

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Hilton Avenue, 127 ft. S
centerline of Idlewild Avenue
1st Election District
1st Councilmanic District
(204 Hilton Avenue)

Mary C. & Nelson E. Knode
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-192-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Mary C. and Nelson E. Knode. The administrative variance is requested for property located at 204 Hilton Avenue in the Catonsville area of Baltimore County. The administrative variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) with a height of 24 ft. in lieu of the maximum permitted 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 18, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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 Office of Planning dated November 10, 2004, a copy of which is attached hereto and made a part hereof.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

COPIES RECEIVED FOR FILING

Date

12/1/04

By

Ray

"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."

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

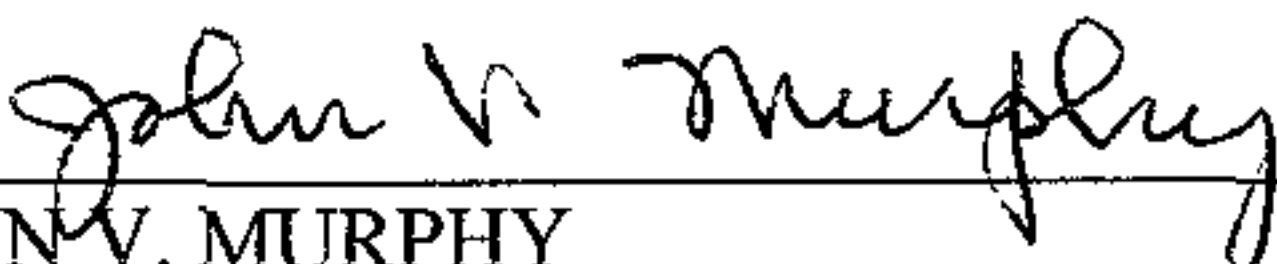
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, I find that the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, this 1st day of December, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) with a height of 24 ft. in lieu of the maximum permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

RECEIVED FOR THE
12/1/04
Ray

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 or subsequent owners shall not allow or cause the accessory structure to be converted into a dwelling unit and/or apartment. There shall be no sleeping quarters, living area, kitchen or bathroom facilities in the structure. In addition, the accessory structure shall not be used for commercial purposes;
3. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

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

RECEIVED FOR FILING
Date 12/1/04
By 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
William J. Wiseman III, Zoning Commissioner

December 1, 2004

Mr. & Mrs. Nelson E. Knode
204 Hilton Avenue
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 05-192-A
Property: 204 Hilton Avenue

Dear Mr. & Mrs. Knode:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative 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,

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

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Andrew Lohmeyer
124 Pleasant Hill Road
Owings Mills, MD 21117

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





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 204 Hilton Ave
which is presently zoned DR-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT
OF 24-FEET IN LIEU OF THE MAXIMUM PERMITTED 15-FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 12/11/04 day of May that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO.

05-192-A

Reviewed By

D.T.

Date

10/13/04

Estimated Posting Date

10/24/04

REV 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

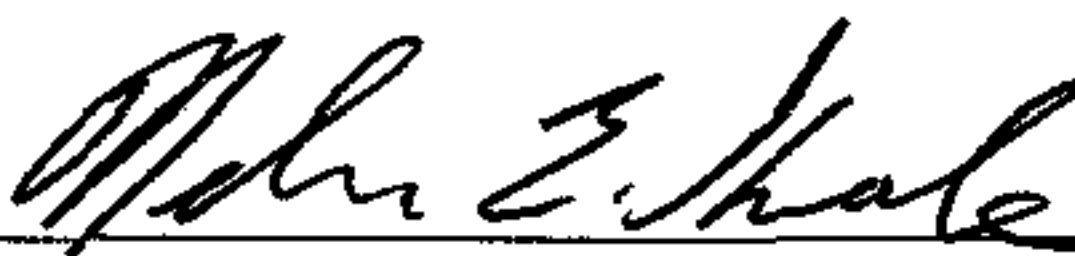
That the Affiant(s) does/do presently reside at

