

IN RE: PETITION FOR ADMIN. VARIANCE
W side Knollwood Road, 240 feet S
c/l Aigburth
9th Election District
5th Councilmanic District
(7512 Knollwood Road)

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

BALTIMORE COUNTY

James C. Turner
Petitioner

*

CASE NO. 07-540-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 owner of the subject property, James C. Turner. The variance request is for property located at 7512 Knollwood Road. The variance request is from Sections 1B02.3.8 and III C.3 (1945-1955) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling with open projection (carport) to have a 0 foot setback in lieu of the required 7 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner wishes to add a carport attached to the side of the house to provide shade, protect automobiles and provide covered access from the living area to the utility room. The carport will be built over the existing driveway which is approximately 10 feet wide. The posts to support the outer edge of the carport roof will be located on the property line.

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 received from the Office of Planning dated June 25, 2007. That Office does not oppose the Petitioner's request provided the

2007 RECEIVED FOR PLANNING
6-28-07
CO. 86-9
B

proposed carport is not converted into an enclosed structure. A copy of the comment is incorporated herein and made a part hereof the file.

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.”

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 9, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits and photographs as required by Section 32-3-303 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

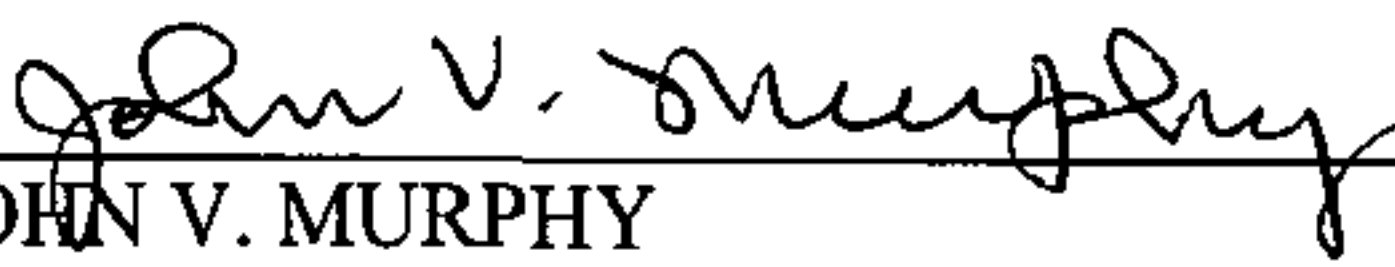
Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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, the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 28th day of June, 2007, that a variance from Sections 1B02.3.8 and III C.3 (1945-1955) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling with open projection (carport) to have a 0 foot setback in lieu of the required 7 feet be and is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The carport shall not be converted into an enclosed structure.

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:pz

6-28-07
B



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 28, 2007

JAMES C. TURNER
7512 KNOLLWOOD ROAD
TOWSON MD 21286

Re: Petition for Administrative Variance
Case No. 07-540-A
Property: 7512 Knollwood Road

Dear Mr. Turner:

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
for Baltimore County

JVM:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7512 Knollwood Rd, Towson, MD
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3.B (Bc2R), III . C. 3 (45-55" Bc2R)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH
OPEN PROJECTION (CARPORT) TO HAVE A 0' SETBACK
IN LIEU OF THE REQUIRED 7'

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):

James C. Turner

Name - Type or Print

Signature

Name - Type or Print

Signature

7512 Knollwood Road

Address

Telephone No.

Towson, MD

City

State

21286

Zip Code

Representative to be Contacted:

Same as above

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 6 day of June , 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.

James C. Turner
Zoning Commissioner of Baltimore County

CASE NO. 600-540-A

Reviewed By CTM Date 5/30/07

REV 10/25/01

Estimated Posting Date 6/10/07

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 7512 Knollwood Road
Address
Towson, Maryland 21286
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):

This request is for adding a carport attached to the side of the house to provide shade, protection to automobiles, and covered access from living area to the utility room containing the furnace and air-conditioning systems. The carport would be built over the existing driveway which is approximately 10' wide. A zoning variance is requested to allow for placing the posts supporting the outer edge of the roof of the carport. The posts would be located on the property line.

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.

James C. Turner
Signature
James C. Turner
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29 day of May, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James C. Turner
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



REV 10/25/01

Shawn C. Wills
Notary Public
My Commission Expires June 23, 2008



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7512 Knollwood Rd, Towson, MD
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3.B (Bczr), III.C.3 (45-55" Bczr)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH
OPEN PROJECTION (CARPORT) TO HAVE A 0' SETBACK
IN LIEU OF THE REQUIRED 7'.

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):

James C. Turner

Name - Type or Print

Signature

Name - Type or Print

Signature

7512 Knollwood Road

Address

Telephone No.

Towson, MD 21286

City

State

Zip Code

Representative to be Contacted:

Same as above

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.

[Signature]
Zoning Commissioner of Baltimore County

CASE NO. 07-540-A

Reviewed By LTM

Date 5/30/07

REV 10/25/01

Estimated Posting Date

6/10/07

6-28-07

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 7512 Knollwood Road
Address
Towson, Maryland 21286
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):

This request is for adding a carport attached to the side of the house to provide shade, protection to automobiles, and covered access from living area to the utility room containing the furnace and air-conditioning systems. The carport would be built over the existing driveway which is approximately 10' wide. A zoning variance is requested to allow for placing the posts supporting the outer edge of the roof of the carport. The posts would be located on the property line.

