

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE
11 Kings Glen Court; W/side Kings Glen Ct * ZONING COMMISSIONER
450' W c/line of Glenbauer Road
11th Election & 3rd Councilmanic Districts * FOR
Legal Owner(s): Thomas & Lynn Kneeshaw
Petitioner(s) * BALTIMORE COUNTY
* 03-576-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 25th day of June, 2003, a copy of the foregoing Entry of Appearance was mailed to Paul w Botzler, P.E., P.O. Box 261, Monkton, MD 21111, Representative for Petitioner(s).

RECEIVED

JUN 25 2003

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 11 KINGS GLEN COURT

which is presently zoned R.C. 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the use of the proposed accessory structure (cabana) as a temporary in-law apartment.

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

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print n/a

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print n/a

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Thomas A. Kneeshaw

Name - Type or Print

Signature

Lynn A. Kneeshaw

Name - Type or Print

Signature

11 Kings Glen Ct. 410.592.6369

Address

Telephone No.

Kingsville, MD 21087

City

State

Zip Code

Representative to be Contacted:

Paul W. Botzler, P.E.

Name

P.O. BOX 261 (410) 329.2696

Address

Telephone No.

Monkton, MD 21111

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hrs

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 6-09-03

Case No. 03-576-SPHA

Special hearing to permit special use of accessory structure for the temporary housing of petitioner's elderly, widowed parent with the benefit of being attached to her family.

The existing residence is a two-story structure with a basement, offering no practical solution for a habitable, accessible suite at grade for the elderly parent. The accommodation in any other way would present undue hardship. The accessory structure is located and designed to serve as a pool cabana after the temporary use as housing for the elderly parent.



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 11 KINGS GLEN CT.
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) 400.3 To allow an accessory structure (detached cabana) with a height of 18 ft, in lieu of the maximum permitted 15 ft.

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

see attached.

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 n/a

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print n/a

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Thomas A. Kneeshaw

Name - Type or Print

Signature

Lynn A. Kneeshaw

Name - Type or Print

Signature

11 Kings Glen Ct. (410) 592-6369

Address Telephone No.

Kingsville MD 21087

City State Zip Code

Representative to be Contacted:

Paul W. Botzler, P.E.

Name

P.O. Box 261 (410) 329-2696

Address Telephone No.

Moulton, MD 21111

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING See S.E.

Case No. 03-576-SPHA

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 6-09-03

Variance to permit accessory structure of 18' maximum height in lieu of the required 15'.

The existing residence on the property is of traditional colonial architecture using a characteristically high pitched roof. This extant and unique condition requires that the accessory structure be built using sympathetic roof lines for architectural compatibility. This good planning and design will enhance the appearance of the petitioners improved property and be consistent with that of the subdivision. Providing such appropriate compatibility within the height limitation would present a severe practical difficulty.

Zoning Description:

BEGINNING at a point on the West side of Kings Glen Court which is 50' wide at the distance of 450 feet West of the centerline of Glenbauer Road, which is 50 feet wide; being known as Lot No. 33, Section No. 1, in the subdivision of Glenbauer, as recorded in Baltimore County Plat Book #60, Folio #34, containing 1.85 acres; being also known as 11 Kings Glen Court which is located in the 11th Election District and the 5th Councilmanic District.

576

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Cash No. 25023
03-576-SPHA

DATE 6-09-03 ACCOUNT R-001-006-6150
AMOUNT \$ 130.⁰⁰

RECEIVED FROM: ~~Mr. Kenneth~~ Paul Botzler

FOR: Residential Special Hearing & Variance
zoning from R-50 to R-40. 411 Kings Glen Ct.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PAID RECEIPT

BUSINESS ACTUAL TIME ORG

6/10/2003 6/09/2003 15:29:51

REG 4505 WALKIN - PAEL PAH

>> RECEIPT # 312467 6/10/2003 OFLN

DEPT 5 520 ZONING VERIFICATION

CR NO. 025023

RECEIPT Tot \$130.00

130.00 OK .00 CR

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: #03-576-SPHA

11 Kings Glen Court

W/side of Kings Glen Court, 450 feet west of centerline of Glenbauer Road

11th Election District - 3rd Councilmanic District

Legal Owner(s): Thomas and Lynn Kneeshaw

Special Hearing: to permit the use of the proposed accessory structure (cabana) as an in-law apartment. **Variance:** to permit an accessory structure (detached cabana) with a height of 18 feet in lieu of the maximum permitted 15 feet. **Hearing: Wednesday, August 20, 2003 at 9:00 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) 887-3391.

JT 8/692 Aug 12 C621033

CERTIFICATE OF PUBLICATION

8/14/2003

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 8/12/2003.

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

J. Wilkinson

LEGAL ADVERTISING

Certificate Of Posting

RE: Case NO.: 03-576-S PHA

Petitioner/Developer: THOMAS
E LYNN KNEESHAW / PAUL BOTZLER
P.O BOX 261 MONKTON 21111
Date of Hearing/Closing: 8/20/03

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

Attention:

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
at 11 KINGS GLEN COURT
KINGSVILLE 21087

This sign(s) were posted on 8/5/03
(Month, Day, Year)

Sincerely,

Martin Oble
(Signature of Sign Poster and Date)

MARTIN OBLE

(Printed Name)

