IN RE: PETITION FOR VARIANCE
S/S of W. Kingston Park Road,
403 ft. SE of Kingston Road
15th Election District
6th Councilmanic District
(64 W. Kingston Park Lane)

Jill Leslie Knauff
Petitioner

- BEFORE THE
- \* DEPUTY ZONING COMMISSIONER
- \* OF BALTIMORE COUNTY
- \* CASE NO. 04-042-A

# FINDINGS OF FACT AND CONCLUSIONS OF LAW

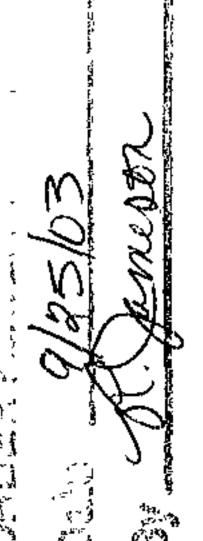
This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Jill Leslie Knauff. The Petitioner is requesting approval of an undersized lot and variance relief for property located at 64 W. Kingston Park Lane in the Middle River area of Baltimore County. The variance request is from Section 1B02.3.C.1 (chart) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit 8 ft. side yard setbacks and 44 ft. width of lot at the front building line in lieu of 10 ft. side yards and 55 ft. width and to permit an undersized lot.

The property was posted with Notice of Hearing on September 8, 2003, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on September 9, 2003 to notify any interested persons of the scheduled hearing date.

### Applicable Law

Section 307 of the B.C.Z.R. - Variances.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in



residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

### **Zoning Advisory Committee Comments**

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Department of Environmental Protection & Resource Management (DEPRM) dated August 28, 2003 stating that the Petitioner must comply with the Chesapeake Bay Critical Area Regulations, a copy of which is attached hereto and made a part hereof.

### Interested Persons

Appearing at the hearing on behalf of the variance request were Jill Leslie Knauff, property owner and Jimmy Sikes. There were no protestants or others in attendance. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

### Findings of fact and conclusions of law

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.213 acres of land, more or less, (9278 sq. ft.) zoned D.R.5.5. As such the lot is controlled by the development standards for small lots or tracts (Section 1B02. 3.C 1) which dimensions this lot meets except as to the width of the lot.



The subject lot was laid out many years ago to be 44 foot wide. Petitioners testified that they believed the lot was laid out before the DR 5.5 zoning was applied. In addition they testified that they could not obtain land adjacent to the lot so as to meet the regulations.

They also testified that the existing home on the property was in poor condition prior to hurricane Isabel that struck the area in late September 2003. Storm surge water from the hurricane entered the home 2 ½ feet into the living area ruining many of their possessions. In addition, they were told by the FEMA inspector that the house was condemned and needed to be razed because the floors were collapsing due to damage done to the concrete piers on which the home is built.

They also presented a plan for a new home which was 28 ft. wide and commensurate with the new homes on either side of this property. They testified that owners were replacing the shore homes in the area with larger modern homes. Petitioners testified that it would be a practical difficulty and unreasonable hardship to reduce the width of the home to 24 ft. which would avoid the variance as this reduction would eliminate the central hallway or so reduce the size of the rooms as to be impractical. They also noted with photographs that the new homes in the area were much similar to their proposed home in size and width.

I find there are special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations was requested. Finally, I find that the requested variances can be granted in strict harmony with the spirit and intent of said regulations, and in a manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED, this <u>as</u> day of September, 2003, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1B02.3.C.1 (chart) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit 8 ft. side yard setbacks and 44 ft. width of lot at the front building line in lieu of 10 ft. side yards and 55 ft. width and to permit an undersized lot, be and it is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition;
- 2. The Petitioner must comply with the recommendations made by DEPRM in their ZAC comment dated August 28, 2003, a copy of which is attached hereto and made a part hereof;
- 3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj

## Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



# Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

September 25, 2003

Ms. Jill Leslie Knauff 64 W. Kingston Park Lane Baltimore, Maryland 21220

Re: Petition for Variance Case No. 04-042-A

Property: 64 W. Kingston Park Lane

Dear Ms. Knauff:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

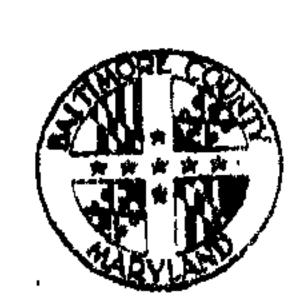
Deputy Zoning Commissioner

JVM:raj Enclosure

c: Bonnie L. Buerhaus 9922 Nearbrook Lane Baltimore, MD 21234



Visit the County's Website at www.baltimorecountyonline.info



# Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at 64 1/65 / Kingson Park (ar which is presently zoned DR5.5.

This Petition shall be filed with the Department of Permits (owner(s) of the property situate in Baltimore County and which is	and Development Management. The undersigned legal described in the description and plat attached hereto and
owner(s) of the property situate in Baltimore County and which is made a part hereof, hereby petition for a Variance from Section (see Formula Section (see	17502. SCI (CUANT.) To
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TEMMIT AN UNDERSITED LOT)	
of the Zoning Requistions of Baltimore County, to the zoning lay	y of Baltimore County, for the following reasons through
In order to construct a house the	et contorns (o adjuction t set backs
In order to construct a house the construction w/ enough "living" spe would be unacceptable to need to	to be changed.
Property is to be posted and advertised as prescribed by the zon it, or we, agree to pay expenses of above Variance, advertising, posting regulations and restrictions of Baltimore County adopted pursuant to the	ning regulations.
	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the properly which is the subject of this Petition.
Cambridge Check Check of the Color of the Co	Legel Owner(s):
Contract Purchaser/Lesses:	Jul Leslie KNAUtt
	Name · Aype or Print ()
Name - Type or Print	To Leslie March
	Signature
Signature	
Address	Name - Type or Print
State Zip Code	Signature
City	1011 KINDSTON MAK LANE 6863411
Attorney For Petitioner:	Address 7 7
·	Baltimore MARYLAND QUAR ZID COOI
Name - Type or Print	City
	Representative to be Contacted:
Signature	Brechous
	Name 1 1 (UD V/ 1-172
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Address Telephone No.	ADDITION 11 11021
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()4.042-A

BALTIMORE COUNTY, MARYLAND  OFFICE OF BUDGET & FINANCE  MISCELLANEOUS RECEIPT
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AMOUNT \$ 115 CC
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FOR: RES. VAR. & UNDERSTREDLETTIES.
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PAID RECEIPT

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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 fo lows:

Case: #04-042-A
64 W. Kingston Park Lane
S/side of Kingston Park Road, 403 feet southeast of Kingston Road
15th Election District — 6th Councilmanic District
Legal Owner(s): Jill Leslie Knauff
Variance: to permit 8 feet side yards, and 44 feet width of lot at front building line in lieu of 10 feet sides and 55 feet width and to permit an undersize lot.
Hearing(s): Wednesday, September 24, 2003, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

Avenue.