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.

James C. Turner
Signature
James C. Turner
Name - Type or Print

Signature

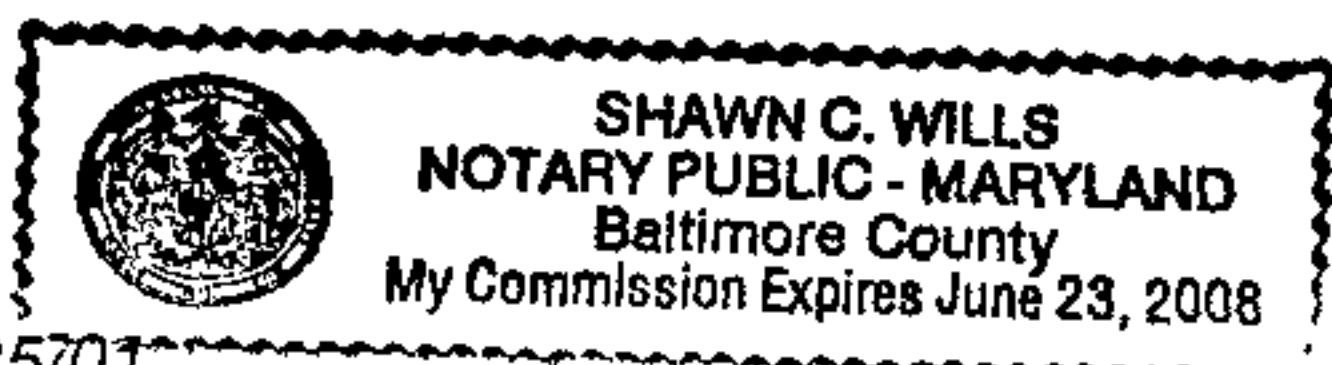
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29 day of May, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James C. Turner
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



REV 10/25/01

Shawn C. Wills
Notary Public
My Commission Expires June 23, 2008

Zoning Description

Beginning at a point on the west side of Knollwood Road which is sixty (60) feet wide at the distance of two hundred forty (240) feet ^{SOUTH} of the centerline of the nearest improved intersecting street, Aigburth Road, which is sixty (60) feet wide. Being Lot #4, Block G, Section #3 in the subdivision of Knollwood as recorded in Baltimore County Plat Book #17, Folio #88, containing nine thousand two hundred forty six (9,246) square feet. Also known as 7512 Knolwood Road and located in the Ninth Election District, Fifth Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 27953

DATE 5/30/07 ACCOUNT 200100066150

AMOUNT \$ 65 00

RECEIVED FROM: JAMES TOWLER

FOR: 07-540-A

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME REQ
5/30/2007 5/30/2007 09:40:17 1
REG NEED WALKIN TRIC 3HR
>> RECEIPT # 312812 5/30/2007 CFLH
Dept \$ 500 TRADING VERIFICATION
CR NO. 007953
Receipt Int \$65.00
\$65.00 EX \$ 00.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-540-A

Petitioner/Developer: JAMES TURNER

Date Of Hearing/Closing: 6/25/07

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

Attention:

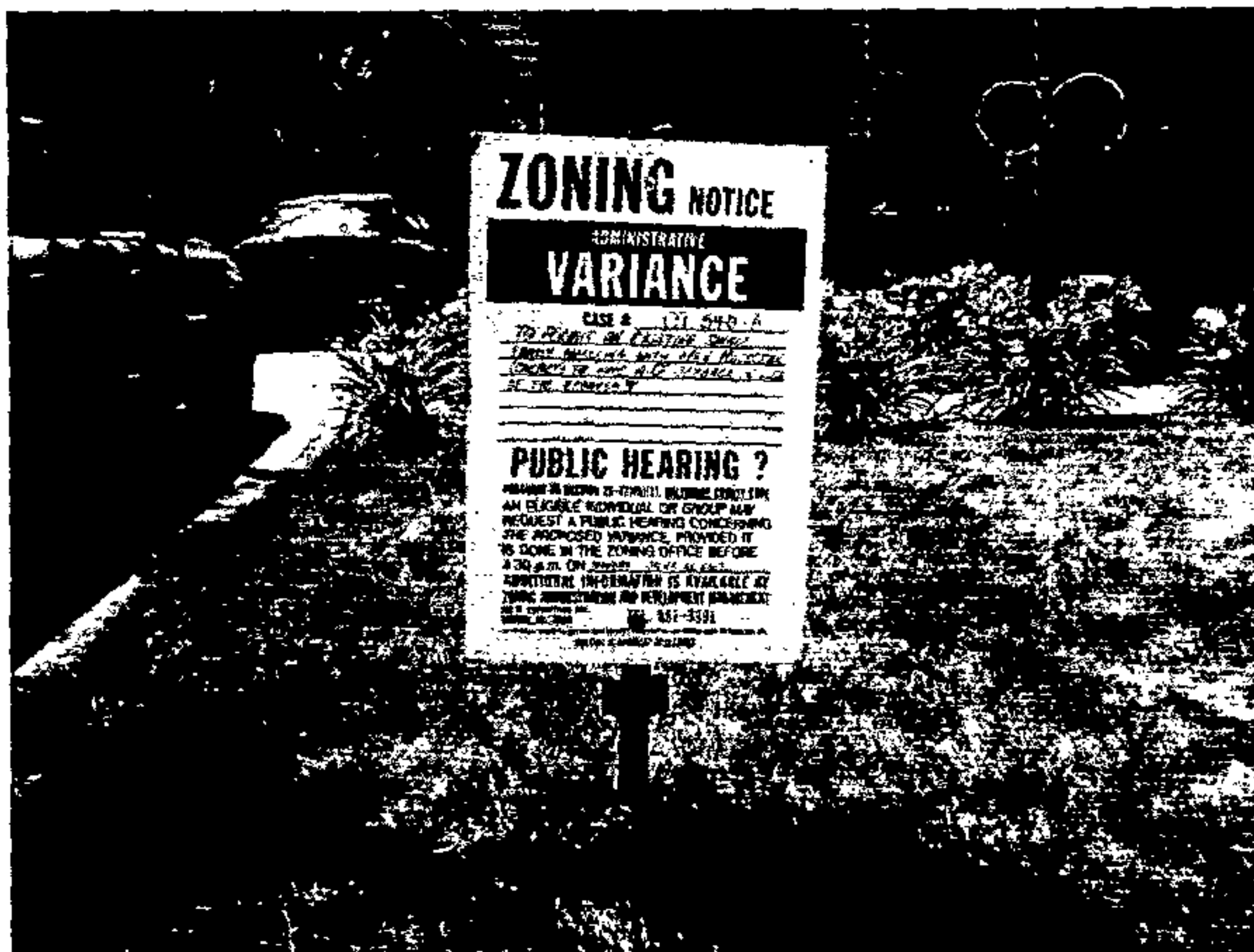
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 7512 KNOWWOOD RD