506 CASTLESTONE DR

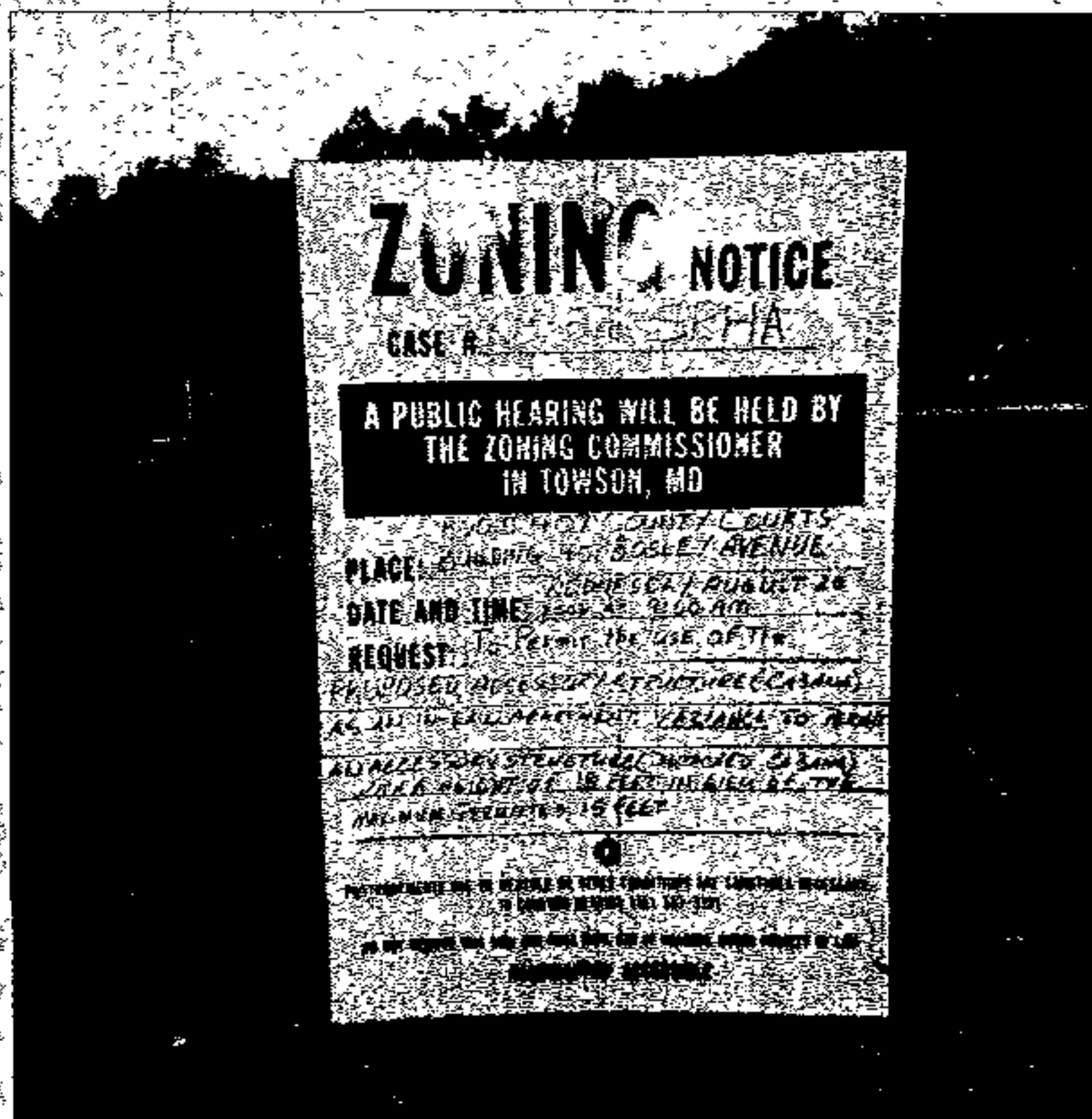
(Address)

BALTO. MD, 21237

(City, State, Zip Code)

410-933-9470

(Telephone Number)



Aug 5, 2003

Martin Oble



Baltimore County
Zoning Commissioner

August 20, 2003

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

Mr. & Mrs. Thomas A. Kneeshaw
11 Kings Glen Court
Kingsville, Maryland 21087

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
W/S Kings Glen Court, 450' W of the c/l Glenbauer Road
(11 Kings Glen Court)
11th Election District – 3rd Council District
Thomas A. Kneeshaw, et ux - Petitioners
Case No. 03-576-SPHA

Dear Mr. & Mrs. Kneeshaw:

This letter is to confirm that the above-captioned matter was postponed in open hearing this date at your request. It is my understanding that you may amend the Petitions and/or your site plan to comply with the regulations. By copy of this letter to the Department of Permits and Development Management, it is requested that the Protestants be notified at such time as amended Petitions are filed and a new hearing date and time is determined.

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Thomas P. Dore, Esquire, 606 Baltimore Avenue, Suite 302, Towson, Md. 21204
Ms. Antonia Chiarico, 8 Kings Glen Court, Kingsville, Md. 21087
Mr. & Mrs. Ray Fioravante, 9 Kings Glen Court, Kingsville, Md. 21087
Mr. Robert Ullrich, 6 Kings Glen Court, Kingsville, Md. 21087
Ms. Mary Ann Powell, 8 Darney Court, Kingsville, Md. 21087
Mr. Joe Spinoso, 10 Darney Court, Kingsville, Md. 21087
Mr. & Mrs. Ken Harrer, 6 Darney Court, Kingsville, Md. 21087
Mr. & Mrs. Giuseppe Marchese, 7 Kings Glen Court, Kingsville, Md. 21087
Mr. Charles T. Spicer, 2 Kings Glen Court, Kingsville, Md. 21087
Ms. Roxanne Bray, 12407 Glenbauer Road, Kingsville, Md. 21087
Department of Permits & Development Management; People's Counsel; Case File

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





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

June 18, 2003

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: 03-576-SPHA

11 Kings Glen Court

W/side of Kings Glen Court, 450 feet west of centerline of Glenbauer Road

11th Election District – 3rd Councilmanic District

Legal Owners: Thomas and Lynn Kneeshaw

Special Hearing to permit the use of the proposed accessory structure (cabana) as an in-law apartment. Variance to permit an accessory structure (detached cabana) with a height of 18 feet in lieu of the maximum permitted 15 feet.