LAWRENCE E. SCHMIDT

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

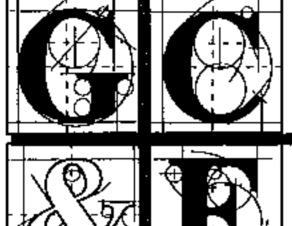
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391

JT 9/675 Sep 9

C625499

# CERTIFICATE OF PUBLICATION

9/11,2003
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 99 ,2003.
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
□ NE Booster/Reporter
☐ North County News
S. Wilkinger_
LEGAL ADVERTISING



# Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906



Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

### **CERTIFICATE OF POSTING**

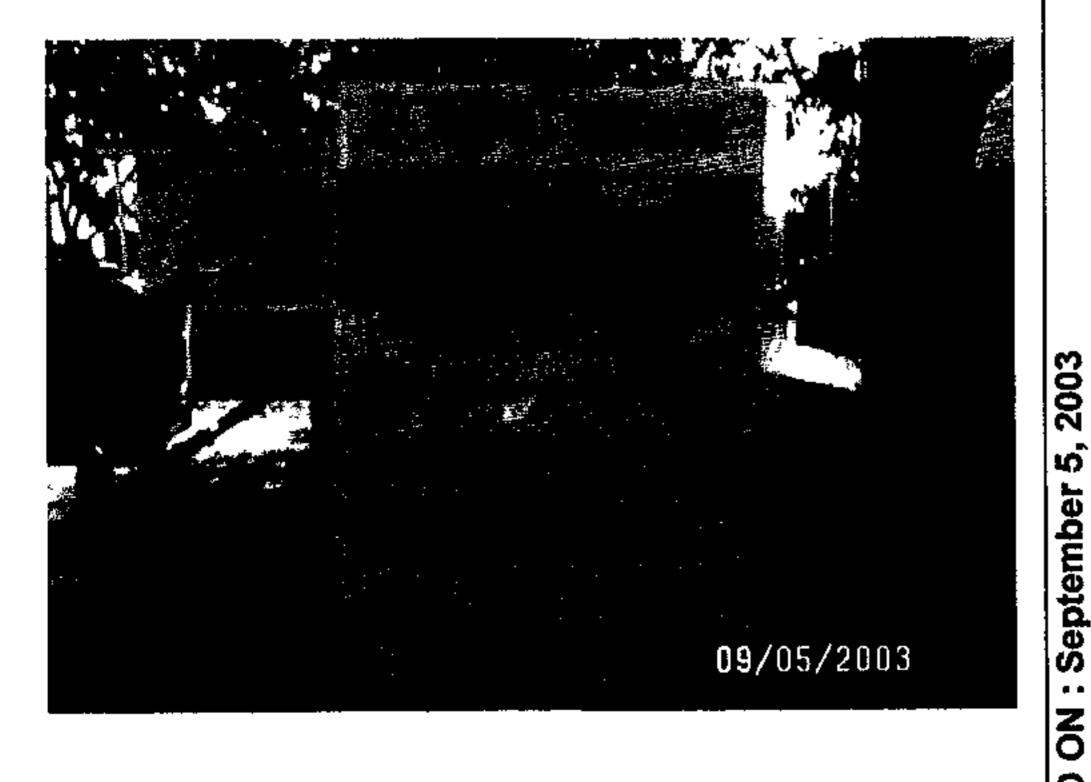
RE: CASE # 04-042-A
PETITIONER/DEVELOPER:
Jill Leslie Knauff
DATE OF HEARING:
September 24, 2003

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM 111 111 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

ATTENTION: REBECCA HART

**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



### **LOCATION:**

64 W. Kingston Park Lane S/side of Kingston Park Road, 403 feet southeast of Kingston Road

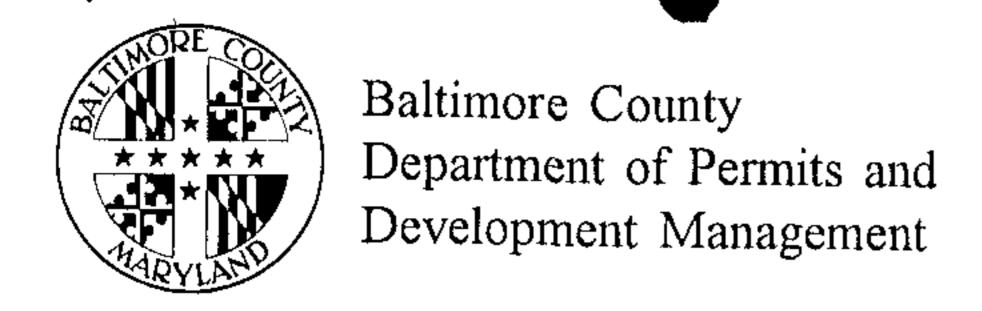
DATE:

September 8, 2003

SIGNATURE OF SIGN POSTER

**BRUCE DOAK** 

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX



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

Fax: 410-887-5708

August 7, 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: 04-042-A

64 W. Kingston Park Lane

S/side of Kingston Park Road, 403 feet southeast of Kingston Road

15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owner: Jill Leslie Knauff

Variance to permit 8 feet side yards, and 44 feet width of lot at front building line in lieu of 10 feet sides and 55 feet width and to permit an undersize lot.

Hearings:

Wednesday, September 24, 2003, at 9:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue

Muthy Kotroco Timothy Kotroco

Director

TK:klm

C: Jill Leslie Knauff, 64 W. Kingston Park Lane, Baltimore 21220 Bonnie Buerhas, 9922 Nearbrook Lane, Baltimore 21234

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 9, 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, September 9, 2003, Issue - Jeffersonian

Please forward billing to:

Jill Knauff 64 W. Kingston Park Lane Baltimore, MD 21220

410-686-3477

### 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: 04-042-A

64 W. Kingston Park Lane

S/side of Kingston Park Road, 403 feet southeast of Kingston Road

15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owner: Jill Leslie Knauff

Variance to permit 8 feet side yards, and 44 feet width of lot at front building line in lieu of 10 feet sides and 55 feet width and to permit an undersize lot.

Hearings:

Wednesday, September 24, 2003, at 9:00 a.m., in Room 407, County

Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

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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

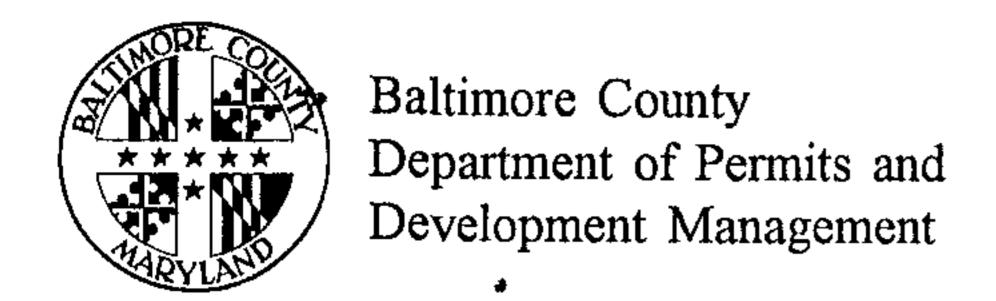
### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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:
Petitioner: Dill Les lie Knauff  Address or Location: 64 West Kingston Park Lane  Bultimore, Md. 21220
PLEASE FORWARD ADVERTISING BILL TO:  Name: J. I Knayff  Address: 64 W. Kingston Park Lane  Batimore, Ma. 21220
Telephone Number: (4/0) 686-3477  any questions or problems w/ add, please contact Bonnie L. Buerhous Revised 2/20/98-SCJ (4/0) 661-0736



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

September 18, 2003

Jill Leslie Knauff 64 W. Kingston Park Lane Baltimore, MD 21220

Dear Ms. Knauff:

RE: Case Number: 04-042-A, 64 W. Kingston Park Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 24, 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,