This sign(s) were posted on June 9, 2007
(Month, Day, Year)

Sincerely,
Martin Ogle 6/9/07
(Signature of sign Poster and Date)

Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)



My father's



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

June 25, 2007

James C. Turner
7512 Knollwood Road
Towson, MD 21286

Dear Mr. Turner:

RE: Case Number: 07-540-A, 7512 Knollwood Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 30, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 25, 2007

RECEIVED
JUN 27 2007

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

BY:

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-540- Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided the proposed carport is not converted into an enclosed structure.

For further questions or additional information concerning the matters stated herein, please contact Kevin Gambrill in the Office of Planning at 410-887-3480.

Prepared By:

Candis Murray

Division Chief:

John J. Parker

CM/LL

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

June 14, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 04, 2007

540
Item Number: 526 Through 541

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 7, 2007

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 11, 2007
Item Nos. 07-526, 527, 528, 529, 530, 532,
533, 535, 536, 537, 538, and 540

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-06072007.doc



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JUNE 6, 2007

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

RE: Baltimore County
Item No. 7-540-A
7512 KNOLLWOOD ROAD
TURNER PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-540-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 540 -A Address 7512 KROLLWOOD ROAD

Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/30/07 Posting Date: 6/10/07 Closing Date: 6/25/07

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 07- 540 -A Address 7512 KROLLWOOD ROAD

Petitioner's Name JAMES C. TURNER Telephone _____

Posting Date: 6/10/07 Closing Date: 6/25/07

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING
WITH OPEN PROJECTION (CARPORT) TO HAVE A 0'
SETBACK IN LIEU OF THE REQUIRED 7'

6/20/2009

11.6, 11.1
11.6, 11.5

11.6, 11.1

11.6, 11.1

11.6, 11.5

11.6, 11.1

11.6, 11.1
11.6, 11.5
11.6, 11.1

11.6, 11.1
11.6, 11.5

11.6, 11.1
11.6, 11.5
11.6, 11.1



File Name : IMG_0056.JPG
 Shooting Mode : Auto
 Tv (Shutter Speed) : 1/60
 Av (Aperture Value) : 3.2
 Exposure Compensation : 0
 ISO Speed : Auto
 Focal Length : 7.9 mm
 White Balance : Auto

7512 Knollwood Rd



File Name : IMG_0057.JPG
 Shooting Mode : Auto
 Tv (Shutter Speed) : 1/60
 Av (Aperture Value) : 2.8
 Exposure Compensation : 0
 ISO Speed : Auto
 Focal Length : 5.8 mm
 White Balance : Auto

7510 Knollwood Rd



File Name : IMG_0058.JPG
 Shooting Mode : Auto
 Tv (Shutter Speed) : 1/60
 Av (Aperture Value) : 3.2
 Exposure Compensation : 0
 ISO Speed : Auto
 Focal Length : 7.9 mm
 White Balance : Auto