Hearings: Wednesday, August 20, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Thomas and Lynn Kneeshaw, 11 Kings Glen Court, Kingsville 21087
Paul W. Botzler, P.O. Box 261, Monkton 21111

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 5, 2003.**
- (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
Tuesday, August 5, 2003 Issue - Jeffersonian

Please forward billing to:
Thomas Kneeshaw
11 Kings Glen Court
Kingsville, MD 21087

410-592-6369

NOTICE OF ZONING HEARING

Connected
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: 03-576-SPHA

11 Kings Glen Court
W/side of Kings Glen Court, 450 feet west of centerline of Glenbauer Road
11th Election District – 3rd Councilmanic District
Legal Owners: Thomas and Lynn Kneeshaw

Special Hearing to permit the use of the proposed accessory structure (cabana) as an in-law apartment. Variance to permit an accessory structure (detached cabana) with a height of 18 feet in lieu of the maximum permitted 15 feet.

Hearings: Wednesday, August 20, 2003 at 9:00 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: 03-576-SPHA
Petitioner: Thomas A. Kneeshaw
Address or Location: # 11 King's Glen Ct

PLEASE FORWARD ADVERTISING BILL TO

Name: Same
Address: King'sville, Md., 21087
Telephone Number: 410-592-6369



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

August 15, 2003

Thomas Kneeshaw
Lynn Kneeshaw
11 Kings Glen Court
Kingsville, MD 21087

Dear Mr. & Mrs. Kneeshaw:

RE: Case Number: 03-576-SPH, 11 Kings Glen Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 9, 2003.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Paul Botzler, P.O. Box 261, Monkton 21111

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





**Baltimore County
Fire Department**

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

June 17, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: June 17, 2003

Item No.: 570 - 576

Dear Ms..Hart:

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.

7. The Fire Marshal's Office has no comments at this time.

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

cc: File

Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary
Neil J. Pedersen, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6.13.03

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

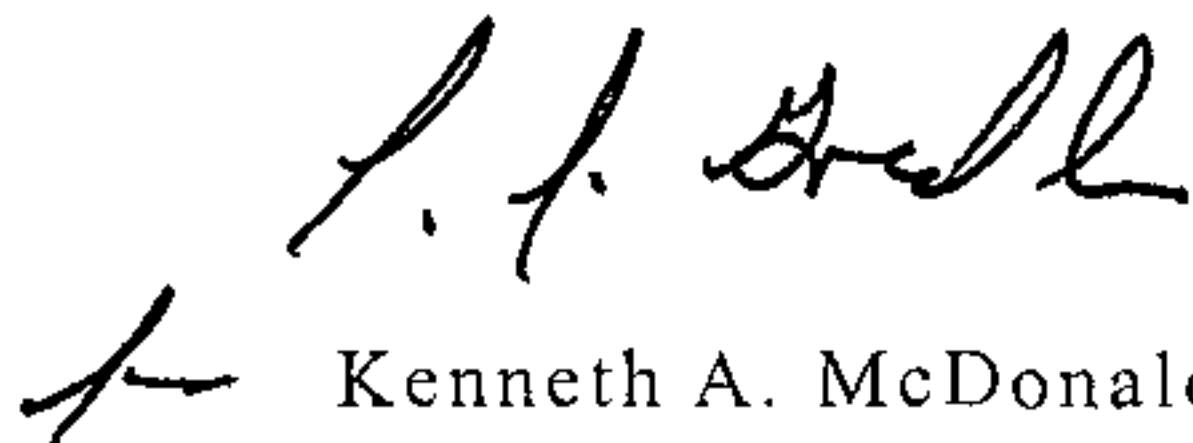
RE: Baltimore County
Item No. 576 JJS

Dear Ms. Hart:

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/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street Baltimore, Maryland 21202 Phone 410.545.0300 www.marylandroads.com

AP
8/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: July 8, 2003

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

SUBJECT: Zoning Advisory Petition(s): **Case 03-576 and 03-577**

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: Kathy Schlabach

AFK/LL:MAC

RECEIVED

JUL - 9 2003

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: June 23, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For June 23, 2003
Item Nos. 570, 572, 573, 574, and 576

The Bureau of Development Plans Review has reviewed the subject-zoning item.

RWB:CEN:jrb

cc: File

motion
FILE

TAMTECH SERVICES, INC.

