

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S side of Long Knoll Way, 1460 feet S of		
the c/l of Longfield Drive	*	DEPUTY ZONING
11 th Election District		
3 rd Councilmanic District	*	COMMISSIONER
(21 Longknoll Way)		
	*	FOR BALTIMORE COUNTY
Alexander and Jessica Hafer		
<i>Petitioners</i>	*	Case No. 2010-0351-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by Alexander and Jessica Hafer, the legal property owners, for property located at 21 Longknoll Way. The Variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed detached accessory structure (garage) to be located in the side yard of the dwelling with a height of 35 feet in lieu of the required rear yard and maximum allowed 15 feet, and to amend the Final Development Plan of Longfield Estates, Lot 22 only. The subject property and requested relief are more particularly described on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

This matter was originally filed as an Administrative Variance, with a closing date of July 12, 2010. On July 12, 2010, John Mulcahy, residing at 20 Longknoll Way, filed a Formal Demand for Hearing. The hearing was subsequently scheduled for Wednesday, August 11, 2010 at 11:00 AM in Room 104 of the Jefferson Building, 105 West Chesapeake Avenue, Towson, Maryland. In addition, a sign was posted at the property on July 27, 2010 and an advertisement was timely published in *The Jeffersonian* newspaper, giving neighbors and interested citizens notice of the hearing.

ORDER RECEIVED FOR FILING

Date 9-2-10

By PM

Appearing at the public hearing in support of the requested relief was Petitioner Jessica Hafer. Also appearing in support of the requested relief was Wayne Huller with Remodel Max, Petitioners' builder. Although nearby neighbor John Mulcahy filed the formal demand for hearing, Mr. Mulcahy did not appear, nor were there any Protestants or other interested persons in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is irregular-shaped and consists of approximately 2.46 acres, more or less, zoned R.C.5. As shown on the record plat that was marked and accepted into evidence as Petitioners' Exhibit 2 and recorded in 1991, the property is located at the southern terminus of Longknoll Way, west of Belair Road in the Longfield Estates subdivision, in the Kingsville area of Baltimore County. The property is improved with a two-story single family dwelling that is depicted in photographs that were marked and accepted into evidence as Petitioners' Exhibits 3A through 3C. According to tax records, the dwelling was constructed in 1998 and contains approximately 5,000 square feet, including an attached side loading three car garage. As indicated in the Affidavit that accompanied the Petition and in testimony at the hearing, Ms. Hafer explained that Petitioners desire to construct a detached garage accessory structure to provide additional storage that is needed for the family. As shown on the site plan, the proposed 28 foot by 28 foot two-story detached garage would be front loading and be located at the end of the existing parking pad, diagonal to the existing attached garage.

In support of the requested variance relief, Ms. Hafer and Mr. Huller indicated that the extreme unusual shape of the property as well as the topography are features that drive the need for variance relief. As shown in the photographs of the property that were marked and accepted into evidence as Petitioners' Exhibits 4A through 4Q, the slope of the property drops off

ORDER RECEIVED FOR FILING

Date 9-2-10 2

By [Signature]

significantly from its frontage on Longknoll Way toward the rear of the property. In fact, the slope is so pronounced that Petitioners have had to specially landscape the front yard with rows of shrubs and rocks to function as a type of rip-rap in order to keep the front yard intact. The photographs also show significant slopes leading down to the rear of the property. The existence and location of the septic reserve area in the rear of the property also limits placement options of the detached garage in the required rear yard. In addition, Ms. Hafer stated that the proposed location of the garage also makes the most logistical sense, since it would be located on the same side of the home as the existing garage and would provide a natural end and drive-in point from the existing parking pad. Mr. Huller also indicated that, in addition to fulfilling Petitioners' storage needs, the requested garage height of 35 feet is necessary in order to give the structure a consistent appearance with the roof height and lines of the existing home. The goal is to have the new garage fit in aesthetically with the existing home and, as shown on the elevation drawings that were marked and accepted into evidence as Petitioners' Exhibit 5, the proposed architectural design of the garage and materials will do just that.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated June 29, 2010 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 garage should be compatible with the architecture and materials of the existing dwelling. Submit building elevations to the Office of Planning for review and approval prior to the application for building permit.