7514 Knollwood Rd



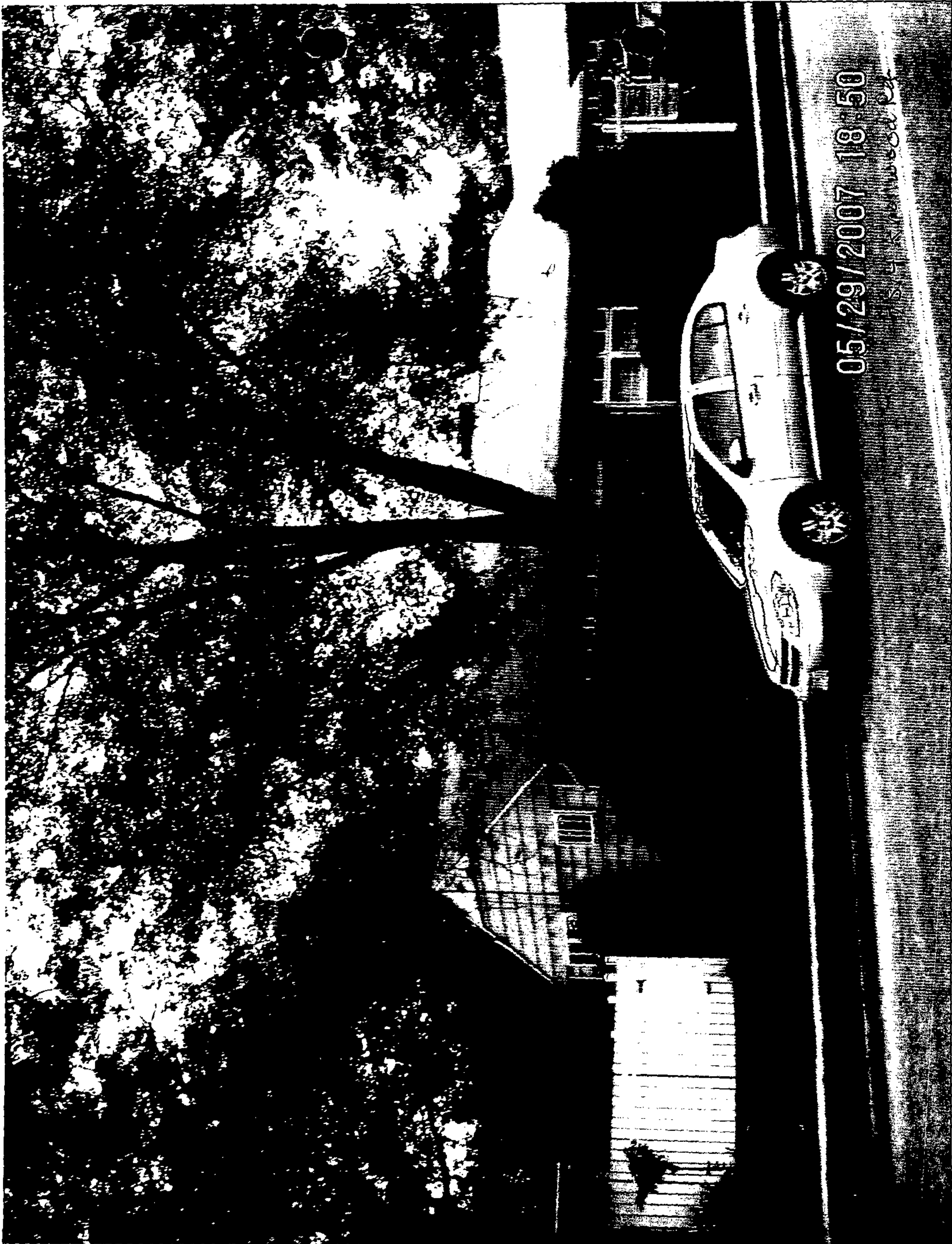
05/29/2007 18:49

7512 knollwood Rd

540



05/29/2007 18:50



05/29/2007 18:50

1234567890

**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: 07-540-A

Petitioner: JAMES TURNER

Address or Location: 7512 KNOXWOOD RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: James C. Turner

Address: 7512 Knoxwood Rd.
Towson, MD 21286

Telephone Number: 443-801-6308 (cell)

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

OWNER James C. Turner



VICINITY MAP

Figures 7th 3d

LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT

1"=200' SCALE MAP # 070B3

ZONING DR 5.5

LOT SIZE 0.21

ACREAGE

SQUARE FEET

PUBLIC PRIVATE

SEWER



WATER

☒

1

**CHESAPEAKE BAY
CRITICAL AREA**

02

☒ 3

100 YEAR FLOOD PLAIN

5

☒

**HISTORIC PROPERTY/
BUILDING**

☒

PRIOR ZONING HEARING

□

ZONING OFFICE USE ONLY
REVIEWED BY **ITEM #** **CASE #**

IT&S

CASE #

Re Case No.

07-540-A

I have no objection to the proposed joining variance with a 0' setback provided that appropriate measures are taken, such as gutters, to direct water.

