

IN RE: PETITION FOR VARIANCE
NW/S of Knecht Avenue, 345.47 ft. SE
centerline of Pistorio Road
13th Election District
1st Councilmanic District
(1412 Knecht Avenue)

Greco Brothers Construction
By: Cosimo Greco, President
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-086-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 owners of the subject property, Greco Brothers Construction, by Cosimo Greco, President. The Petitioners are requesting variance relief for property located at 1412 Knecht Avenue. Variance relief is requested as follows from the Baltimore County Zoning Regulations (B.C.Z.R.):

1. Sections 255 and 238.1, to provide a front building line of 10 ft. from the right-of-way line, in lieu of the required 25 ft. in an ML zone, within 100 ft. of the right-of-way at any street abutting such a boundary;
2. Sections 255 and 238.2, to provide a rear yard of 7 ft., in lieu of the required 30 ft.; and
3. Section 409.8(a)(4), to provide zero ft. from the right-of-way line and 10 ft. from the existing paving of an access drive, in lieu of the required 10 ft. from the right-of-way line.

A Notice of Zoning hearing was published in "The Jeffersonian" newspaper on September 28, 2004 to notify any interested persons of the scheduled hearing date. However the parties agreed that the property was not posted with Notice of Hearing on September 25, 2004 as originally believed. It appears that a nearby property owned by the Petitioner was posted until October 4, 2004 when the mistake was first recognized. The sign was then moved onto the subject property. While Mr. Tanczyn argued that the public had been notified effectively, and

ORDER RECEIVED FOR FILING

Date 11/7/05

By Ray

as proof several protestants attended the hearing, the hearing was continued and the property ordered to be reposted. Part of this order was that the property did not have to be readvertised. The property was then posted on November 6, 2004 for the scheduled hearing date of November 30, 2004. However, this posting was also improper for date and day of the hearing due to an error by the County and the property was reposted on December 2, 2004 at the County's expense for a hearing on December 20, 2004.

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: ZAC comments were submitted by the Office of Planning dated September 28, 2004, a copy of which is attached hereto and made a part hereto. In addition, a ZAC comment was submitted by the Department of Environmental Protection & Resource Management (DEPRM) dated September 7, 2004, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the variance request was a representative of the Petitioner LLC and H. Malmud, professional land surveyor. Michael C. Tanczyn, Esquire represented the Petitioners. Phineas Dixon, Esquire represented the protestants, John and Lena Coles, who are adjacent property owners. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Mr. Tanczyn proffered that the property consists of 0.45 acres, is zoned ML-IM and is presently vacant. The Petitioner proposes to erect a one-story, 43 ft. x 60 ft. building on the site for storage, which Mr. Tanczyn indicated, was a permitted use in this ML zone as of right.

He indicated that the lot is 97 ft. x 200 ft. but has several peculiarities. First, the lot contains steep slopes in the center of the lot. See Petitioner's Exhibit 2. Next, the lot is burdened by half of a 40 ft. right-of-way on the east side, which is the only means of access from the Coles property to the rear to Knecht Avenue. Finally, the lot was originally 100 ft. wide. However, prior owners saved and excepted a 3 ft. wide strip along the west side as a "sewer right-of-way" that separates this lot from that owned by the Petitioner to the west. Consequently, Mr. Tanczyn proffered that the lot is unique in a zoning sense.

The lot restrictions require the building to be located in the relatively flat area next to Knecht Avenue. The Petitioner proposes to orient the building so that the front is toward its access to the partially paved, 40 ft. wide, private right-of-way on the east side of the property. Mr. Tanczyn indicated that if the zoning regulations were followed with these restrictions on the lot, an impracticably long, narrow building 22 ft. x 140 ft. would be allowed. See the blue outline of Petitioner's Exhibit 13. He indicated that this was not a practical design of its

configuration but also would raise environmental concerns, because the steep slopes on the lot would have to be dug out to erect the building.

The first variance request then is to allow the proposed building to come within 10 ft. of the right-of-way in lieu of the required 25 ft. Because the front of the proposed building faces the right-of-way, the rear of the building would be within 7 ft. of the rear lot line in lieu of the required 30 ft. Mr. Tanczyn pointed out that if the front of the building oriented toward Knecht Avenue rather than the 40 ft. right-of-way, the building would require two side yard setbacks as specified rather than the required 30 ft. setback of the B.C.Z.R.

In regard to the neighborhood, Mr. Tanczyn indicated that manufacturing zone uses surround this lot such as Big Boys Rigging Co., Washington Aluminum Company, Olson Wire Products, Ruff Roofers, etc. See the parcels marked in red in Petitioner's Exhibit 10 for industrial uses and those marked in blue for residential uses. However, several residential uses are in fact commercial uses in residential looking buildings such as an upholstery shop, real estate offices, etc.

The only truly residential uses are the Coles (to the rear) and Wade properties (adjacent on the east side). Mr. Tanczyn pointed out that the Coles bought their property in 1983 after the manufacturing zoning was imposed on the area. He noted that the proposed building is as far away as possible from the Coles home and will not be visible from the home because of the hill between the two. Finally, he indicated that the rear of the lot toward the Cole residence would remain in its natural state.

Mr. Dixon expressed his client's concern that the building should be oriented toward and have direct access to Knecht Avenue rather than from the 40 ft. right-of-way which is Mr. Coles' driveway. One reason for this objection was that the proposed driveway and parking space no. 1 would pave over Mr. Coles' water line. He felt that this could be a maintenance problem.

Presumably, this water line runs directly across the Petitioners' property to the Coles' home from the water meter in Knecht Avenue. See Petitioners' Exhibit 2 and note that the Coles' water meter is not within the extension of the 40 ft. right-of-way out into Knecht Avenue. Rather, it appears to be several feet outside the right-of-way. Presumably, the actual water line parallels the right-of-way. Mr. Dixon indicated that his client would have a claim for the land located over the water line, which presumably would change the variances requested. Another reason for his objection was that the Petitioner would be using the right-of-way, which is the entrance to the Coles' home. He felt this was a violation of the Coles' private rights to use the right-of-way.

Finally, he indicated that the Petitioner could have and should have acquired the 3 ft. sewer right-of-way on the west side of the property. Had this been done the request for the rear variance would not be needed because the rear lot line could have been adjusted with the adjacent lot owned by the Petitioner.

In rebuttal, Mr. Tanczyn argued that the Coles' water line can not prevent the Petitioner from a reasonable use of the property. He noted that the Coles do not own the road but share a right-of-way to use it with the Petitioners and the Wades. Finally, he indicated that his client has no right to use the 3 ft. strip and no legal obligation to purchase it.

Findings of Fact and Conclusions of Law

It is clear to me from reviewing the deeds submitted (Exhibits 4, 14 and 15) that someone named Robert Pumphrey laid out the area in a Plat of Survey recorded in 1939 in the Land Records for Baltimore County and the 40 ft. right-of-way in this case is described as an unnamed avenue. In giving the legal description of adjacent properties, Exhibit 15 calls this "an unnamed avenue (said avenue being the first avenue lying northeast of Knecht Avenue...)". Exhibit 14 describes this as "along the centerline of said forty foot avenue from the northeast side of Knecht Avenue. Exhibit 4 indicates "on the north side of Knecht Avenue at the center of a road 40 ft.

wide.....". I have no evidence in the record that the "avenue" in question was ever conveyed to the County and I conclude that it simply is a paper street in a 1939 subdivision. I have no evidence that the Coles have any more right to use the "avenue" than either the Wades or the Petitioners. It appears from what I have before me that it is fair to describe the "avenue" today as simply a 40 ft. right-of-way one half of which burdens the Petitioners' property. On the other hand, the Petitioners can use this right-of-way for access to their property just as the Coles may use the right-of-way. I have no reason to say that the front of the proposed building can not face the right-of-way rather than Knecht Avenue. As Mr. Tanczyn points out, it really does not make any difference because even if the part of the building facing Knecht Avenue were designated the front as Mr. Dixon proposes, the building would then simply need two side yard setback variances. Said another way, we can not simply reorient the building and avoid all variances.

Mr. Dixon objects to covering up the Coles' water line with paving from the driveway and parking space 1. He indicates that his clients can obtain title to the strip of land, which covers the water line by adverse possession, as the water line has existed for more than 20 years. While I do not doubt the latter, I have difficulty believing that the Circuit Court would grant any more than a utility easement across the Petitioners' property for the water line. The point in this zoning case is that I have no evidence before me that the adverse possession case has even been filed in the Circuit Court much less successfully won. From the evidence before me, I have no reason to doubt that the Petitioners can use the land above the water line although I agree with Mr. Dixon that this could be a maintenance problem. However, I can not deny the Petitioners the right to use the 40 ft. right-of-way or his property over the water line because of a possible future maintenance problem. This Commission does not have that jurisdiction.

Mr. Tanczyn proffers that his client does not own the 3 foot strip on the western edge of the subject property nor does he have control of it in any way. Petitioners' Exhibit 2 indicates the

strip was separately conveyed to another owner in deed liber 2670, folio 305. Consequently, this strip is not simply a right-of-way (although Petitioners' Exhibit 4 could be read this way) but rather an in fee strip owned by a third party. Mr. Dixon does not challenge that the strip is not owned by the Petitioners but simply says that the Petitioners could and should buy it. I have no power to force the Petitioners to purchase the strip. Although the Petitioners own parcel 756 which is adjacent to the 3 foot strip, the Petitioner does not own adjacent property which would disqualify him from the requested rear yard variance.

Taking all the evidence and testimony into account, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The lot was laid out in 1939 much before the ML zoning was imposed. As such, I find that the zoning regulations impact this lot differently and adversely compared to lots in the area laid out in accord with the regulations. In addition, as Mr. Tanczyn points out, the lot is bisected by steep slopes and is burdened by the 3 ft. in fee strip and 40 ft. rights-of-way. As such, I find the lot unique from a zoning standpoint.

I further find that strict compliance with the Zoning Regulations would result in practical difficulty or unreasonable hardship. Clearly, because of the steep slopes in the center of the lot, the 3 ft. in fee strip and rights-of-ways along the edges, the Petitioners are restricted as to where on the lot they can build a reasonable size storage facility. Petitioners' Exhibit 13 shows the building that could be built without variances outlined in blue. This building would be only 22 ft. wide and 145 ft. long. I agree with the Petitioners that this is not a practical configuration for a storage building.

In regard to the request for front and rear building setbacks, I find that this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. Considering the

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1/7/05
By [Signature]

topography of the lot, I do not believe the Coles will see the new building. This is an industrial zoned area and a storage building will have no adverse impact on the community.

I also agree with Mr. Tanczyn and the Zoning Office that no variance is needed from Section 409.8.a.4 as the setback is from a private and not public road. As such, I will deny the request as moot.

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 Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 7 day of January, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from the Baltimore County Zoning Regulations (B.C.Z.R.) Sections 255 and 238.1, to provide a front building line of 10 ft. from the right-of-way line, in lieu of the required 25 ft. in an ML zone, within 100 ft. of the right-of-way at any street abutting such a boundary be and is hereby GRANTED;

IT IS FURTHER ORDERED, that the Petitioners' request for variance from Sections 255 and 238.2, to provide a rear yard of 7 ft., in lieu of the required 30 ft. is GRANTED subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

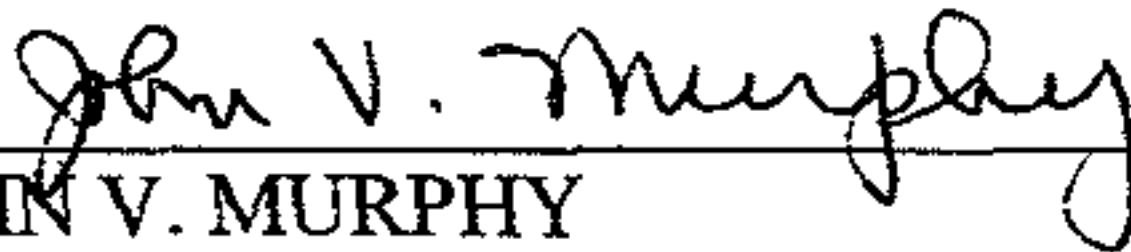
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
2. The Petitioners must be in compliance with the ZAC comments submitted by the Office of Planning dated September 28, 2004, a copy of which is attached hereto and made a part hereof.
3. The Petitioners must be in compliance with the ZAC comments submitted by DEPRM dated September 7, 2004, a copy of which is attached hereto and made a part hereof;

DATE: 1/7/05
By: [Signature]

4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order; and

IT IS FURTHER ORDERED, that the Petitioners' request for variance from Section 409.8(a)(4), to provide zero ft. from the right-of-way line and 10 ft. from the existing paving of an access drive, in lieu of the required 10 ft. from the right-of-way line is DENIED as moot.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

JR FILING
1/2/05
By 

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
William J. Wiseman III, Zoning Commissioner

January ⁷/₈, 2005

Michael P. Tanczyn, Esquire
Law Offices of Michael P. Tanczyn
606 Baltimore Avenue, Suite 106
Towson, Maryland 21204

Re: Petition for Variance
Case No. 05-086-A
Property: 1412 Knecht Avenue

Dear Mr. Tanczyn:

Enclosed please find the decision rendered in the above-captioned case.

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,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: H. Malmud, 12018 Ridge Valley Drive, Owings Mills, MD 21117
Greco Brothers Construction, 2865 Deerfield Dr., Ellicott City, MD 21043
Phineas Dixon, Esquire, 401 Frederick Road, Catonsville, MD 21228
John & Lena Coles, 1414 Knecht Avenue, Baltimore, MD 21227

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



Printed on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1412 Anrecht Avenue

which is presently zoned ML-IM

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)

See attached

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

Unreasonable hardship or practical difficulty

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 bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Michael P. Tanczyn

Name - Type or Print

Signature

Michael P. Tanczyn, P.A.