POST OFFICE BOX 261 MONKTON, MARYLAND 21111

410-329-2696 (F) 410-329-2697 (F)

August 18, 2003

Mr. Larry Schmidt
Zoning Commissioner
Baltimore County

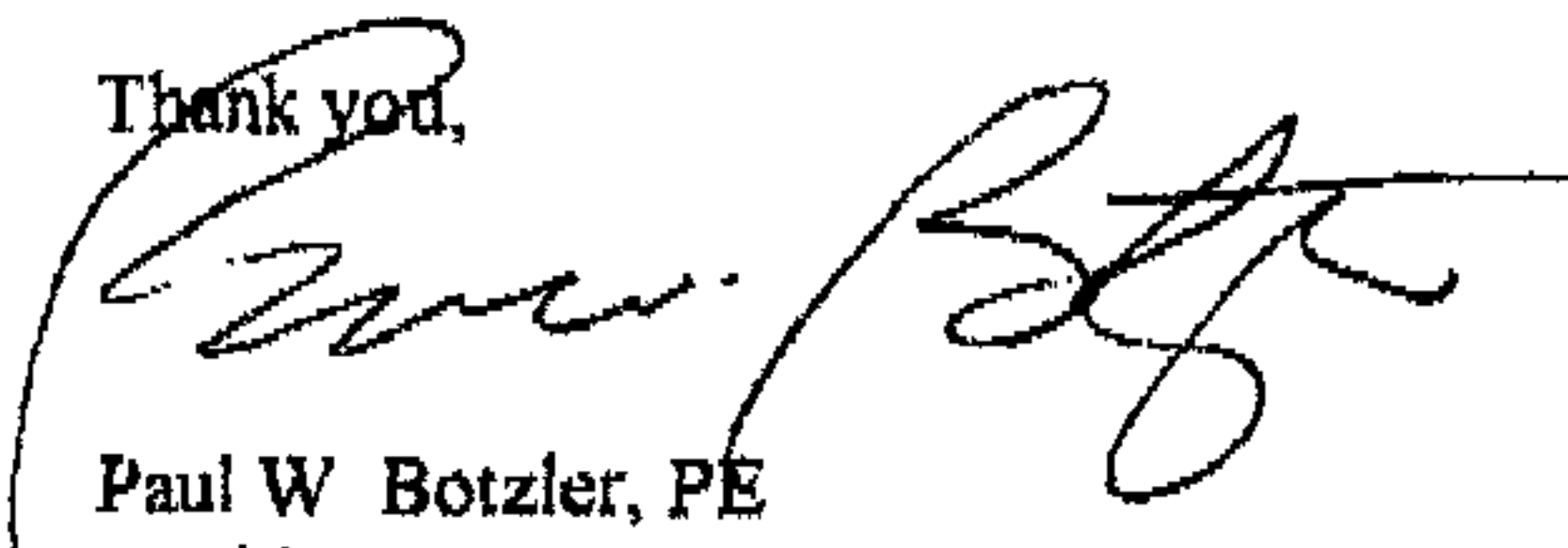
Re: Case No.: 03-576SPHA
11 Kings Glen Court
8-20-03 at 0900

Dear Commissioner:

Please accept this as the Petitioner's request to postpone the hearing of the above referenced case.

We will appear before you on the scheduled time and date in order to confirm our request for postponement.

Thank you,



Paul W Botzler, PE
President
PWB:cas

GLENBAUER
KINGSVILLE, MARYLAND
21087

July 29, 2003

11 Kings Glen Court
Kingsville, MD 21087

Dear Tom and Lynn,

The purpose of this letter is to let you know how we feel about your intended construction project. We recently learned of your intention to build a detached cabana as an in-law apartment. Our understanding is this in-law apartment is for your elderly parent who is currently living with you. While we value you as neighbors and friends and we certainly empathize with your intentions to accommodate your parent, we strongly oppose construction of a detached structure as described in your variance petitions.

The Declaration of Covenants and Restrictions for the Glenbauer community was drawn up for the benefit of the property owners and intended to support maximum property value and ensure a quality environment in which every property owner has an investment. Clearly, your proposed structure is outside the provisions of the Covenants and Restrictions. We, your Glenbauer neighbors, would certainly support alternatives that are permitted under the Covenants and Restrictions and hope you reconsider the proposed construction, as it is currently described.

*John M. Schmitt
Barbara J. Schmitt
Lynn & Tom*

Sincerely,

Residents of GLENBAUER

Harold Thomas
Raymond S. Fiorante
Robert Thibault
Kathy Allrich
Thomas Brey
Madeline 75
John Gerrits
JoAnn Zimmerman
Carol E. Stone
Nancy Fioravante
Inda M. Ford
Roxanne Blair
Raymond J. Schaff
Jo D. Abaele
Bruce C. Spicer
Frank J. [unclear]
Olivia [unclear]
Butter Hart
Cheryl Horner
John [unclear]
Bruce [unclear]
Deborah [unclear]
Ronald Powell
Lauren Turner
Sharon [unclear]
Goni Chiarico
Thomas [unclear]
Anna V. [unclear]

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

June 17, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Room 111, Mail Stop # 1105
Towson MD 21204