born: born c. September
6/28/07

07-540

DR 16

9 ED

DR 5.5

5 CD

070B3

NE 9-A

NE 9-B

070A3

540

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

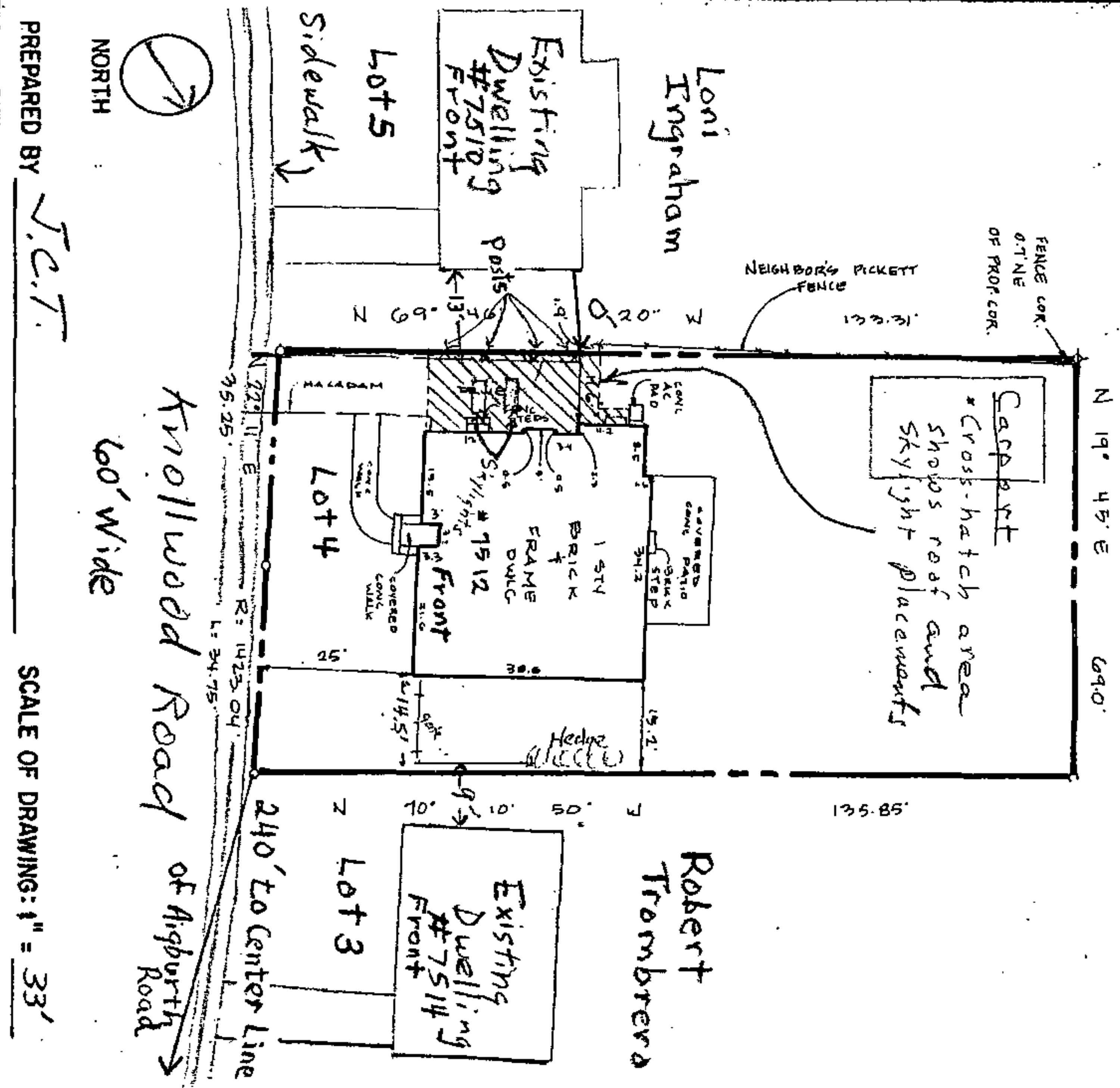
PROPERTY ADDRESS 7512 Knollwood Road

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Knollwood

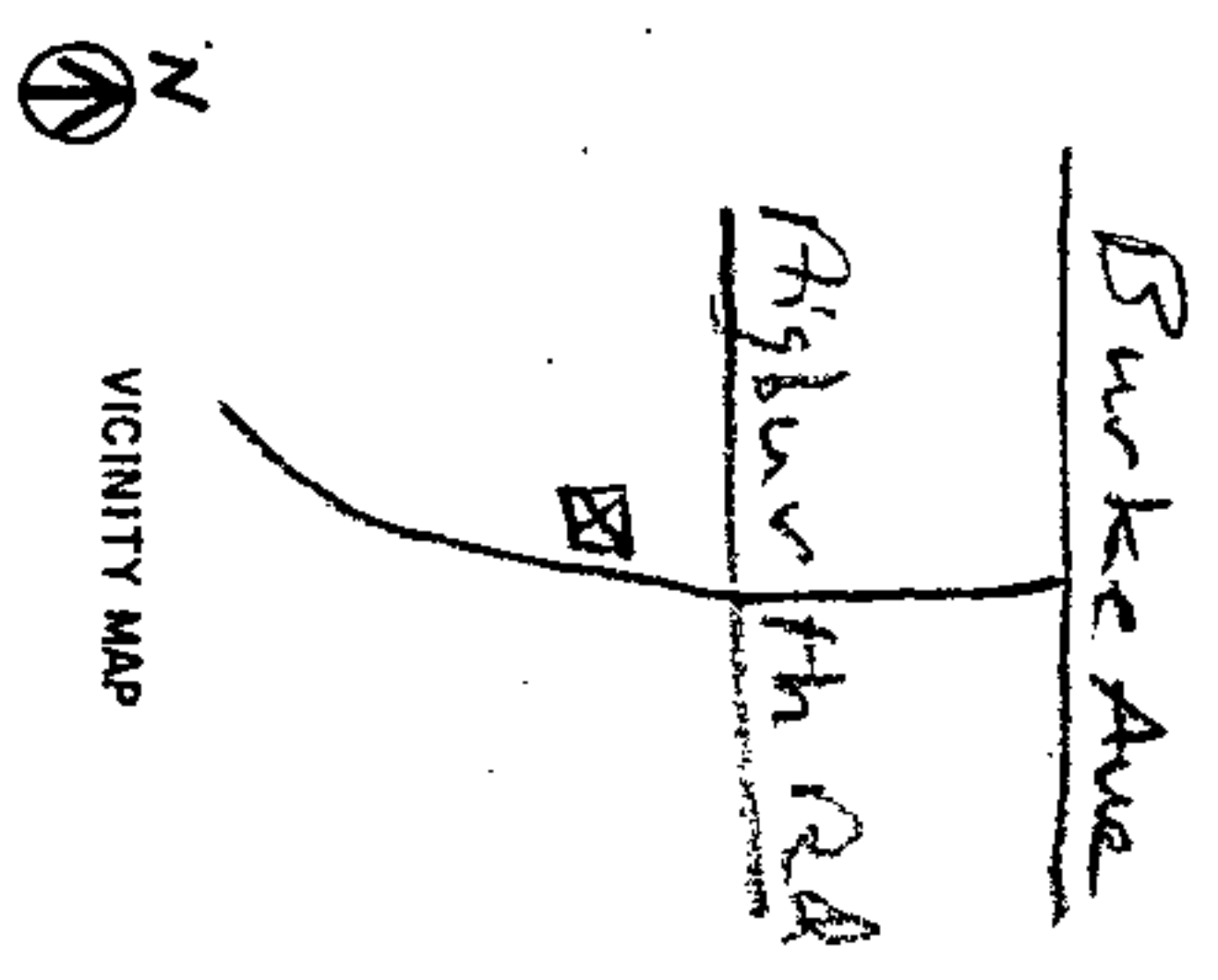
PLAT BOOK # 17 FOLIO # 88 LOT # 4 SECTION # 3