Company

Address

606 Baltimore Ave., Suite 106

Telephone No.

City

Towson, MD 21204 410-296-8823

State

Zip Code

21204

Case No.

15-086A

Legal Owner(s):

Greco Brothers Construction
Cosimo Greco, President

Name - Type or Print

Signature

Name - Type or Print

Signature

410-418-4926

Address

2865 Deerfield Drive

Telephone No.

21043

City

Ellicott City

State MD

Zip Code

Representative to be Contacted:

Herbert Malmud & Associates, Inc.
Herb Malmud

Name

100 Church Lane

410-308-0442

Address

Baltimore, MD 21208

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1 1/2 hr

UNAVAILABLE FOR HEARING

Reviewed By

Date 8/11/04

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11/7/05

ATTACHMENT

^{MPT}
A variance from BCZR §255.1 and §238.1, to provide a front building line of 10 feet from the right-of-way line, in lieu of the required 25 feet in an ML zone, within 100 feet of the right-of-way at any street abutting such a boundary.

^{MPT}
A variance from BCZR §255.1 and §238.2, to provide a rear yard of 7 feet, in lieu of the required 30 feet.

A variance from BCZR §409.8(a)(4), to provide zero feet from the right of way line and 10 feet from the existing paving of an access drive, in lieu of the required 10 feet from the right-of-way line.

086

H. MALMUD & ASSOCIATES, INC.
12018 RIDGE VALLEY DRIVE
OWINGS MILLS, MARYLAND 21117

TELEPHONE 410 382-2959

ZONING DESCRIPTION
1412 KNECHT AVENUE
13TH ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME ON THE NORTHWEST SIDE OF KNECHT AVENUE, 50 FEET WIDE, AT A DISTANCE OF 343.47 FEET SOUTHEASTERLY FROM OF THE CENTERLINE OF PISTORIO ROAD, THENCE BINDING ON SAID KNECHT AVENUE:

(1) SOUTH 45 DEGREES 20' 27" EAST 97.00 FEET, THENCE LEAVING KNECHT AVENUE AND BINDING ON THE CENTER OF A 40 FOOT UNNAMED ROAD:

(2) NORTH 44 DEGREES 20' 38" EAST 200.00 FEET, THENCE LEAVING THE CENTER OF SAID ROAD AND RUNNING THE TWO (2) FOLLOWING COURSES AND DISTANCES:

(3) NORTH 45 DEGREES 20' 27" WEST 97.00 FEET AND

(4) SOUTH 44 DEGREES 20' 38" WEST 200.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.45 OF AN ACRE OF LAND, MORE OR LESS.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE.

THIS PROPERTY IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY, AND/OR COVENANTS OF RECORD AND LAW.

HERBERT MALMUD
REGISTERED LAND SURVEYOR
MARYLAND # 7558
JULY 15, 2004

file: Zoning Petition Knecht Ave



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 8-11-04 ACCOUNT 8-001 006 6150

AMOUNT \$ 325.00

RECEIVED FROM: Michael Tassano, FSP

FOR: Commonwealth Veterans Clinic, 1412 K... 068

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

399777
No. 399777
05-086-1

PAID RECEIPT

BUSINESS ACTUAL TIME DOW
8/12/2004 8/12/2004 09:04:42 2
REF 1302 MAIL JENA JEE
RECEIPT # 399777 8/12/2004 09:04:42
DEPT 5 520 ZONING VERIFICATION
CR NO 049777

Receipt Tot \$325.00
\$325.00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF PUBLIC 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: #05-086-A

1412 Knecht Avenue

Northwest side of Knecht Avenue, 345.47 feet southeast of centerline of Pistorio Road.

13th Election District - 1st Councilmanic District

Legal Owner(s): Greco Brothers Construction

Cosimo Greco, President

Variance: to allow a front building line of 10 feet from the right-of-way line, in lieu of the required 25 feet in an ML zone, within 100 feet of the right-of-way at any street abutting such a boundary, to provide a rear yard of 7 feet in lieu of the required 30 feet and to allow zero feet from the existing paving of an access drive, in lieu of the required 10 feet from the right-of-way line.

Hearing: Tuesday, October 12, 2004 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

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

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

JT/9/771 Sept. 28 23500

CERTIFICATE OF PUBLICATION

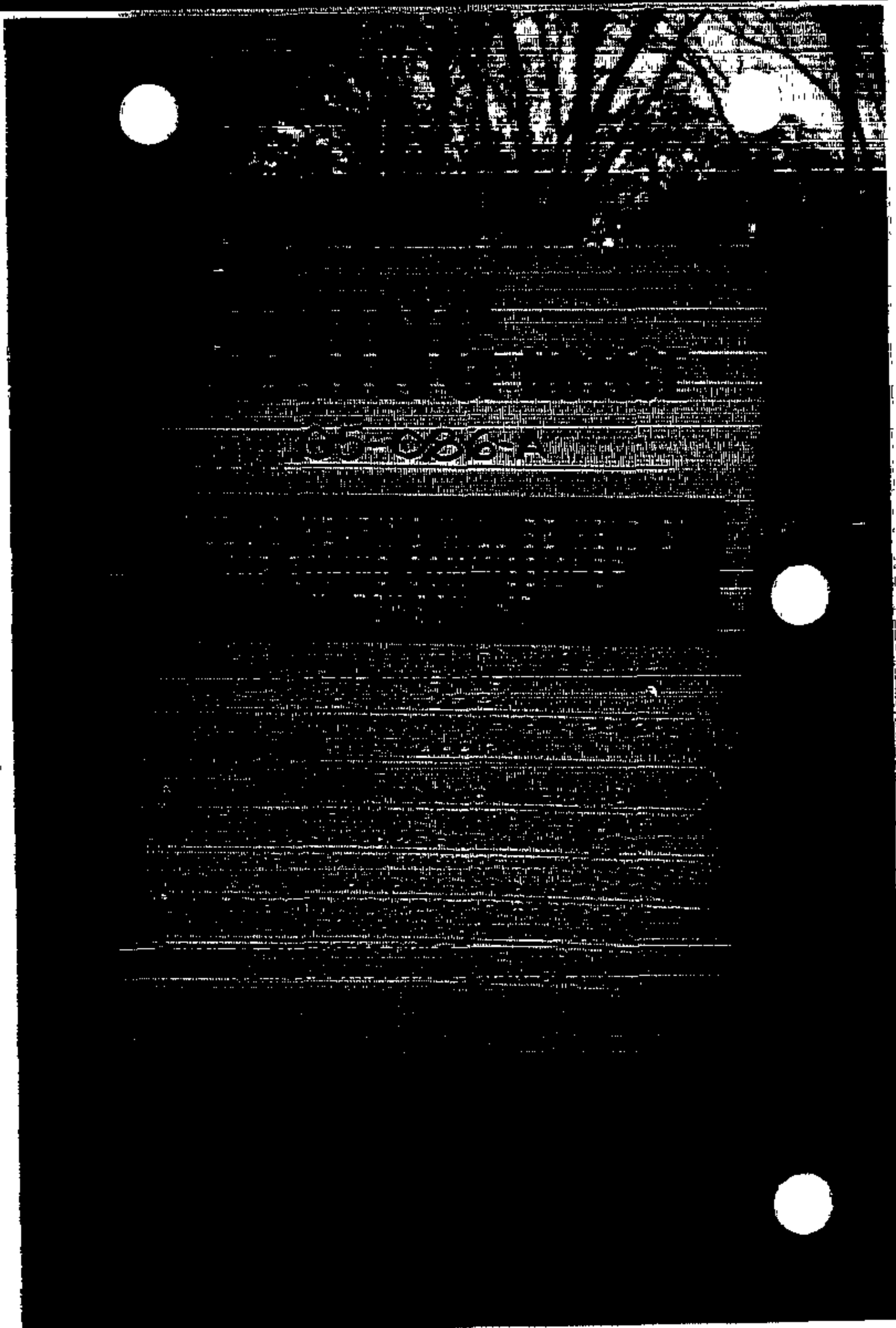
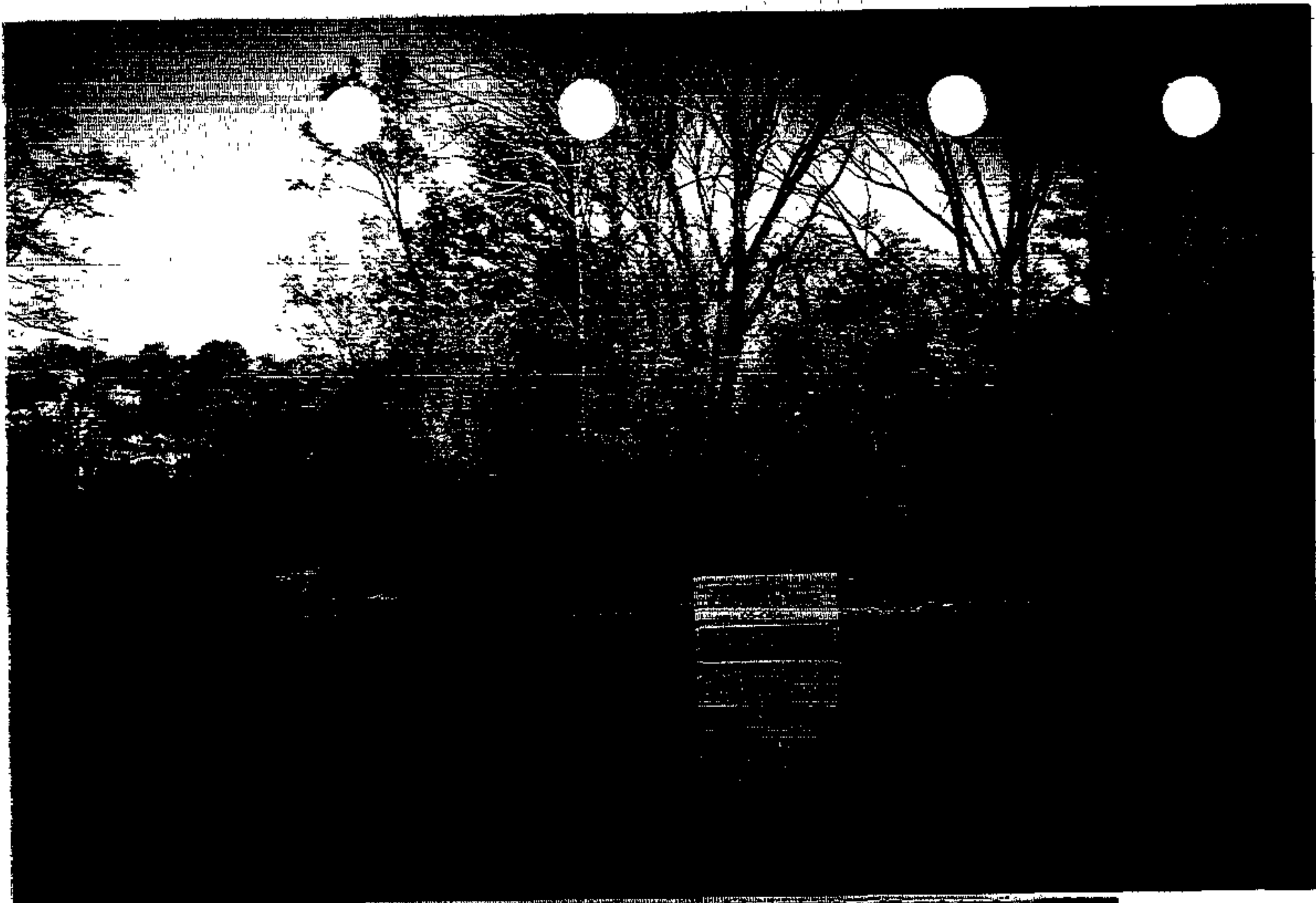
9/29/2004

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 9/28/2004.

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



LEGAL ADVERTISING



CERTIFICATE OF POSTING

RE: Case No.: 05-086-A

Petitioner/Developer: GRECO BROTHERS

Date of Hearing/ Closing: NOV. 30, 2004

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

Attention: Becky 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 1412 KNECHT AVE.

