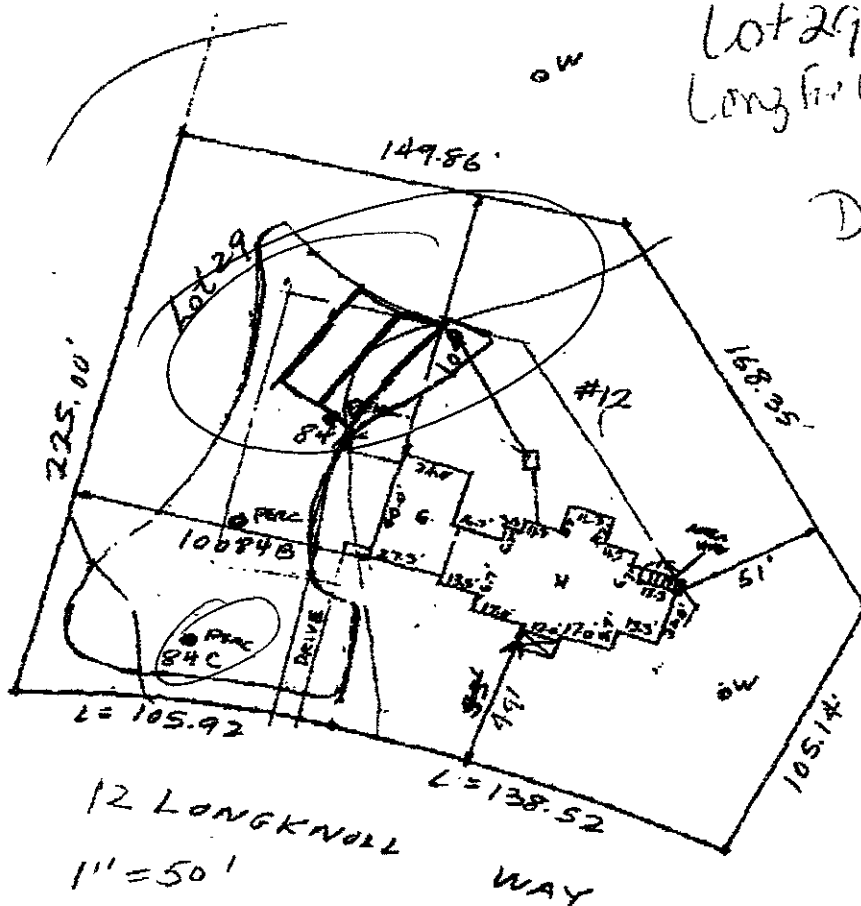
JUN 11 '96 09:50AM KLS CONSULTANTS INC

P.2/2

From: Health Dept

OK TO FILE	6/12/96
FINAL APPROVED PLAN	

Keep in
20's file.
28



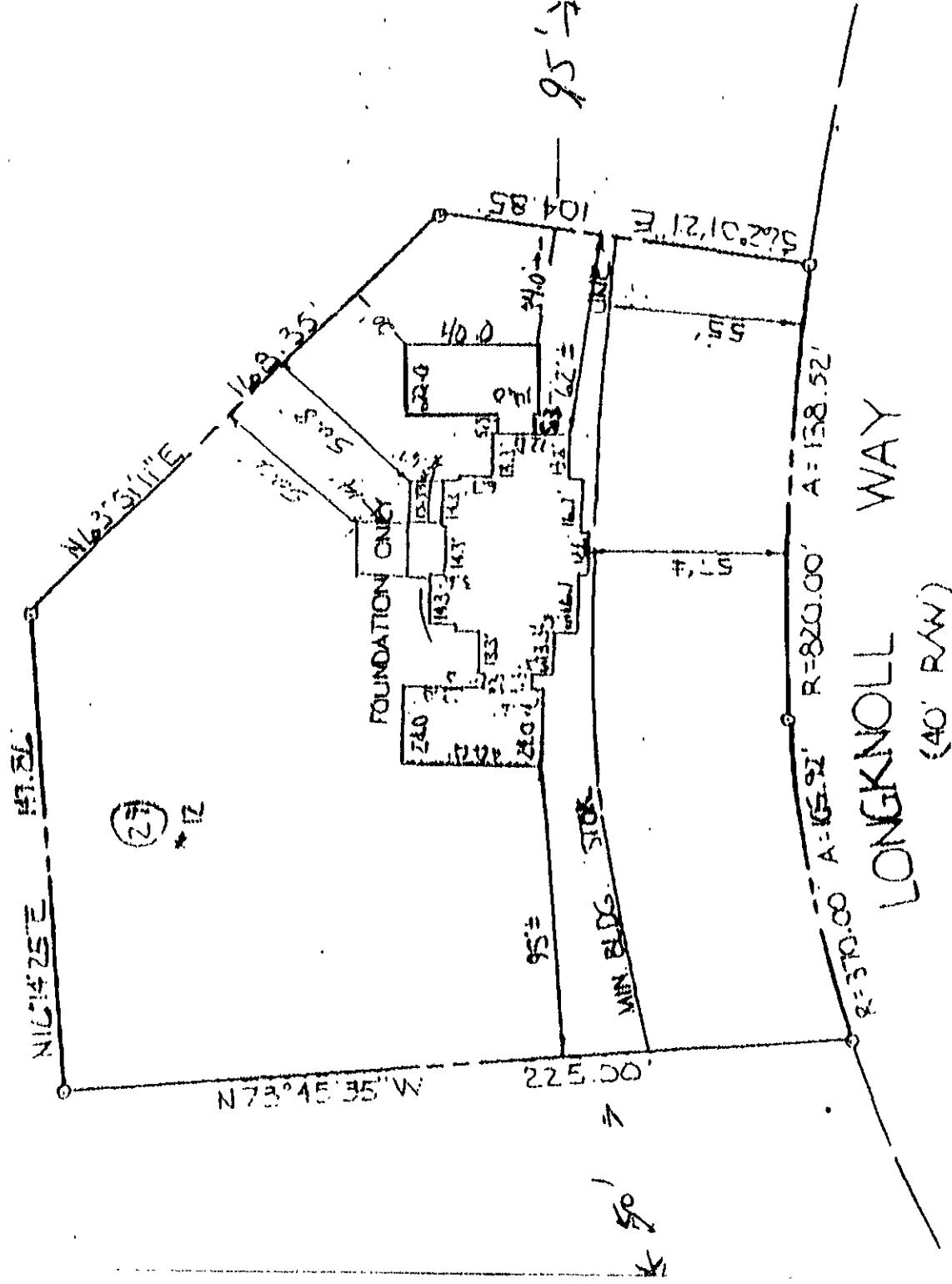
well & septic

02-026-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special

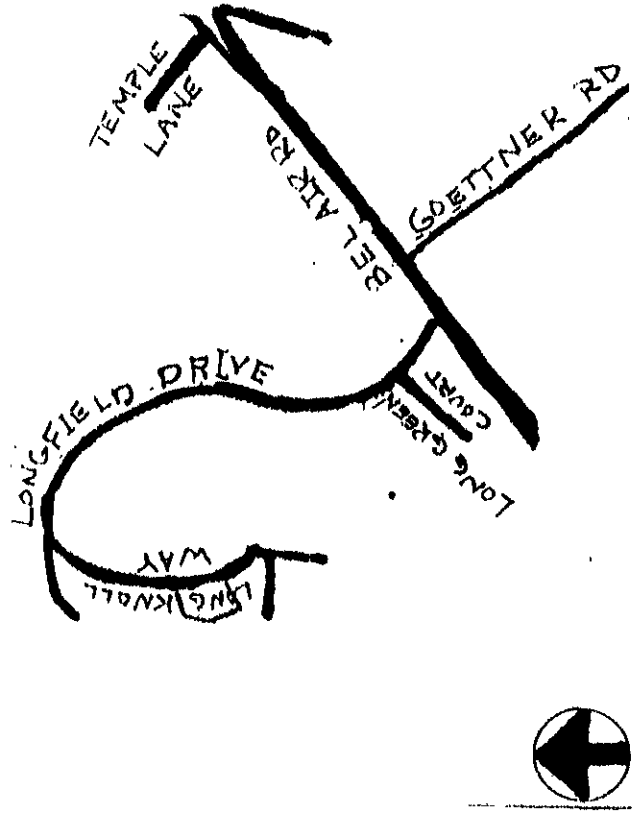
Hearing

Property Address: 12 Long Knoll Way
Subdivision name: Longfield Estates, Phase II
Plat book # 64, Folio # 96, Plat # 2, Lot # 29
Owner: Raphael & Mary Louise Santini



Rev. G.W. #1

North
Date: July 16, 2001
Prepared by: HTC for Bel Air Construction, Inc.
Scale of Drawing: 1" = 50'



Vicinity Map scale 1" = 1000'

LOCATION INFORMATION

Election District: 11
Councilman District: 5
1" = 200" scale map #: NE-14I
Zoning: RC-5
Lot Size: 1.13 acreage square feet

SEWER: ☐ public ☒ private
WATER: ☐ yes ☒ no

Chesapeake Bay Critical Area:
Prior Zoning Hearings: **NONE**
Floodzone C

Non-historic area

ZONING OFFICE USE ONLY!

Reviewed by: *RA*

ITEM #:

026

CASE #:

02-26-A

E 51,000

E 52,500

E 54,000

5

5

R. C. 5

R. C. 5

R. C. 5

R. C. 5

SITE

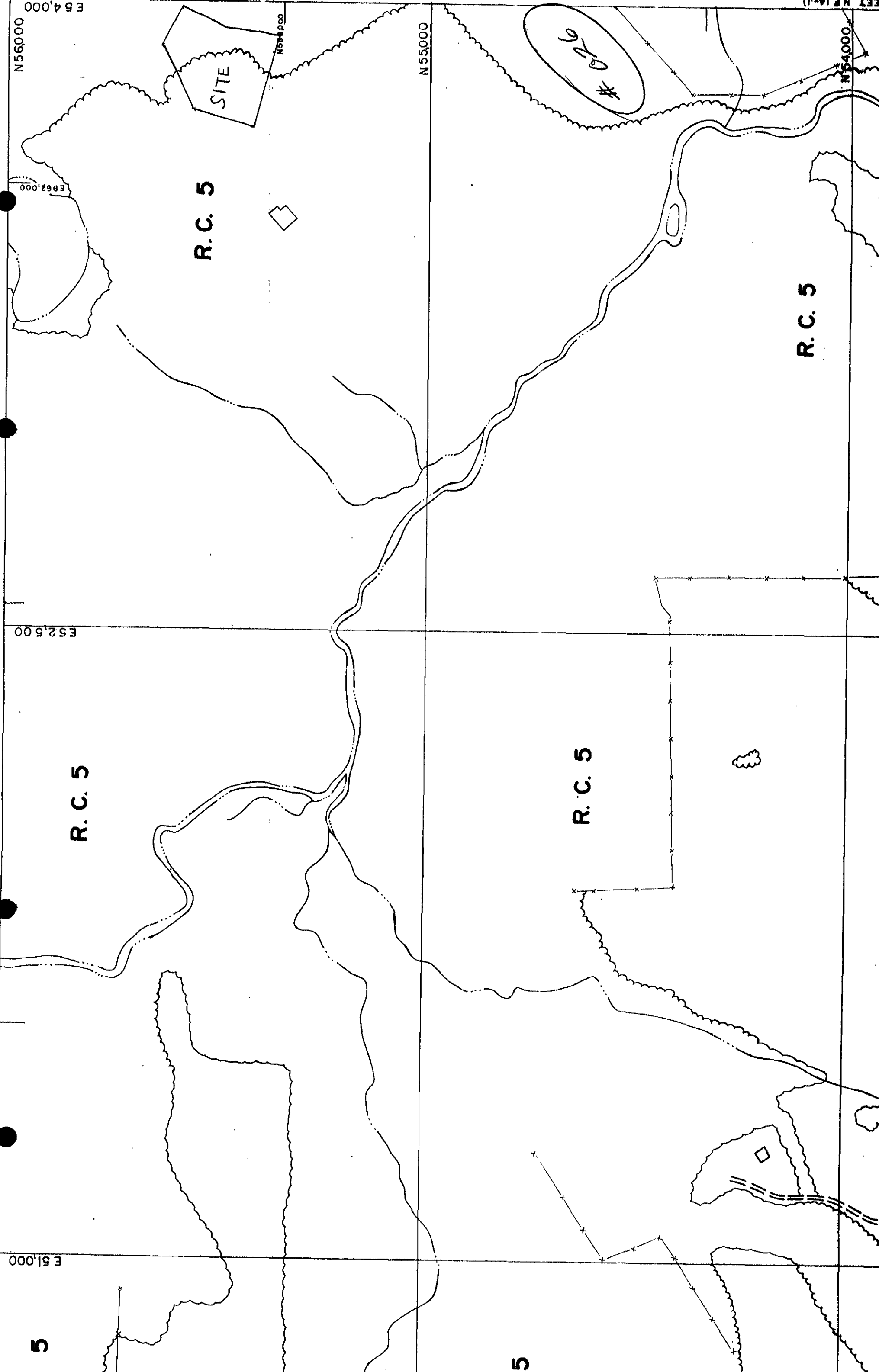
026

N 56,000

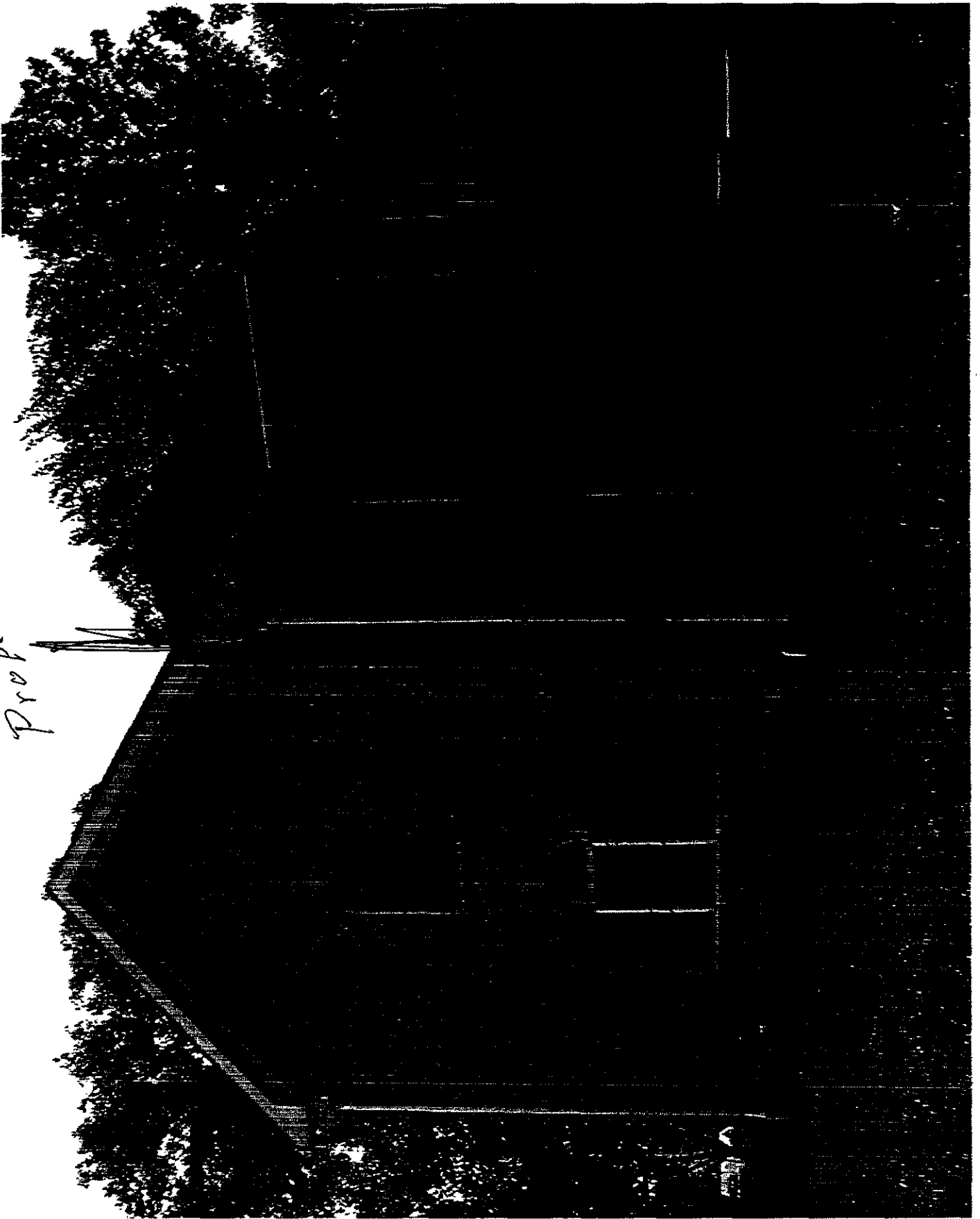
N 55,900

N 55,000

N 54,000



add. 4-20
prob-



LONGFIELD ESTATES HOMEOWNERS ASSOCIATION

ARCHITECTURAL REVIEW PROCESS

As outlined in the covenants of the Longfield Estates Homeowners Association manual, any changes, modifications or additions to structures or site features must be approved by the Architecture Review Board prior to implementation. The purpose of this review is not to exercise absolute control over your home or property but rather to assure basic conformance to the guidelines set forth in our Homeowners/Owners Manual for the mutual benefit of all homeowners.

The information provided by the homeowner should be forwarded to the association president for distribution to the committee.

Below please provide basic information about your proposed project using the categories provided as a guideline.

Name: Santini

Address: 12 Longknoll Way
Kingsville, MD 21087

Phone: 410-817-9013

1. Project Type: (address, landscape, retaining walls, deck, pool, etc)

Additions to house

- REAL

- FUTURE (NORTH SIDE)

} see plans.