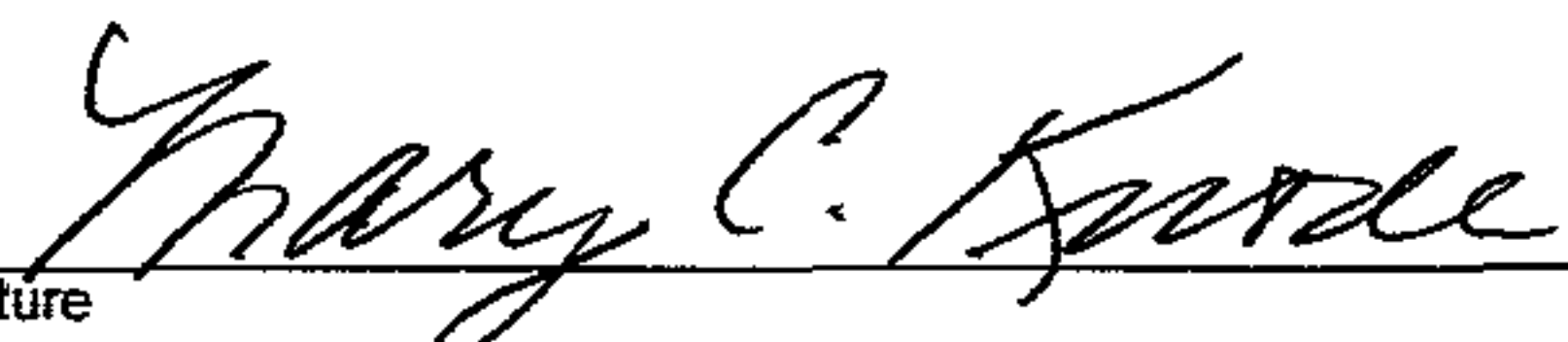
204 HILTON AVE
Address
CATONSVILLE MD 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. WE ARE OVER MAX REQUIRED HEIGHT OF 15' WE WILL BE @ 24' TALL FROM GROUND TO PEAK.
2. NEED LEFT SPACE DUE TO LARGE FAMILY & STORAGE NEEDS

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature
NELSON E. KNODE
Name - Type or Print


Signature
MARY C. KNODE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of OCTOBER, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

NELSON E. KNODE + MARY C. KNODE
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public
Robert S. PATCHAK
My Commission Expires 4/1/06

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

204 HILTON AVE
Address
CATONSVILLE MD 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. WE ARE OVER ~~THE~~ MAX REQUIRED HEIGHT OF 15' WE WILL BE @ 24' TALL FROM GROUND TO PEAK
2. NEED LOT SPACE DUE TO LARGE FAMILY & STORAGE NEEDS

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Nelson E. Knode
Signature

NELSON E. KNODE
Name - Type or Print

Mary C. Knode
Signature

MARY C. KNODE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of OCTOBER, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

NELSON E. KNODE + MARY C. KNODE
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Robert S. Patchak
Notary Public
My Commission Expires 4/1/06



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 204 HILTON AVE
which is presently zoned DN.2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT
OF 24-FEET IN LIEU OF THE MAXIMUM PERMITTED 15-FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 05-192-A

Reviewed By D.T. Date 10/13/04

REV 10/25/01

Estimated Posting Date 10/24/04

Zoning Description for **204 HILTON AVENUE**

Beginning at a point on the west side of Hilton Avenue
having a 50-foot right-of-way and 127-feet south of the centerline
of Idlewild Avenue. Being recorded in Baltimore
County Liber 12568, Folio 298 containing 25,000 square feet.
Also known as 204 Hilton Avenue and located in the 1st Election
District, 1st Councilmanic District.