The sign(s) were posted on NOV. 6, 2004
(Month, Day, Year)

Sincerely,

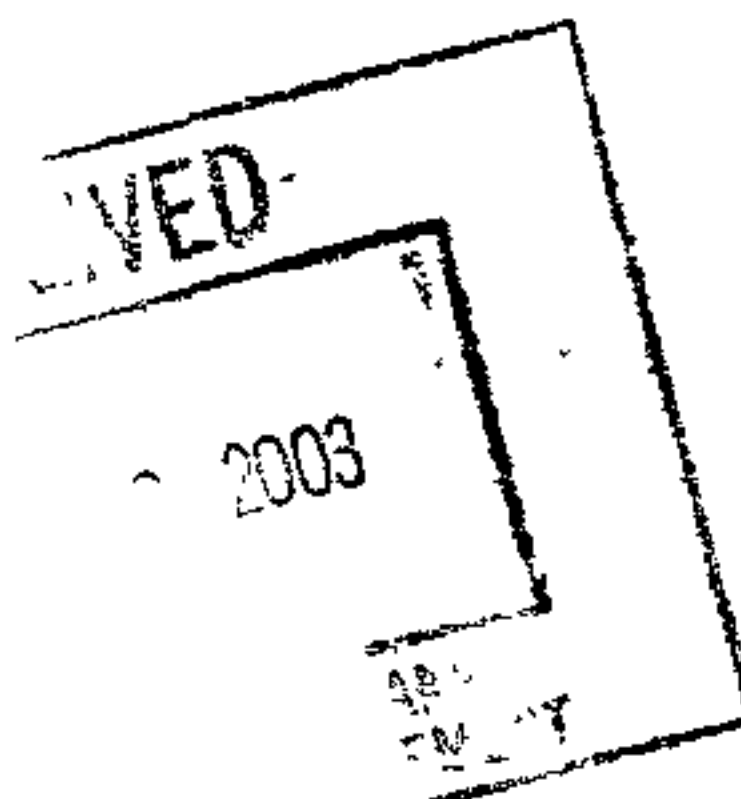
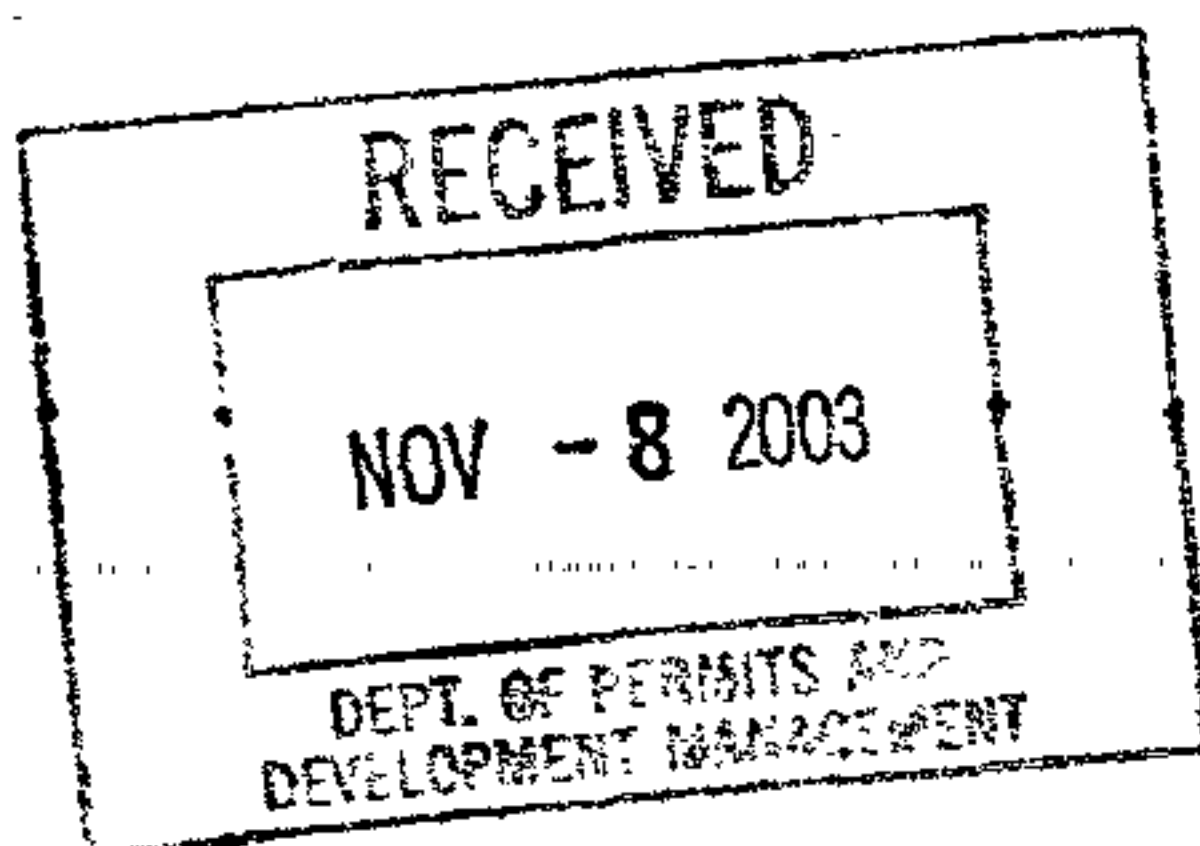
Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BAUTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)



CERTIFICATE OF POSTING

RE: Case No.: 05-086-A

Petitioner/Developer: GIBCO BROTHERS CONST.

Date of Hearing/ Closing: OCT. 12, 2004

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

Attention: Becky 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 # 1412 KNECHT AVE.

The sign(s) were posted on SEPT. 25, 2004
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BAUTINORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

ZONING NOTICE

INLET 05-086-A

A PUBLIC HEARING WILL BE HELD BY
THE BOARD OF ZONING
AT TOWSON, MD

10001 AOM COUNTY, TOWSON, MD 21204
301 DOBLE HAVEN
PLACE TOWSON, MD 21204

TUESDAY, OCTOBER 12, 2004
DATE AND TIME AT 11:00 AM

REQUEST VARIANCE TO ALLOW A FRONT BUILDING
LINE OF 10 FEET FROM THE RIGHT OF WAY LINE
INSTEAD OF THE REQUIRED 25 FEET IN AN M-2 ZONE
IN 10 FEET OF THE RIGHT OF WAY AT THE
END OF THE 301 DOBLE HAVEN PLACE DRIVE
IN 10 FEET IN LIEU OF THE REQUIRED 25 FEET
IN 10 FEET FROM THE END OF THE
DRIVE TO ALLOW ZERO FEET FROM THE END OF THE
DRIVE TO THE ACCESS DRIVE IN LIEU OF THE
REQUIRED 10 FEET FROM THE PICKUP

RECEIVED

SEP 27 2004

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

CERTIFICATE OF POSTING

RE: Case No.: 05-086-A

Petitioner/Developer: GRECO BROTHERS, CNST.

Date of Hearing/ Closing: OCT. 12, 2004

NEW PHOTOGRAPHS

OCT. 4TH 2004

RELOCATED SIGN TO SOUTHERN
END OF PROPERTY AT THE REQUEST
OF APPELLANT

LD Moore

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

Attention: Becky 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 1412 KNECHT AVE.

The sign(s) were posted on SEPT. 25TH 2004
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

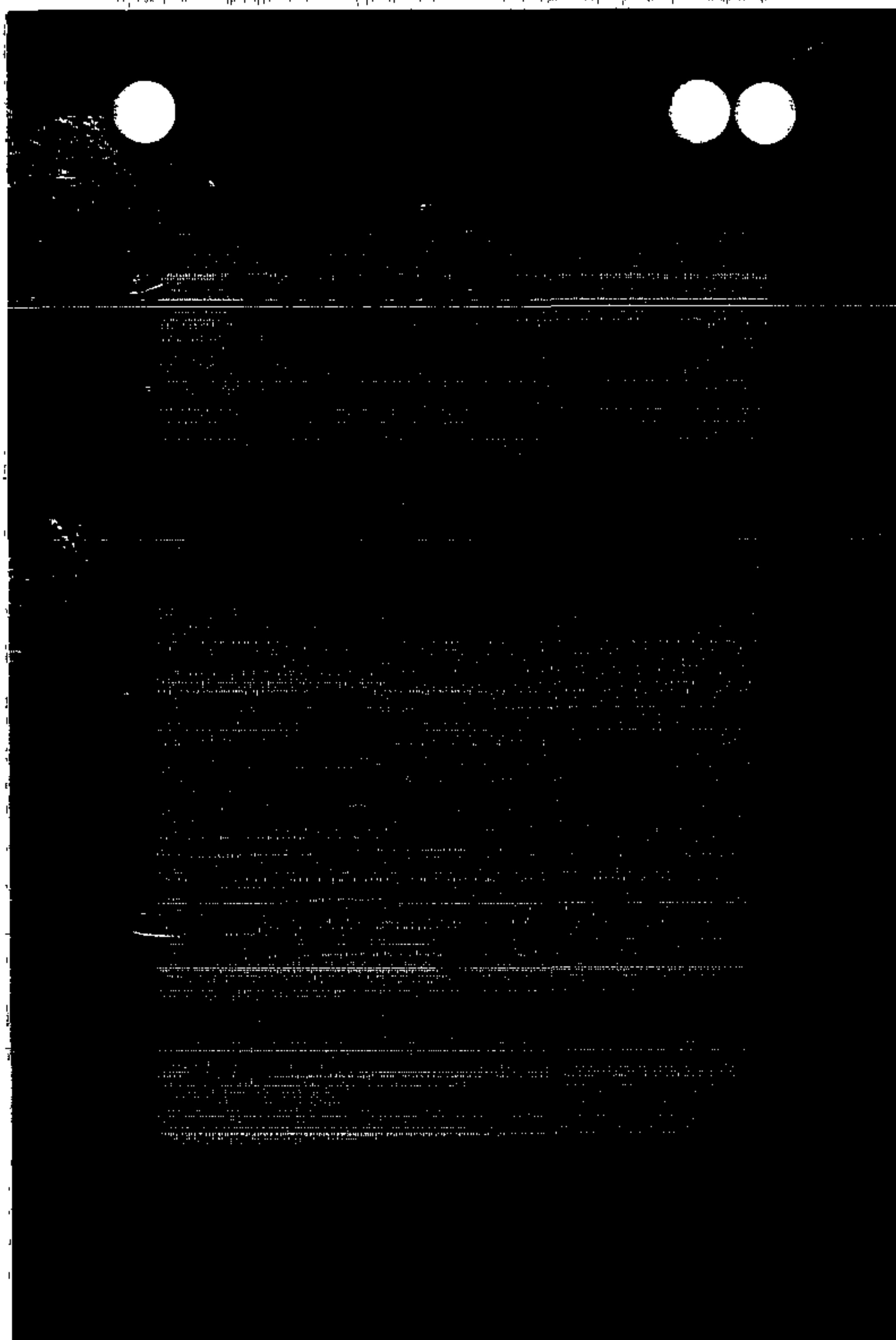
(Address)

BAUTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



RECEIVED

CT - 5 2004

CT OF PERMITS &
DEVELOPMENT MANAGEMENT

05-086-A Posted 12/2/04 Terry Chen



**Department of Permits and
Development Management**

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

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

November 30, 2004

CORRECTED 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: 05-086-A

1412 Knecht Avenue

Northwest side of Knecht Avenue, 345.47 feet southeast of centerline of Pistorio Road.

13th Election District—1st Councilmanic District

Legal Owners: Greco Brothers Construction, Cosimo Greco, President

Variance to allow a front building line of 10 feet from the right-of-way line, in lieu of the required 25 feet in an ML zone, within 100 feet of the right-of-way at any street abutting such a boundary, to provide a rear yard of 7 feet in lieu of the required 30 feet and to allow zero feet from the existing paving of an access drive, in lieu of the required 10 feet from the right-of-way line.

Hearing: Monday, December 20, 2004 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK: klm

C: Michael P. Tanczyn, P.A. 606 Baltimore Avenue, Ste. 106 Towson 21204
Greco Brothers Construction 2865 Deerfield Drive Ellicott City 21043
Herbert Malmud & Associates 100 Church Lane Baltimore 21208

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, DECEMBER 4, 2004.**
- (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.



**Department of Permits and
Development Management**

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

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

October 27, 2004

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: 05-086-A

1412 Knecht Avenue

Northwest side of Knecht Avenue, 345.47 feet southeast of centerline of Pistorio Road.

13th Election District—1st Councilmanic District

Legal Owners: Greco Brothers Construction, Cosimo Greco, President

Variance to allow a front building line of 10 feet from the right-of-way line, in lieu of the required 25 feet in an ML zone, within 100 feet of the right-of-way at any street abutting such a boundary, to provide a rear yard of 7 feet in lieu of the required 30 feet and to allow zero feet from the existing paving of an access drive, in lieu of the required 10 feet from the right-of-way line.

Hearing: Monday, November 30, 2004 at 2:00 pm, in Room 407 County Courts Building
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK: klm

C: Michael P. Tanczyn, P.A. 606 Baltimore Avenue, Ste. 106 Towson 21204
Greco Brothers Construction 2865 Deerfield Drive Ellicott City 21043
Herbert Malmud & Associates 100 Church Lane Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, NOVEMBER 15, 2004.**
- (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.**

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





August 23, 2004

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: 05-086-A

1412 Knecht Avenue

Northwest side of Knecht Avenue, 345.47 feet southeast of centerline of Pistorio Road.

13th Election District—1st Councilmanic District

Legal Owners: Greco Brothers Construction, Cosimo Greco, President

Variance to allow a front building line of 10 feet from the right-of-way line, in lieu of the required 25 feet in an ML zone, within 100 feet of the right-of-way at any street abutting such a boundary, to provide a rear yard of 7 feet in lieu of the required 30 feet and to allow zero feet from the existing paving of an access drive, in lieu of the required 10 feet from the right-of-way line.

Hearing: Tuesday, October 12, 2004 at 11:00 am, in Room 407 County Courts Building
401 Bosley Avenue.

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

Timothy Kotroco
Director

TK: clb

C: Michael P. Tanczyn, P.A. 606 Baltimore Avenue, Ste. 106 Towson 21204
Greco Brothers Construction 2865 Deerfield Drive Ellicott City 21043
Herbert Malmud & Associates 100 Church Lane Baltimore 21208

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY SEPTEMBER 27, 2004.**
- (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 28, 2004 Issue - Jeffersonian

Please forward billing to:

Michael Tanczyn
606 Baltimore Avenue, Ste. 106
Towson, Maryland 21204

410-296-8823

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: 05-086-A

1412 Knecht Avenue

Northwest side of Knecht Avenue, 345.47 feet southeast of centerline of Pistorio Road.

13th Election District—1st Councilmanic District

Legal Owners: Greco Brothers Construction, Cosimo Greco, President

Variance to allow a front building line of 10 feet from the right-of-way line, in lieu of the required 25 feet in an ML zone, within 100 feet of the right-of-way at any street abutting such a boundary,

to provide a rear yard of 7 feet in lieu of the required 30 feet and to allow zero feet from the existing paving of an access drive, in lieu of the required 10 feet from the right-of-way line.

Hearing: Tuesday, October 12, 2004 at 11:00 am, 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 05-086 A
Petitioner GRECO BROTHERS CONSTRUCTION
Address or Location 1412 KNECHT Ave

PLEASE FORWARD ADVERTISING BILL TO

Name Michael TANCZAK
Address STE 106
606 BALTIMORE Ave
Towson Md 21204
Telephone Number 410 296 8823

**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

December 15, 2004

Michael P. Tanczyn
606 Baltimore Avenue, Ste. 106
Towson, Maryland 21204

Dear Mr. Tanczyn:

RE: Case Number:05-086-A, 1412 Knecht Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 11, 2004.