2. Brief Description: (materials, color, basic design)

To match existing house

Feb 11/02

LONGFIELD ESTATES HOMEOWNERS ASSOCIATION

ARCHITECTURAL REVIEW PROCESS

3. Anticipated Construction Sequence: (start, completion)

Some time in future

4. Attachments: (site sketch showing location; landscape layout; elevations, etc.)

See plans

5. Additional Comments:

none

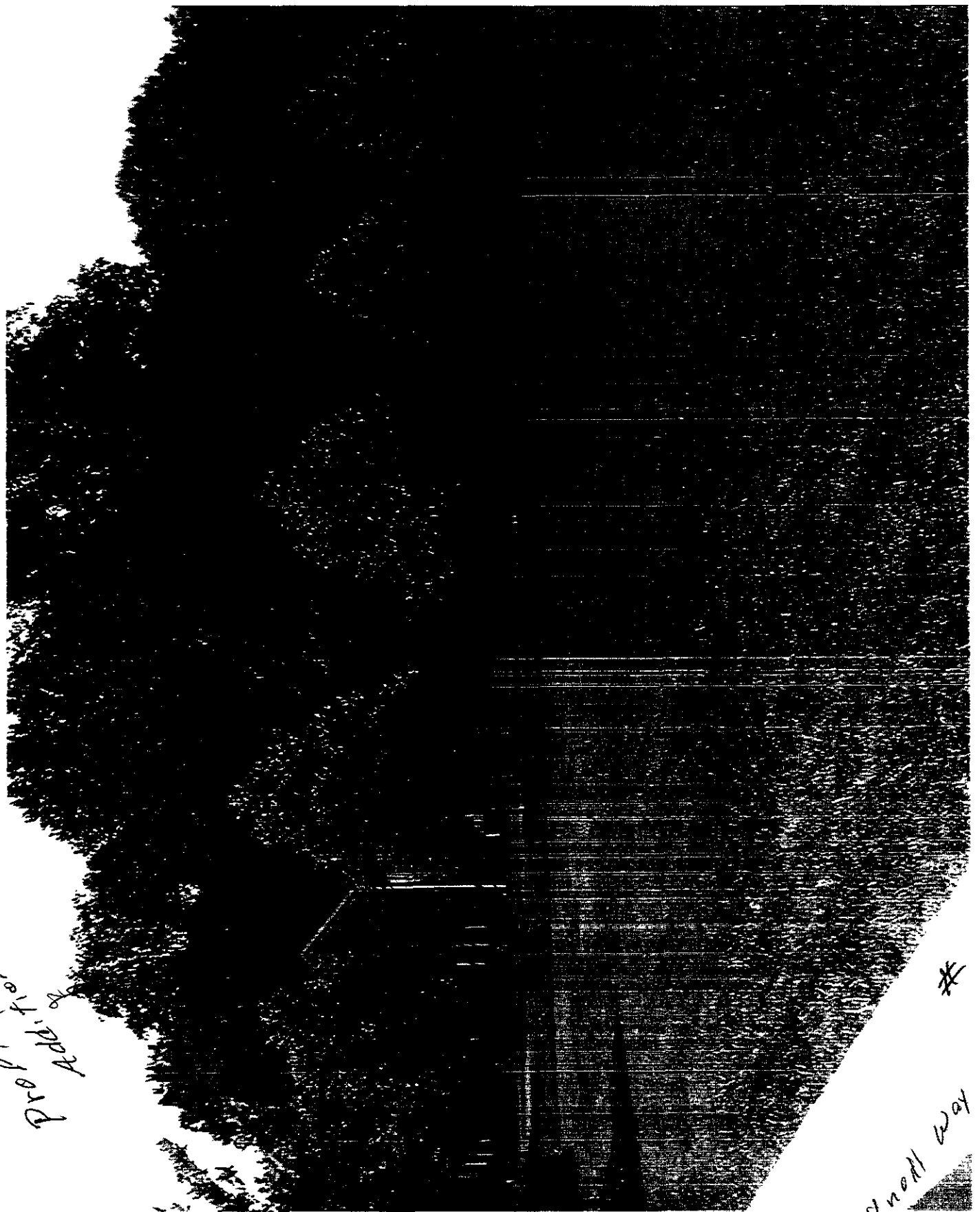
REVIEW BOARD COMMENTS	No Exception	Need Further Information
Keith Walter - 14 Long Knoll Way	KW	
Pat Walter - 4 Longlea Court	PW	
Lou Manchese - 8 Long Knoll Way	LM	
Joe Taylor - 5 Longlea Court	Joe	
John Mulcahy - 20 Long Knoll Way	JM	
Chuck Slusher	CS	

