IN RE: **PETITION FOR ADMIN. VARIANCE** N side of Joppa Road, 450 feet SE of Sunset Knoll Court 8th Election District 2nd Councilmanic District **(2100 West Joppa Road - Lot 3)** 2100 West Joppa Road LLC; Mark Knott - Managing Member *Petitioner*	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY **Case No. 08-051-A**

* * * * * * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, 2100 West Joppa Road LLC; Mark Knott - Managing Member for property located at 2100 West Joppa Road - Lot 3. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a height of 25 feet for an accessory structure (a 2-story detached garage with storage area and a private home office on second floor) in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1.

The Petitioner wishes to construct a new detached garage which would be in the area to the rear of the existing house utilizing the existing parking area of the old garage. Because of the steep grades in the area, it will be necessary to construct a 2-story garage. The variation of grades would require a height of 25 feet from the finished grade to the proposed roof. The proposed garage measures 35 feet x 25 feet in size. The Petitioners have obtained a number of building permits for significant improvements to the home and property including a 2-story addition, loggia, walkways, driveway entrance, and miscellaneous alterations. The Knott Family also owns the property at 2104 and 2102 West Joppa Road. The property contains 15.256 acres.

RECEIVED FOR FILING
Date 9-7-07
By PB

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 August 27, 2007, which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes. The Office has reviewed the architectural elevation drawings and does not oppose the requested variance provided the drawings are in accordance with those submitted to the Office of Planning for approval and dated August 9, 2007, rear and side, and August 3, 2007. Prior to the application of any building permits, any changes to these plans must be approved by the Office of Planning.

The Petitioner's representative, Paul Lee, of Century Engineering, Inc., has reviewed the comments from the Office of Planning. The proposed detached garage will be located approximately 73 feet from the dwelling. As such, the Petitioner requests that he be permitted to install bathroom facilities in the garage for his convenience. Kitchen facilities are not planned. I will therefore grant the request for bathroom facilities to be installed in the accessory structure. Petitioner and his representative are made aware that kitchen and living facilities are not permitted in the garage.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 3, 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 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 Zoning Commissioner, the

RECEIVED FOR FILING
Date 9-7-07
By B

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 Zoning Commissioner for Baltimore County, this 7th day of September, 2007 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a height of 25 feet for an accessory structure (a 2-story detached garage with storage area and a private home office on second floor) in lieu of the required 15 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 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 or kitchen.

3. The accessory structure shall not be used for commercial purposes.

4. The drawings shall be in accordance with those submitted to the Office of Planning for approval and dated August 9, 2007, rear and side, and August 3, 2007.

5. Prior to the application of any building permits, any changes to these plans must be approved by the Office of Planning.

6. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

ORDER RECEIVED FOR FILING
Date 9-7-07
By PB

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

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

ORDER RECEIVED FOR FILING
Date 9-7-07
By B

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 7, 2007

2100 WEST JOPPA ROAD LLC
MARK KNOTT - MANAGING MEMBER
2613 CABOVER DRIVE
HANOVER MD 21076-1596

Re: Petition for Administrative Variance
Case No. 08-051-A
Property: 2100 West Joppa Road - Lot 3

Dear Mr. Knott:

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,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

Enclosure

c: Paul Lee, Century Engineering, Inc., 10710 Gilroy Road, Hunt Valley MD 21031

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2100 WEST JOPPA ROAD- LOT 3

which is presently zoned DR1 & 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 OF THE BCZR TO PERMIT A HEIGHT OF 25' FOR AN ACCESSARY STRUCTURE (A 2STY. DETACHED GARAGE WITH STORAGE AREA AND A PRIVATE HOME OFFICE ON 2ND FLOOR) IN LIEU OF THE REQUIRED 15' (A VARIANCE OF 10')

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:~~ ENGINEER:

PAUL LEE - CENTURY ENGINEERING, INC
Name - Type or Print

Signature

10710 GILROY ROAD 443-589-2400
Address Telephone No

HUNT VALLEY MD. 21031
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

2100 WEST JOPPA ROAD LLC
MARK KNOTT - MANAGING MEMBER
Name - Type or Print

Signature

Name - Type or Print

Signature

2613 CABOVER DRIVE 410-553-0070
Address Telephone No.

HANOVER MD. 21076-1596
City State Zip Code

Representative to be Contacted:

PAUL LEE - CENTURY ENGINEERING INC
2100 WEST JOPPA ROAD LLC
Name

2613 CABOVER DRIVE 410-553-0070
Address Telephone No

HANOVER MD. 21076-1596
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. 08-851-A ~~PLEASE RECEIVED FOR FILING~~ Reviewed By JF Date 7/26/07

REV 10/25/01 9-7-07 Estimated Posting Date 8-5-07

BZ

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 2100 WEST JOPPA ROAD
Address

LUTHERVILLE MD. 21093
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): OWNER IN THE PROCESS OF CONVERTING AN ATTACHED GARAGE INTO AN AREA TO BE UTILIZED AS A LIBRARY AND FOR FAMILY FUNCTIONS FOR BOTH ADULT AND CHILDREN. BUILDING & ALTERATION PERMITS HAVE BEEN OBTAINED FROM BALTO. COUNTY AND RENOVATIONS HAVE BEGUN. OWNER WOULD LIKE TO CONSTRUCT A NEW DETACHED GARAGE WHICH WOULD BE IN THE AREA TO THE REAR OF THE EXISTING HOUSE UTILIZING THE EXISTING PARKING AREA OF THE OLD GARAGE. BECAUSE OF THE STEEPER GRADES IN THE AREA IT WILL BE NECESSARY TO CONSTRUCT A TWO STORY GARAGE. THE VARIATION OF GRADES WOULD REQUIRE A HEIGHT OF 25'± FROM THE FINISH GRADE TO THE PROPOSED ROOF. THIS WOUL EXCEED THE PERMITTED 15' HEIGHT BY THE ZONING REGULATIONS AND WOULD REQUIRE A VARIANCE OF 10' FOR THE HEIGHT OF THE GARAGE

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

Name - Type or Print

Signature
2100 WEST JOPPA ROAD LLC
MARK KNOTT - MANAGING MEMBER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of July, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark O'C Knott

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

AS WITNESS my hand and Notarial Seal

Notary Public Carole S. Neutze

My Commission Expires 10/1/09

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 2100 WEST JOPPA ROAD
Address
LUTHERVILLE MD. 21093
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): OWNER IN THE PROCESS OF CONVERTING AN ATTACHED GARAGE INTO AN AREA TO BE UTILIZED AS A LIBRARY AND FOR FAMILY FUNCTIONS FOR BOTH ADULT AND CHILDREN. BUILDING & ALTERATION PERMITS HAVE BEEN OBTAINED FROM BALTO. COUNTY AND RENOVATIONS HAVE BEGUN. OWNER WOULD LIKE TO CONSTRUCT A NEW DETACHED GARAGE WHICH WOULD BE IN THE AREA TO THE REAR OF THE EXISTING HOUSE UTILIZING THE EXISTING PARKING AREA OF THE OLD GARAGE. BECAUSE OF THE STEEPER GRADES IN THE AREA IT WILL BE NECESSARY TO CONSTRUCT A TWO STORY GARAGE. THE VARIATION OF GRADES WOULD REQUIRE A HEIGHT OF 25' FROM THE FINISH GRADE TO THE PROPOSED ROOF. THIS WOUL EXCEED THE PERMITTED 15' HEIGHT BY THE ZONING REGULATIONS AND WOULD REQUIRE A VARIANCE OF 10' FOR THE HEIGHT OF THE GARAGE

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

Name - Type or Print

Signature
2100 WEST JOPPA ROAD LLC
MARK KNOTT - MANAGING MEMBER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of July, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Mark O'C Knott
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public Carole S. Neutze
My Commission Expires 10/1/09

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2100 WEST JOPPA ROAD- LOT 3

which is presently zoned DR1 & 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 OF THE BCZR TO PERMIT A HEIGHT OF 25' FOR AN ACCESSARY STRUCTURE (A 2STY. DETACHED GARAGE WITH STORAGE AREA AND A PRIVATE HOME OFFICE ON 2ND FLOOR) IN LIEU OF THE REQUIRED 15' (A VARIANCE OF 10')

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:~~ ENGINEER:

PAUL LEE - CENTURY ENGINEERING, INC
Name - Type or Print

Paul Lee
Signature

10710 GILROY ROAD 443-589-2400
Address Telephone No

HUNT VALLEY MD. 21031
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

2100 WEST JOPPA ROAD LLC
MARK KNOTT - MANAGING MEMBER
Name - Type or Print

Signature

Name - Type or Print

Signature

2613 CABOVER DRIVE 410-553-0070
Address Telephone No

HANOVER MD. 21076-1596
City State Zip Code

Representative to be Contacted:

PAUL LEE - CENTURY ENGINEERING INC
2100 WEST JOPPA ROAD LLC
Name

2613 CABOVER DRIVE 410-553-0070
Address Telephone No

HANOVER MD. 21076-1596
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. 08-051-A