W. Carl Richards, Jr. Supervisor, Zoning Review

U. Callibal)

WCR:klm

Enclosures

c: People's Counsel Bonnie Buerhas, 9922 Nearbrook Lane, Baltimore 21234

# BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:	Tim Kotroco
FROM:	R. Bruce Seeley 265 121
DATE:	August 28, 2003
SUBJECT	: Zoning Item <u>42</u> Address <u>64 W. Kingston Park Lane (knauf Property)</u>
Zo	ning Advisory Committee Meeting of August 4, 2003
Th	e Department of Environmental Protection and Resource Management has no nments on the above-referenced zoning item.
an	e Department of Environmental Protection and Resource Management requests extension for the review of the above-referenced zoning item to determine the ent to which environmental regulations apply to the site.
X_The	e Department of Environmental Protection and Resource Management offers following comments on the above-referenced zoning item:
	Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
	Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
	Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
Ado	ditional Comments:

Date: August 28, 2003

Reviewer: Keith Kelly

State Driven to Excel

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

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

JRA

MILLEY LAND DEPARTMENT OF TRANSPORTS OF A

Date: 8.5.03

Baltimore County

Item No. 042

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

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.

RE:

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



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 August 6, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: August 4, 2003

Item No.:

034, 036-045042

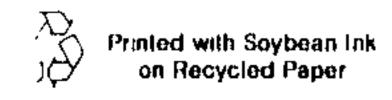
Dear Ms. Hart:

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



# BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management RECEIVED August 14, 2003

AUG 1 5 2003

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

ZONING COMMISSIONER

Zoning Advisory Petition(s): Case 04-042, and 04-048 and 04-053

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.

AFK/LL:MAC

### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM: Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

**SUBJECT:** Zoning Advisory Committee Meeting

For August 11, 2003

Item No. 042

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

**DATE:** September 25, 2003

Flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the floodplain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with requirement of BOCA Inter. Building Code adopted by the County.

RWB:CEN:jrb

cc: File

## BALTIMORE COUNTY, MARYLAND

### Inter-Office Memorandum

TO:

FILE

DATE: December 22, 2003

FROM:

John V. Murphy

Deputy Zoning Commissioner

SUBJECT: Case No. 04-042-A

Property: 64 W. Kingston Park Lane

Petitioner: Jill Leslie Knauff

Jim Sykes called concerning the problem he is having building a house in accordance with Case No. 04-042-A. Apparently, stairs to the house need to be added but his building permit will not allow stairs outside the building envelope.

I told him that I no longer have jurisdiction over the case. He should look at Section 301.2 of the Baltimore County Zoning Regulations where "bump outs" are allowed. Hopefully, this will resolve his issue, but if not, he can send a "spirit and intent" letter to the Department of Permits & Development Management asking for such interpretation. If all else fails, he can apply for a special hearing.

JVM:raj

Sent By			Aug 3 1	D:28AM;	Page 1/1
tw.	பாச்பம், பாம்ச் of Planning & கொள்ளமூழ் Conse Attention: Jeffrey Long	rvation	Fermit	or Case No	4041
	County Courts Building, Room 406				
	401 Bosley Avenue Towson, MD 21204				
<b>CD 0.14</b>			,	Residential Proces	
FROM:	Amoid Jablon Director Department of Permits & Development Managen	4 <b>1</b>			~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
	makermon on course or beactobusing Managett	ាធ្លារ	•	Accepted by Date 77-	(1) (1)
RE:	Undersized Lots			LASILIS	
Pursuant the Office	to Section 304 2 (Baltimore County Zoning Regulations of Planning and Community Conservation prior to this o	effective June 25, 1992, b	his office is requesi	ing recommendatio	ns and comments from:
	MAPPLICANT SUPPLIED INFORMATION  Donnie Duerhaus 99,22	Nearbook (	une sal	1. 21234 (4)	10)66/-0736
	LOS Address 64 Wast Kingston Park	Andress  Andress  Andress  Andress  Andress  Andress  Andress	5 Councilmanic D	strict Square	Feet 92755
Lot Loca	tion NESW(side)corner of W. himston Tar	Lune 900	_test from N E S/V	Scorner of Cent	er line of right
Land Ov	oner Sill Leslie Knauff	tet)	₩ NuN thuoppA xBT		(street)
Address	64 West Kingston Park Lan	re 21220	•		86-3477
CHECKLI	STOF MATERIALS- (to be submitted for design review	by the Office of Planning a			<del></del>
	FILLED IN BY ZONING REVIEW, DEPARTMENT OF		MENT MANAGEM	ENT ONLY!	
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2 Permit	Application Ferrance Co				
3. Site Pla Prope			e		
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		i L	Manager W. and J. C.	أل	
		OFF	ICE OF PLA	NNING!	

RE: PETITION FOR VARIANCE

64 W Kingston Park Lane; S/side Kingston
Park Lane, 403' SE Kingston Road

15<sup>th</sup> Election & 6<sup>th</sup> Councilmanic Districts
Legal Owner(s): Jill Leslie Knauff
Petitioner(s)

\* BEFORE THE

ZONING COMMISSIONER

\* FOR

BALTIMORE COUNTY

\* 04-042-A

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

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 8<sup>th</sup> day of August, 2003, a copy of the foregoing Entry of Appearance was mailed to, Bonnie L Buerhaus, 9922 Nearbrook Lane, Baltimore, MD 21234, Representative for Petitioner(s).

RECEIVED

AUG 0 8 2003

Per....

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

# Department of Permits and Development Management

Development Processing County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204



# Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

October 22, 2003

Jill Knauff 64 West Kingston Park Lane Baltimore, MD 21220

RE: 64 West Kingston Park Lane; 15th Election District; Spirit & Intent case # 04-042-A

Dear Ms. Knauff:

Your recent letter to Timothy Kotroco, Director – PDM, was forwarded to me for reply. You are requesting for a determination that a set of steps and walkway to a side entrance are within the Spirit and Intent of the subject case referenced above. The steps and walkway were omitted from the site plan that was submitted with your petition.

If your proposed steps do not project more than 4'X10' into the side yard, then your request would meet the Spirit and Intent of the variance relief granted in case #04-0452-A. There are no zoning regulations governing sidewalks. This proposed side entrance cannot serve as the principal or main entrance to your home because it will change the orientation of the house and its related setbacks, and as a result, would require another variance.

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

BR



To: Bamo 10/12/03

### Director of Zoning, Mr. Timothy Kotroco

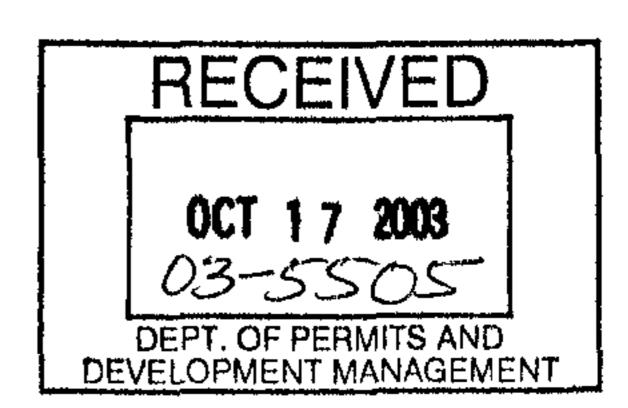
Dear Mr. Kotroco

In regards to zoning case # 04-042-a, it was our intent to have steps and walkway to the entrance door at the side of the house. I'm not sure why it wasn't on the original drawings, you would need steps to get in to this entrance. These steps will be the main entrance for anyone who doesn't park under the house. The walkway needs to be wide enough so that a wheel chair will be able to pass. My house was deemed unlivable by Fema after hurricane Isabel. We are living with my parents while waiting to rebuild. I am also waiting for Baltimore Co. inspectors to evaluate the condition of the house to see if it will be condemned.