Prop. Addition



026

Address
1000



Long Knoll Way

026

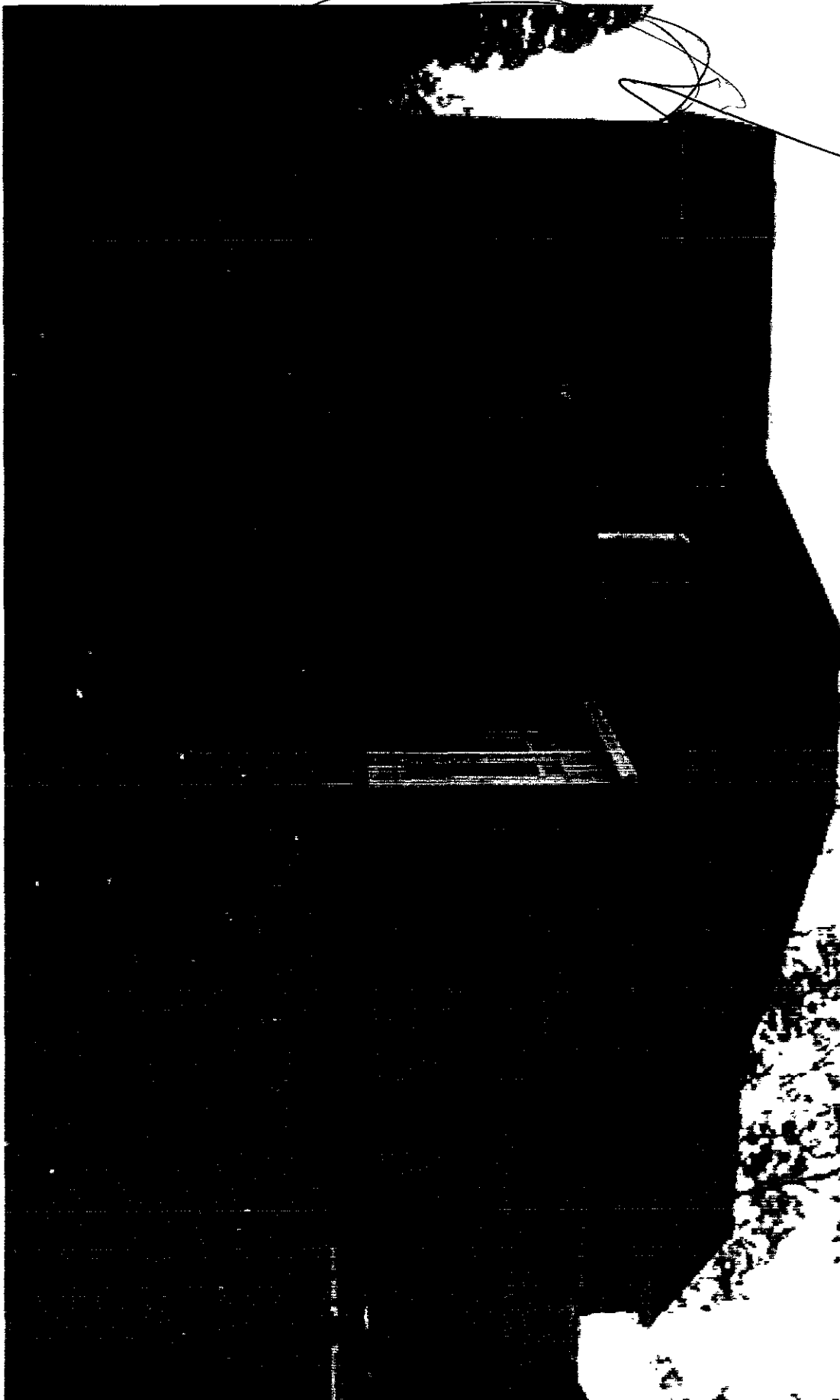
1
Purposed Addition



026

0210
#

Prof. Add. Year



*
026



DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF BELAIR CONSTRUCTION, INC. DEVELOPED FOR THE EXCLUSIVE USE OF BELAIR CONSTRUCTION, INC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF BELAIR CONSTRUCTION, INC. IS PROHIBITED AND MAY BE SUBJECT TO A CLAIM FOR DAMAGES.