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Greco Brothers Construction Cosimo Greco 2865 Deerfield Drive Ellicott City 21043
Herbert Malmud & Associates 100 Church Lane Baltimore 21208

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



Printed on Recycled Paper

**Department of Permits
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*

November 22, 2004

Michael P. Tanczyn
606 Baltimore Avenue, Ste. 106
Towson, Maryland 21204

Dear Mr. Tanczyn:

RE: Case Number:05-086-A, 1412 Knecht Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 11, 2004.

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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Greco Brothers Construction Cosimo Greco 2865 Deerfield Drive Ellicott City 21043
Herbert Malmud & Associates 100 Church Lane Baltimore 21208

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



**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 4, 2004

Michael P. Tanczyn
606 Baltimore Avenue, Ste. 106
Towson, Maryland 21204

Dear Mr. Tanczyn:

RE: Case Number:05-086-A, 1412 Knecht Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 11, 2004.

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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Greco Brothers Construction Cosimo Greco 2865 Deerfield Drive Ellicott City 21043
Herbert Malmud & Associates 100 Church Lane Baltimore 21208

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



Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

August 24, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: August 23, 2004

Item No.: 073, 078, 082-089 (DGL)

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. 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, Administrator

Maryland Department of Transportation

Date: 8.20.04

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

RE: Baltimore County
Item No. 086 JJS

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

A handwritten signature in black ink, appearing to read "S. D. Foster".

Steven D. Foster, Acting Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr *JDO*

DATE: September 7, 2004

SUBJECT: Zoning Item # 05-086
Address 1412 Knecht Avenue

Zoning Advisory Committee Meeting of August 23, 2004.

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X 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).

Additional Comments:

Reviewer: Glen Shaffer, Sue Farinetti

Date: September 7, 2004

S:\Devcoord\ZAC SHELL 11-20-03.doc

ORDER RECEIVED FOR FILING

1/7/05
Ray

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 28, 2004

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

SUBJECT: 1412 Knecht Avenue

INFORMATION:

Item Number: 5-086

Petitioner: Greco Brothers Construction

Zoning: ML-IM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the building elevations (all sides) and a landscape plan are submitted to this office for review and approval prior to the issuance of any building permits.

Prepared by:

Maeb A. Cunningham

Division Chief:

John Fairman

AFK/LL:MAC:

ORDER RECEIVED FOR FILING

Date

1/2/05

By

Ray

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 10, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For August 30, 2004
Item Nos. 073, 078, 082, 083, 086,
087, and 089

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Kristen Matthews
Permits & Development Mgmt.

DATE: October 14, 2004

FROM: Robin Jameson
Office of Zoning Commissioner

SUBJECT: Postponed and/or Continued Cases

The below listed cases are being returned to you office for the following reasons:

04-012-SPH This case has been set in for hearing and postponed several times. It's a Carroll Holzer/Stuart Kaplow special. The case was postponed at the hearing on October 13th because the legal owner sold the property and went to settlement last Thursday, October 7th. There is a new owner now and plans may change. The attorneys will contact you in the future if the status of this case changes and a hearing becomes necessary.

05-134-A This case was filed as an administrative variance (10/4/04). Prior to the closing date, Pete Zimmerman wrote a letter to this office demanding a hearing on the matter. The Petitioners are not happy, but Jack agrees with Pete. Please set this case in for hearing. HAVE DAVE DUVALL MAKE A NOTICE SIGN AND HAVE GARY FRUEND OR WHOMEVER POST THE SIGN AT THE PROPERTY. THANKS.

05-086-A This case was postponed in open hearing on October 12th. The case was not property posted or advertised. It must be rescheduled and re-posted. It is my understanding that Mike Tanczyn will be contracting you office regarding this matter. He represents the Petitioners.

THANKS!

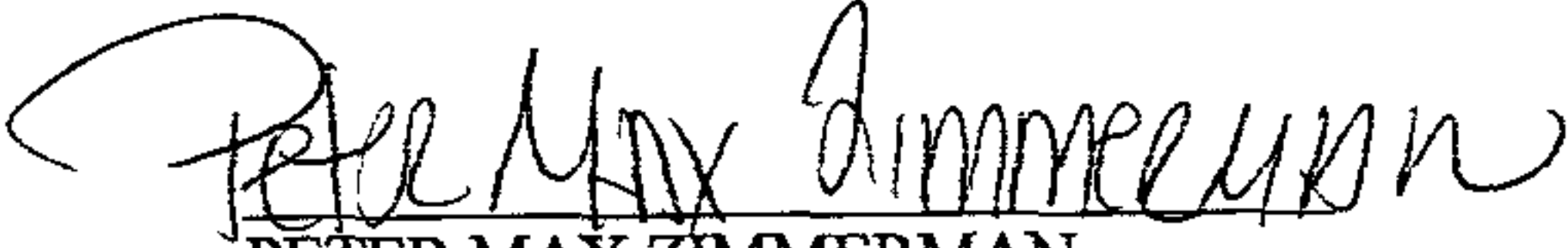
:raj

RE: PETITION FOR VARIANCE * BEFORE THE
1412 Knecht Avenue; NW/side Knecht
Avenue, 345.47' SE c/line of Pistorio Road * ZONING COMMISSIONER
13th Election & 1st Councilmanic Districts
Legal Owner(s): Greco Brothers Contruction,* FOR
Cosimo Greco, President
Petitioner(s) * BALTIMORE COUNTY
* 05-086-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 26th day of August, 2004, a copy of the foregoing

Entry of Appearance was mailed to, Herbert Malmud & Associates, Inc, 100 Church Lane,
Baltimore, MD 21208 and to Michael Tanczyn, Esquire, 606 Baltimore Avenue, St. 106,
Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

AUG 26 2004

Per.....


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

JJS

Intake Planner

8/3/09

Date Assigned

DROP-OFF PETITIONS PROCESSING CHECK-OFF

2nd LTR subm. Hcd
8/11

☒ **Two Questions Answered on Cover Sheet:**

OK? Any previous reviews in the zoning office?

OK Any current building or zoning violations on site? NO

☒ **Petition Form Matches Plat in these areas:**

Address

OK Zoning

OK Legal Owner(s)

N/A Contract Purchaser(s)

Request (if listed on plat)

forms changed
NO address on Pet. forms
but 1412 on Plans & descriptions

☒ **Petition Form (must be current PDM form) is Complete:**

Request:

Section Numbers *should be 255.1 (per 200' scale map)* *409.8A4 = OK*
Correct Wording (must relate to the code, especially floodplain and historical standard wording. Variances must include the request in lieu of the required code quantities.

Hardship/Practical Difficulty Reasons *none*

OK Legal Owner/Contract Purchaser:

OK Signatures (originals)

Printed/Typed Name and Title (if company)

OK Attorney (if incorporated)

OK Signature/Address/Telephone Number of Attorney

☒ **Correct Number of Petition Forms, Descriptions and Plats**

☒ **200 Scale Zoning Map** *(#SW, 4-D) = on each site plan!*

☒ **Check: Amount Correct? Signed?**

☒ **ZAC Plat Information:**

Location (by Carl) NE/S Knecht Ave. 350 ft. SE Catherine
Pistorio Road

Zoning: ML-IM

Acreage: ✓

Previous Hearing Listed With Decision N/A

Election District 13th

Councilmanic District 1st

Case # N/A

Check to See if the Subject Site or Request is:

N/A CBCA

N/A Floodplain

N/A Elderly

N/A Historical

N/A Pawn Shop

N/A Helicopter

*If Yes, Print Special Handling Category Here

*If No, Print No

Item Number Assigned

Date Accepted for Filing

Wed. 8/11(3:13) I informed his secty & advised pick up a welcome back

WCR/SCJ - 9/5/00

LAW OFFICES
MICHAEL P. TANCZYN, P.A.

Suite 106 • 606 Baltimore Avenue
Towson, Maryland 21204

Phone: (410) 296-8823 • (410) 296-8824 • Fax: (410) 296-8827

August 11, 2004

VIA HAND-DELIVERY

The Honorable Timothy Kotroco, Esquire
Director, Permits and Development Management
Attn: Mr. John Sullivan
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Our client - Greco Brothers Construction
Property Address: 1412 Knecht Avenue
13th Election District
1st Councilmanic District

Dear John:

Enclosed herewith for filing, please find the following, with regard to my client's Petition For Variance, for a warehouse building in a MLIM zone:

1. Three (3) original Petitions
2. Three (3) sealed descriptions from Herbert Malmud, land surveyor
3. Twelve (12) folded copies of the plat to accompany a Petition For Variance
4. Excerpt of the 200 scale zoning map, with the site outlined thereon.

This is being submitted as a drop off Petition. I also enclose our check for costs. I am advised by my client that there are no code violation matters relating to this property which are pending or threatened, as it is presently an unimproved lot. Once this Petition has been accepted, please advise us of any and all hearing dates, so that we can post the property, as is required.

Per our conversation, there was no prior County review.

Please feel free to contact me should you have any questions.

Very truly yours,



Michael P. Tanczyn, Esquire

08/16

MPT/cbl

Encl.

cc: Greco Brothers Construction

LAW OFFICES
MICHAEL P. TANCZYN, P.A.

Suite 106 • 606 Baltimore Avenue
Towson, Maryland 21204

Phone: (410) 296-8823 • (410) 296-8824 • Fax: (410) 296-8827

Aug 30
~~August 2, 2004~~

VIA HAND-DELIVERY

The Honorable Timothy Kotroco, Esquire
Director, Permits and Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Our client - Greco Brothers Construction
Property Address: 1412 Knecht Avenue
13th Election District
1st Councilmanic District

Dear Mr. Kotroco:

Enclosed herewith for filing, please find the following, with regard to my client's Petition For Variance, for a warehouse building in a MLIM zone:

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Please feel free to contact me should you have any questions.

Very truly yours,

M. P. Tanczyn
Michael P. Tanczyn, Esquire

MPT/cbl

Encl.

cc: Greco Brothers Construction
Herbert Malmud

08/30

LAW OFFICES
MICHAEL P. TANCZYN, P.A.

Suite 106 • 606 Baltimore Avenue
Towson, Maryland 21204

Phone: (410) 296-8823 • (410) 296-8824 • Fax: (410) 296-8827

October 20, 2004

Director, Permits and Development Management
Attn: Ms. Kristen Matthews
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Our client - Greco Brothers Construction
Property Address: 1412 Knecht Avenue
Case No.: 05-086A

Dear Kristen:

This matter was in for hearing before the Deputy Zoning Commissioner, John Murphy, on October 12, 2004. Because the citizens present objected to the posting of the property and requested a continuance, the Deputy Zoning Commissioner granted a continuance. I am writing to try to get this rescheduled as early as possible. I do not believe that the case will take more than one hour in total for presentation, depending on what the Protestants have to say at the hearing. Could you kindly assign this a new hearing date, if you have not already done so, and advise us of the date? I note that the Deputy Zoning Commissioner specifically stated that although the property would have to be reposted, a new ad would not have to be placed, as he found that it had been properly advertised in the newspapers. The problem with the posting had to do with the posting notice being placed in front of an adjacent property, rather than the subject property, until it was corrected by a reposting.

In any event, please contact me once you receive this letter and advise me of the available hearing date.

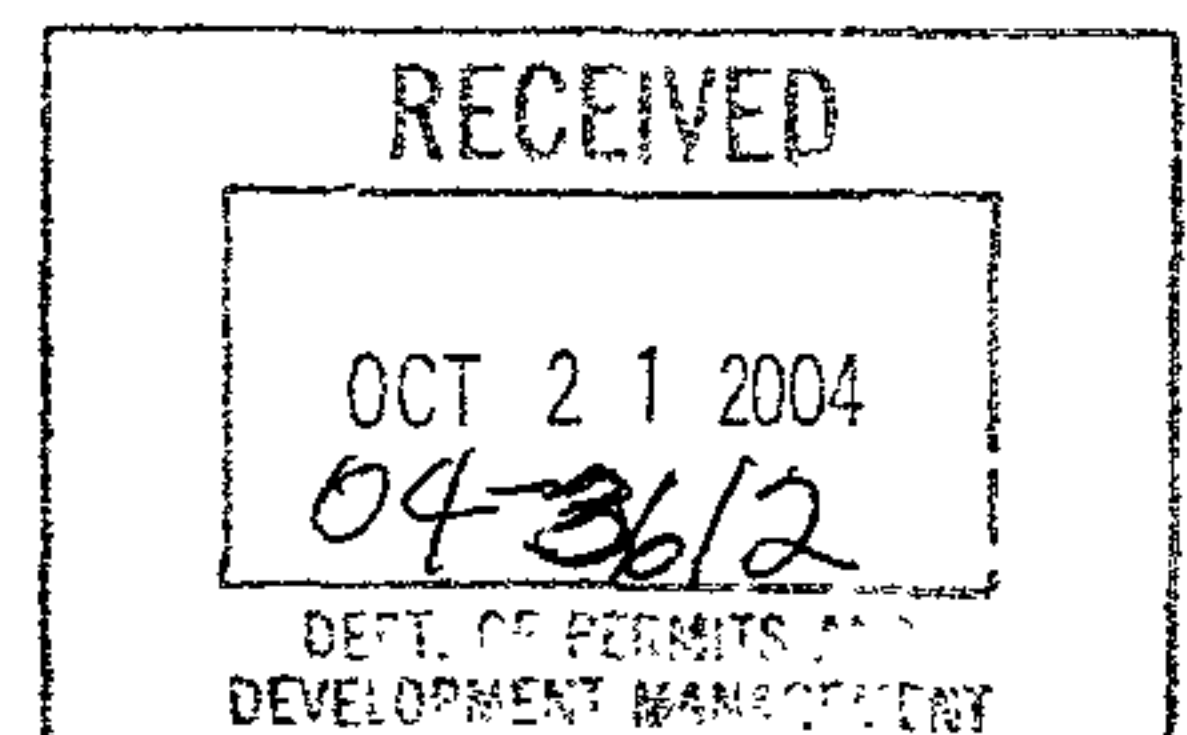
Very truly yours,



Michael P. Tanczyn, Esquire

MPT/cbl

cc: Greco Bros. Construction
Herb Malmud
The Honorable John Murphy, Deputy Zoning Commissioner



AUGUST 19, 2004

MEMO TO THE FILE

TO: ZONING COMMISSIONER/DEPUTY ZONING COMMISSIONER
FROM JOHN SULLIVAN, ZONING REVIEW
SUBJECT ZONING CASE # 05-086-A, 1412 KNECHT AVENUE

THE FOLLOWING PETITION WAS A "DROP OFF," THEREFORE ONLY HAD A CURSORY REVIEW (NOT THE USUAL HOUR APPOINTMENT.) AS SUCH, IN REVIEWING THE PETITION AND SITE PLAN I DO NOT FEEL THAT THE VARIANCE FROM SECTION 409.8.a.4 IS NECESSARY AS THE SETBACK IS TO A PRIVATE ROAD.