Access is available to the back yard by going thru the lower level. There will be garage doors at both ends for safety reasons. My neighbors to either side have no objections to the plans. There are no structures, houses or buildings behind my house as it is waterfront. Your approval on this matter would be greatly appreciated. Please advise me of the outcome of your review by mail or phone. My address is 64 w. Kingston Park Lane, Baltimore, MD. 21220 I can be reached most days at work at 410 683-0778 or leave message at 410 686-7791.

Sincerely,

Jill Knauff



FEDERAL EMERGE	ENCY MANAGED AT AGE!	NCY Registr	ation ID. O.M.B.	New 7-006 s Feb. 28, 200		OR No. 492	Language
		<u> </u>			10	····	English
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4A. Damaged phone number	4B. Cell phone number 4C. (	Current phone numb	per 4D. Work ph	none number	······································	4E. Email	addrees
(410) 686-3477	·	(410) 686-3477	(410) 302-				@juno.com
5. Address of Street Addre	ess	City		State	Zip+4	County	
Damaged Property 64 KINGST	ON PARK W LN		DLE RIVER	, MD	21220 - 49	• ,	ODE
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your home? Own	primary residence? Yes	1 ''	e - Single/Duplex	4		is your current mll <mark>y/Friends I</mark>	1 4 4
10. Cause of Damages:							
Flood	in a company of the company of	· · · · · · · · · · · · · · · · · · ·	ividas Maria Maria Mari	20 %	re e	1	, •
11. Current Mailing address	64 KINGSTON PARK W LN	MI	DDLE RIVER	<del> </del>	MD	21220	<del></del>
12. Auto Damage: No		,		-			
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13A. Was your home damaged 13C. Was the access to your h	·	.Personal property o	amaged? Yes			, 3	
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	elated essential needs for food, clothic		'	1	·		Yes
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19B. Did you have any disaster	7,1	Was it insu Was it insu	-10	Amount of los Amount of los		•	
19C. Did you have any disaster	related funeral expense? No	Was it insu	red?			_	
20. Other / Miscellaneous disas	related moving and storage expense ster related damages	sr my yez	Were they covere	od by insurance	e? <b>//</b>	0	
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) —	ng in home at the time of disaster	Relationship S	locial Security Num	nber Age [	Dependent		
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SIKES, JIMMY		Co-Reg/Spouse	550-11-7518	47 .	Υ		
			4				
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26. Company Name	ncome for all members of the family:	·	\$ 52000				
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27 You have been referred to t	he following sources for Disaster Aid	For more informati	on refer to the one	looped program	a suida aa wa		
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SBA Home & Personal Property (Owner)					]		
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			SBA V	Vorkshop			
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*	el our information is incorrect, please seech or hearing impaired only, call 1-		elpline at	28. Date of A	` `	29. Informati	on taken by:

BARDARA ID-8546

FEMA Form 90-69 APR 00

REF: 4 FOOT DECK ON JILL KNAUFF HOUSE ENCROACHING SIDE YARD SET BACK ADDRESS: 64 W. KINGSTON PARK LANE BALTIMORE, MD 21220

THIS LETTER IS TO CERTIFY THAT WE ARE THE ADJOINING PROPERTY OWNERS OF MS JILL KNAUFF AT 64 W. KINGSTON PARK LANE AND I HAVE NO OBJECTION TO THE PROPOSED 4 FOOT DECK ON THE SIDE OF THE NEWLY CONSTRUCTED DWELLING. ANY QUESTIONS REGARDING THIS MATTER YOU CAN CONTACT US.

NAME:

**BEN & MERELE CRAIG** 

ADDRESS:

66 W KINGSTON PARK LANE BALTIMORE, MD 21220

PHONE:

410/687-9065

BEN CRAIG

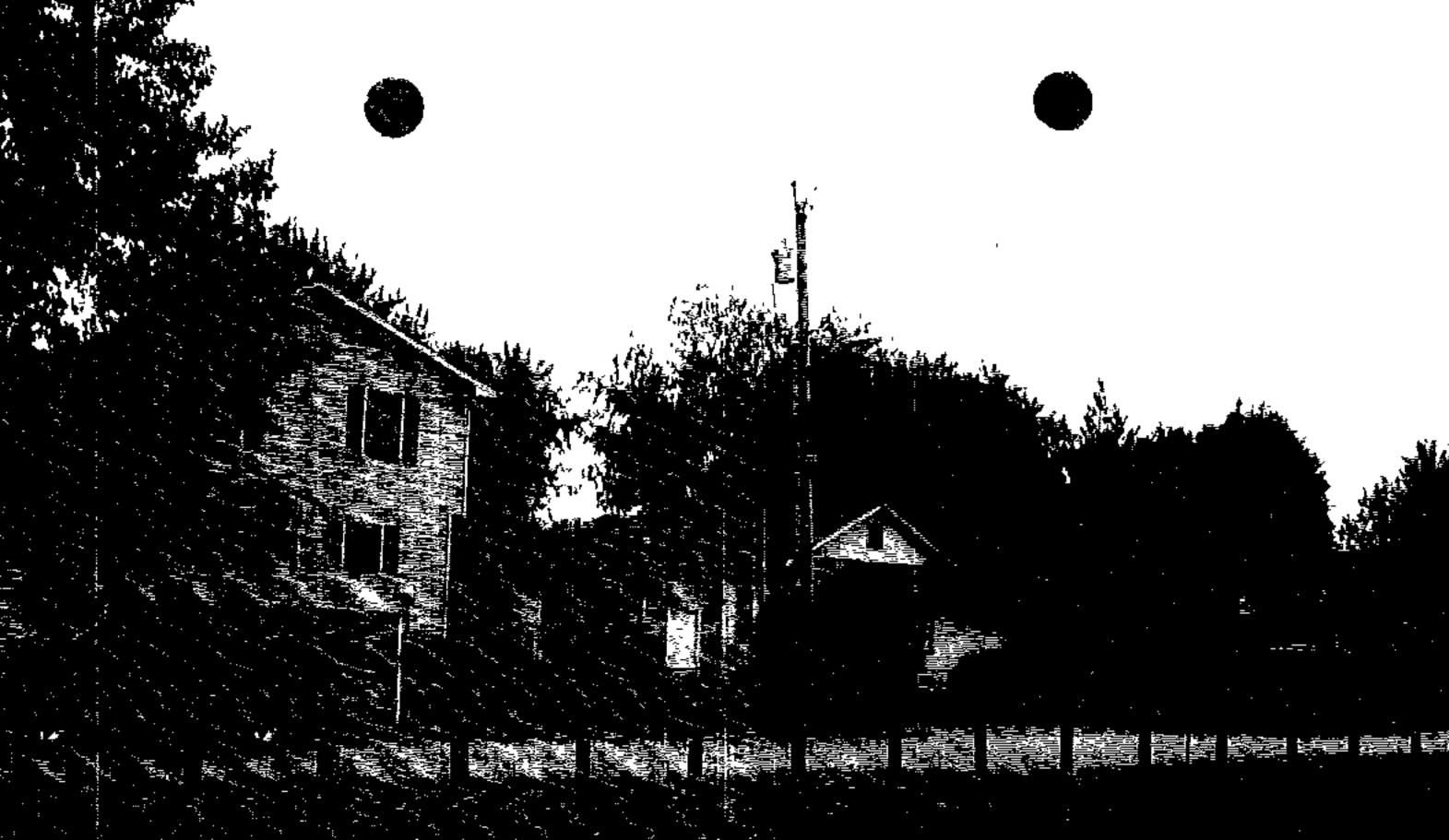
MERELE CRAIG

CASE NAME 64 W.KINGSTON PK. LN.
CASE NUMBER 04-042-A

DATE 9/24/03

# PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL		
JUI KNAUff	64 W. Kingston Park LN	Batto, Md 21220	Sushiface @ JUNO.com		
Jimmy Sikes	64 W. Kingston PARK LAN	13,1to, mp 21220	Sushi Care @ Jinne. Con		
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64 W. Kiston Back/Strant Side 0020070 W3489, 26/26/63