PROJECT:

Raphael & Mary Louise Santini
12 Long Knoll Way
Kingsville, Md. 21087

DESIGNER:	REVISION
-----------	----------

DATE: 22 JUNE 2001 11 JULY 2001

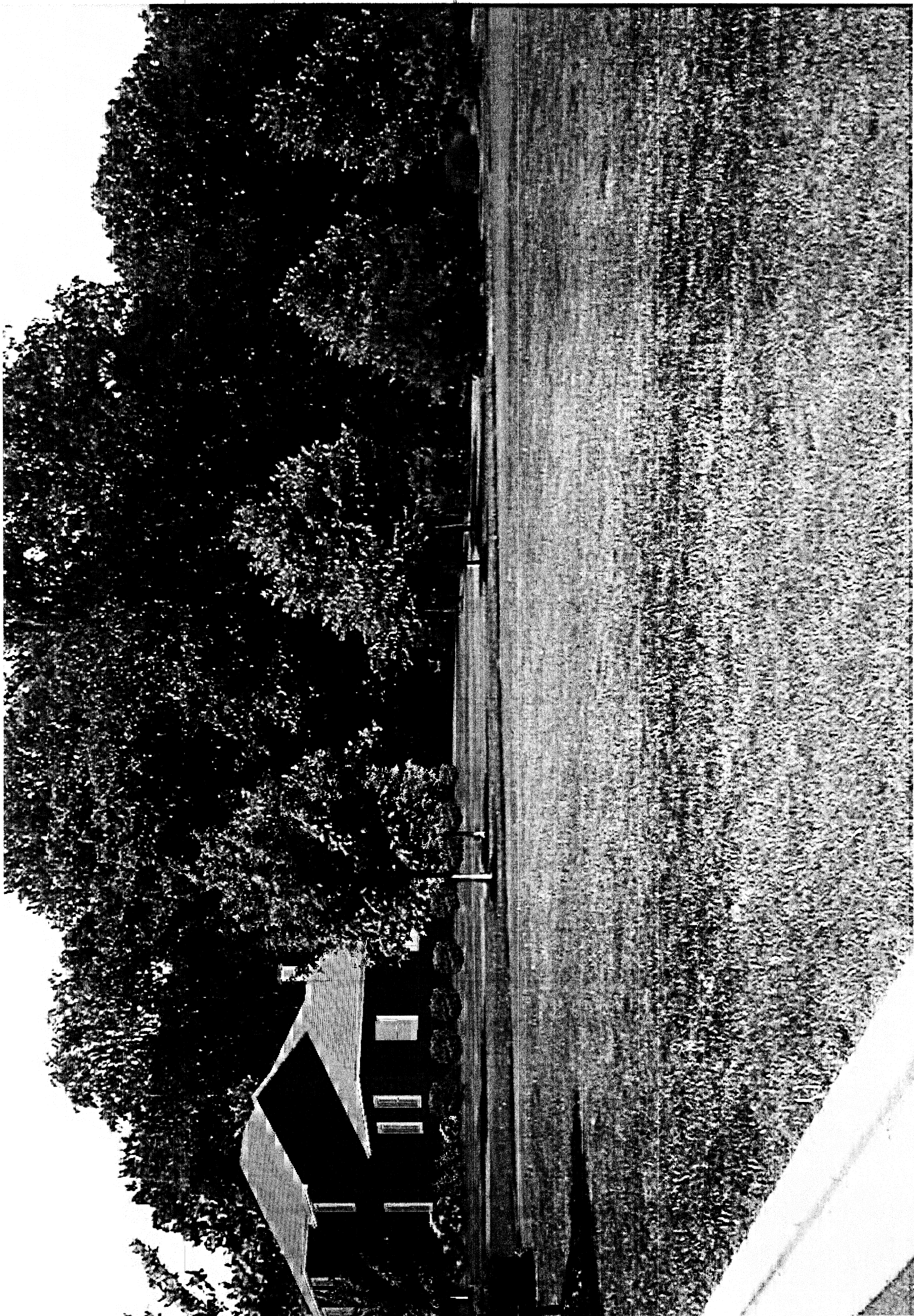
SHEET:

14JULY2000

1. A

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Ref No 3



12/10/14