10/12/04

05-086-A

12/20
~~11/29/04~~
BPD
wrong
date
posted

Mike Tamym 2ag
Notice proper

Posting - moved Oct 4 2004
to proper
location

agreed sign not posting on
property

- coles complained to RLT
sign on wrong property -
away

370 feet in wrong property

MH-1M

no harm no foul -

φ

no need to readvertise

must be rescheduled

PHINEAS S. DIXON
ATTORNEY AT LAW
401 FREDERICK ROAD, CATONSVILLE, MARYLAND 21228
Telephone: (410) 747-6658 Facsimile: (410) 747-0891

November 18, 2004

Department of Permits and Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Attn: W. Carl Richards, Supervisor

Baltimore County Fire Department
700 E. Joppa Road
Towson, Maryland 21286
Attn: Lieutenant Jim Mezick

Baltimore County Department of Environmental
Protection and Resource Management
Attn: Robert W. Bowling, Supervisor
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Michael P. Tanczyn, Esquire
606 Baltimore Avenue
Suite 106
Towson, Maryland 21204

H. Mahmud & Associates, Inc.
12018 Ridge Valley Drive
Owings Mills, Maryland 21117

Greco Brothers Construction
2865 Deerfield Drive
Ellicott City, Maryland 21043

RE: Petition for Variances for 1412 Knecht Avenue
 13th Election District
 Case No: 05-086-A

To Whom It May Concern:

You are advised that I represent John I. Coles and Lena Coles, of 1414 Knecht Avenue,
and Thomas O'Hara, also of Knecht Avenue.

DATE _____

E-MAIL

Lena 7834 @ Adl. Carr

Butt more and more



CASE NAME 4412 KNECHT A, D
CASE NUMBER 05-082 A
DATE 10/12/2002

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NAME 1412 Knecht Ave
CASE NUMBER 61-086A
DATE Dec 20, 2004

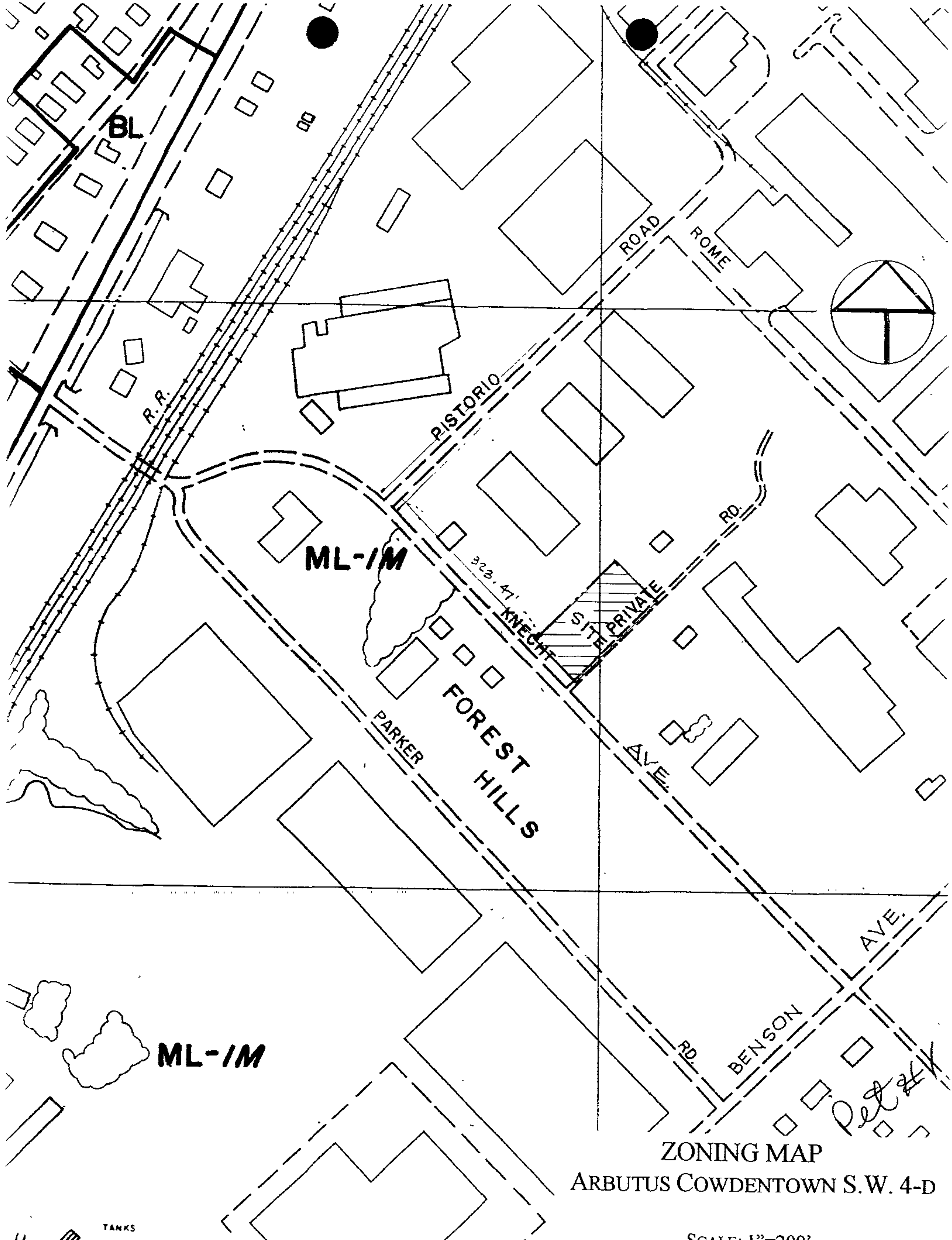
PETITIONER'S SIGN-IN SHEET

[illegible]

DATE 12/20/09

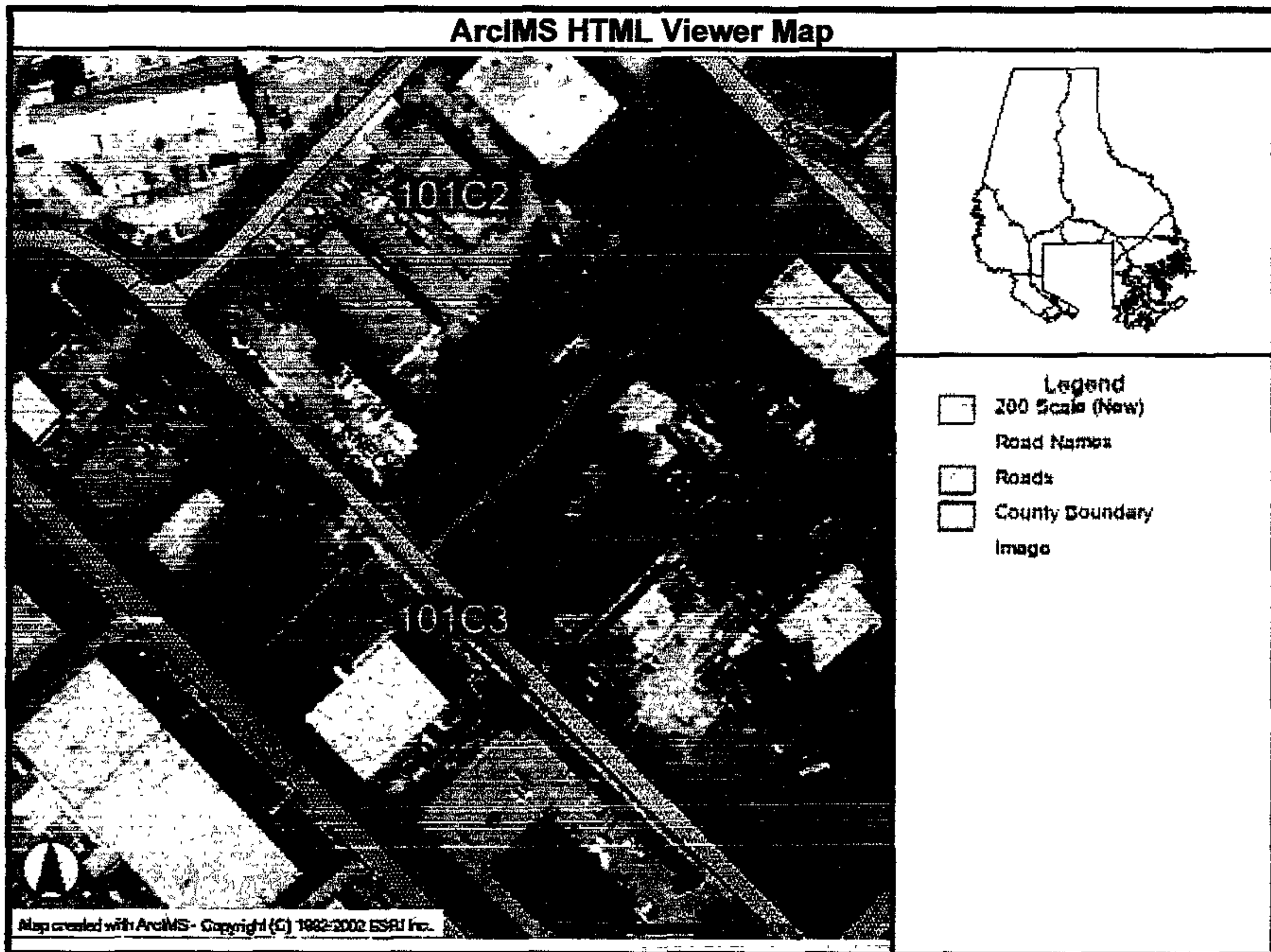
E-MAIL

Cotonsville and 2222



ZONING MAP
ARBUTUS COWDENTOWN S.W. 4-D

SCALE: 1"=200'



Plot #3

KNECHT AVENUE--TAX MAP 101,
BALTIMORE MD 21227
File No. 01-4475-03 KIM
Tax ID # 13 1311 570200

16020 494

This Deed, made this 18th day of December, 2001, by and between

STEPHEN G. SAMUEL MOXLEY, sole owner, party of the first part, Grantor;

and

GRECO BROTHERS CONSTRUCTION, party of the second part, Grantee.

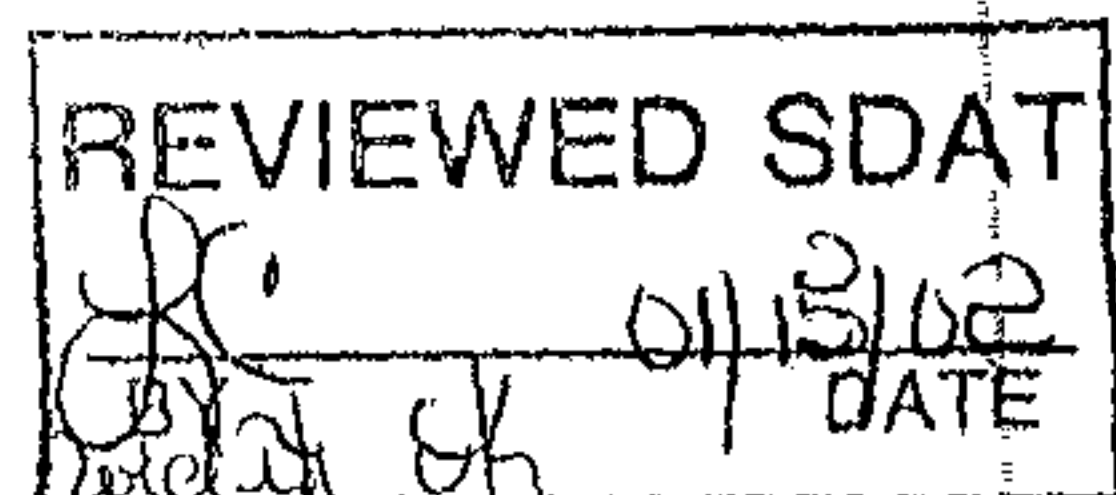
- Witnesseth -

That for and in consideration of the sum of TWENTY TWO THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$22,500.00), the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said GRECO BROTHERS CONSTRUCTION, its successors and assigns in fee simple, all that lot of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME on the North side of Knecht Avenue at the center of a road 40 feet wide, said point of beginning being 670 feet West of Benson Avenue and running thence binding on the center line of said road, 40 feet wide, North 52 degrees, 30 minutes, East 200 feet, thence leaving said road and binding on the property heretofore conveyed to Martin Jerome Knecht, North 37 degrees, 30 minutes, West 100 feet, thence South 52 degrees, 30 minutes West 200 feet to the North side of Knecht Avenue, thence binding on the North side of Knecht Avenue South 37 degrees, 30 minutes, East 100 feet to the place of beginning.