OWNER James C. Turner



PREPARED BY J.C.T.

SCALE OF DRAWING: 1" = 33'



LOCATION INFORMATION	
ELECTION DISTRICT	9
COUNCILMANIC DISTRICT	5
1" = 200' SCALE MAP #	070B3
ZONING	DR 5.5
LOT SIZE	0.21
ACREAGE	
SQUARE FEET	
SEWER	☒ PUBLIC ☐ PRIVATE
WATER	☒ ☐
CHESAPEAKE BAY CRITICAL AREA	☐ YES ☒ NO
100 YEAR FLOOD PLAIN	☐ ☒
HISTORIC PROPERTY/BUILDING	☐ ☒
PRIOR ZONING HEARING	☐ ☒
ZONING OFFICE USE ONLY	
REVIEWED BY	ITEM #
546	

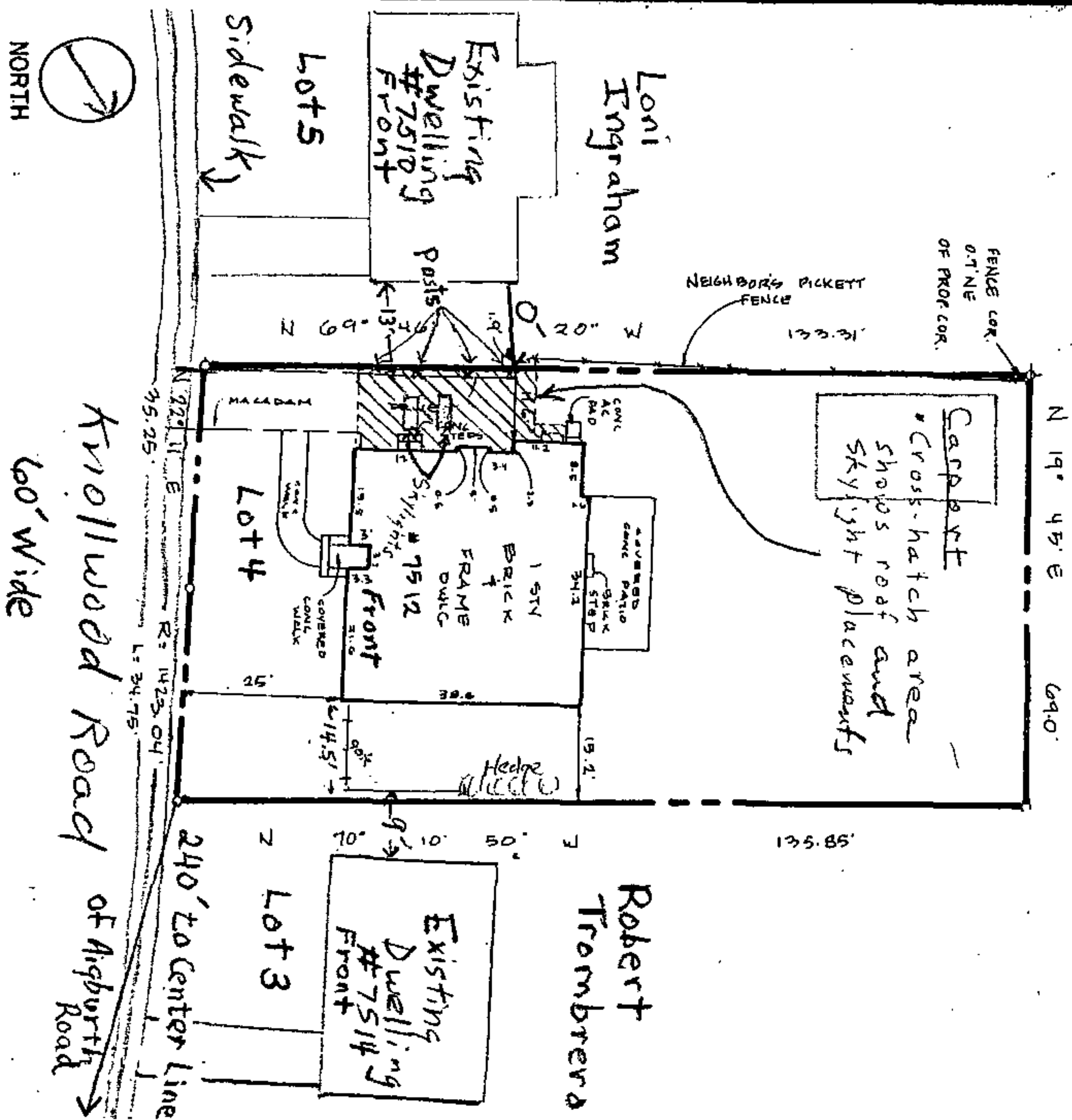
PROPERTY ADDRESS 7512 Knollwood Road

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Knollwood

PLAT BOOK # 17 FOLIO # 88 LOT # 4 SECTION # 3

OWNER James C. Turner