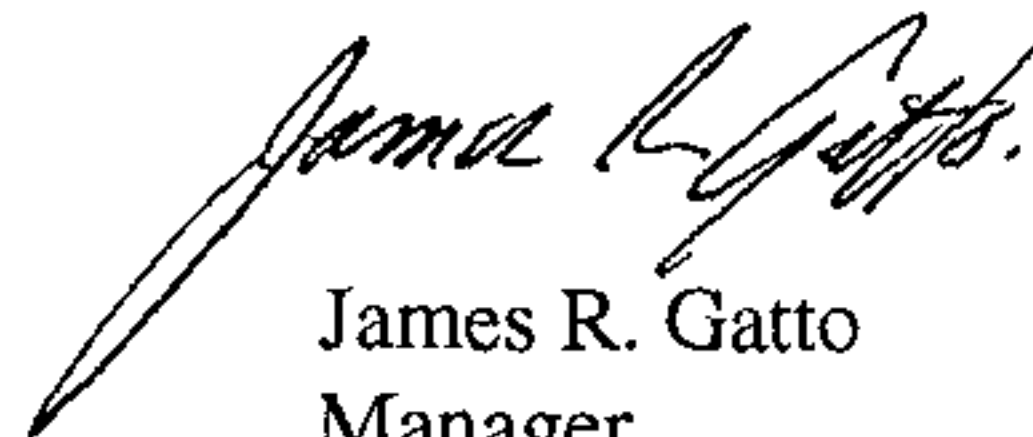
Re: **Zoning Advisory Committee Agenda, 06/23/03 re: case numbers 03-570-A, 03-571-A, 03-572-A, 03-573-SPHA, 03-574-A, 03-575-SPH, 03-576-SPHA**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 06/16/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,



James R. Gatto
Manager
Metropolitan Planning
Planning Services

cc: Mike Nortrup

Case Number 03-576-591A

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

PRINTED NAME	SIGNATURE	DATE
Raymond J. Fioravante	Raymond J. Fioravante	7/29/03
Nancy R. Fioravante	Nancy R. Fioravante	7/29/03
Robert J. Ullrich	Robert Ullrich	7/29/03
Kathy Ullrich	Kathy Ullrich	7/29/03
Tina Ford	Tina M. Ford	7/29/03
Louanne Bray	Louanne Bray	7/29/03
Thomas Bray	Thomas Bray	7/29/03
Raymond J. Schaefer	Raymond J. Schaefer	7/29/03
Joy L. Schaefer	Joy L. Schaefer	7/29/03
Lauren Simpson	Lauren Simpson	7/29/03
Daniel C. Wooden	Daniel C. Wooden	7-29-03
Betty Hart	Betty Hart	7-29-03
Cheryl Harter	Cheryl Harter	7-29-03
Laurel Powell	Laurel Powell	7/29/03
LAURIE TURNER	Laurie Turner	7/29/03
Thomas E. Turner	Thomas E. Turner	07-29-03
Toni Chiarico	Toni Chiarico	7-29-03
THOMAS M. KRISTER	Thomas M. Krister	7-29-03
CHARLES T. SPICER	Charles T. Spicer	7-30-03
SUSAN C. SPICER	Susan C. Spicer	7-30-03
John G. Forkoff	John G. Forkoff	7-30-03
Gerald E. Stone	Gerald E. Stone	7-31-03
Robert K. H.	Robert K. H.	7-31-03
DEBORAH WALPOLE	Deborah Walpole	7/31/03
JEAN GERRITS	Jean Gerrits	7/31/03
FRANK C. GERRITS	Frank C. Gerrits	7/31/03
JOHN ZUKOWSKI	John Zukowski	7/31/03
Bruce Fisher	Bruce Fisher	7/31/03
Lina Vidal	Lina Vidal	7/31/03
Joanne Mold	Joanne Mold	7/31/03
Kirk Hammond	Kirk Hammond	7/31/03
Stephen R. Kips	Stephen R. Kips	7/31/03
JOHN M. SIBISKI JR.	John M. Sibiski Jr.	8/1/03
PATRICIA J. SIBISKI	Patricia J. Sibiski	8/1/03
Giuseppe Marchese	Giuseppe Marchese	8/4/2003
MARVIN O'CONNELL	Marvin O'Connell	8/7/03
Margaret O'Connell	Margaret O'Connell	8/7/03
Janet Dunne	Janet Dunne	8/8/03

PETITION TO OPPOSE REQUESTS FOR VARIANCE AND SPECIAL HEARING
AT 11 KINGS GLEN COURT
KINGSVILLE, MD 21087

SUBDIVISION: GLENBAUER
PLAT BOOK: 60
FOLIO: 34
LOT: 33
SECTION #: 1

OWNERS: Thomas A. and Lynn A. Kneeshaw

PETITION REQUESTS:

Variance

"To allow an accessory structure (detached cabana) with a height of 18ft. in lieu of the maximum permitted 15 ft."

Special Hearing
(second variance)

"The use of the proposed accessory structure (cabana) as a temporary in-law apartment."

ISSUE:

The owners of Lot 33 have requested zoning variances (Zoning Commissioner of Baltimore County) to construct an accessory structure (20'x40'x18') on the Lot to be used as an in-law apartment.

Per Article V, Use and Building Restrictions, Section 1, Land Use of the Declaration of Covenants and Restrictions for the Glenbauer community:

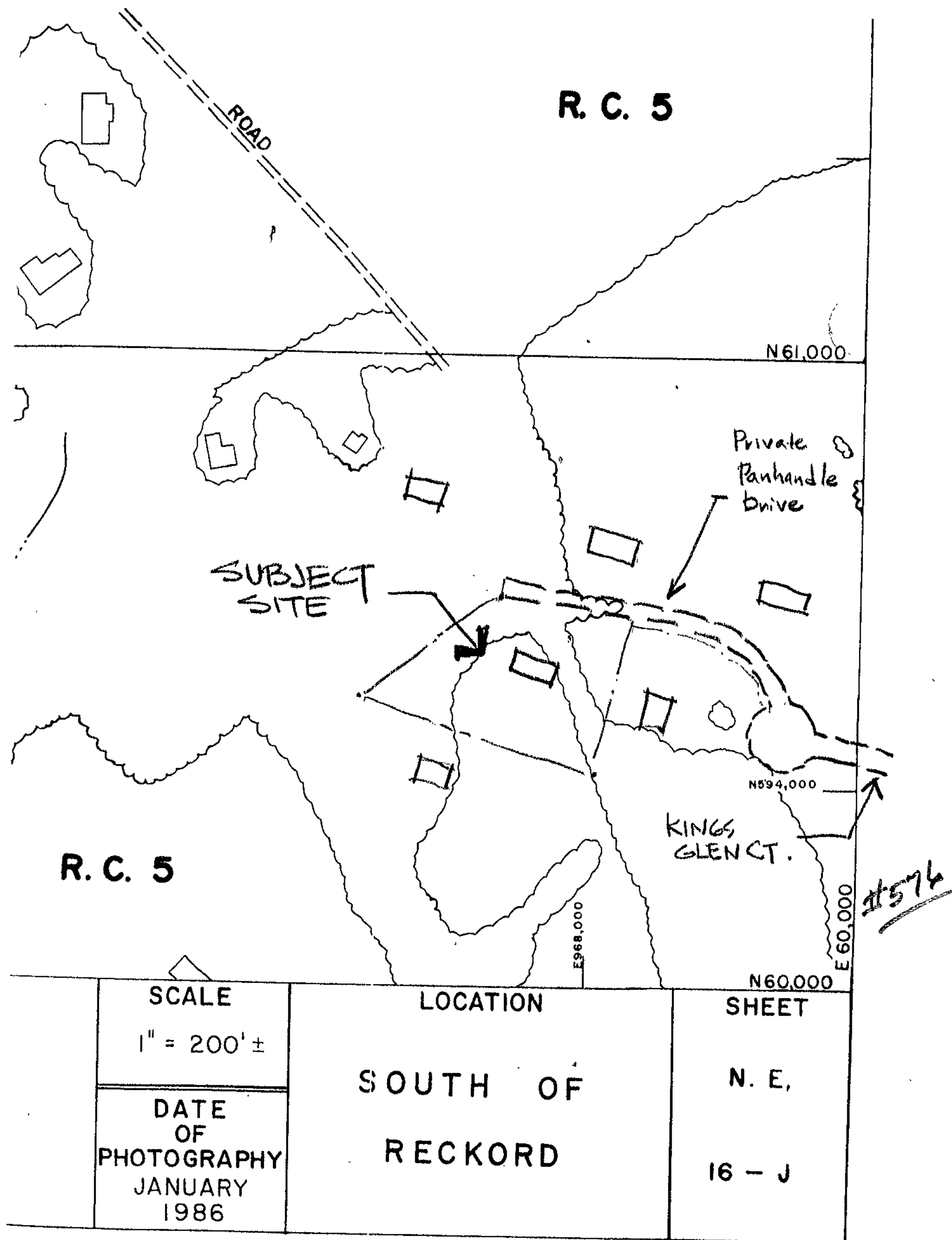
"Lots shown on the Plat shall be used for private residential purposes only and no Dwelling shall be erected, altered, or placed or permitted to remain on any Lot other than one detached Dwelling, said Dwelling designed for single-family occupancy."

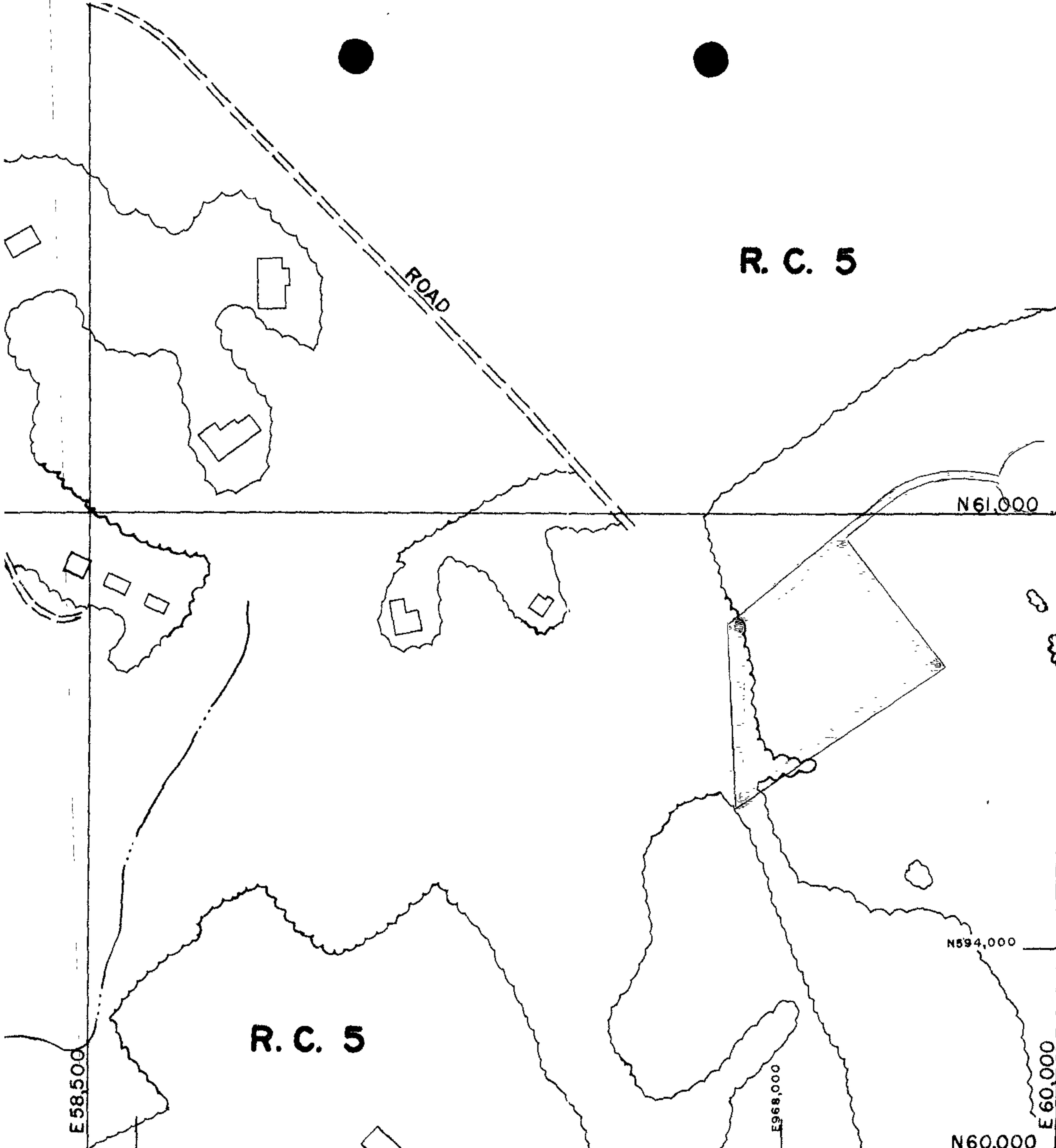
"Single-family occupancy shall not be construed to prevent the erection of a Dwelling with an ATTACHED apartment or living area for use by a Lot Owner or members of the owner's family."