RECEIVED FOR FILING

Reviewed By JF Date 7/20/07

REV 10/25/01

9-7-07

Estimated Posting Date 8-5-07

PB

Exhibit A

PROPERTY DESCRIPTION
LOT 3
MINOR SUBDIVISION PLAN-99-075M
HENRY J. KNOTT & MARYANNE C. KNOTT PROPERTY

BEGINNING for the same at the beginning of the land which by deed dated October 24, 1988 and recorded among the Land Records of Baltimore County in Liber 8039, folio 337, was granted and conveyed by Henry J. Knott, Jr. to Henry J. Knott, Jr. and Maryanne C. Knott, his wife, thence running with and binding on the first through sixth lines of the aforementioned deed as now surveyed the following six courses: North 02 degrees 23 minutes West 665.80 feet; thence North 75 degrees 23 minutes West 262.59 feet; thence South 41 degrees 47 minutes West 1452.06 feet to a point in the bed of Joppa Road; thence in the bed of Joppa Road South 47 degrees 09 minutes East 35.00 feet; thence leaving the bed of Joppa Road North 41 degrees 47 minutes East 523.70 feet; thence South 48 degrees 02 minutes East 261.51 feet to a point at the end of the sixth line of the aforementioned deed, said point also being the beginning of the fifth line of a deed dated March 23, 1971 and recorded among the Land Records of Baltimore County in Liber 5174 folio 565 describing a parcel of land granted and conveyed by Charles M. Nes, Jr. and Linda G. Robertson (formerly Linda G. Nes, also known as Elizabeth L. Nes) to Henry J. Knott, Jr. and Maryanne Knott, his wife; thence running with and binding on the fifth and first lines of the secondly referred to deed herein as now surveyed South 48 degrees 02 minutes East 452.93 feet to the end of the first line of the secondly referred to deed herein. Thence continuing for a new line of division South 48 degrees 02 minutes East 31.95 feet to a point on the seventeenth line of the firstly referred to deed herein, thence running with and binding on the aforementioned seventeenth line as now surveyed North 38 degrees 22 minutes 10 seconds East 590.77 feet to the end thereof; thence running with and binding on the eighteenth and nineteenth lines of the first referred to deed herein as now surveyed North 66 degrees 30 minutes 26 seconds West 40.00 feet and North 66 degrees 15 minutes West 11.20 feet to the place of beginning. Containing in all 15.256 acres of land, more or less.

ALSO BEING Lot 3 on a minor subdivision plan developed by Century Engineering Inc. entitled, "Minor Subdivision Plan-99-075M Henry J. and Maryanne C. Knott Property".

ITEM # 08-251-A

TO:DOCS1-#236685-v1-deed_to_2100_West_Joppa_RD_LLC.DOC

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-24667] SM 24806, p. 0079. Printed 07/25/2007. Image available as [illegible]

PROPERTY DESCRIPTION (CONT.)

RESERVING however from the herein described parcel of a proposed highway widening along Joppa Road as shown on the aforementioned minor subdivision plan and more particularly described as follows; Beginning for the same in the bed of Joppa Road and at the end of the fourth line of the herein described parcel and running with and binding on the fourth and part of the fifth lines of the herein described parcel South 47 degrees 09 minutes East 35.00 feet and north 41 degrees 47 minutes East 30.46 feet; thence leaving the fifth line of the herein described parcel for a new division North 47 degrees 16 minutes West 35.00 feet to a point on the third line of the herein described parcel; thence running with and binding on the third line of the herein described parcel south 41 degrees 47 minutes West 30.39 feet to the place of beginning. Containing in all 0.024 acres of land, more or less.

TOGETHER WITH the right to use the 10 foot proposed private utility easement through Lots 1 and 2, the 10 foot utility easement for Lot 3, the 20 foot public utility easement for proposed 8 inch sanitary sewer and the proposed easement for use in common with others entitled thereto for ingress and egress and utilities to and from Joppa Road, as shown on a minor subdivision plan developed by Century Engineering Inc. entitled "Minor Subdivision Plan 99-075M Henry J. and Maryanne C. Knott Property", the proposed easement for use in common for ingress, egress and utilities as more particularly described in Deed by and between Henry J. Knott, Jr. and Maryanne C. Knott unto Henry J. Knott, Jr. and Maryanne C. Knott, his wife dated December 21, 1999 and recorded among the Land Records of Baltimore County in Liber 14227, folio 367.

T01DOCS1-#236685-v1-deed_to_2100_West_Joppa_RD_LLC.DOC

56 BALTIMORE COUNTY CIRCUIT COURT (Land Records) (MSA CE 62-24861) SM 24806, p. 0080. Printed 07/25/2007. Image available as of 1/1/2004.

State of Maryland Land Instrument Intake Sheet

0074801 081

☒ Baltimore County

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.
(Type or Print in Black Ink Only - All Copies Must Be Legible)

Space Reserved for Clerk Recording Validation

INSTRUD SURE $ 20.00
RECORDING FEE 20.00
TOTAL 40.00
Rec'd BAOS Rept # 3342
BY LL Blk # 2118
NOV 22, 2006 08:51 am

Type(s) of Instruments	(☐ Check Box If Addendum Intake Form is Attached)			
	[1] Deed	[ ] Mortgage	[ ] Other	[ ] Other
	[ ] Deed of Trust	[ ] Lease	[ ] Other	[ ] Other
Conveyance Type (Check Box)	☐ Improved Sale Arms-Length *[1]*	☐ Unimproved Sale Arms-Length *[2]*	☐ Multiple Accounts Arms-Length *[3]*	☐ Not an Arms-Length Sale *[9]*
Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation			
	State Transfer	**Exempt pursuant to Conversion Code 4A-212**		
	County Transfer			

Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only	
Purchase Price/Consideration		Transfer and Recordation Tax Consideration	
Any New Mortgage		Transfer Tax Consideration	
Balance of Existing Mortgage		X ( ) % =	
Other:		Less Exemption Amount	
		Total Transfer Tax	
Other:		Recordation Tax Consideration	
		X ( ) per $500 =	
Full Cash Value		TOTAL DUE	

Fees

Amount of Fees	Doc. 1	Doc. 2	
Recording Charge	20.00		Agent:
Surcharge	20.00		Tax Bill:
State Recordation Tax			
State Transfer Tax			C.B. Credit:
County Transfer Tax			
Other			Ag. Tax/Other:
Other			

Description of Property
SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOC (5) ☐
	08-2300007283	14227/367	69		

Subdivision Name	Lot 3(a)	Block(3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage(4)
	3				

Location / Address of Property Being Conveyed (2)
2100 W. Joppa Road, Baltimore County, Maryland

Other Property Identifiers (if applicable) | Water Meter Account No.

Residential or Non-Residential ☐ | Fee (simple or Ground) Rent ☐ | Amount:
Partial Conveyance? ☐ Yes No | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Names(s)
Mark O. Knott & Marion I. Knott, Personal Representatives of the Estate of Maryanne C. Knott	
Doc. 1 Owner(s) of Record, if different from Grantor(s)	Doc. 2 Owner(s) of Record, if different from Grantor(s)

Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
2100 West Joppa Road, LLC	

New Owner's (Grantee) Mailing Address
2613 Cabover Drive, Hanover, MD 21076

Other Names to be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

Contact/Mail Information

Instrument Submitted By or Contact Person
Name: Lue Krick (06-023245)
Firm: COMMONWEALTH LAND TITLE INSURANCE COMPANY
Address: 31 LIGHT STREET, SUITE #500, BALTIMORE, MD 21202
Phone: (410) 752-7070

X Return to Contact Person
Hold for Pickup
Return Address Provided

Space Reserved for County Validation

IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information
☐ Yes x No Will the property being conveyed be the grantee's principal residence?
☐ Yes x No Does transfer include personal property? If yes, identify:
☐ Yes x No Was property surveyed? If yes, attach copy of survey (*if recorded, no copy required*).

Assessment Use Only - Do Not Write Below This Line

☒ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Partial ☐ Trans. Process Verification
TAX NOT REQUIRED

Transfer Number | Date Received | Deed Reference | Assessed Property No.

Year	20	20	Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Sect Sec 33-139	Occ. Cd.
Total			Tax Dist.	Ex. St.	Bx. Cd.	

REMARKS

Date

Office of Budget and Finance
BALTIMORE COUNTY, MARYLAND
COUNTY TRANSFER TAX
RECORDATION TAX
Exempt 12-108

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 03352

Date: 7/26/07

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65.00

Total: $ 65.00

Rec From: MOK OR PLK

For: Admin Variance ITEM # 051
2nd Wkst Sabra Rd. Lot # 3

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME DRW
7/26/2007 7/26/2007 10:26:33 9
503 WORKED PAID REP
RECEIPT # 344776 7/26/2007 OFLR
Dept 5 520 ZONING VERIFICATION
CHECK
Rcpt Tot $65.00
$65.00 CH $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 08-051-A

Petitioner/Developer: MARK KNOTT

Date of Hearing/Closing: AUGUST 20, 2007

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

Attention: **Christen Matthews**

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 propery located at

#2100 WEST JOPPA ROAD

The sign(s) were posted on AUGUST 3RD 2007
(Month, Day, Year)