Back/rear side

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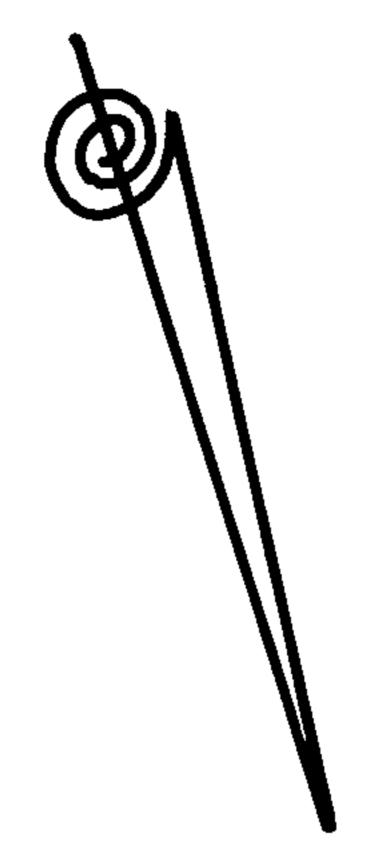
GH. W. Kingston Bark Adjacent neighbors 66 (yellow) The Pt 62 (white/blue) right Back) Rear Side

B

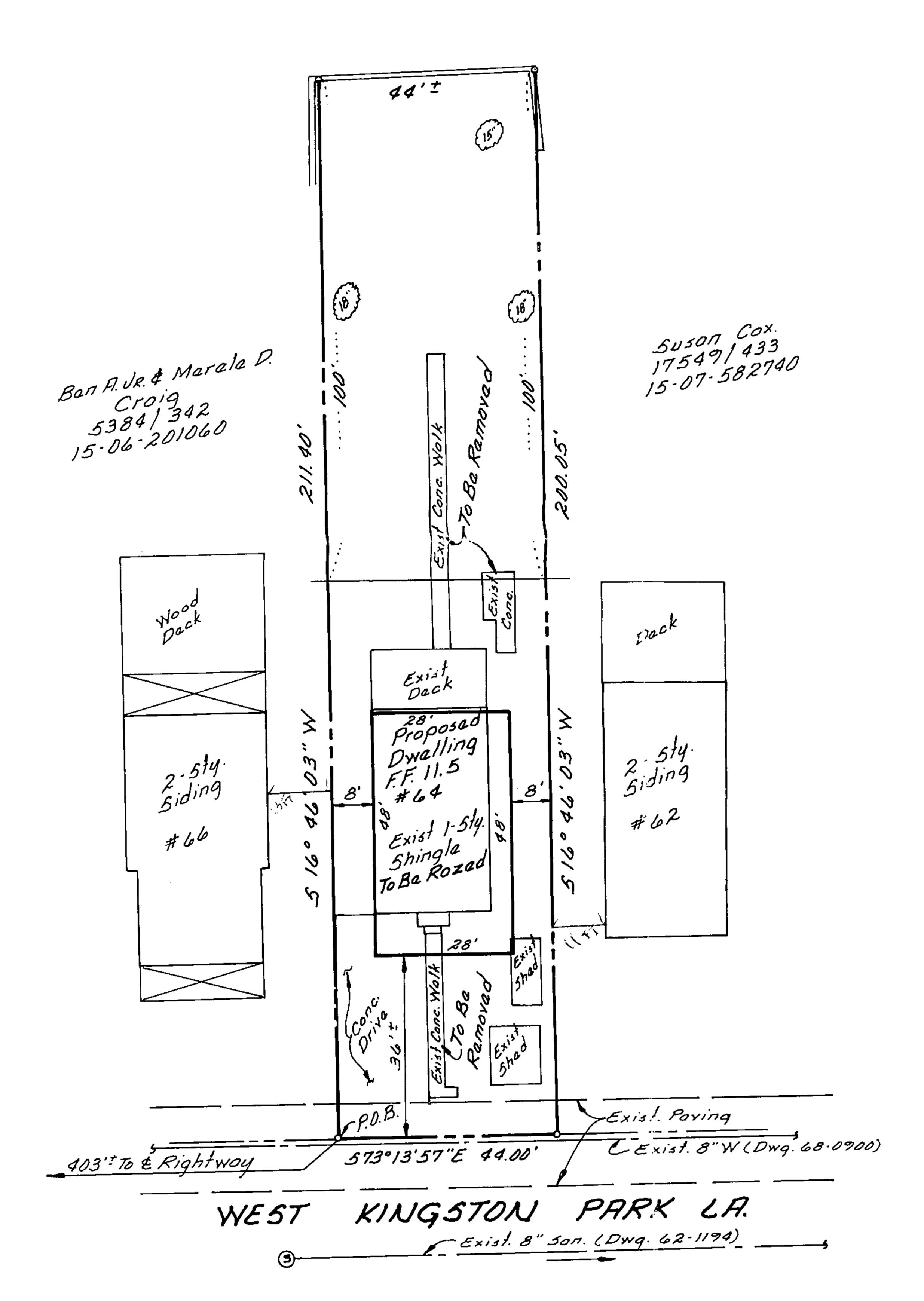


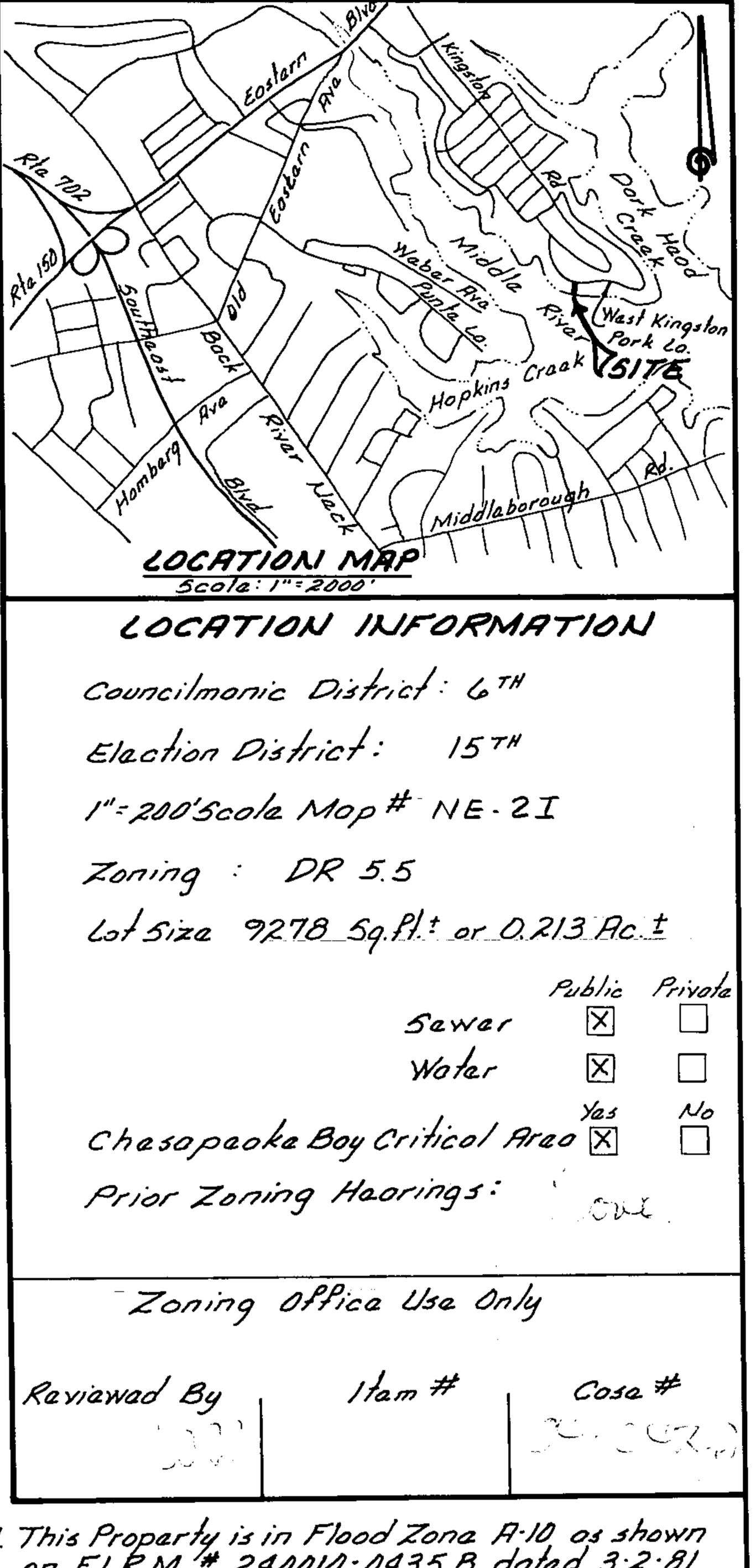