05-192-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 42144

DATE

10/13/04

ACCOUNT

0010066150

AMOUNT \$

65.00

RECEIVED FROM:

A. J. HOMER (CONTRACTS)

FOR:

ITEM # 190, 05-192-A

204 HILTON AVE. BY D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

ADJNERS

ACTUAL

YTD

NOV

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10/13/2004

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CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-192-A

Petitioner/Developer: _____

Knode

Date of Hearing/Closing: 11-8-04

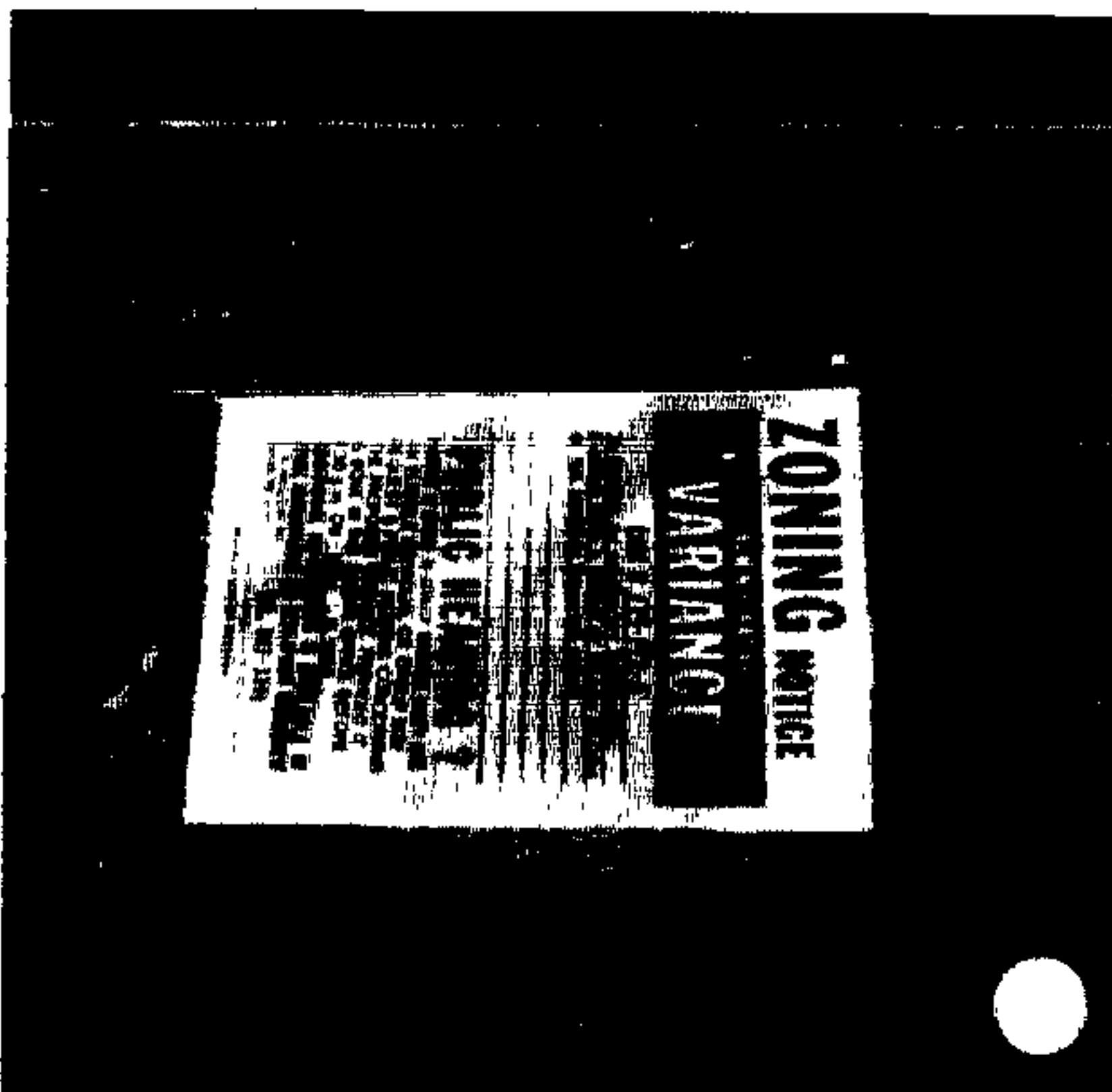
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 204 Hilton Avenue
Catonsville, MD 21228

The sign(s) were posted on October 18, 2004
(Month, Day, Year)



Sincerely,

Stacy Gardner
(Signature of Sign Poster and Date)

Stacy Gardner

SHANNON BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD 21784

1-800-968-2295

410-781-4000

**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: 05-192-A

Petitioner: KNODE

Address or Location: 204 HILTON AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. & MRS. NELSON E. KNODE

Address: 204 HILTON AVE.