SAVING AND EXCEPTING the sewer right of way recorded in a Deed & Agreement dated December 20, 1972 from Arthur A. Tymeson and L. Mae Tymeson to John Anthony Knecht.

BEING THE SAME PROPERTY described in a Deed dated June 25, 1998 and recorded among the Land Records of Baltimore County, Maryland at Liber 15745, folio 537, from John Anthony Knecht, a single person, to Stephen G. Samuel Moxley, sole owner, the party of the first part herein.



TG52-10-00049

Pet # 4



This Deed, Made this _____ day of _____ March _____

in the year one thousand nine hundred and fifty-five, by and between

JOHN ANTHONY KNECHT, single,

of Baltimore County - - - - - in the State of Maryland, of the first part, and

ARTHUR A. TYMESON and L. MAE TYMESON, his wife,
of the second part.

Witnesseth, that in consideration of the sum of Five Dollars and other good and valuable considerations this day paid, receipt of which is hereby acknowledged, the said JOHN ANTHONY KNECHT, single, - - - - -

do grant and convey unto the said ARTHUR A. TYMESON and L. MAE TYMESON, his wife as tenants by the entirety, their assigns, the survivor of them, and to survivor's - - - - -

heirs and assigns, in fee simple, all that lot - - - - - of ground, situate, lying and being in Baltimore County - - - - - , aforesaid, and described as follows, that is to say:—

Beginning for the same at a point on the northeast side of Knecht Avenue a the distance of 100 feet northwesterly from the center of an unnamed road 40 feet wide, said point of beginning being at the southernmost end of the third line of the lot of ground described in a deed dated October 30, 1952 and recorded among the Land Records of Baltimore County in Liber GLB 2210, folio 487, from The Gralan Company to Daniel S. Shanahan et al; and running thence southeasterly binding on the northeasternmost side of Knecht Avenue 3 feet; thence northeasterly parallel with the third line in the deed above referred to for a distance of 200 feet; thence northwesterly 3 feet to the third line of the lot of ground in the deed hereinbefore referred to; then southwesterly binding on the third line of the lot of ground hereinbefore referred to 200 feet to the place of beginning.

BEING part of the same lot of ground which by deed dated October 30, 1952 and recorded among the Land Records of Baltimore County in Liber GIB 2210, folio 489, was granted and conveyed by The Gralan Company to the grantor herein.

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said

ARTHUR A. TYMESON and L. MAE TYMESON, his wife, as tenants by the entireties, their assigns, the survivor of them, and to the survivor's

heirs and assigns, in fee simple.

And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property granted and that he will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor

TEST:

John Anthony Knecht (SEAL)
John Anthony Knecht

(SEAL)

CALIFORNIA
STATE OF ~~MARYLAND~~

COUNTY, to wit:

I HEREBY CERTIFY, That on this 23RD day of March in the year one thousand nine hundred and fifty-five, before me, the subscriber, a Notary Public of the ~~State of Maryland~~ State of California, in and for ~~County~~ U. S. NAVY (AS EMPOWERED BY THE ACT OF 5 MAY, 1950) aforesaid, personally appeared JOHN ANTHONY KNECHT, single, - - - - -

the above named grantor, and he acknowledged the foregoing Deed to be his act.

As Witness my hand and Notarial Seal.

W. R. O'Connell, Jr.
LTJG, USNR
Notary Public.
USS Oriskany (CVA 34)

Rec'd for record Mar. 31, 1955, at 11¹⁰ AM
Per George L. Byerly, Clerk.

4/29

ML-1M per Herb

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Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 13 Account Number - 1311570200

Owner Information

Owner Name: GRECO BROTHERS CONSTRUCTION Use: INDUSTRIAL
Principal Residence: NO
Mailing Address: 2865 DEERFIELD DR Deed Reference: 1) /16020/ 494
ELLICOTT CITY MD 21043-3489 2)

Location & Structure Information

Premises Address
KNECHT AVE

Legal Description
NS KNECHT AV
KNECHT AVE
NW COR AUGUSTA AV

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
101	18	758						81	Plat Ref:

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		19,400.00 SF	07

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments As Of 07/01/2003	As Of 07/01/2004
Land:	77,300	77,300		
Improvements:	0	0		
Total:	77,300	77,300	77,300	77,300
Preferential Land:	0	0	0	0

Transfer Information

Seller: MOXLEY STEPHEN G SAMUEL	Date: 01/25/2002	Price: \$22,500
Type: NOT ARMS-LENGTH	Deed1: /16020/ 494	Deed2:
Seller: KNECHT JOHN A	Date: 11/09/2001	Price: \$9,000
Type: NOT ARMS-LENGTH	Deed1: /15745/ 537	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2003	07/01/2004
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Ret #11

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 13 Account Number - 2100006088

Owner Information

Owner Name: WASKEY ERIC B
WASKEY CONSTANCE R
Use: INDUSTRIAL
Principal Residence: NO
Mailing Address: 308 SEMINOLE AVE
CATONSVILLE MD 21228-5643
Deed Reference: 1) / 9388/ 395
2)

Location & Structure Information

Premises Address
1400 PARKER RD

Legal Description
PT LTS 21-23 LTS 39-
FOREST HILLS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
101	18	2107			A		21	81		12/ 92

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1954	12,979 SF	1.20 AC	07
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	168,000	168,000		
Improvements:	355,200	355,200		
Total:	523,200	523,200	523,200	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: PETERS INC	Date: 09/30/1992	Price: \$325,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 9388/ 395	Deed2:
Seller: WASHINGTON ALUMI NUM COMPANY	Date: 07/26/1988	Price: \$300,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7926/ 418	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Pat #12

FEE-SIMPLE DEED-CODE-City or County

This Deed, Made this

day of February

in the year one thousand nine hundred and eighty-three
and Ruth Tyneson, his wife,

, by and between Arthur A. Tyneson

of
John I. Coles and Lena Coles, his wife, parties

in the State of Maryland, of the first part, and

of the second part.

Witnesseth, That in consideration of the sum of Forty Thousand Dollars (\$40,000.00)

the said Arthur A. Tyneson and Ruth Tyneson

do grant and convey unto the said John I. Coles and Lena Coles, his wife, as tenants
by the entireties, their heirs and assigns, the survivor of them and to the survivor's

heirs and assigns, in fee simple, all that lot

of ground, situate, lying and being in
Baltimore County, State of Maryland, aforesaid, and described as follows, that is to say:--

A R.C.F	16.00
A T. TX	200.00
A LOTS	200.00
DEED	0.4
EMR JR T	416.00
2011	03/11/83

Beginning for the same in the center line of a forty foot avenue laid out parallel to and six hundred and seventy feet northwesterly from Benson Avenue, said point of beginning being also two hundred feet northeasterly measured north fifty-two degrees thirty minutes east two hundred feet along the center line of said forty foot avenue from the northeast side of Knecht Avenue, and running thence and binding on said center line of said forty foot avenue north fifty-two degrees thirty minutes east two hundred feet to the new center line of a forty foot street to be laid out, thence binding thereon north thirty-seven degrees thirty minutes west one hundred feet, and thence with lines of division now made south fifty-two degrees thirty minutes west two hundred feet, and thence south thirty-seven degrees thirty minutes east one hundred feet to the place of beginning.

The above description being according to survey made by Albert E. Pohmer, Professional Engineer and Registered Land Surveyor, December 15, 1953.

The above description being and comprising of part of the parcel of land described above and filed in a deed recorded in the Land Records of Baltimore County in Liber W.P.C. No. 456 folio 74.

(1) Also see deed recorded in the Land Records of Baltimore County in Liber G.L.B. No. 2210 folio 489.

(2) Dated December 18, 1915, and recorded among the Land Records aforesaid in Liber W.P.C. No. 456 folio 74, granted and conveyed by James Clark Murphy unto Rita Shanahan Knecht and Martin Jerome Knecht, her husband. The said Rita Shanahan Knecht having died on or about August 29, 1941, and the said Martin Jerome Knecht having since married the said Margaret M. Knecht.

See also deed to relocate Road Bed dated December 2, 1953, and recorded among the Land Records aforesaid in Liber G.L.B. No. 2401 folio 202, from Martin Jerome Knecht and wife, et al to Heating Specialties, Inc.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

-1-

SIGNATURE Bes DATE 3/11/83

B 8128*****60000** 8118A

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

Bes 3/11/83
CLERK DATE

Ret #44

This Deed, MADE THIS 12th day of JANUARY

in the year one thousand nine hundred and eighty-four by and between
FRANK M. WILHELM, JR.,

of Baltimore County, in the State of Maryland of the first part, and
EDWARD BERNARD FARMER, of Baltimore County, in the State of
Maryland
of the second part.

WITNESSETH, That in consideration of the sum of THREE HUNDRED FIVE THOUSAND
(\$305,000.00) DOLLARS, which includes the amount of any outstanding
Mortgage or Deed of Trust, if any, the receipt whereof is hereby
acknowledged

the said FRANK M. WILHELM, JR.,

do hereby grant and convey to the said EDWARD BERNARD FARMER, his
personal representatives, heirs and assigns in fee simple, all those

personal representatives, heirs and assigns in fee simple, all those

lot B of ground situate in Baltimore County, State of Maryland

and described as follows, that is to say:

BEGINNING for the first on the northeast side of an unnamed avenue
(said avenue being the first avenue lying northeast of Knecht Avenue
as shown on a Plat of Survey prepared by Robert Pumphrey dated 1939,
showing the parcel of ground herein described as part of Lot No. One);
said unnamed avenue being thirty feet wide in part and forty feet wide
where it binds on the within described lot and said place of beginning
being at a point distant six hundred ninety feet northwesterly from the
northwest side of Benson Avenue and running thence and binding on the
northeast side of said unnamed avenue north thirty-seven degrees, thirty
minutes west four hundred feet, and thence leaving said road and at
right angles thereto and running northeasterly two hundred feet to the
northeasternmost line of Lot No. 1 as shown on said Plat, and running
thence and binding on said northeast outline south thirty-seven degrees,
thirty minutes east four hundred feet and running thence northwesterly
and parallel with the second line in this description two hundred feet
to the place of beginning. Being a part of Lot No. 1 as shown on the
aforesaid Plat.