Sincerely,

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

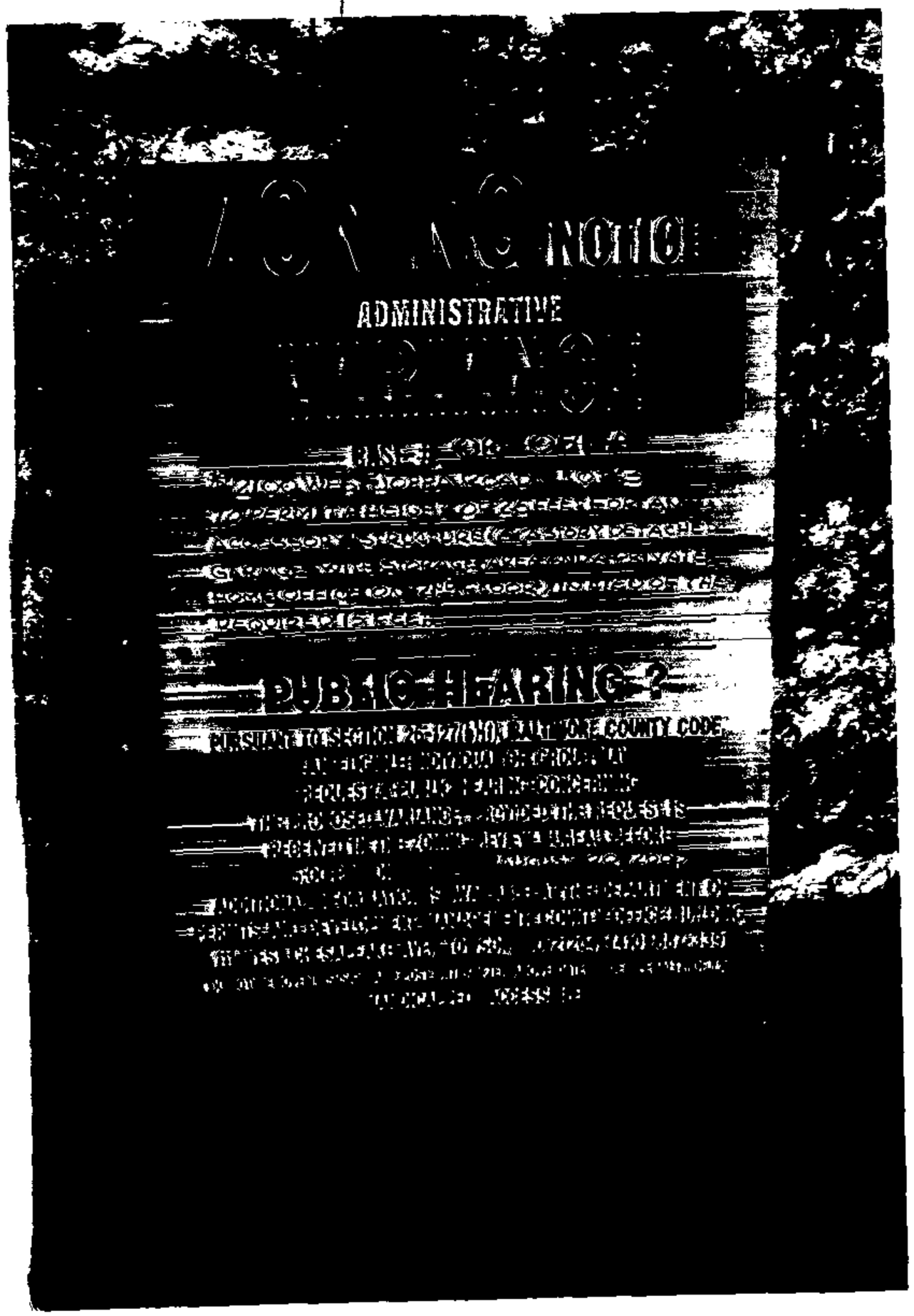
GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

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

(410) 242-4263
(Telephone Number)

2100


NOTICE
ADMINISTRATIVE
PUBLIC HEARING

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 08-051-A

Petitioner 2100 WEST JOPPA ROAD LLC - MARK KNOTT, MANAGING MEMBER

Address or Location 2100 WEST JOPPA ROAD

PLEASE FORWARD ADVERTISING BILL TO

Name 2100 WEST JOPPA ROAD LLC - MARK KNOTT

Address 2613 CABOVER DRIVE
HANOVER, MARYLAND 21076-1596

Telephone Number 410-553-0070

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08-051 -A Address 2100 West Joppa Rd. Lot 3

Contact Person: JUN FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7-26-07 **Posting Date:** 8-5-07 **Closing Date:** 8-20-07

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 08-051 -A Address 2100 West Joppa Rd. Lot 3

Petitioner's Name MARK KNOTT Telephone 410-553-0070

Posting Date: 8-5-07 **Closing Date:** 8-20-07

Wording for Sign: To Permit a height of 25' for an accessory structure (a 2 story detached garage with storage area and a private home office on 2nd floor) in lieu of the required 15'.

WCR - Revised 6/25/04

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08-051 -A Address 2100 West Joppa Rd. Lot 3

Contact Person: JUN FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7-26-07 **Posting Date:** 8-5-07 **Closing Date:** 8-20-07

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 08-051 -A Address 2100 West Joppa Rd. Lot 3

Petitioner's Name MARK KNOTT Telephone 410-553-0070

Posting Date: 8-4-07 **Closing Date:** 8-20-07

Wording for Sign: To Permit a height of 25' for an accessory structure (a 2 story detached garage with storage area and a private home office on 2nd floor) in lieu of the required 15'.

POST AUG. 4th 2Ce-F-4

WCR - Revised 6/25/04

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 21, 2007

Paul Lee
Century Engineering, Inc.
10710 Gilroy Road
Hunt Valley, MD 21031

Dear Mr. Lee:

RE: Case Number: 08-051-A, 2100 West Joppa Road – Lot 3

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 26, 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,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures
c: People's Counsel
2100 West Joppa Road, LLC Mark Knott, Managing Member 2613 Cabover Drive Hanover 21076-1596

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 27, 2007

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

RECEIVED
SEP 0 5 2007
BY:

SUBJECT: 2100 West Joppa Road

INFORMATION:

Item Number: 8-051

Petitioner: 2100 West Joppa Road, LLC

Zoning: DR 1 and DR 2

Requested Action: **Administrative Variance**

The petitioner requests a height variance for an accessory structure 25 feet in height in lieu of the maximum 15 feet in height.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning requested and received architectural elevation drawings for review and approval. As such, Planning does not oppose the requested variance provided the drawings are in accordance with those submitted to the Office of Planning for approval and dated August 9, rear and side, and August 3, Prior to application of any building permits, any changes to these plans must be approved by this office. Additionally:

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 here in, please contact Diana Itter at 410-887-3480.

Reviewed by: Curtis Murphy

Division Chief: Lynn Lanham
AFK/LL: CM

Post-it® Fax Note 7671	Date	# of pages ▶ 1
To Paul Lee	From Patti	
Co./Dept.	Co.	
Phone #	Phone #	
Fax # 443 589 2401	Fax #	

W:\DEVREV\ZAC\8-051.doc

MODE = MEMORY TRANSMISSION START=SEP-06 09:12 END=SEP-06 09:12

FILE NO.=330

STN NO.	COMM.	ONE-TOUCH/ ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK		94435892401	001/001	00:00:22

-ZONING COMMISSIONER OFF M-

- - 410 887 3468-

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 27, 2007

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

RECEIVED
SEP 0 5 2007
BY:

SUBJECT: 2100 West Joppa Road

INFORMATION:

Item Number: 8-051

Petitioner: 2100 West Joppa Road, LLC

Zoning: DR 1 and DR 2

Requested Action: **Administrative Variance**

The petitioner requests a height variance for an accessory structure 25 feet in height in lieu of the maximum 15 feet in height.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning requested and received architectural elevation drawings for review and approval. As such, Planning does not oppose the requested variance provided the drawings are in accordance with those submitted to the Office of Planning for approval and dated August 9, rear and side, and August 3, Prior to application of any building permits, any changes to these plans must be approved by this office. Additionally:

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 here in, please contact Diana Itter at 410-887-3480.

Reviewed by: Curtis Murray

Division Chief: Lynn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\8-051.doc

Post-it® Fax Note 7671	Date	# of pages ▶ 1
To Paul Lee	From Patti	
Co./Dept.	Co.	
Phone #	Phone #	
Fax # 443 589 2401	Fax #	

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

State Highway Administration
Maryland Department of Transportation

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

Date: JULY 31, 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. 8-51-A
2100 WEST JOPPA ROAD
2100 WEST JOPPA ROAD LLC
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. 8-51-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,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 1, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For August 6, 2007
Item Nos. 08-035, 036, 037, 038, ~~039~~, 040, 041, 043, 044, 046, 048 and 051

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

DAK:CEN:cab
cc: File
ZAC-NO COMMENTS-08062007.doc

Patricia Zook - Administrative Variance cases - Planning comments needed

From: Patricia Zook
To: Murray, Curtis
Date: 9/5/2007 12:06:10 PM
Subject: Administrative Variance cases - Planning comments needed

Curtis -

We need comments from Planning for the following administrative variance cases:

08-012-A, closed 7-30
08-035-A, closed 8-13
08-052-A, closed 8-20
08-044-A, closed 8-20
08-051-A, closed 8-20

08-058-A, closed 8-27
08-056-A, closed 8-27

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

RE:	PETITION FOR ADMINSTRATIVE VARIANCE	*	BEFORE THE
	2100 West Joppa Road; N/S Joppa Rd, 450' SE Sunset Knoll Court	*	ZONING COMMISSIONER
	8th Election & 2nd Councilmanic Districts	*	FOR
	Legal Owner(s): 2100 West Joppa Rd, LLC Petitioner(s)	*	BALTIMORE COUNTY
		*	08-051-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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
AUG 07 2007
Per

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of August, 2007, a copy of the foregoing Entry of Appearance was mailed to, Paul Lee, Century Engineering, Inc, 10710 Gilroy Road, Hunt Valley, MD 21031, Representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007b)