After considering the testimony and evidence presented, I am persuaded to grant the request for variance relief. There is certainly adequate visual evidence that the subject property

ORDER RECEIVED FOR FILING

Date 9-2-10

3

By me

is peculiar, unusual and unique in accordance with Section 307.1 of the B.C.Z.R. Factors such as the subject property's location at the terminus of a court, its exaggerated anomalous shape, as well as the significantly steep slopes, serve as special circumstances or conditions that combine to render the property unique in a zoning sense. Further, I find that strict compliance with the Zoning Regulations would create a hardship that would result in a denial of a reasonable and beneficial use of the property. *See, Belvoir Farms v. North* 355 Md. 259 (1999). Moreover, I find no evidence that granting the variance relief would adversely impact the surrounding community. Accordingly, I also find this variance request can be granted in strict harmony with the spirit and intent of the Zoning Regulations, and in such a manner as to grant relief without injury to the public health, safety and general welfare.

I am, however, concerned about the size and particularly the height of the accessory structure, and the future possibility that the second floor of the garage might be utilized as a living area and, hence, constitute a separate dwelling on the property. Indeed, peoples' needs and desires in terms of future uses for their property often change or evolve over time, and sometimes those needs and desires change from one property owner to another. The Zoning Commissioner or Deputy Zoning Commissioner is empowered to impose restrictions upon the granting of any relief pursuant to Section 32-2-301(c) of the Baltimore County Code in order to meet the spirit and intent of the Zoning Regulations and for the protection of the surrounding and neighboring properties. In light of my concerns and the potential for abuse in the future, a number of restrictions are appropriate here and are set forth as conditions to the granting of the variance relief.

ORDER RECEIVED FOR FILING

Date 9-2-10

By PJ

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 2nd day of September, 2010, that the Administrative Variance request from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed detached accessory structure (garage) to be located in the side yard of the dwelling with a height of 35 feet in lieu of the required rear yard and maximum allowed 15 feet, and to amend the Final Development Plan of Longfield Estates, Lot 22 only, be and are hereby **GRANTED**, subject to the following which are conditions precedent to the relief granted herein:

1. Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The detached garage accessory structure shall be compatible with the architecture and materials of the existing dwelling. Petitioners shall submit building elevations to the Office of Planning for review and approval prior to the application for building permit.
3. Petitioners 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.
4. The accessory structure shall not be used for commercial purposes.
5. It is expressly agreed and understood by Petitioners that the subject two-story garage accessory structure shall indeed be built and utilized as an accessory building or structure as that term is defined in Section 101 of the B.C.Z.R. The accessory structure shown on Petitioners' Exhibit 1 site plan and Exhibit 5 elevation drawings shall be limited to uses incident and subordinate to the residential use of the property and the existing single-family dwelling thereon.
6. When applying for a building permit, the site plan filed must reference this case and set forth and address the conditions and restrictions of this Order.