PREPARED BY J.C.T.

SCALE OF DRAWING: 1" = 33'

SPECIAL HEARING

Burke Ave

Highway 28



VICINITY MAP

LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT

1"=200' SCALE MAP # 07063

ZONING DR 5.5

LOT SIZE 0.21

ACREAGE SQUARE FEET

PUBLIC · PRIVATE

☒ SEWER☒ WATER

**CHESAPEAKE BAY
CRITICAL AREA**

☐ YES
☒ NO

100 YEAR FLOOD PLAIN

☐
☒

INSTRON PHOTONICS BUILDING

☐ ☒

PRIOR ZONING HEARING

☐ ☒

ZONING OFFICE USE ONLY
REVIEWED BY ITEN # **CASE #**

ITEN

CASE

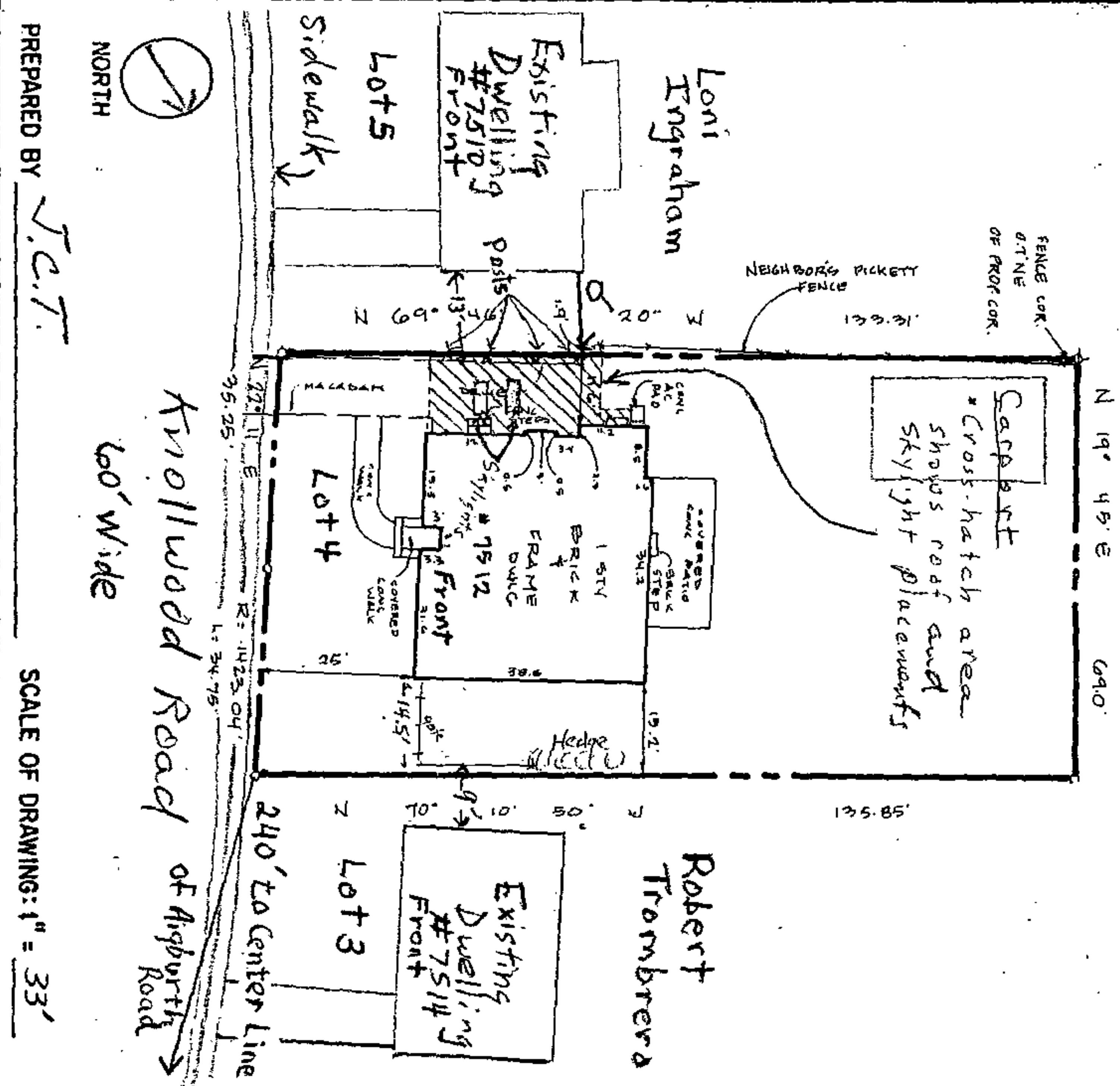
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 7512 Knollwood Road SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