Go Back
View Map
New Search
GroundRent

Account Identifier: **District** - 08 **Account Number** - 2300007283

Owner Information

Owner Name:	2100 WEST JOPPA RD LLC	**Use:**	AGRICULTURAL
		Principal Residence:	YES
Mailing Address:	2613 W CABOVER DR HANOVER MD 21076-1596	**Deed Reference:**	1) /24806/ 76 2)

Location & Structure Information

Premises Address
2100 W JOPPA RD

Legal Description
15.256 AC
2100 W JOPPA RD
2400 FT NW OLD COURT RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
69	3	24					3	2	Plat Ref:	

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1910	6,120 SF	15.26 AC	33

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	STONE

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007	PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Land	174,400	425,100			
Improvements:	366,850	735,920			
Total:	541,250	1,161,020	954,430	1,161,020	
Preferential Land:	3,900	3,900	3,900	3,900	

Transfer Information

Seller:	KNOTT HENRY J,JR	**Date:**	11/22/2006	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/24806/ 76	**Deed2:**	
Seller:	KNOTT HENRY J,JR	**Date:**	12/27/1999	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/14227/ 367	**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

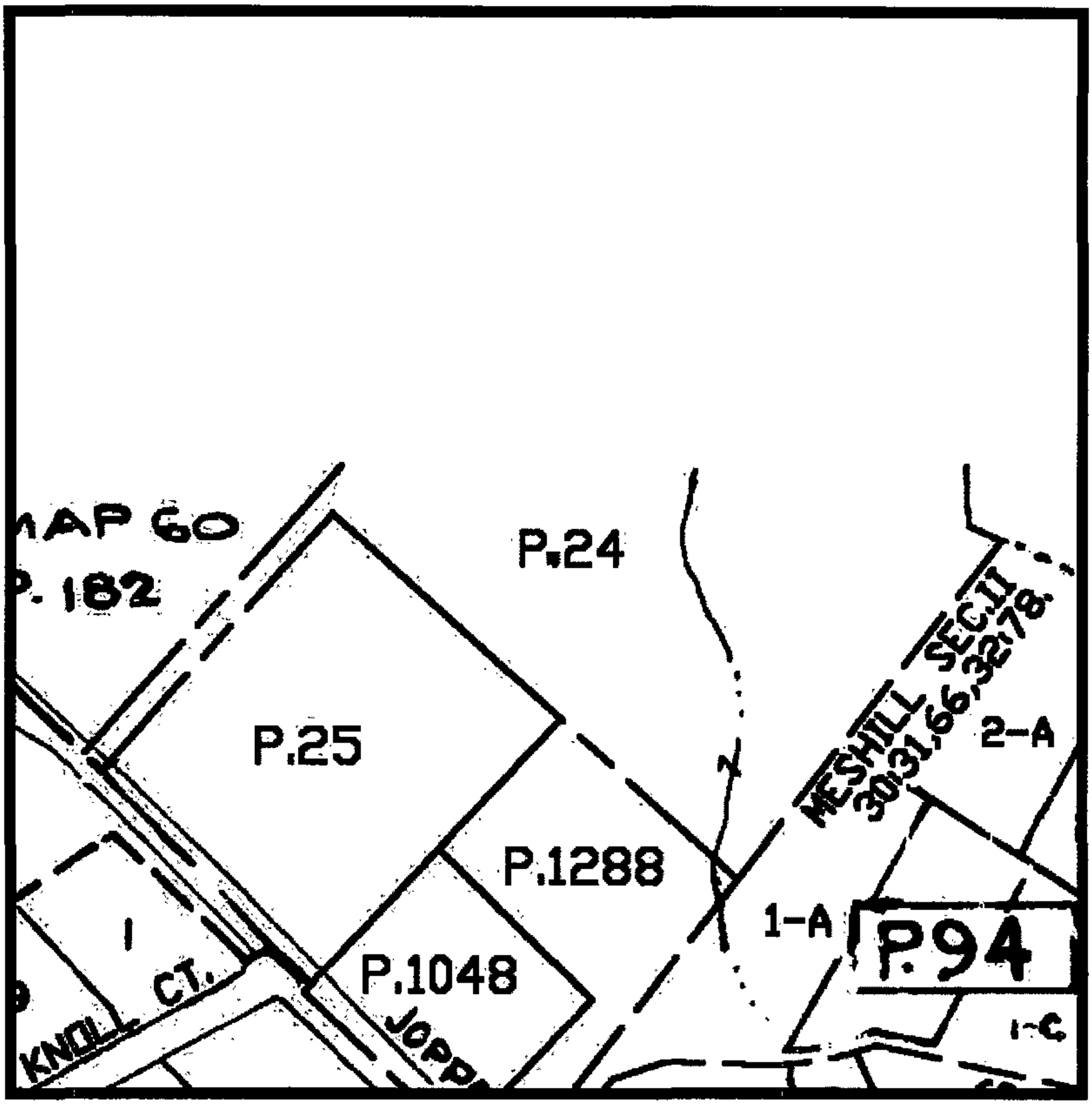
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
AGRICULTURAL TRANSFER TAX

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

Go Back
View Map
New Search

District - 08**Account Number** - 2300007283



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html

CENTURY ENGINEERING, I
10710 Gilroy Road
Hunt Valley, Maryland 21031

(410) 823-8070
FAX (410) 823-2184

LETTER TRANSMITTAL

DATE 7-27-07	JOB NO. 2T-222.00
ATTENTION	
RE: ZONING PETITION	

TO MARK KNOTT

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☑ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			ADMINISTRATIVE VARIANCE PETITION
1			ADMINISTRATIVE VARIANCE INFO SHEET
1			RECEIPT FOR FILING FEE

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS MARK:

I WILL CALL GARLAND MOORE FOR POSTING THE SIGN FOR REVIEWING PERIOD. THE POSTING DATE CAN BE BEFORE 8-5-07 BUT RUNS TO 8-20-07.
THE SIGN WILL BE POSTED AT THE ENTRANCE ROAD BUT WILL REFER TO #2100 JOPPA ROAD - LOT 3
GARLAND MOORE WILL CALL YOU REFERENCE TO THE PRICE AND I WILL SENT HIM THE NECESSARY

COPY TO GARLAND MOORE ✓

SIGNED: Paul

CENTURY ENGINEERING, INC.
10710 Gilroy Road
Hunt Valley, Maryland 21031

(410) 823-8070
FAX (410) 823-2184

LETTER OF TRANSMITTAL

DATE 2-26-07	JOB NO. 25.002.00
ATTENTION	
RE: 2100 W. JOPPA RD	
ZONING PETITION FOR GARAGE	
A DMINISTRATIVE VARIANCE	

TO ZONING DEPT. BALTO CO.
COUNTY OFFICE BLDG
TOWSON, MD 21204

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via _____ the following items:

☑ Shop drawings ☑ Prints ☐ Plans ☐ Samples ☐ Specifications

☑ Copy of letter ☐ Change order ☐ ADMINISTRATIVE VARIANCE PETITION

COPIES	DATE	NO.	DESCRIPTION
3			ZONING PETITION
12	7-25-07		SITE PLAN
3			DESCRIPTION & LOT P.A.D.
1			ZONING MAP
1			ADVERTISING & POSTING REQUIREMENTS
1			PHOTO PLAN
1			FILING FEE $5100 CK 2756
1			APPROVED MINOR SUBDIVISION PLAN - 99.075M - LOT 3

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

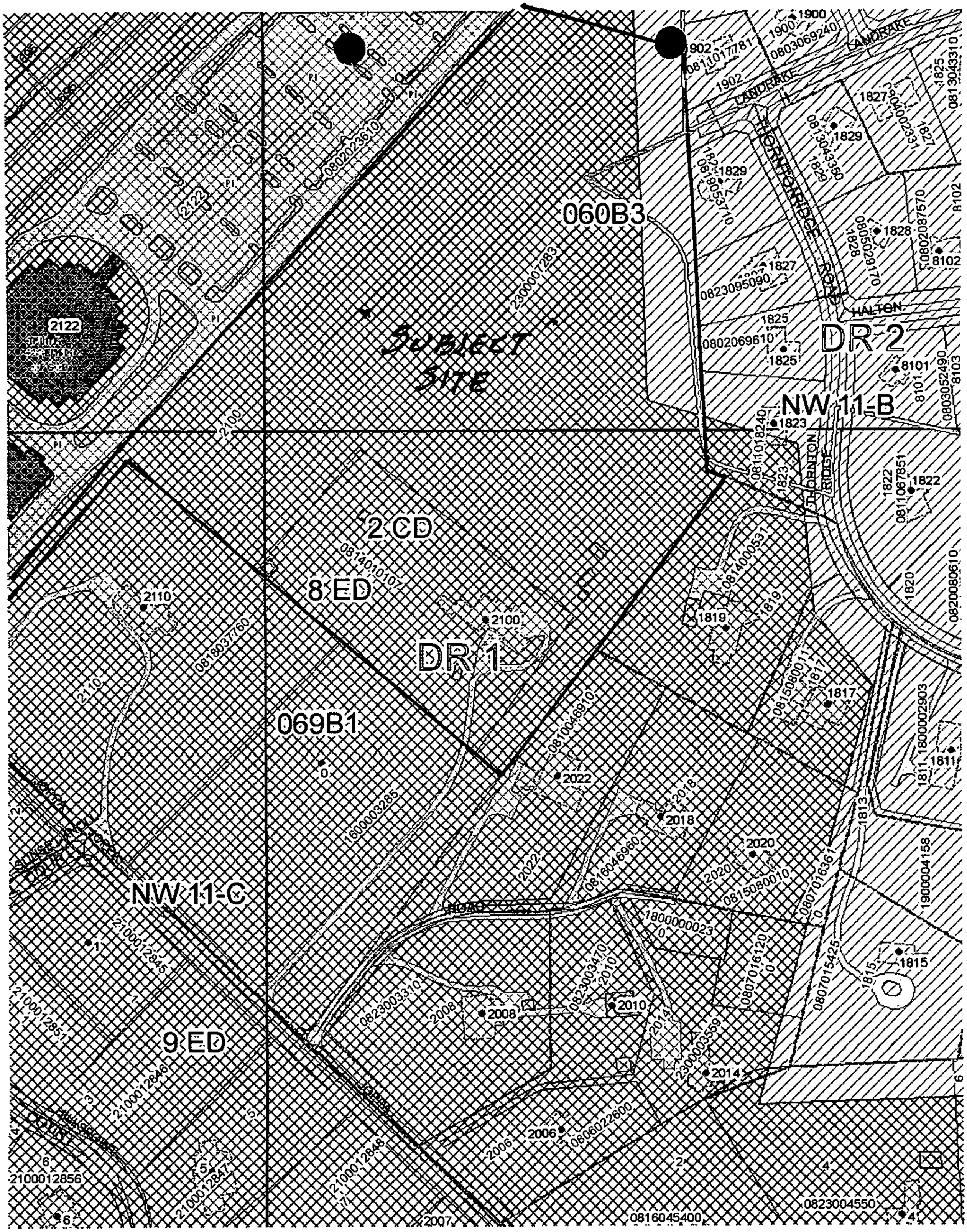
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