ORDER RECEIVED FOR FILING

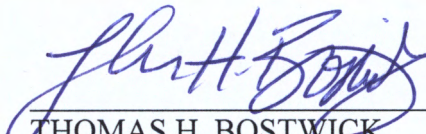
Date 9-2-10

5

By B

7. To assure the current and future use of the subject property, Petitioners will, within sixty (60) days of the date hereof, record in the Land Records of Baltimore County a Covenant to the Deed for their property (in the form attached) expressly conditioning the use of the property. To assure compliance with this condition, a copy of the fully executed and recorded Covenant to the Deed shall be submitted to the Office of the Zoning Commissioner within thirty (30) days following the expiration of the sixty (60) day recording requirement. Failure to do so shall render the relief granted herein null and void.
8. Said Covenant shall contain the proviso that the subject two-story garage accessory structure shown on Petitioners' Exhibit 1 site plan and Exhibit 5 elevations drawings shall be limited to uses incident and subordinate to the residential use of the property and the existing single-family dwelling thereon, and shall not be converted to a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and shall not be used for any commercial purposes.
9. The decision in this case is not a legal precedent that may be cited as such in any other zoning case involving a residential garage accessory structure.
10. Upon request and reasonable notice, the Petitioners shall permit a representative of the Baltimore County Division of Code Inspections and Enforcement to make periodic inspections of the subject property to ensure compliance with this Order.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 9-2-10
By pg

COVENANT TO THE DEED

Whereas, in a Petition for Administrative Variance before the Deputy Zoning Commissioner for Baltimore County, Case No. 2010-0351-A, Alexander and Jessica Hafer, the Petitioners, requested an Administrative Variance to permit a detached accessory structure (garage) to be located in the side yard of the dwelling with a height of 35 feet in lieu of the required rear yard and maximum allowed 15 feet. The Deputy Zoning Commissioner, by Order dated the 2nd day of September, 2010, granted the Administrative Variance, providing the following Covenant be added to their Deed, which Deed was recorded in the Land Records of Baltimore County, at Liber _____, Folio _____.

Alexander and Jessica Hafer, and subsequent owners, hereby covenant that the accessory structure shall 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 any commercial purposes. It is expressly agreed and understood by Petitioners that the subject two-story garage accessory structure shall indeed be built and utilized as an accessory building or structure as that term is defined in Section 101 of the Baltimore County Zoning Regulations. The accessory structure shown on Petitioners' Exhibit 1 site plan and Exhibit 5 elevation drawings shall be limited to uses incident and subordinate to the residential use of the property and the existing single-family dwelling thereon. Said property is subject to all terms and conditions contained in the Order issued in Case No. 2010-0351-A.

As witness our hands and seals this _____ day of _____, 2010.

_____(SEAL)
Alexander Hafer

ORDER RECEIVED FOR FILING

Date 9-2-10 7

By [Signature]

_____(SEAL)
Jessica Hafer

State of Maryland)

To wit

County of Baltimore)

I HEREBY CERTIFY THAT ON THIS _____ day of _____, 2010,
before me a Notary Public of the State of Maryland, in and for Baltimore County, personally
appeared Alexander and Jessica Hafer, known to me or satisfactorily proven to be the persons
whose names are subscribed to the within instrument, and acknowledge that they executed the
same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal:

NOTARY PUBLIC

My Commission Expires:

ORDER RECEIVED FOR FILING

Date _____ 9-2-10

By _____ 8



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 2, 2010

ALEXANDER AND JESSICA HAFER
21 LONGKNOLL WAY
KINGSVILLE MD 21087

Re: Petition for Administrative Variance
Case No. 2010-0351-A
Property: 21 Longknoll Way

Dear Mr. and Mrs. Hafer:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Wayne Huller, Jr., 1152 Walters Mill Road, Forest Hill MD 21050
John Mulcahy, 20 Longknoll Way, Kingsville MD 21087



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
July 26, 2010

Alexander Hafer
Jessica Hafer
21 Longknoll Way
Kingsville, MD 21087

Dear Mr. & Mrs. Hafer:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 2010-0351-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand requiring a public hearing concerning the above proposed administrative procedure.

The hearing has been scheduled, and the notice of public hearing indicating the date, time and location of the hearing is enclosed. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact David Duvall at 410-887-3391.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:kl

C: Mr. Wayne Huller, Jr., 1153 Walters Mill Road, Forest Hill 21050
John Mulcahy, 20 Longknoll Way, Kingsville 21087

2010



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2010-0351-A

Address: 21 Longknoll Way

Petitioner(s): ~~John Mulcahy~~ Alex Hafer

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We John Mulcahy
Name - Type or Print

☒ Legal Owner OR ☐ Resident of
20 Longknoll Way
Address

Kingsville MD 21087
City State Zip Code

4105981557
Telephone Number

which is located approximately 0' (Adjacent) feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.

**ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.**

[Signature] 7-12-2010
Signature Date

Signature Date
Revised 9/18/98 - wcr/scj

Receipt #56839



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 21 Long Knoll Way
which is presently zoned RCS

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) 400.1 + 400.3 - to permit a proposed

detached accessory structure (garage) to be located on the side of the dwelling with a height of 35 feet in lieu of the required rear and maximum allowed 15; and to amend the Final Development Plan of Longfield Estates, lot 22 only

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

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9.2.10
PB

Legal Owner(s):

Alexander Hafer

Name - Type or Print

Signature

Jessica Hafer

Name - Type or Print

Signature

21 Long Knoll Way (410) 330-8692

Address Telephone No.

Kingsville MD 21057

City State Zip Code

Representative to be Contacted:

Wayne Huller Jr.

Name

1153 Watter's Mill Rd. (410) 215-4350

Address Telephone No.

Forest Hill MD 21050

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 9 day of September, 2010, 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. 2010-0351-A

Reviewed By RDD Date 6/14/10

REV 10/25/01

Estimated Posting Date 6/27/10

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 21 Longknoll Way
Address Kingsville MD 21087
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):

To build a garage to provide additional storage that is needed. The garage will be detached due to existing home/property setup.

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]
Signature
Alex Hafer
Name - Type or Print

[Signature]
Signature
Jessica Hafer
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of JUNE, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 06/13/13

Zoning Description for 21 Long knoll Way

Beginning at a point on the "South" side of Long Knoll Way which is 40 feet wide at the distance of 1460 feet + or - , South West of the centerline of the nearest improved intersecting street Longfield Drive which is 40 feet wide. Being Lot # 22, in the subdivision of Longfield Estates as recorded in Baltimore County Plat Book # 64, Folio# 95 containing 2.46 AC Also known as 21 Long Knoll Way and located in the 11th election district, 3rd councilman district.

Item #0351

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0351 -A Address 21 Long Knoll Way

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/14/10 Posting Date: 6/27/10 Closing Date: 7/12/10

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2010- 0351 -A Address 21 Long Knoll Way

Petitioner's Name Jessica Hafer Telephone 410 330 8692

Posting Date: 6/27/10 Closing Date: 7/12/10

Wording for Sign: To Permit a proposed detached accessory structure (garage)
to be located on the side of the dwelling with a height of 35 feet in
lieu of the required rear and maximum allowed 15; and to amend the
Final Development Plan of Longfield Estates, lot 22 only

Revised 8/20/09

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/neighbor 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: 2010-0351-A
Petitioner: Alex or Jessica Hafer
Address or Location: 21 Long Knoll Way

PLEASE FORWARD ADVERTISING BILL TO:

Name: Alex or Jessica Hafer
Address: 21 Long Knoll Way
Kingsville, MD. 21087
Telephone Number: 410-330-8692

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 55944

Date: 6/14/10

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				5110 ⁰⁰

Total: 5110⁰⁰

Rec
From:

For:

zoning hearing - case # 2010-0391-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

DATE: 6/14/2010 6/14/2010 15:25:47
 BY: JEFFREY WALKER JEFF WALKER
 520 FINANCIAL VERIFICATION
 \$110.00
 1.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2010-0351-A

21 Long Knoll Way

S/side of Long Knoll Way, 1460 feet +/- south of the centerline of Longfield Drive

11th Election District — 3rd Councilmanic District

Legal Owner(s): Alexander & Jessica Hafer

Variance: to permit a proposed detached accessory structure (garage) to be located in the side yard of the dwelling with a height of 35 feet in lieu of the required rear and maximum allowed 15, and to amend the Final Development Plan of Longfield Estates, lot 22 only.

Hearing: Wednesday, August 11, 2010 at 11:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

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

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

JT 7/848 July 27

248693

CERTIFICATE OF PUBLICATION

7/29/, 2010

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/27/, 2010.