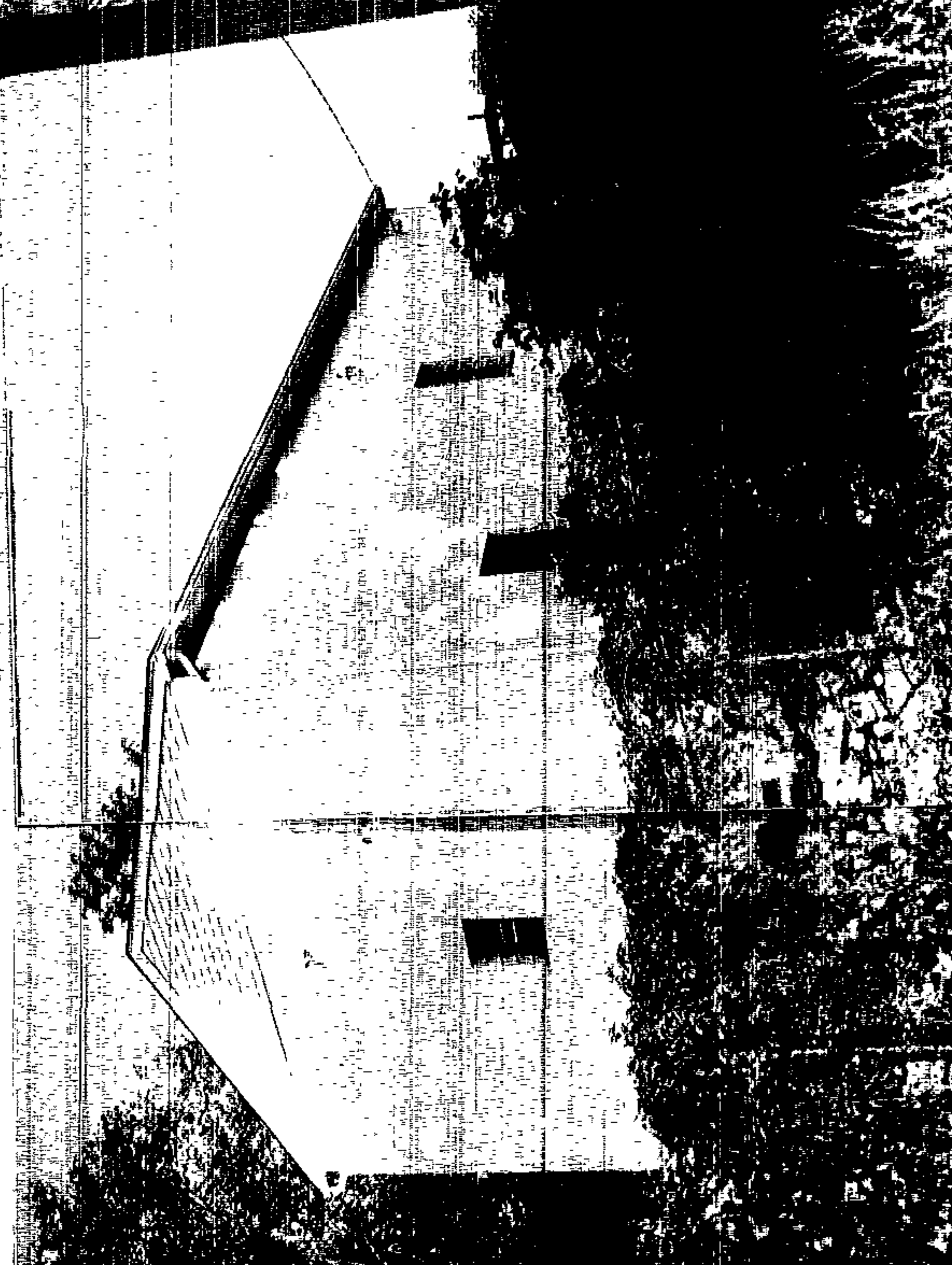
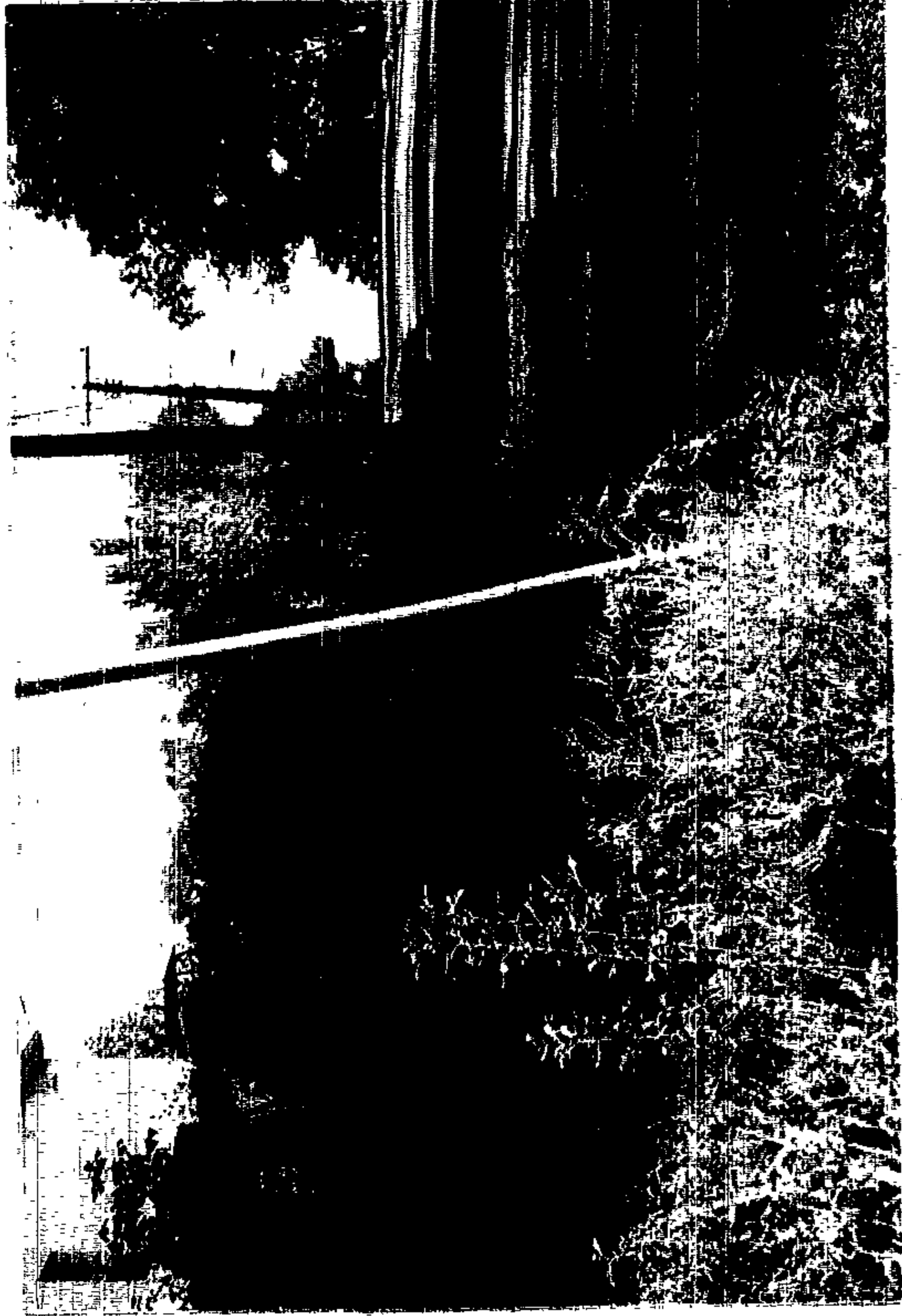
BEGINNING for the second thereof and being all that parcel of
ground as shown on the hatched area on the Plat prepared by William
D. Purdum, Surveyor and Engineer, dated June 9, 1953, which Plat
is attached to the Deed described below recorded among the Land
Records of Baltimore County in Liber G.L.B. No. 2401, folio 202.

BEGINNING for the third thereof and being the same 45 foot by 440
foot strip of land which is described in a Deed dated December 2, 1953,
recorded among the Land Records of Baltimore County in Liber G.L.B.
2401, folio 202 between Daniel S. Shanahan, et al., and Heating Specialties,
Inc., in fee-simple to be used as and for a road bed called Angela
Avenue and to be kept open and used as such for the use and benefit of
the parties to the aforesaid Deed.

Det #15

Pot & L

Oct 8, 2004



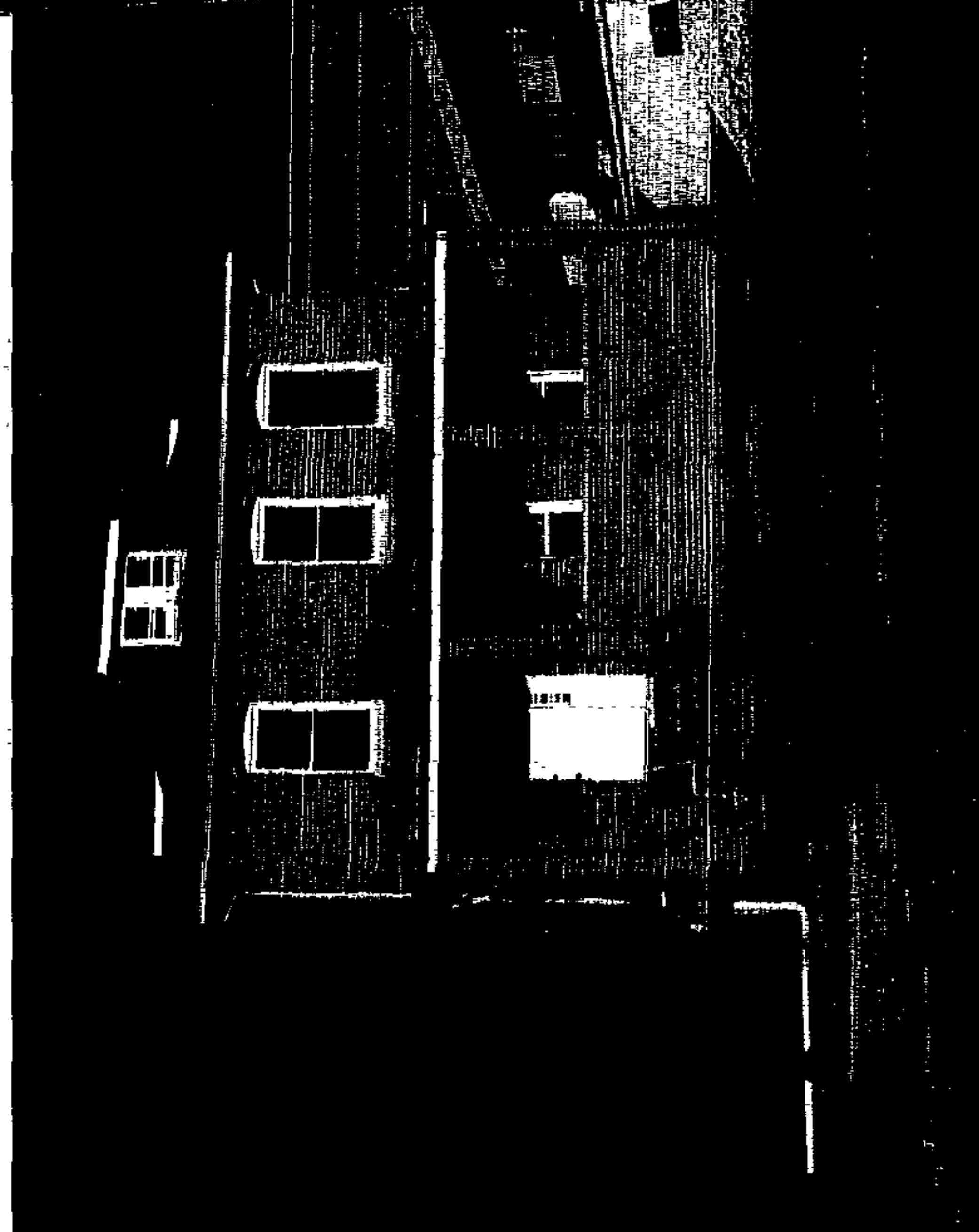
Page 3

058, 2004



Page 3

Px 2
Px 3
05/8, 2007





Oct 8, 2004
Pdx 3 9



Pat 8-8
 8008, 2004

BEING the same lots of ground which by Deed dated July 28, 1937 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr., No. 6587, folio 204 were granted and conveyed by HEATING SPECIALTIES, INC., to FRANK M. WILHELM, JR., the within Grantor.

1566655 15078

Together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND TO HOLD the said described lot s ----- of ground and premises to the said EDWARD BERNARD FARMER, his -----

----- personal representatives/assigns and assigns -----, in fee simple.

And the said part y of the first part hereby covenant s that he HAS----- not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he----- will warrant specially the property hereby granted; and that he----- will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor

Test.

Deborah L. Sieracki
DEBORAH L. SIERACKI

FRANK M. WILHELM, JR. (SEAL)

----- (SEAL)

STATE OF MARYLAND, CITY OF BALTIMORE to wit:

I Henry Cecrey, That on this 12th day of January in the year one thousand nine hundred and eighty-four before me, the subscriber, a Notary Public of the State aforesaid, personally appeared FRANK M. WILHELM, JR.,

known to me (or satisfactorily proved) to be the person ---- whose name --- is/are subscribed to the within instrument, and acknowledged that he----- executed the same for the purposes therein contained, and in my presence signed and sealed the same.

In Witness Whereof, I hereunto set my hand and official seal.

Deborah L. Sieracki
Notary Public

My Commission expires

July 1, 1985

Rec'd for Record JAN 1984 at 10:35
Per Elmer H. Kahlino, Jr., Clerk
Mail to COUNTY CLERK
Receipt No. 15078

BEING the same lot of ground described in a deed dated December 22, 1953 by and between Martin Jerome Knecht and Margaret M. Knecht, his wife, to Arthur A. Tymeson and L. Mae Tymeson, his wife, and recorded among the Land Records in Baltimore County in Liber 2412 folio 75, and

WHEREAS, the said L. Mae Tymeson died on or about August 23, 1977 thereby vesting fee simple title to the survivor of the tenancy by the entireties in Arthur A. Tymeson, and

WHEREAS, the said Arthur A. Tymeson and Ruth Tymeson were united in marriage by a religious ceremony in Baltimore City, Maryland on March 26, 1978.

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Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 13 Account Number - 1323001011

Owner Information

Owner Name: WACO-KNECHT LTD Use: INDUSTRIAL
Principal Residence: NO
Mailing Address: 1330 KNECHT AVE Deed Reference: 1) /19949/ 275
BALTIMORE MD 21229-5513 2)

Location & Structure Information

Premises Address
KNECHT AVE

Legal Description
LTS 20 PT 21-23 .764
PARKER AV & PENN
FOREST HILLS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
101	18	1046			A			81		12/ 92

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		.76 AC	07
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of		Phase-in Assessments As Of	
		01/01/2002	07/01/2004	07/01/2004	07/01/2005
Land:	63,800	63,800			
Improvements:	28,900	28,900			
Total:	92,700	92,700	92,700	NOT AVAIL	
Preferential Land:	0	0	0	NOT AVAIL	

Transfer Information

Seller: WASHINGTON ALUMINUM CO	Date: 04/01/2004	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /19949/ 275	Deed2:
Seller: WACO INCORPORATE D	Date: 08/22/1985	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6615/ 454	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

http://sdatcert3.resiusa.org/rn_rewrite/results.asp?Map=101&Parcel=1046&town=Brown 12/17/2004

THIS DEED and AGREEMENT, Made this 20th. day of December,
in the year nineteen hundred and seventy two, between ARTHUR A. TYMESON
and L. MAE TYMESON, his wife, Parties of the first part, and JOHN A. KNECHT,
unmarried, Party of the second part.

WHEREAS, the Party of the second part desires to construct and maintain
a sewer line in and across the land hereinafter described, and the Parties of the
first part are willing to grant such right.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00),
the receipt of which is hereby acknowledged, the Parties of the first part hereby
grant and convey unto JOHN A. KNECHT, his heirs and assigns, the right to
construct and maintain a sewer line in and through their land on Knecht Avenue
in Baltimore County, Maryland, more particularly that parcel acquired from John
A. Knecht by deed recorded March 31, 1955, among the Land Records of Baltimore
County, Maryland, in Liber No. 2670, folio 305.

AND, said sewer line shall be constructed on a course more or less
parallel to Knecht Avenue through and across, at any point along, the 200 foot
length of that parcel described in the heretofore above mentioned deed.

AND, in consideration of said right, the Grantee herein, agrees to lay
said sewer line at sufficient depth not to interfere with the Grantors' use and
enjoyment of said property.

AS WITNESS the hands and seals of the Parties hereto, on the day and
year first above written.

TEST:

<u>John B. Sava Jr.</u> John B. Sava, Jr. <u>Kurt F. Oelmann</u> Kurt F. Oelmann	<u>Arthur A. Tymeson</u> (SEAL) Arthur A. Tymeson <u>L. Mae Tymeson</u> (SEAL) L. Mae Tymeson <u>John A. Knecht</u> (SEAL) John A. Knecht
---	--

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said GRECO BROTHERS CONSTRUCTION, its successors and assigns , in fee simple.

And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

As Witness the hand and seal of said Grantor, the day and year first above written.