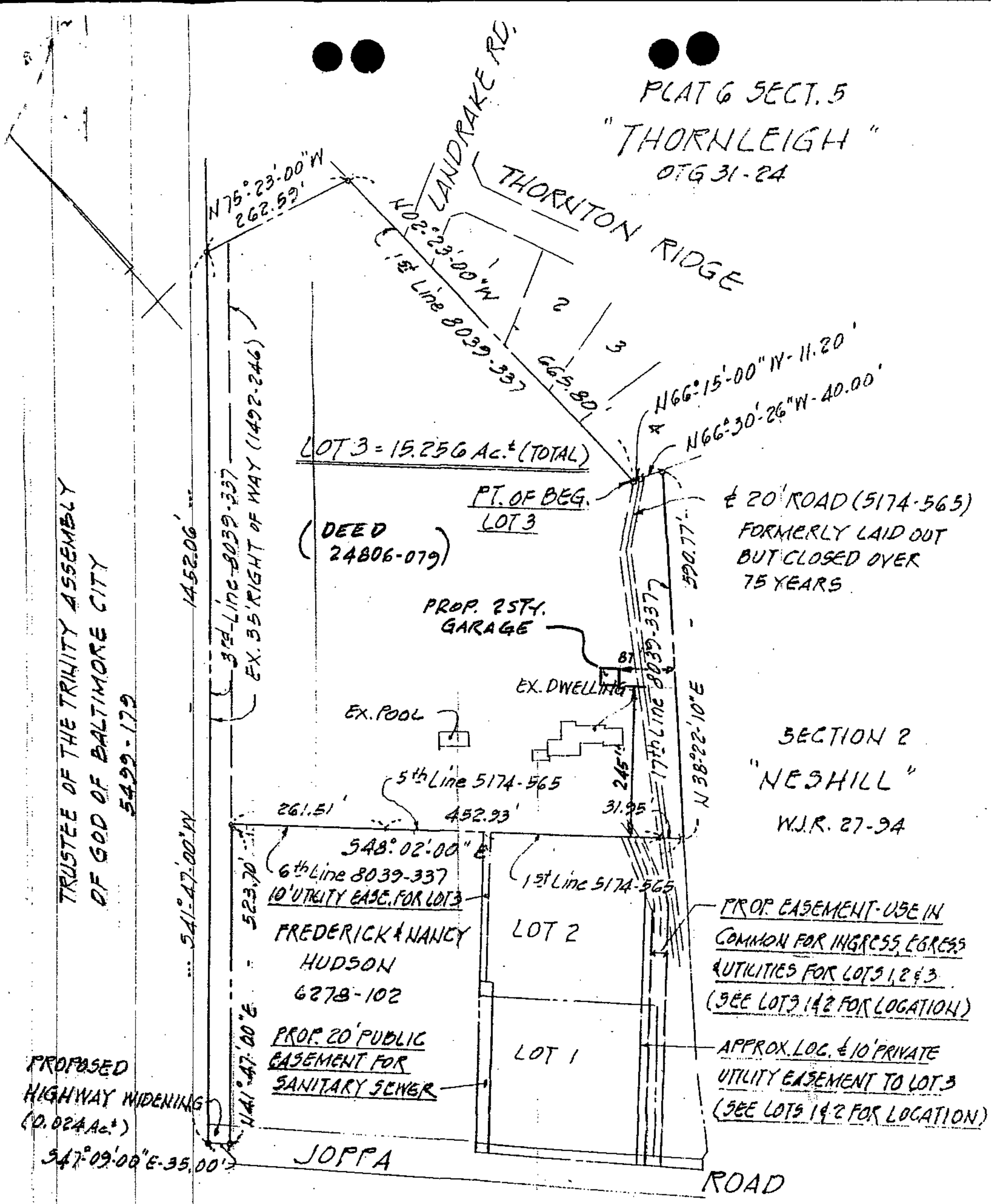
COPY TO MARK KNOTT

SIGNED: Paul Lee

If enclosures are not as noted, kindly notify us at once.


060B3
SUBJECT SITE
DR 2
NW 11-B
2 CD
8 ED
DR 1
069B1
NW 11-C
9 ED
LANDRAKE
HALTON
THORNTON RIDGE
ROAD
0802023610
2300007283
0803069240
0811017781
0813043310
0904002331
0813043350
0819053710
0805029170
0802087570
0823095090
0802069610
0803052490
0811018240
0811067851
0814010107
0814000531
0818037760
0815080011
0810046910
1600003285
0816046960
0815080010
0807016361
1800000023
0807016120
0807015425
0823003470
0823003310
2300003559
0806022600
2100012845
2100012846
2100012847
2100012848
2100012851
2100012856
0816045400
0823004550
1900004158
1800002903
0820080610

ITEM # 08-051-A



PLAT TO ACCOMPANY DESCRIPTION

LOT 3 - 2100 W. JOPPA ROAD

MINOR SUBDIVISION PLAN - 99-075M

HENRY J. & MARY ANNE KNOTT

PROPERTY

ITEM # 08-051-A

ELECT. DIST. 8C2

SCALE: 1" = 200'

BALTO. CO., MD.

NOV. 11, 1999

ENGINEER: CENTURY ENGINEERING, INC.
32 WEST ROAD
TOWSON, MARYLAND 21204
(410) 823-8070

CT. SUNSET KNOLL

"SUNSET KNOLL"
EX. 30' R/W
(SEE DWG. 94-225)

LOT 2
JOPPA

EX. 12" W (48-451)

375.51'

PROP. HIGHWAY WIDENING

372.71'

PROP. W.M.

EX. 2" G.

EX. 10" W (32-124)

N 46°06'00" W

EX. P.H.

EX. TEE

N 46°06'00" W

EX. WALL

PROP. WM

PROP. TRASH PAD

PROP. MAIL PAD

LOT 3

EX. WM

EX. 2" G.

EX. 10" W (32-124)

PUTSIAN FRONT OF ENTRANCE

LOT 4

S 34°56'40" W - 18.02'

WALL SIDE OF DRIVE

FUT. 60' R/W

PROP. WM

W12000

20' PUBLIC UTILITY EASEMENT FOR PROPOSED & SANITARY SEWER

PROP. MH

N 43°24'00" E 516.30

10' UTILITY EASEMENT FOR LOT 3

245.94

250.00'

H.C.

A.C.

PROP. BLDG.

LOT 1
1.70 AC.±

50'

10'

#2104

APPROX. LIMIT OF DISTURBANCE 8500 SF

PROP. BUILDING ENVELOPE

HENRY J. KNOTT III
LAUREN BROWN KNOTT
LOT 1 & LOT 2
18 & 20-00-42

LOT 2
2.4 AC.±

#2102

APPROX. LIMIT OF DISTURBANCE 8500 S.F.

PROP. BUILDING ENVELOPE

HENRY J. KNOTT 3RD
LAUREN BROWN KNOTT
13-00-34
8 & 9-00-78

POOL

(5174-566)

GRASS

120'±

EX. HOUSE (2 ST. RY) (TO REMAIN)

GAR.

EX. 15" S. SWER TO REMAIN

EX. W.H.C.

PROP. 8" S

MIN. 25' BLDG. SETBACK LINE

EX. W.H.C.

PROP. PRIVATE UTILITY EASEMENT

PROP. W.S. LOT 3

LOT LINE

PROP. DRIVEWAY

EX. DRIVE

PROP. PAVING

℄ 20' ROAD

(DEED 5174-565)

N 35°02'33" E 501.14

℄ 20' ROAD
(FORMERLY LAID OUT BUT CLOSED FOR OVER 75 YEARS)

W11500

S 38°22'10" W 95.5

PROPOSED EASEMENT (USE IN COMMON) FOR INGRESS, EGRESS & UTILITIES FOR LOTS 1, 2 & 3.