These restrictions and agreements are made for the mutual and reciprocal benefit of each and every Lot in the Subdivision and are intended to support maximum property value and ensure a quality environment in which every property owner has an investment.

The requested Zoning Variances clearly violate the Declaration of Covenants and Restrictions for the Glenbauer community.

Therefore, the undersigned residents of the Glenbauer community strongly object to and oppose the proposed variances.





R. C. 5

R. C. 5

ROAD

N61,000

N594,000

N60,000

E58,500

E58,000

E60,000

SCALE

1" = 200' ±

LOCATION

**SOUTH OF
RECKORD**

SHEET

N. E,

16 - J

ITEM #576

DATE

OF

PHOTOGRAPHY

JANUARY

1986

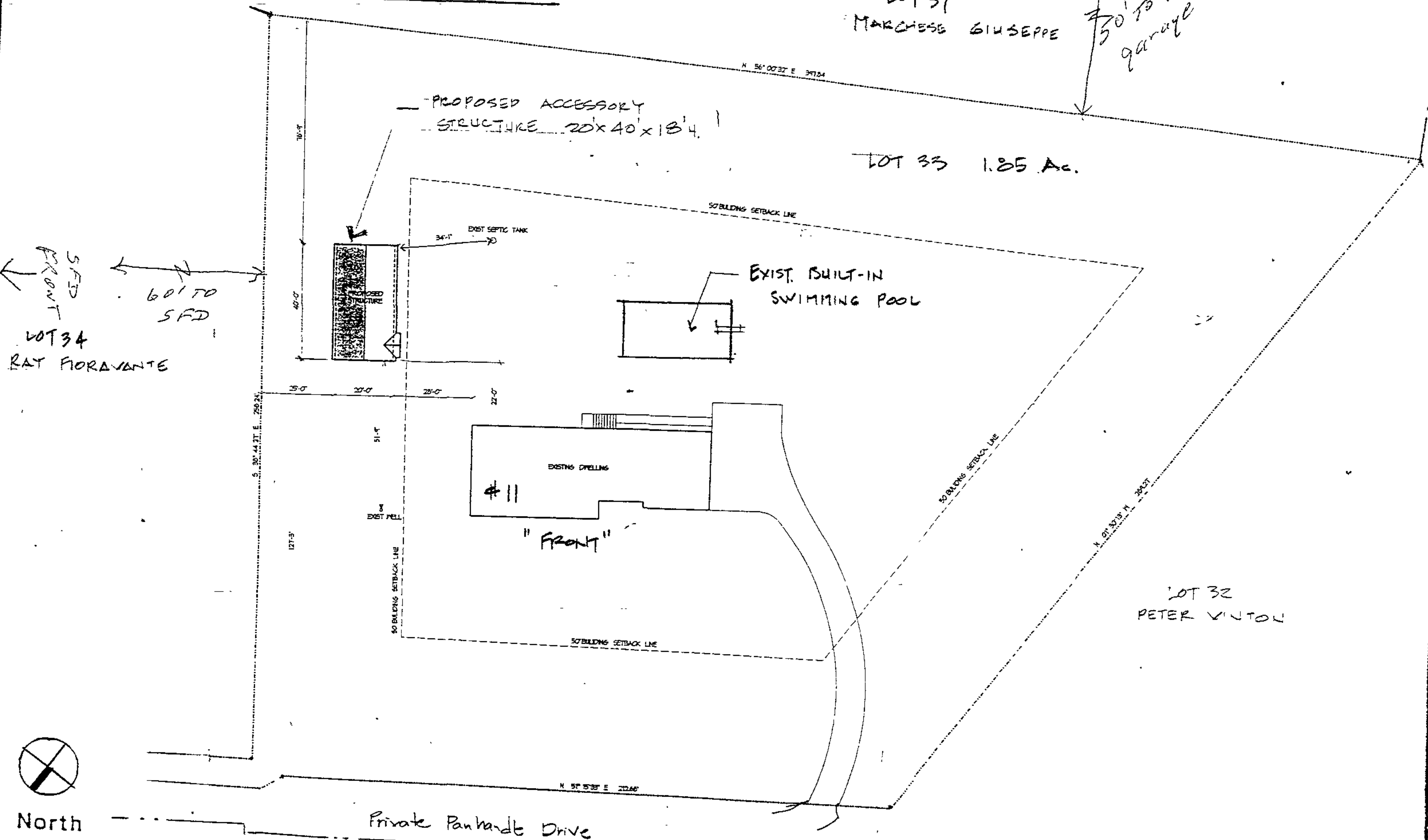
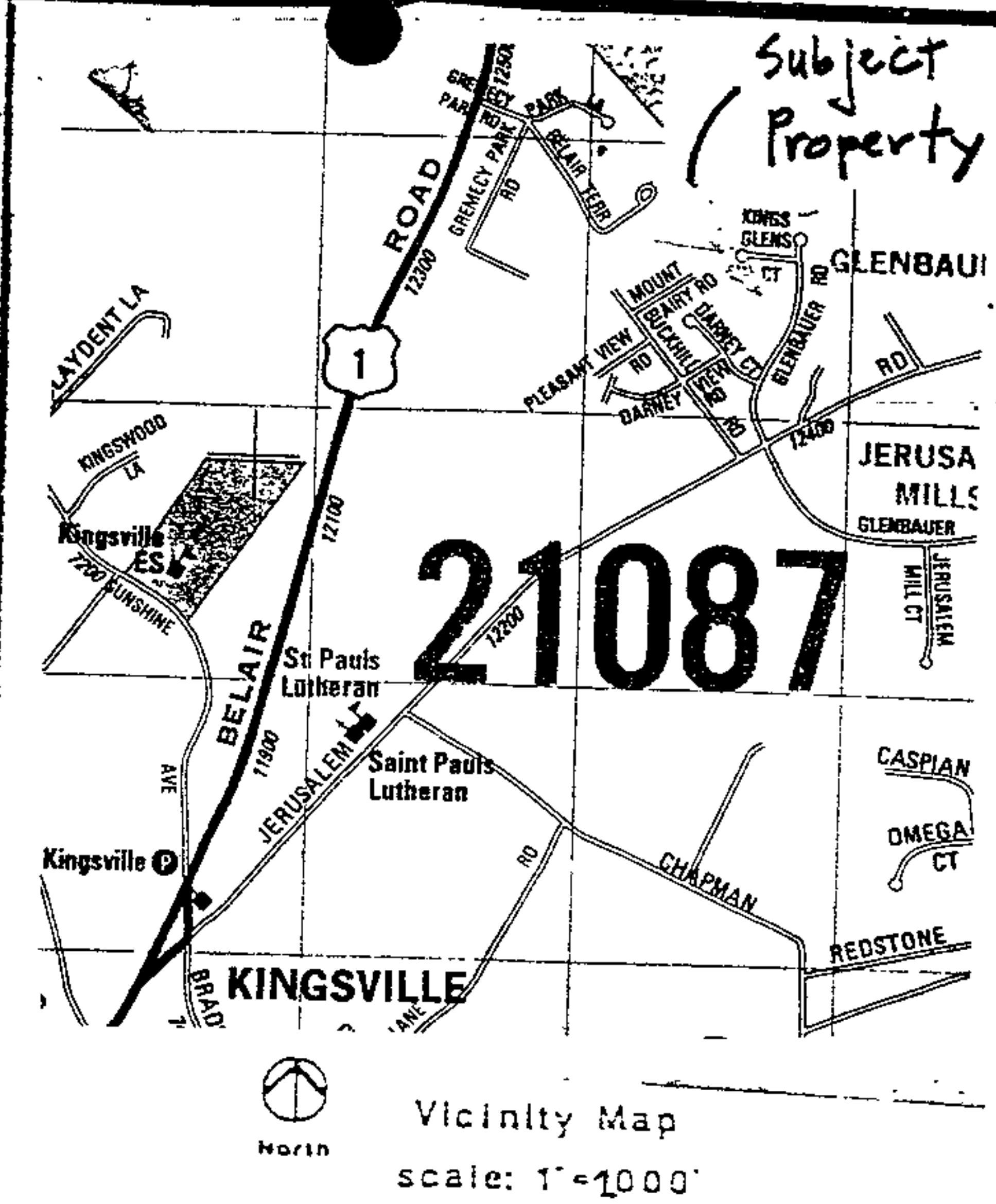
Plat to accompany Petition for Zoning Variance Petition & Special Hearing

PROPERTY ADDRESS: 11 KINGS GLEN COURT

Subdivision name: Glen Bauer

plat book# 40, folio# 34, lot# 33, section# 1

OWNER: Thomas A. and Lynn A. Kneeshaw



LOCATION INFORMATION

Election District: 11

Councilmanic District: 3

1"=200' scale map#: NE 16-J

Zoning: R.C.5

Lot size: 1.85 acreage 80586 square feet

	public	private
SEWER:	☐	☒
WATER:	☐	☒
Chesapeake Bay Critical Area:	☐	☒
Prior Zoning Hearings:	none	

Zoning Office USE ONLY!

reviewed by: ITEM #: 576 CASE#:

North

date: 5.10.03

prepared by: Paul W. Botzko, P.E.