CATONSVILLE, MD 21228

Telephone Number: 410-744-0044

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 192 -A Address 204 HILTON AVE.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/13/04 Posting Date: 10/24/04 Closing Date: 11/8/04

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 05- 192 -A Address 204 HILTON AVE.

Petitioner's Name KNODE Telephone 410-744-0044

Posting Date: 10/24/04 Closing Date: 11/8/04

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) WITH A
HEIGHT OF 24-FEET IN LIEU OF THE MAXIMUM PERMITTED
15-FEET.

WCR - Revised 6/25/04

**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*

November 16, 2004

Nelson E. Knode
Mary C. Knode
204 Hilton Avenue
Catonsville, Maryland 21228

Dear Mr. and Mrs. Knode:

RE: Case Number:05-192-A, 204 Hilton Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 13, 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
Andrew Lohmeyer 124 Pleasant Hill Road Owings Mills 21117

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



Printed on Recycled Paper

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

October 27, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: October 25, 2004

Item No.: 172, 174, 177, 183-195

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

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



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BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 4, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For November 1, 2004
Item Nos. 172, 174, 183, 184, 186,
187, 188, 189, 190, 191, 192, and
193

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr. *JDO*
DEPRM

DATE: November 29, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of October 25, 2004.

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-174

05-186

05-187

05-188

05-190

05-192

Reviewers: Sue Farinetti, Dave Lykens

AV
11/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 10, 2004

RECEIVED

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

NOV 15 2004

SUBJECT: 204 Hilton Avenue
Case #: 5-192

ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 24 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Mark Cunningham at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: [Signature]

AFK/LL: MAC

RECEIVED FOR FILING
12/1/04
Ray



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

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

Maryland Department of Transportation

Date: 11.9.04

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

RE: Baltimore County
Item No. 192 DV

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,

Steven D. Foster, Chief
Engineering Access Permits Division



Andrew Lohmeyer, Owner
124 Pleasant Hill Road
Owings Mills, Maryland 21117
Phone: 410-415-7023
Fax: 410-363-0917
MHIC#45869

Mr & MRS KNODE
204 HILTON AVE.
CATONSVILLE , MD 21228

9-16 -04

I UNDERSTAND THAT MR & MRS KNODE , MY NEIGHBORS LOCATED ON 204 HILTON AVE ARE GOING TO BUILD A 2 CAR GARAGE 24' X 32' X 23' HIGH. THEY HAVE HIRED A. LOHMEYER CONTRACTORS TO BUILD THE GARAGE . THE GARAGE WILL FACE HILTON AVE WHERE THEY HAD A 2 CAR GARAGE THAT WAS DESTROYED BY THE HURRICANE A YEAR AGO . THE GARAGE WILL HAVE VINYL SIDING THAT WILL LOOKS LIKE CEDAR TO MATCH THE EXISTING HOUSE . THE GARAGE WILL ALSO HAVE 2- CARRIAGE HOUSE GARAGE DOORS LIKE THE ORINGIAL DOORS ONCE ON THE GARAGE . I HAVE NO OBJECTIONS TO THE CONSTRUCTION OF MY NEIGHBORS GARAGE AS DESCRIBED ABOVE.