LOT 1

W12000

S 34°56'40" W 120.45'

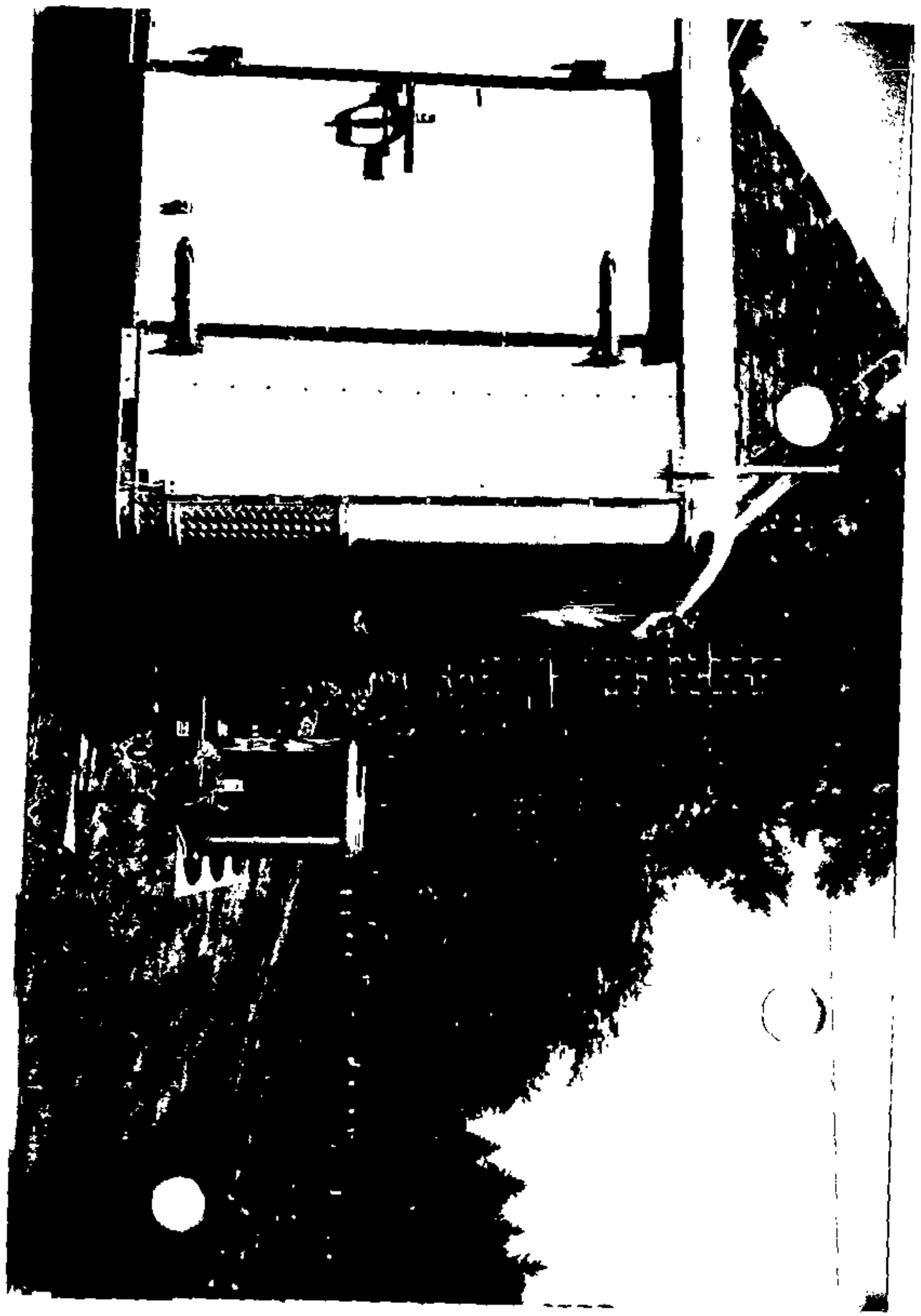
R=187'

L=107.75'

S 84°08'16" W 113.06'

SECTION TWO
"NESHILL"
W.J.N. 27-94

Drafting	DATE	REVISIONS	ENGINEER: CENTIDY ENGINEERING INC



MINIMUM SETBACK REQUIREMENTS DR-1 & 2

FRONT = 25' FROM PUBLIC R/W
SIDE = 30' BUILDING TO BUILDING
REAR = 30'

S.W.M. VARIANCE CONDITIONS

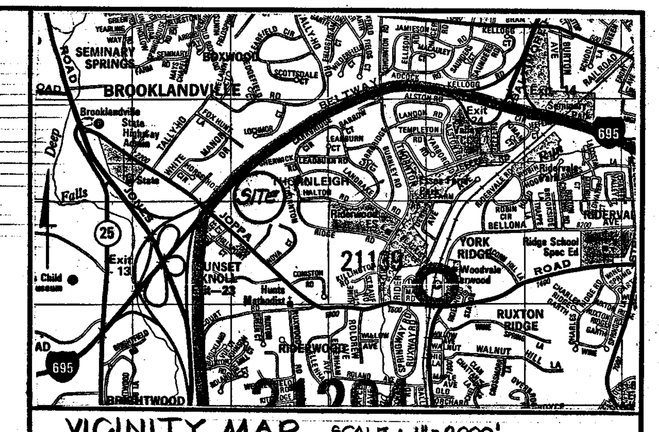
1. All site runoff must be conveyed to a suitable outfall without imposing an adverse impact on the receiving waterbody, watercourse, wetland, storm drain or adjacent property.
2. Total area of land disturbance must be noted on plan. Limits of disturbance must be delineated.
3. All impervious areas should be limited to 30 percent of cleared area and conveyed as sheet flow through vegetated areas without concentrating or causing erosion.
4. House down spouts are to be discharged onto pervious areas or into dry wells, where feasible.
5. Additional subdivision on these parcels and/or lots will require SWM controls for this site and the additional subdivision.

If these conditions for a variance cannot be satisfied, then a waiver or variance request must be submitted to this office with supporting hydrologic analysis and it must be approved prior to subdivision approval.