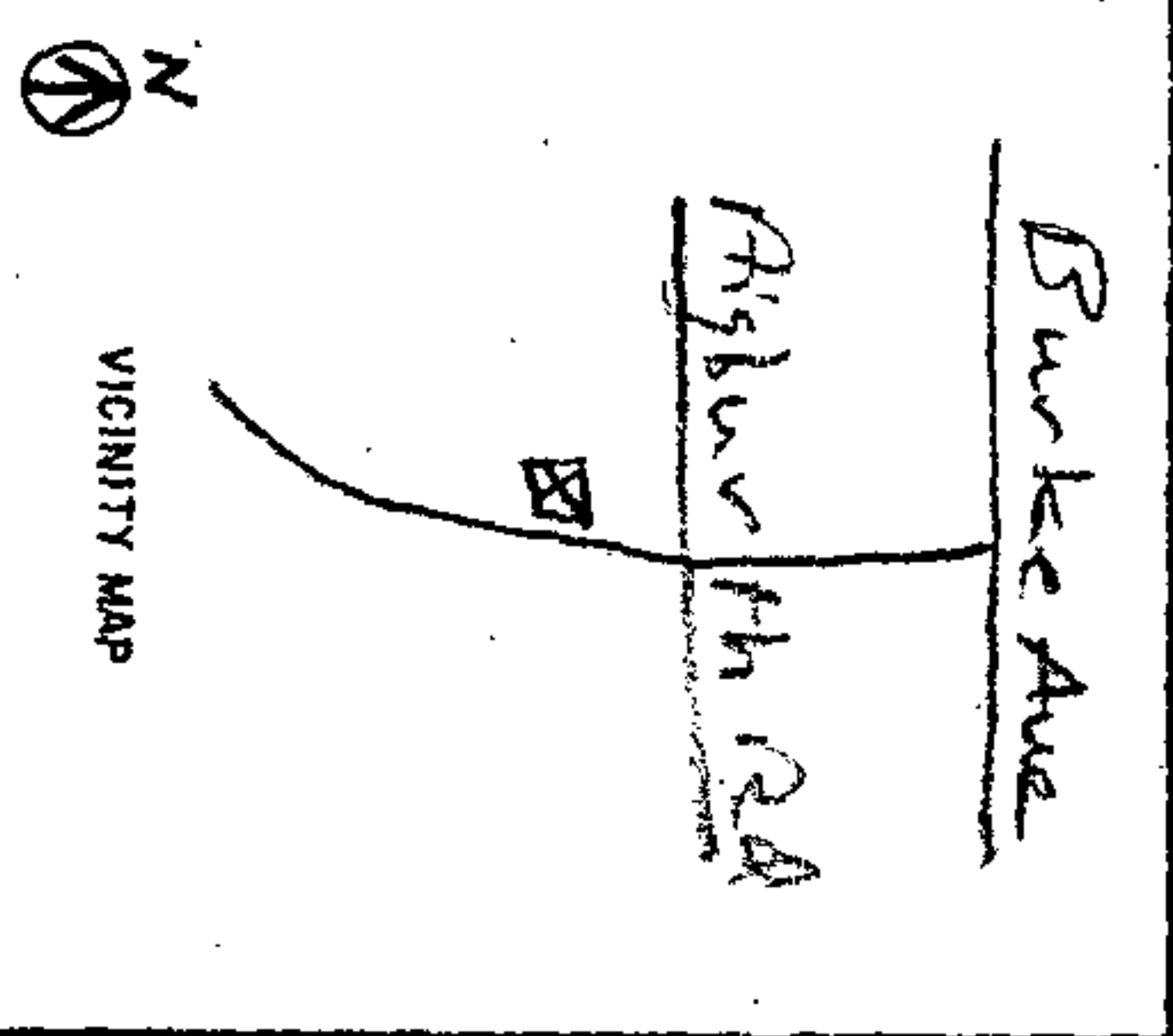
SUBDIVISION NAME Knollwood

PLAT BOOK # 17 FOLIO # 88 LOT # 4 SECTION # 3

OWNER James C. Turner



PREPARED BY J.C.T. SCALE OF DRAWING: 1" = 33'



LOCATION INFORMATION	
ELECTION DISTRICT	<u>9</u>
COUNCILMANIC DISTRICT	<u>5</u>
" = 200' SCALE MAP #	<u>07083</u>
ZONING	<u>DR 5.5</u>
LOT SIZE	<u>0.21</u>
ACREAGE	<u>SQUARE FEET</u>
SEWER	☒ PUBLIC ☐ PRIVATE
WATER	☒ ☐
CHESAPEAKE BAY CRITICAL AREA	☐ YES ☒ NO
100 YEAR FLOOD PLAIN	☐ ☒
HISTORIC PROPERTY/BUILDING	☐ ☒
PRIOR ZONING HEARING	☐ ☒
ZONING OFFICE USE ONLY	CASE #
REVIEWED BY	ITEM #