NAME: Douglas Goldsmith

STREET ADRESS: 203 Hilton Ave

CITY: Catonsville

STATE , ZIP CODE: MD 21228

PHONE NUMBER: 410-719-0522

05-192-A



Andrew Lohmeyer, Owner
124 Pleasant Hill Road
Owings Mills, Maryland 21117
Phone: 410-415-7023
Fax: 410-363-0917
MHIC#45869

Mr & MRS KNODE
204 HILTON AVE.
CATONSVILLE , MD 21228

9-16 -04

I UNDERSTAND THAT MR & MRS KNODE , MY NEIGHBORS LOCATED ON 204 HILTON AVE ARE GOING TO BUILD A 2 CAR GARAGE 24' X 32' X 23' HIGH. THEY HAVE HIRED A. LOHMEYER CONTRACTORS TO BUILD THE GARAGE . THE GARAGE WILL FACE HILTON AVE WHERE THEY HAD A 2 CAR GARAGE THAT WAS DESTROYED BY THE HURRICANE A YEAR AGO . THE GARAGE WILL HAVE VINYL SIDING THAT WILL LOOKS LIKE CEDAR TO MATCH THE EXISTING HOUSE . THE GARAGE WILL ALSO HAVE 2- CARRIAGE HOUSE GARAGE DOORS LIKE THE ORINGIAL DOORS ONCE ON THE GARAGE . I HAVE NO OBJECTIONS TO THE CONSTRUCTION OF MY NEIGHBORS GARAGE AS DESCRIBED ABOVE.

NAME: Glenn A. Chambers

STREET ADRESS: 206 Hilton Ave.

CITY: BATIMORE,

STATE , ZIP CODE: MD 21228

PHONE NUMBER: 410-744-6722

05-192-A



Andrew Lohmeyer, Owner
124 Pleasant Hill Road
Owings Mills, Maryland 21117
Phone: 410-415-7023
Fax: 410-363-0917
MHIC#45869

Mr & MRS KNODE
204 HILTON AVE.
CATONSVILLE , MD 21228

9-16 -04

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NAME:

J. Duffy

STREET ADRESS:

202 HILTON Av

CITY:

Balto

STATE , ZIP CODE:

MD 21228

PHONE NUMBER:

410 747-7906

05-192-A

Andrew Lohmeyer, Owner
124 Pleasant Hill Road
Owings Mills, Maryland 21117
Phone: 410-415-7023
Fax: 410-363-0917
MHIC#45869

9-16-04

MR. & MRS. KNOBE
21228
CANTON, MD 21228

TO WHOM IT MAY CONCERN THAT MR & MRS KNOBE, MY NEIGHBORS LOCATED ON
HILTON AVE ARE GOING TO BUILD A 2 CAR GARAGE 24' X 32' X 23'
HILTON AVE HAVE HIRED A LOHMEYER CONTRACTORS TO BUILD THE
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DOORS ON THE DOORS LIKE THE ORIGINAL DOORS ONCE ON THE GARAGE
I HAVE NO OBJECTIONS TO THE CONSTRUCTION OF MY NEIGHBORS
GARAGE AS DESCRIBED ABOVE.

Andrew Lohmeyer Bosh
520 Hilton Ave
Canton, MD
Canton, MD 21228
Phone: 410 747 5168