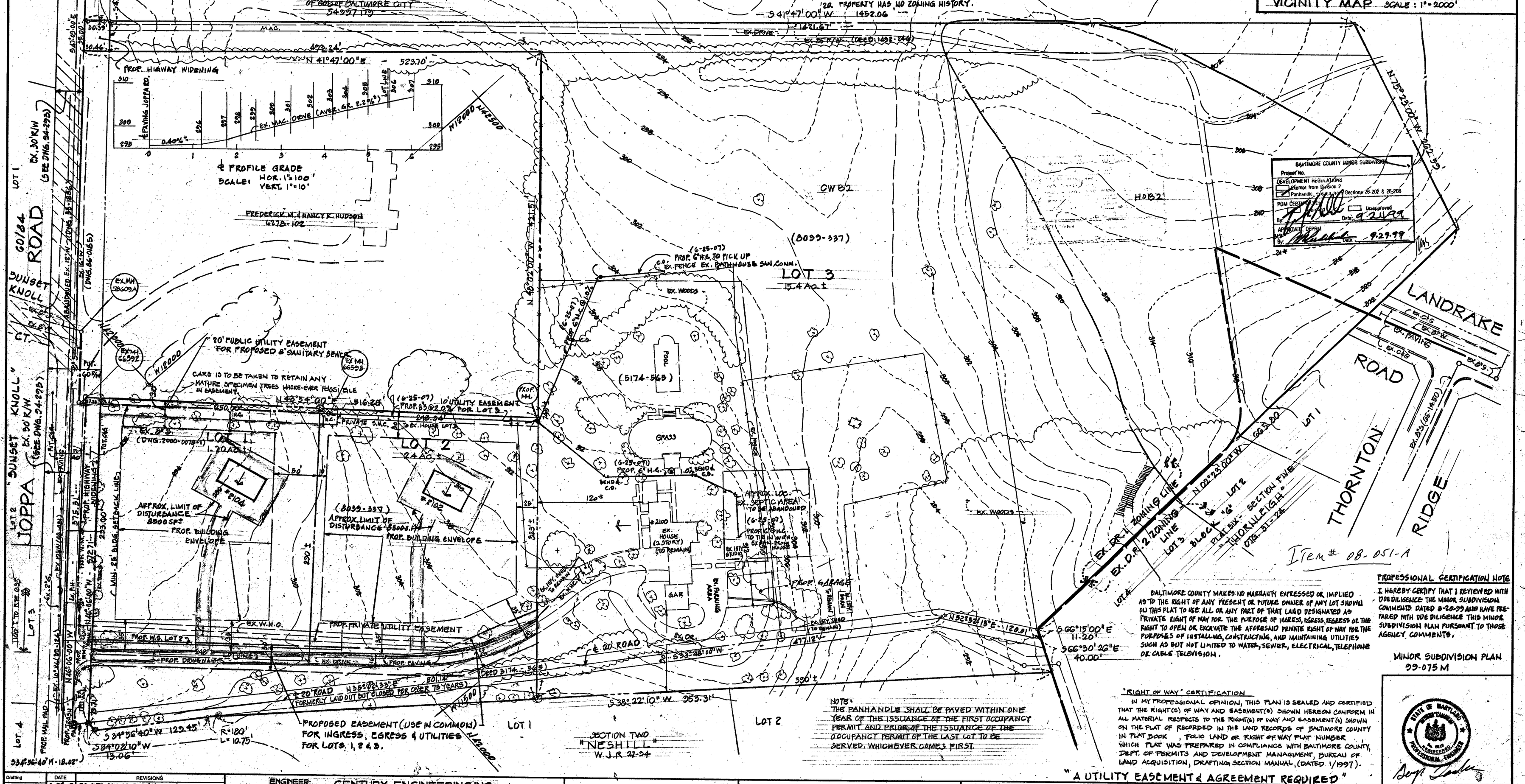
GENERAL NOTES

1. AREA OF PROPERTY: 19.4 Ac. ± GROSS = 19.57 Ac.± NET = 19.25 Ac.±
2. EXISTING ZONING OF PROPERTY: DR-1 & DR-2 (ZONING MAP NW 11B*)
3. OWNERS:
   HENRY J. & MARY ANNE C. KNOTT
   2100 W. JOPPA ROAD
   LUTHERVILLE MD. 21093 (TEL. (410) 235-6355)
4. PROPERTY NO: 1600003285 & 0814010107
5. DEED REFERENCE: 8039/337 & 5174/565
6. TAX MAP 69 BLOCK 3 PARCEL 24 & 104B
7. CENSUS TRACT = 4087
8. REGIONAL PLANNING DISTRICT: 301
9. SCHOOL DISTRICT: RIDERWOOD ELEM., DUMBARTON MIDDLE & TOWSON HIGH SCHOOL
10. WATERSHED = 24
11. SUC: SEWERSHED = 60
12. SOILS: GWB2, CaB & HdB2
13. EXIST. UNDERGROUND FUEL TANK HAS BEEN REMOVED. EXIST. WATER WELL HAS BEEN ABANDONED IN PLACE.
14. A ZONING FINAL DEVELOPMENT PLAN IS REQ'D. WHEN A AND LOT IS CREATED AS DETERMINED FROM EFFECTIVE DATE ZONING REG.
15. EXISTING USE: 1 SINGLE FAMILY DWELLING
    PROPOSED USE: ADDITIONAL 2 SINGLE FAMILY LOTS
16. EXISTING DWELLING AND ACCESSORY STRUCTURES TO REMAIN.
17. DENSITY CALCULATIONS:
    DR-1 19.16 Ac. = 19.16 LOTS
    DR-2 0.36 AC. = .72 LOTS
    ALLOWED 19 LOTS
    PROPOSED = 3 LOTS
18. WAIVER OF LOCAL OPEN SPACE WILL BE REQUESTED.
19. THE OWNER(S) HAVE DECLARED THEIR INTENSION TO INVOKE THE INTRA FAMILY TRANSFER EXEMPTION FOR THIS PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY FOREST CONSERVATION PROGRAM SECTION 14-402(B)(13) AND COMAR 08.19.01.04. THE DECLARATION OF INTENT HAS BEEN FILED WITH BALTIMORE COUNTY DEPRM.
20. PROPERTY HAS NO ZONING HISTORY.

NOTE: THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE 3/24/71. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.



VICINITY MAP SCALE: 1" = 2000'



Item # 08-051-A

BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAT TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT OF WAY FOR THE PURPOSE OF INGRESS, EGRESS, EGRESS OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID PRIVATE RIGHT OF WAY FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, AND MAINTAINING UTILITIES SUCH AS BUT NOT LIMITED TO WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE TELEVISION.

NOTE: THE PANHANDLE SHALL BE PAVED WITHIN ONE YEAR OF THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT AND PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT OF THE LAST LOT TO BE SERVED, WHICHEVER COMES FIRST.

"RIGHT OF WAY" CERTIFICATION

IN MY PROFESSIONAL OPINION, THIS PLAN IS SEALED AND CERTIFIED THAT THE RIGHT(S) OF WAY AND EASEMENT(S) SHOWN HEREON CONFORM IN ALL MATERIAL RESPECTS TO THE RIGHT(S) OF WAY AND EASEMENT(S) SHOWN ON THE PLAT OF RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK , FOLIO LAND OR RIGHT OF WAY PLAT NUMBER WHICH PLAT WAS PREPARED IN COMPLIANCE WITH BALTIMORE COUNTY, DEPT. OF PERMITS AND DEVELOPMENT MANAGMENT, BUREAU OF LAND ACQUISITION, DRAFTING SECTION MANUAL, (DATED 1/1997).

PROFESSIONAL CERTIFICATION NOTE

I HEREBY CERTIFY THAT I REVIEWED WITH DUE DILIGENCE THE MINOR SUBDIVISION COMMENTS DATED 8-20-99 AND HAVE PREPARED WITH DUE DILIGENCE THIS MINOR SUBDIVISION PLAN PURSUANT TO THOSE AGENCY COMMENTS.

MINOR SUBDIVISION PLAN
99-075 M

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER

"A UTILITY EASEMENT & AGREEMENT REQUIRED"

	DATE	REVISIONS
Drafting	6-25-07	PRIVATE SAN. HC. TO EX. HOUSE & BATH HOUSE
Check		
Design		
Check		

ENGINEER: CENTURY ENGINEERING, INC.
32 WEST ROAD
TOWSON, MARYLAND 21204
(410) 823-8070

PROPOSED 6" & 8" SAN. H.C. FOR CONNECTION TO EXISTING SAN. CONNECTIONS TO EXISTING HOUSE & BATH HOUSE. C.O. REQ'D. EVERY 100' (6-25-07)

MINOR SUBDIVISION PLAN - 99-075M
HENRY J. & MARY ANNE C. KNOTT PROPERTY
2100 W. JOPPA ROAD
ELECTION DISTRICT NO. 8 COUNCILMANIC DISTRICT 4 BALTO. CO. MD.

SHEET	DATE	JOB NUMBER
OF	JUNE 8, 1999 SCALE 1" = 50'	99051

EXIST. ZONING: "DR-1"

APPROX. LOCATION EXIST. SEPTIC AREA TO BE ABANDONED

HEIGHT VARIANCE REQUESTED

EX. SHED

EX. SHED

35' PROP. 2STY. GAR. 108 ±

PROP. 2STY. ADDIT. (PER. B662150)

EX. SHED

PROP. PAVING

PROP. WALK & STEPS TO 2ND FL.

EX. FENCE

EX. BRICK WALK

PROP. SAN. H.C.

PROP. LOGGIA (PER. B662150)

EX. WALK

PROP. WALK

EX. STONE WALL

EX. WALK

EX. MAC. PAVING

EX. 2STY. DWLG. W/BASE.

PROP. ALTERATION AREA (PER. B665964) (EX. GAR.)

TO POOL AREA

GRASS AREA

2100

EX. WALK

FRONT

PROP. SAN. H.C.

EX. MAC. DRIVE

EX. MAC. DRIVE

EX. STONE BLDG.

LOT 3 (15.256 Ac.±)
2100 WEST JOPPA RD. LLC
24806-076
ACCT.# 23-00-007283
(SEE ENCLOSED PLAN & DESCRIPTION)

PROP. SAN. H.C. TO BATH HOUSE

EX. MH.

PROP. MH.

7TH LINE 24806-079

S48°02'E - 452.93'

S48°02'E

292.93'

MINOR SUBDIVISION PLAN - 99-075 M
" HENRY J. & MARY ANNE C. KNOTT PROPERTY "

LOT 2
HENRY J. 3RD & LAUREN BROWN KNOTT
14227-359
EXIST. ZONING: "DR-1" EXIST. USE: "RESIDENTIAL"

N43°54'E - 248.94'

EX. 8'S. TO MH.# 66525 (DWG. 2000-0078-1)

EX. 10' UTILITY EASEMENT (DEED: 14227-359)

EX. EASEMENT - USE IN COMMON FOR INGRESS, EGRESS & UTILITIES FOR LOTS 1, 2 & 3 (DEED: 14227-359) TO JOPPA ROAD

20' ROAD (DEED: 5174-565)

3RD LINE 24806-079

S48°02'E - 31.95'

S48°02'E 31.95'

S38°22'10"W - 36.54'

S38°22'10"W - 953.31'

3RD LINE 24806-079

N38°22'10"E - 590.77'

LOT 2
JAMES O. & CYNTHIA M. CAHN
8602-222

EXIST. ZONING: "DR-1"
EXIST. USE: "RESIDENTIAL"

SECTION TWO
"NESHILL"
50:31, 66, 32:78

LOT 1A
THOMAS D. & MERLE D. PEACE
6413-236

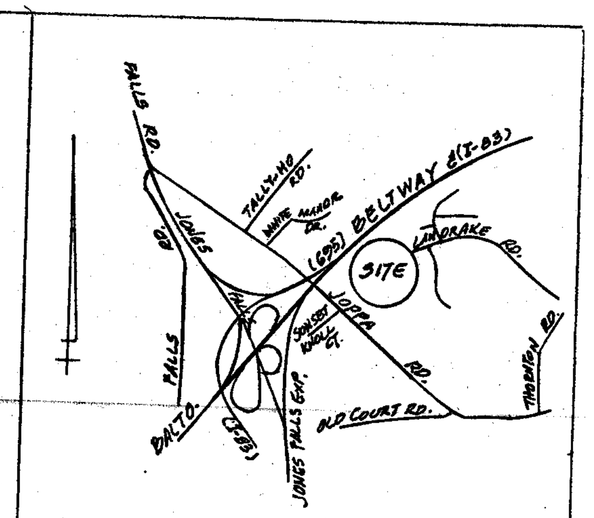
TOP ROOF
2ND FLOOR
GARAGE
9'x8' O.H. DOOR
9'x8' O.H. DOOR
9'x8' O.H. DOOR
TOP SLAB
35'-0"
20'-6"
9'-0"
3'-0"
1'-1½"

GARAGE ENTRANCE - FRONT
SECT. "A-A"

TOP ROOF
2ND FLOOR
TOP SLAB
PROP. GRADE
EX. GROUND
23'-6"
9'-0"
3'-0"
1'-1½"
GARAGE
20'-6" TO TOP ROOF

SECT. "B-B"