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

S. Wilkinson

LEGAL ADVERTISING

+ - CERTIFICATE OF POSTING

2010-0351-A

RE: Case No.: _____

Petitioner/Developer: _____

Jessica Hafer

July 12 2010

Date of Hearing/Closing: _____

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

Attn: Kristin 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 property located at: _____
21 Long Knoll Way

June 27 2010

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

June 28 2010

Robert Black
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2010-0351-A

TO PERMIT A PROPOSED DETACHED ACCESSORY STRUCTURE (GARAGE)
TO BE LOCATED ON THE SIDE OF THE DWELLING WITH A HEIGHT OF 35
FEET IN LIEU OF THE REQUIRED REAR AND MAXIMUM ALLOWED 15' AND
TO AMEND THE FINAL DEVELOPMENT PLAN OF LONGFIELD ESTATES
LOT 22 ONLY.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON 7-12-10

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD 21204 TEL. 887-3391

MEETING IS HANDICAP ACCESSIBLE

+ - CERTIFICATE OF POSTING

2010-0351-A

RE: Case No.: _____

Petitioner/Developer: _____

Alexander & Jessica Hafer

August 11 2010

Date of Hearing/Closing: _____

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

Attn: Kristin 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 property located at: _____
21 Long Knoll Way

July 27, 2010

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

Robert Black July 28 2010
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

ZONING NOTICE

CASE # 2010-0351-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

PLACE: Room 104, JEFFERSON BUILDING
105 WEST CHESAPEAKE AVENUE Towson 21204

DATE AND TIME: ~~WEDNESDAY~~ AUGUST 11, 2010 AT 11:00 A.M.

REQUEST: VARIANCE TO PERMIT A PROPOSED DETACHED
ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE SIDE
YARD OF THE DWELLING WITH A HEIGHT OF 35 FEET IN LIEU OF
THE REQUIRED REAR AND MAXIMUM ALLOWED 15. AND TO AMEND
THE FINAL DEVELOPMENT PLAN OF LONGFIELD ESTATES, LOT 22
ONLY

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 27, 2010 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. Alexander Hafer
21 Longknoll Way
Kingsville, MD 21087

410-330-8692

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0351-A

21 Long Knoll Way

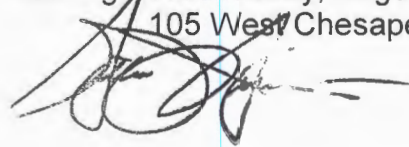
S/side of Long Knoll Way, 1460 feet +/- south of the centerline of Longfield Drive

11th Election District – 3rd Councilmanic District

Legal Owners: Alexander & Jessica Hafer

Variance to permit a proposed detached accessory structure (garage) to be located in the side yard of the dwelling with a height of 35 feet in lieu of the required rear and maximum allowed 15, and to amend the Final Development Plan of Longfield Estates, lot 22 only.

Hearing: Wednesday, August 11, 2010 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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
July 21, 2010

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0351-A

21 Long Knoll Way

S/side of Long Knoll Way, 1460 feet +/- south of the centerline of Longfield Drive

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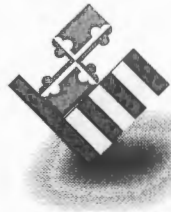
Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

TK:kl

C: Mr. & Mrs. Hafer, 21 Longknoll Way, Kingsville 21087
Wayne Huller, Jr. 1153 Walters Mill Road, Forest Hill 21050
John Mulcahy, 20 Longknoll Way, Kingsville 21087

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 27, 2010.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

August 4, 2010

Alexander & Jessica Hafer
21 Longknoll Way
Kingsville, MD 21087

Dear: Alexander & Jessica Hafer

RE: Case Number 2010-0351-A, 21 Longknoll Way

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 14, 2010. 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.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Wayne Huller, Jr.; 1153 Walter's Mill Rd.; Forest Hill, MD 21050



State Highway
Administration

MARYLAND DEPARTMENT OF TRANSPORTATION

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

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Date: 6-24-2010

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

RE: Baltimore County
Item No. 2010-0351-A
21 LONG KNOLL WAY
HAFER PROPERTY
ADMIN. 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. 2010-0351-A.