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Water/front Side 88.26.03

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MIDDLE RIVER






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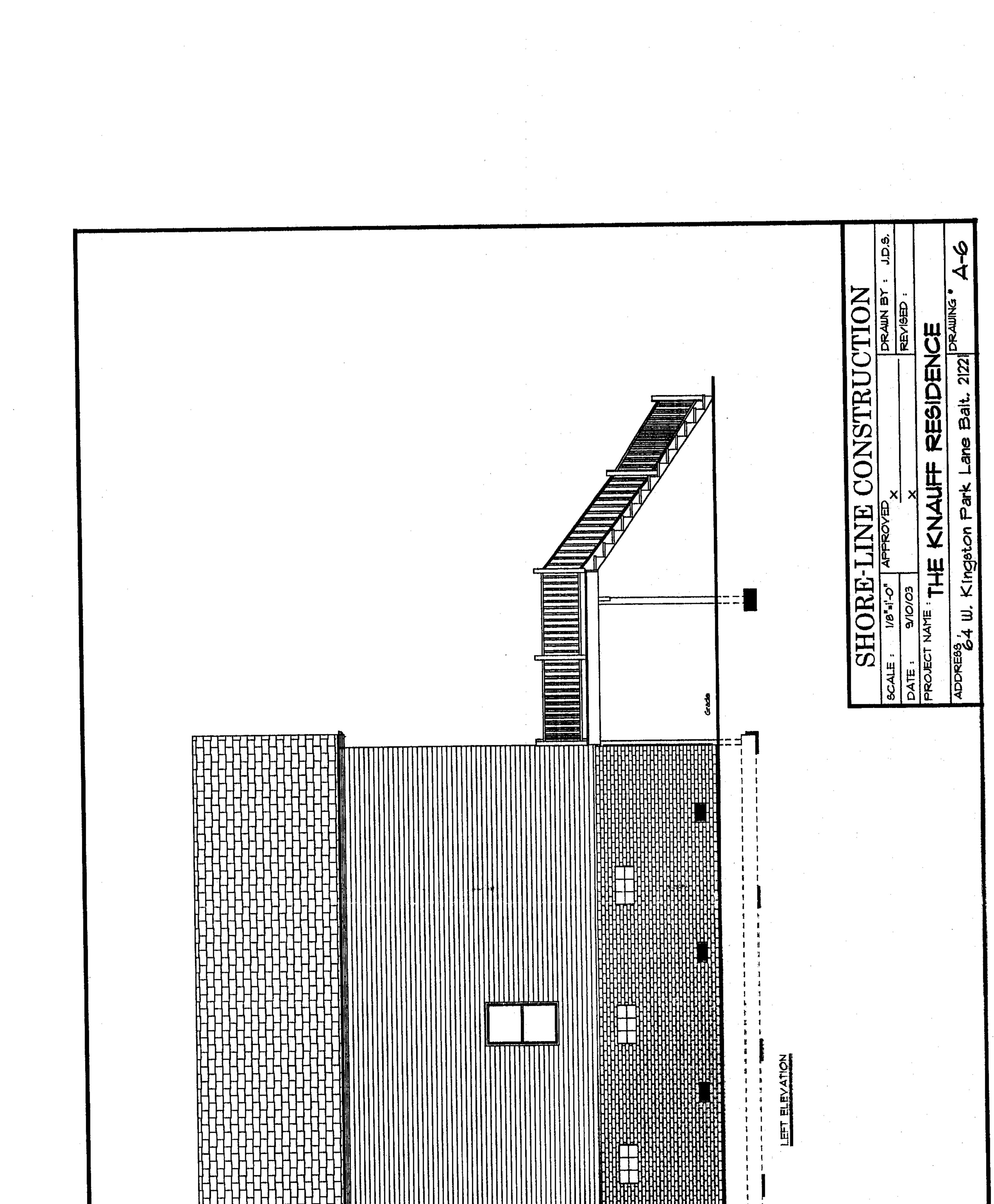
2. Imparvious Arao: Allowed 2320 59. Pt. t Proposed 2252 59. Pt. t