NO SCALE



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

1. AREA OF PROPERTY: = 15.256± ACRES
2. EXISTING ZONING OF PROPERTY = "DR-1 & DR-2"
3. EXISTING USE OF PROPERTY = "RESIDENTIAL"
4. PROPOSED ZONING OF PROPERTY = "DR-1 & DR-2"
5. PROPOSED USE OF PROPERTY = "RESIDENTIAL"
6. PROPERTY SERVED BY PUBLIC WATER WITH EXISTING SEPTIC AREA TO BE ABANDONED. EXISTING SANITARY BEING EXTENDED FROM HOUSE TO EXISTING PUBLIC SEWER (DWG. 2000-0078-1)
7. PETITIONER REQUESTING A VARIANCE TO SECT. 400.3 OF THE BCZR TO PERMIT A HEIGHT OF 25'± FOR AN ACCESSORY STRUCTURE (TWO STORY GARAGE) IN LIEU OF THE REQUIRED 15' (A VARIANCE OF 10')
8. PROPERTY HAS NO ZONING HISTORY.
9. PROPERTY LOCATED ON BALTO. COUNTY ZONING MAP "NW11B"
10. PROPERTY IS SHOWN AS LOT 3 ON "MINOR SUBDIVISION PLAN-99-075M" AND RECORDED IN LIBER 24806-76
11. EXISTING BUILDING PERMITS
    BUILDING ADDITION: B662150
    ALTERATIONS: B665964
    DRIVEWAY ENTR.: B665784

NOTE:
1. PROPERTY NOT LOCATED IN CHESAPEAKE BAY CRITICAL AREA
2. NO 100 YR. FLOOD PLAIN
3. NO HISTORIC PROPERTY / BUILDING

PLAT TO ACCOMPANY PETITION
FOR

VARIANCE

#2100 W. JOPPA ROAD

ELECT. DIST. 2C2 BALTO. CO., MD.

SCALE: 1" = 30' JULY 25, 2007

OWNER:
2100 WEST JOPPA RD. LLC
2613 W. CABOVER DRIVE
HANOVER, MD. 21076-1596

ITEM # 08-051-A

CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 GILROY ROAD
HUNT VALLEY, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401

STATE OF MARYLAND PAUL LEE 4047 PROFESSIONAL ENGINEER

25-227.00

EXIST. ZONING: "DR-1"

APPROX. LOCATION EXIST. SEPTIC AREA TO BE ABANDONED

HEIGHT VARIANCE REQUESTED

EX. SHED

EX. SHED

EX. SHED

PROP. 2STY. GAR. 35' 25'

EQUIPMENT STORAGE

PROP. 2STY. ADDIT. (PER. B662150)

PROP. SAN. H.C.

PROP. LOGGIA (PER. B662150)

EX. WALK

PROP. WALK

EX. STONE WALL

EX. WALL

EX. SHED

PROP. PAVING

PROP. WALK & STEPS TO 2ND FL.

EX. BRICK WALK

EX. FENCE

CONSTRUCTION TRAILER

MATERIAL STORAGE AREA

JOHNNY ON SPOT

EX. MAC. PAVING

EX. 2STY. DWLG. W/BASE.

PROP. ALTERATION AREA (PER. B665964) (EX. GAR.)

EX. MAC. DRIVE

EX. MAC. DRIVE

EX. WALK

FRONT

2100

AREA

GRASS

TO POOL AREA

PROP. SAN. H.C.

PROP. SAN. H.C.

PROP. SAN. H.C. TO BATH HOUSE

EX. MH.

PROP. MH.

EX. STONE BLDG.

LOT 3 (15.256 Ac.±)
2100 WEST JOPPA RD. LLC
24806-076
ACCT.# 23-00-007283
(SEE ENCLOSED PLAT & DESCRIPTION)

LOT 2
JAMES D. & CYNTHIA M. CAHN
8602-222

EXIST. ZONING: "DR-1"
EXIST. USE: "RESIDENTIAL"

3RD LINE 24806-079 - 590.77'

N38°22'10"E

953.31'

SECTION TWO
"NESHILL"
30:31, 66, 32:78

LOT 1A
THOMAS D. & MERLE A. PEACE
6413-236

S38°22'10"W - 953.31'

S38°22'10"W-362.54'

8TH LINE 24806-079

S48°02'E - 31.95'

S48°02'E 31.95'

20' ROAD

(USED AVER. 75 YRS) (DEED: 5174-565)

7TH LINE 24806-079

S48°02'E - 452.93'

S48°02'E

292.93'

MINOR SUBDIVISION PLAN - 99-075 M
"HENRY J. & MARY ANNE C. KNOTT PROPERTY"

LOT 2
HENRY J. 3RD & LAUREN BROWN KNOTT
14227-359
EXIST. ZONING: "DR-1" EXIST. USE: "RESIDENTIAL"

EX. EASEMENT. USE IN COMMON FOR INGRESS, EGRESS & UTILITIES FOR LOTS 1, 2 & 3 (DEED: 14227-359) TO JOPPA ROAD

N43°54'E - 248.94'

EX. 8" S. TO MH. # 66595 (DWG. 2000-0078-1)

EX. 10' UTILITY EASEMENT (DEED: 14227-359)

TOP ROOF

2ND FLOOR

2ND FLOOR

GARAGE

9'x8' O.H. DOOR

9'x8' O.H. DOOR

9'x8' O.H. DOOR

TOP SLAB

35'-0"

20'-6"

GARAGE ENTRANCE - FRONT
SECT. "A-A"

TOP ROOF

2ND FLOOR

TOP SLAB

PROP. GRADE

EX. GROUND

23'-6"

GARAGE 20'-6" TO TOP ROOF

PROP. GRADE

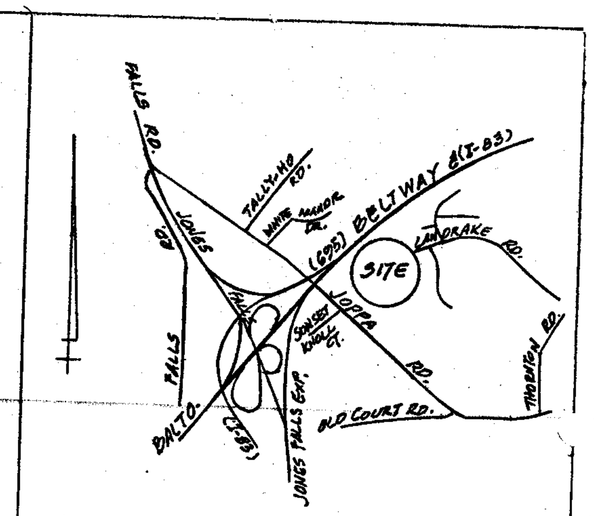
SECT. "B-B"

NO SCALE

NOTE:
CONSTRUCTION & ALTERATION MATERIALS & EQUIPMENT FOR PERMITS (SEE NOTE "11") WERE STORED IN THE AREA OF PROPOSED GARAGE & PARKING. THIS WORK HAS BEGUN. THE PICTURES SHOW THE SURROUNDING AREA AT THE GARAGE LOCATION WHICH IS AN UNDISTURBED AREA

NOTE:
1. PROPERTY NOT LOCATED IN CHESAPEAKE BAY CRITICAL AREA
2. NO 100 YR. FLOOD PLAIN
3. NO HISTORIC PROPERTY / BUILDING

ITEM # 08-051-A



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

1. AREA OF PROPERTY: = 15.256± ACRES
2. EXISTING ZONING OF PROPERTY = "DR-1 & DR-2"
3. EXISTING USE OF PROPERTY = "RESIDENTIAL"
4. PROPOSED ZONING OF PROPERTY = "DR-1 & DR-2"
5. PROPOSED USE OF PROPERTY = "RESIDENTIAL"
6. PROPERTY SERVED BY PUBLIC WATER WITH EXISTING SEPTIC AREA TO BE ABANDONED. EXISTING SANITARY BEING EXTENDED FROM HOUSE TO EXISTING PUBLIC SEWER (DWG. 2000-0078-1)
7. PETITIONER REQUESTING A VARIANCE TO SECT. 400.3 OF THE BCZR TO PERMIT A HEIGHT OF 25'± FOR AN ACCESSORY STRUCTURE (TWO STORY GARAGE) IN LIEU OF THE REQUIRED 15' (A VARIANCE OF 10')
8. PROPERTY HAS NO ZONING HISTORY.
9. PROPERTY LOCATED ON BALTO. COUNTY ZONING MAP "NW11B"
10. PROPERTY IS SHOWN AS LOT 3 ON "MINOR SUBDIVISION PLAN-99-075M" AND RECORDED IN LIBER 24806-76
11. EXISTING BUILDING PERMITS
    BUILDING ADDITION: B662150
    ALTERATIONS: B665964
    DRIVEWAY ENTR.: B665784

PHOTO PLAN - PROPOSED GARAGE LOCATION

PLAT TO ACCOMPANY PETITION
FOR

VARIANCE

#2100 W. JOPPA ROAD

ELECT. DIST. 8C2 BALTO. CO., MD.

SCALE: 1" = 30' JULY 25, 2007

OWNER:
2100 WEST JOPPA RD. LLC
2613 W. CABOVER DRIVE
HANOVER, MD. 21076-1596

CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 GILROY ROAD
HUNT VALLEY, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401

STATE OF MARYLAND PAUL LEE 4047 PROFESSIONAL ENGINEER

25-222.02