05-192-A

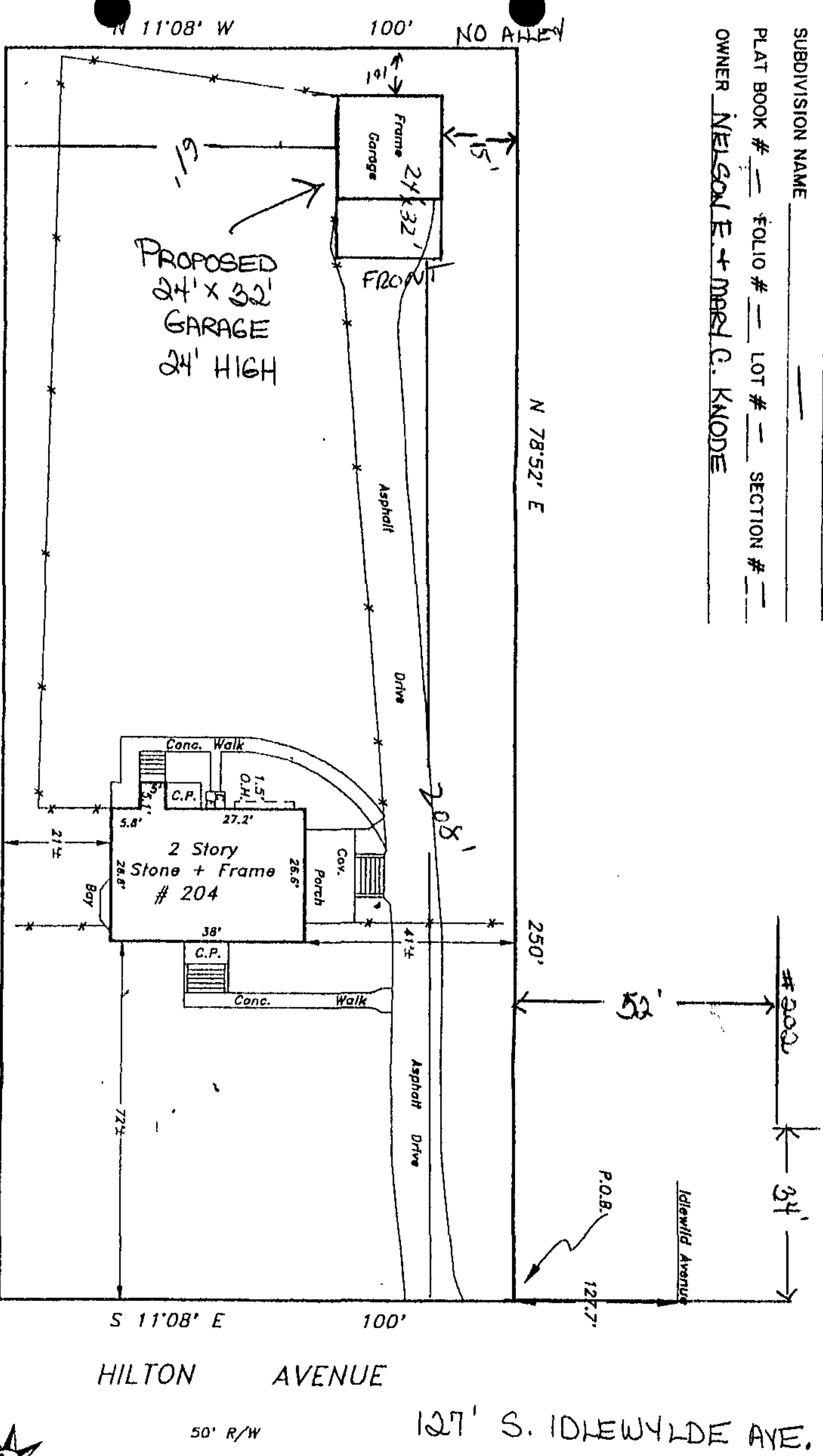
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 204 HILTON AVE.

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER NELSON E. + MARC C. KNODE