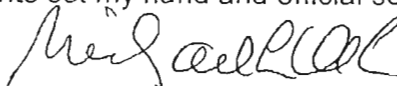
WITNESS:

 {Seal}
STEPHEN G. SAMUEL MOXLEY

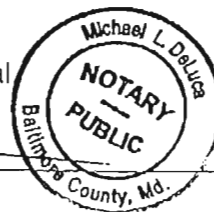
STATE OF Maryland, COUNTY OF Baltimore, TO WIT:

I hereby certify that on this 18th day of December, 2001, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STEPHEN G. SAMUEL MOXLEY, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal



Notary Public



My commission expires: 5-1-04

PHINEAS S. DIXON
ATTORNEY AT LAW
401 FREDERICK ROAD, CATONSVILLE, MARYLAND 21228
Telephone: (410) 747-6658 Facsimile: (410) 747-0891

November 18, 2004

Department of Permits and Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Attn: W. Carl Richards, Supervisor

Baltimore County Fire Department
700 E. Joppa Road
Towson, Maryland 21286
Attn: Lieutenant Jim Mezick

Baltimore County Department of Environmental
Protection and Resource Management
Attn: Robert W. Bowling, Supervisor
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Michael P. Tanczyn, Esquire
606 Baltimore Avenue
Suite 106
Towson, Maryland 21204

H. Malmud & Associates, Inc.
12018 Ridge Valley Drive
Owings Mills, Maryland 21117

Greco Brothers Construction
2865 Deerfield Drive
Ellicott City, Maryland 21043

RE: Petition for Variances for 1412 Knecht Avenue
13th Election District
Case No: 05-086-A

To Whom It May Concern:

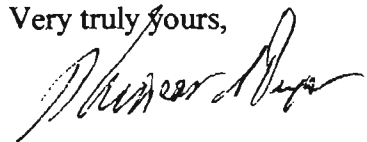
You are advised that I represent John I. Coles and Lena Coles, of 1414 Knecht Avenue, and Thomas O'Hara, also of Knecht Avenue.

Page Two – Continued
RE: Coles
November 3, 2004

This letter is to serve notice that Mr. John I. Coles and Mr. Thomas O'Hara oppose the requested exceptions to zoning and request for variances for a building to be constructed at 1412 Knecht Avenue. The reasons for this objection is as follows:

1. The commercial building allegedly to be constructed by the Petitioners, Greco Brothers Construction, does not front on Knecht Avenue, but on unimproved, unpaved, Augusta Avenue, the same being a paper street, 40 feet wide, running northwesterly from Knecht Avenue.
2. The proposed entrance to the proposed variance and building, would be over a private paved driveway, which is approximately 200 feet long.
3. There is a water line beginning in the bed of Knecht Avenue (with meter) beside the unpaved Augusta Avenue, within the boundary of Greco property, which would be covered by the paved driveway and parking lot on the southwest side of the Greco property building. Said water line to Coles property has been in place for over 50 years.
4. Greco has no proposal for paving Augusta Avenue or putting sidewalks along the same, even though they show a fronting on Augusta Avenue, the aforesaid paper street.
5. Greco, et al owns a larger undeveloped, unkept and uncleared area to the East of the present site fronting on Knecht Avenue, East of the site of the present petition.
6. That the signs of notice to the community and public of the above request, were not posted on the property of the proposed modification or request for variance in this case, but were in fact, posted on the West side of the proposed property on the aforesaid larger, undeveloped, unkept and uncleared tract.

Very truly yours,



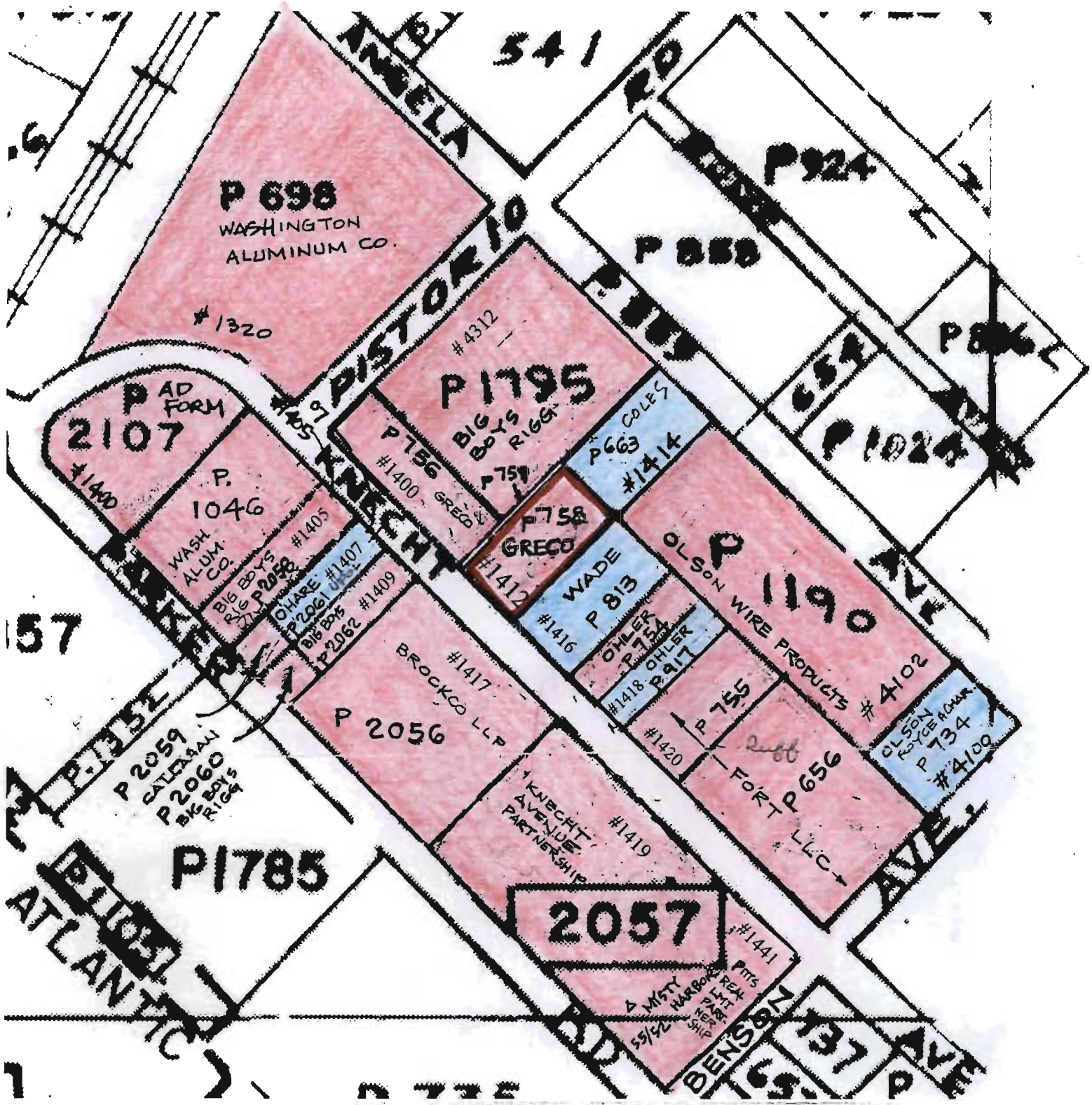
Phineas S. Dixon

PSD:tmd



Real Property
Information

Maryland Department of Assessments and Taxation
Real Property System,



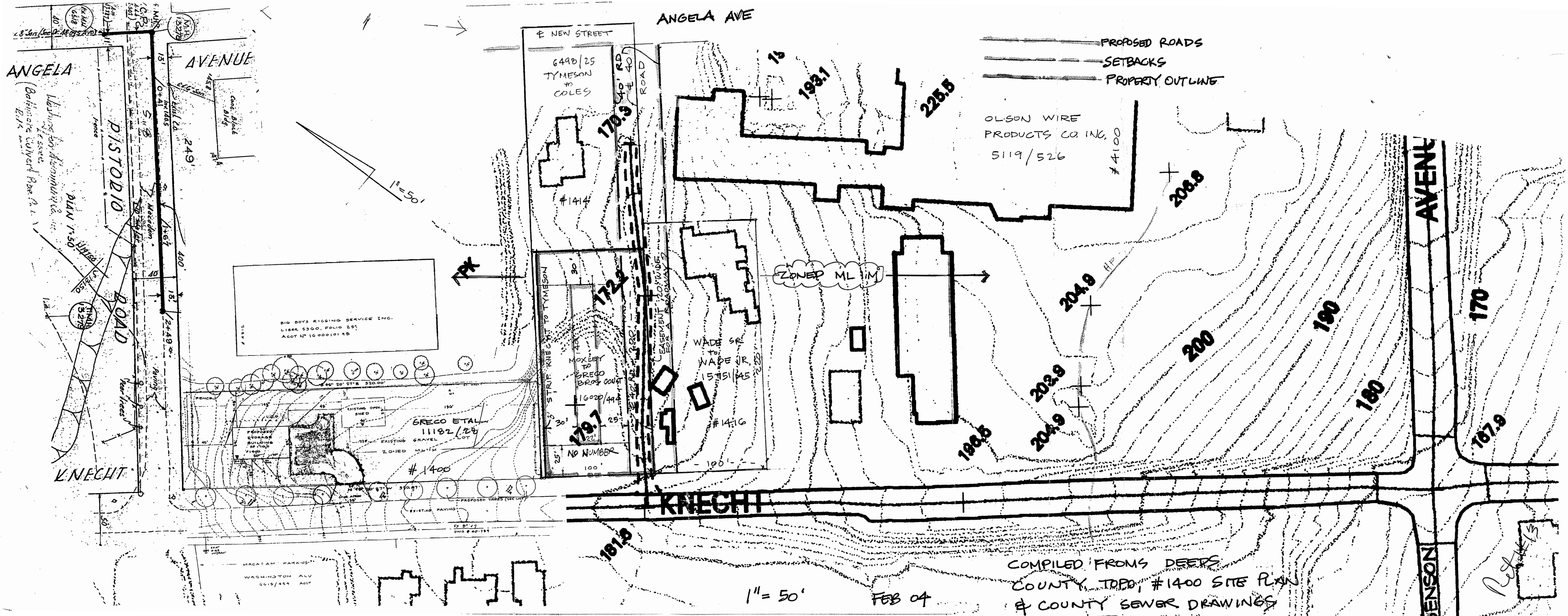
Property maps provided courtesy of the Maryland Department of Planning © 2000.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us.

TAX MAP 101 SHOWING USE OF PARCELS

-  BLUE =RESIDENTIAL
-  RED=INDUSTRIAL

ALL PROPERTIES ZONED ML-IM
ZONING MAP: ARBUTUS COWDENTOWN S.W. 4-5

Pet #10



1. OWNER/PETITIONER:
GRECO BROTHERS CONSTRUCTION
C/O COSMO GRECO
MAILING ADDRESS:
2865 DEERFIELD DRIVE
ELLICOTT CITY, MARYLAND 21043-3489
DEED REFERENCE: LIBER 16020, FOLIO 494
TAX PARCEL 758, TAX MAP 101, GRID 18
ACCOUNT #1311570200
2. EXISTING ZONING: ML-1M
3. PUBLIC WATER EXISTS IN KNECHIT AVE, NO SEWER IS AVAILABLE.
4. WATER AND SEWER CONNECTIONS ARE NOT REQUIRED (NO EMPLOYEES OR CUSTOMERS ON SITE -- DROP OFF AND PICKUP ONLY).
5. EXISTING USE: VACANT LOT
6. PROPOSED USE: WAREHOUSE, 2580 SQ. FT., F.A.R.: 0.13
7. ZONING HISTORY: NONE
8. AREA OF PROPERTY: 0.45 ACRE +/-

WAREHOUSE – NO EMPLOYEES STATIONED AT ANY SHIFT.
PARKING SPACES PROVIDED: 3 SPACES FOR DROP OFF AND PICKUP.

THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.

BIG BOYS RIGGING SERVICE, INC.
4312 PISTORIO ROAD
DEED 5360/259
ACCT #1600010198
USE: MANUFACTURING

GRECO, ETAL
1400 KNECHT AVENUE
DEED 11182/203
ACCT #1319320040
USE: STORAGE BUILDING

OLSON WIRE PRODUCTS CO. INC.
#4100 BENSON AVENUE
DEED 5119/526
ACCT # 1600001455
USE: MANUFACTURING

JOHN W. WADE, SR.
1416 KNETCH AVENUE
DEED 15751/145
ACCT #132000270
USE: RESIDENTIAL

PLAT TO ACCOMPANY A PETITION FOR
VARIANCES FOR
1412 KNECHT AVENUE
13TH ELECTION DISTRICT
COUNCILMANIC DISTRICT NO. 1
BALTIMORE COUNTY, MARYLAND

SCALE: 1"=20' JULY 15, 2004
JOB 9903 REF: 42B5

Prepared by

H. Malmud & Associates, Inc.
12018 Ridge Valley Drive
Owings Mills, Maryland 21117
Telephone 410 382-2959



VARIANCES REQUESTED:

1. A VARIANCE FROM BCZR 255.2 AND 238.1, TO PROVIDE A FRONT BUILDING LINE OF 10 FEET FROM THE RIGHT OF WAY, IN LIEU OF THE REQUIRED 25 FEET IN THE RM ZONE, WITHIN 100 FEET OF THE RIGHT OF WAY AT ANY STREET ABUTTING SUCH A BOUNDARY.
2. A VARIANCE FROM BCZR 255.2 AND 238.2, TO PROVIDE A REAR YARD OF 7 FEET, IN LIEU OF THE REQUIRED 30 FEET.
3. A VARIANCE FROM BCZR 409.8(a)(4), TO PROVIDE ZERO FEET FROM THE RIGHT OF WAY AND 10 FEET FROM THE EXISTING PAVING OF AN ACCESS DRIVE, IN LIEU OF THE REQUIRED 10 FEET FROM THE RIGHT OF WAY LINE.