PLAT TO ACCOMPANY PETITION FOR ZONING YARIANCE UNDERSIZED LOT

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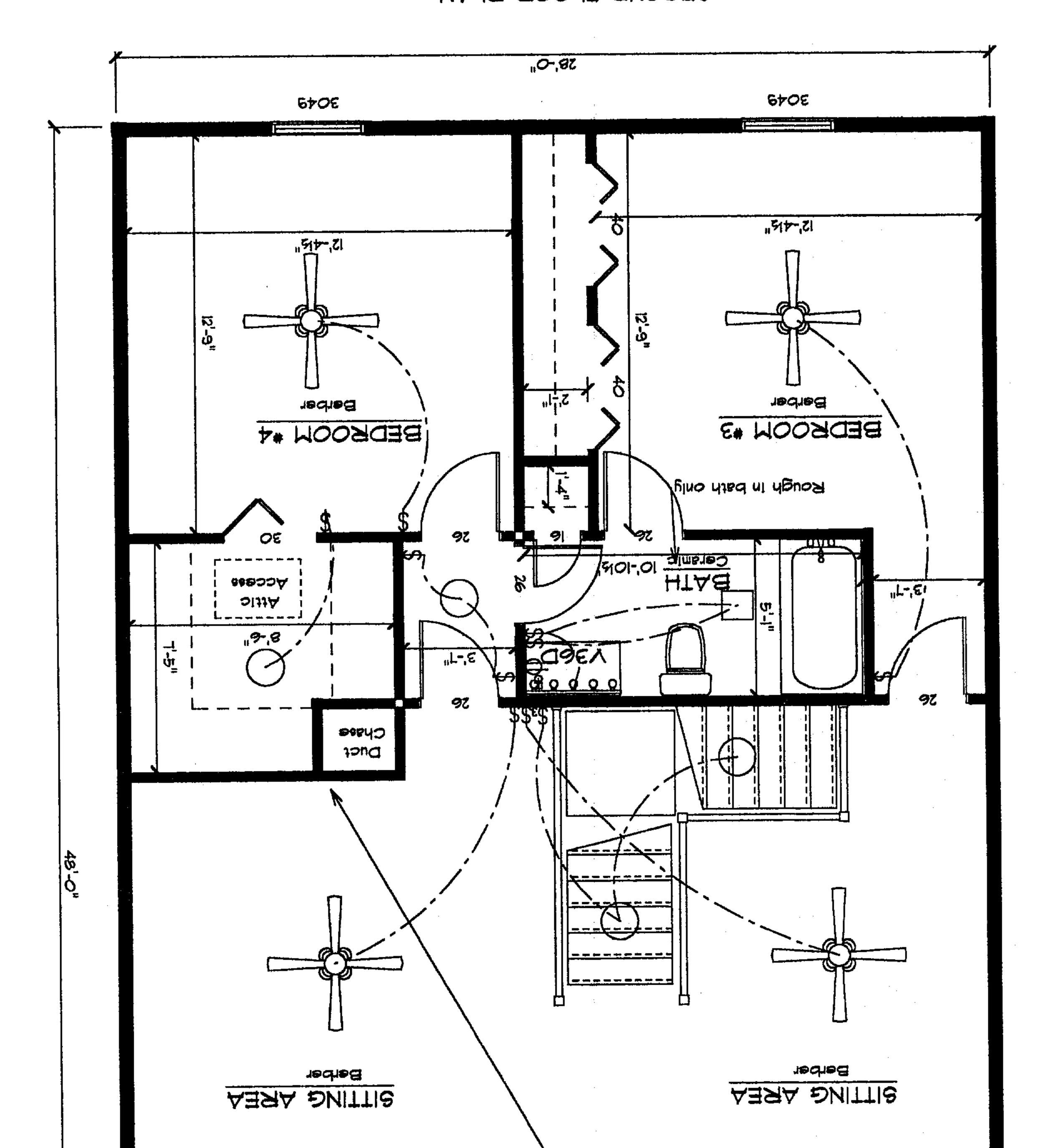
Ownar Vill Laslia Knouff 11230 | 471 15-13-200650