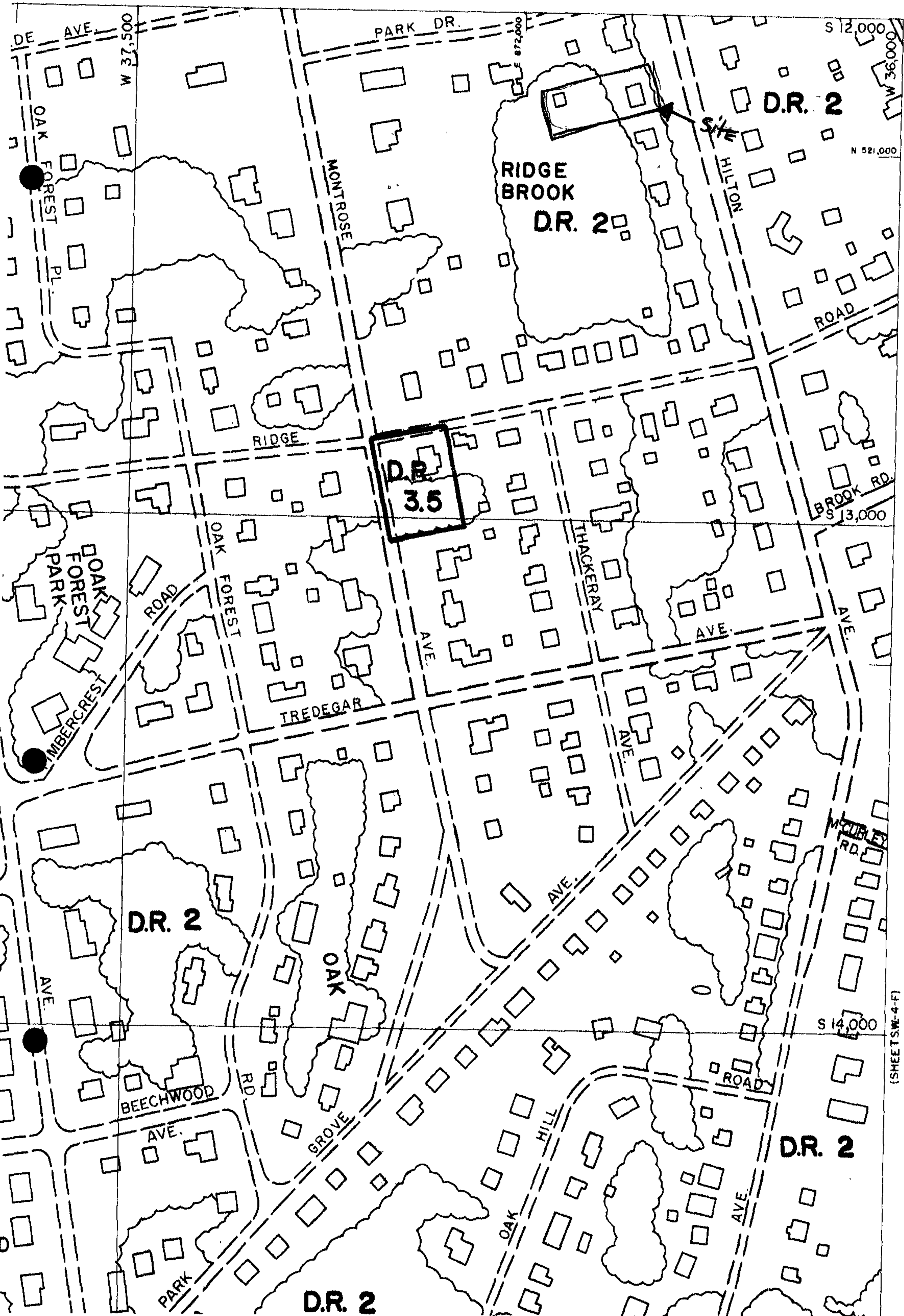


1" = 30'

EXISTING DWELLING #206

[Signature] #1

VICINITY MAP SCALE: 1" = 1000'	
LOCATION INFORMATION	
ELECTION DISTRICT 1 COUNCILMANIC DISTRICT 1	
1" = 200' SCALE MAP # SW 4-6	
ZONING <u>DM-2</u>	
LOT SIZE <u>0.57</u> ACRES	<u>25000</u> SQUARE FEET
SEWER ☒ PUBLIC ☐ PRIVATE	
WATER ☒	
CHESAPEAKE BAY CRITICAL AREA ☐	YES ☐ NO ☒
100 YEAR FLOOD PLAIN ☐	YES ☐ NO ☒
HISTORIC PROPERTY / BUILDING ☐	YES ☐ NO ☒
PRIOR ZONING HEARING <u>no</u>	
ZONING OFFICE USE ONLY	
REVIEWED BY <u>D. Thompson</u>	ITEM # <u>192</u> CASE # <u>05-192-A</u>



05-192-A

SW 4-G



GARAGE THAT WAS TORN DOWN

05-192-A



05-192-A

RIGHT of Property
206



LEFT of Property # 202



Front of Property 204 Hilton Ave



REAR of Property ↓ 204 Hilton Ave