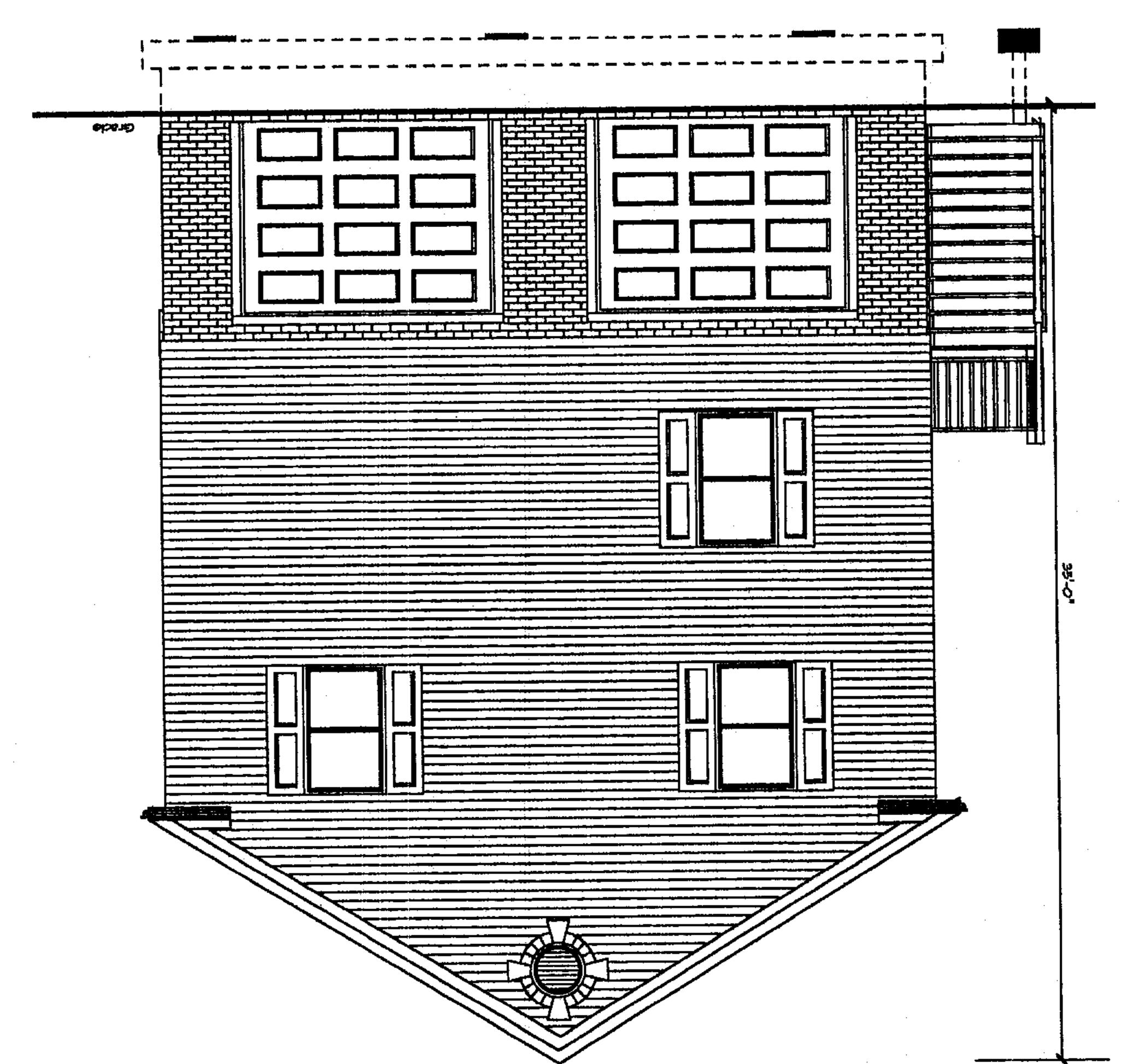
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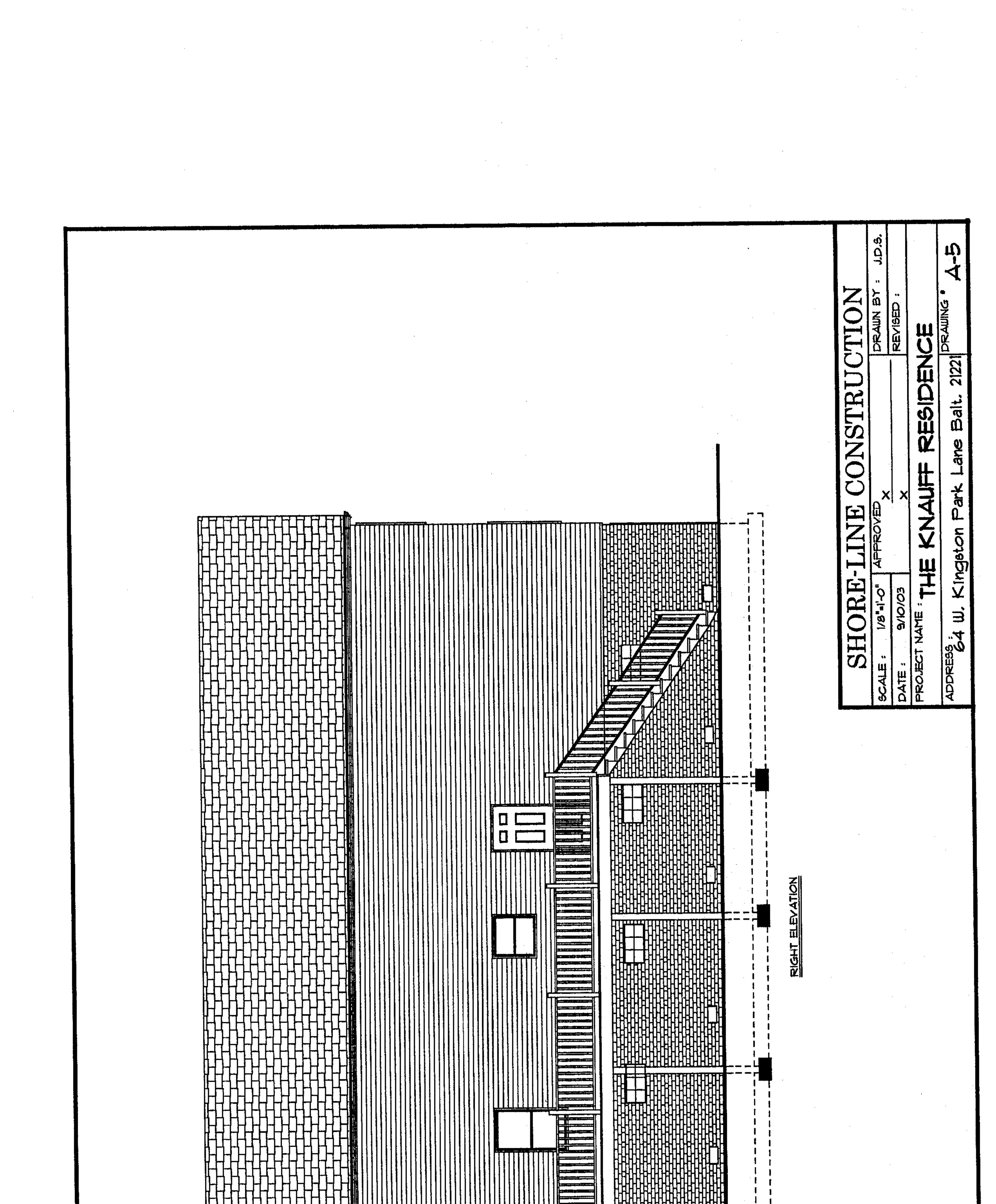
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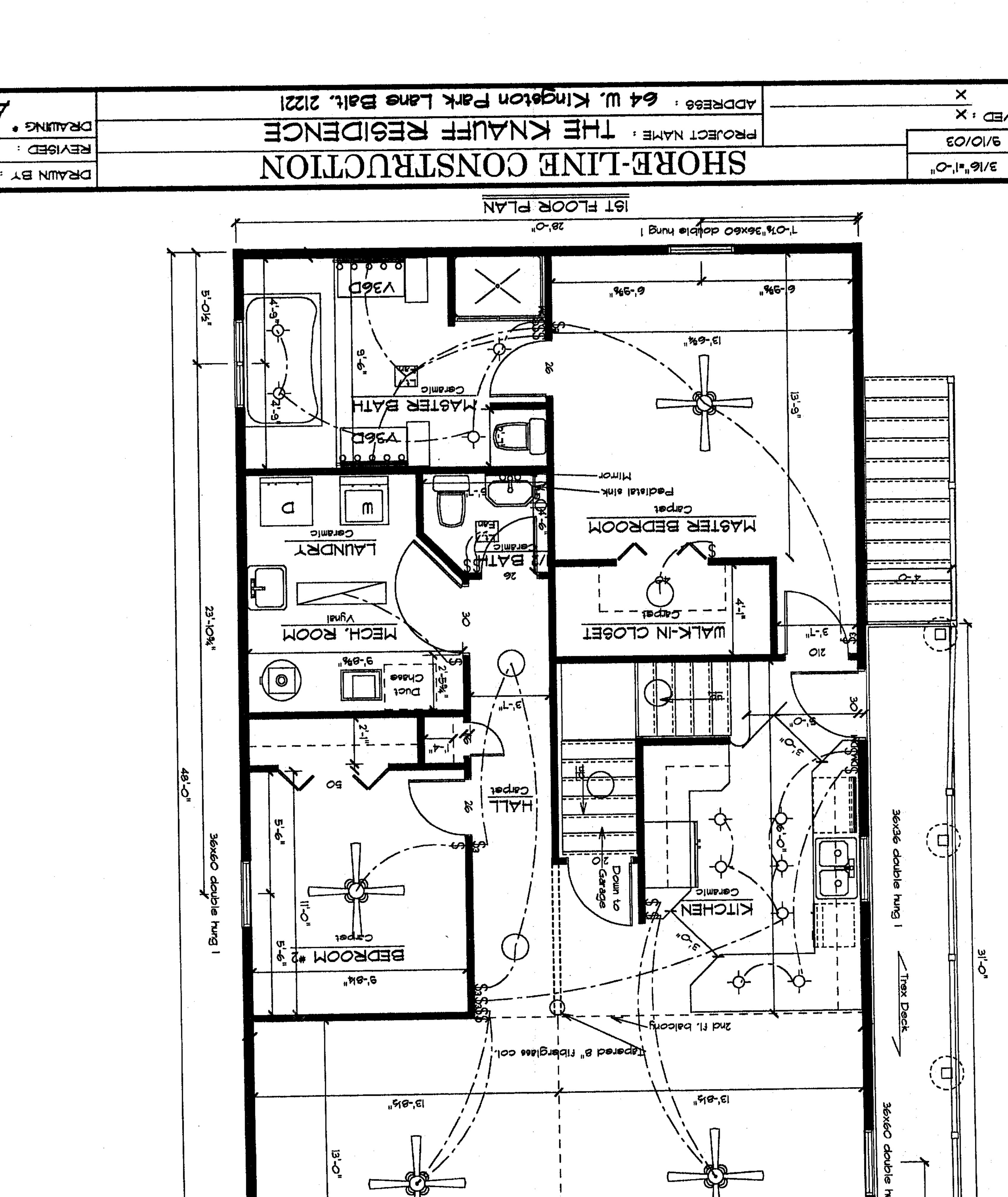


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