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

Very truly yours,

Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 29, 2010

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

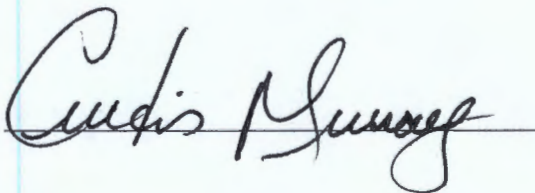
SUBJECT: 10-351 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 35 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.
3. The garage should be compatible with the architecture and materials of the existing dwelling.
4. Submit building elevations to the Office of Planning for review and approval prior to the application for building permit.

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

Prepared by:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 23, 2010

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For July 5, 2010
Item Nos. 2010- 331, 345, 346, 347,
348, 349, 350, 351, 352, 353, 354,
and 355

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-07052010 -NO COMMENTS.doc



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

June 21, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: June 21, 2010

Item No.: **Administrative Variance:** 2010-0331A, 2010-0345A - 0353A, 2010-0355A. ³⁵¹

Special Hearing Variance: 2010-0354-SPHA

Pursuant to your request, the referenced plans have been reviewed by the Baltimore County Fire Marshal's Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop: 1102

cc: File

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>6-23-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
_____	DEPRM (if not received, date e-mail sent _____)	_____
<u>6-21-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>6-29-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>conditions</u>
<u>6-24-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	<u>-</u>
_____	ADJACENT PROPERTY OWNERS	<u>formal demand</u>
ZONING VIOLATION	(Case No. <u>-</u>)	
PRIOR ZONING	(Case No. <u>-</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>7-27-10</u>	
SIGN POSTING	Date: <u>7-27-10</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☒	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	

Comments, if any: _____



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3d)

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

Account Identifier: District - 11 Account Number - 2200013470

Owner Information

Owner Name:	HAFER ALEXANDER KEITH HAFER JESSICA FARAH, TRUSTEES	Use:	RESIDENTIAL
Mailing Address:	21 LONGKNOLL WAY KINGSVILLE MD 21087-1366	Principal Residence:	YES
		Deed Reference:	1) /16008/ 247 2)

Location & Structure Information

Premises Address	Legal Description
21 LONGKNOLL WAY	2.4635 AC PHASE 2 SW 21 LONGKNOLL WAY LONGFIELD ESTATES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
55	19	438					22	3	Plat Ref:	64/ 95

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1998	4,987 SF	2.46 AC	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2009	07/01/2009	07/01/2010	
Land	217,740	194,820			
Improvements:	728,600	642,960			
Total:	946,340	837,780	837,780	837,780	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: FLEISCHER STANLEY J	Date: 01/23/2002	Price: \$650,000
Type: IMPROVED ARMS-LENGTH	Deed1: /16008/ 247	Deed2:
Seller: LONGFIELD ESTATES DEV CORP	Date: 01/25/1996	Price: \$100,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /11401/ 190	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

CASE NAME _____
CASE NUMBER 2010-0351-A
DATE 8-11-10

[illegible]

Case No.: 2010-0351-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Subdivision Plot	
No. 3 A-C	Photos of home	
No. 4 A-Q	Additional Photos of Home	
No. 5	Elevation Drawings	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

3A

21 Longknoll Way
Front View



PETITIONER'S

EXHIBIT NO.

3A-C

Item # 351

21 Long Knoll Way



3B

Site for New, Proposed
13x18, GARAGE

Item #0351



- Photo taken from proposed garage spot to show the terrain sloping to back yard.

3C

Item #0351





PETITIONER'S

EXHIBIT NO.

4A-Q



ZONING NOTICE
CASE #20100351-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
ON TUESDAY, MAY 18, 2010

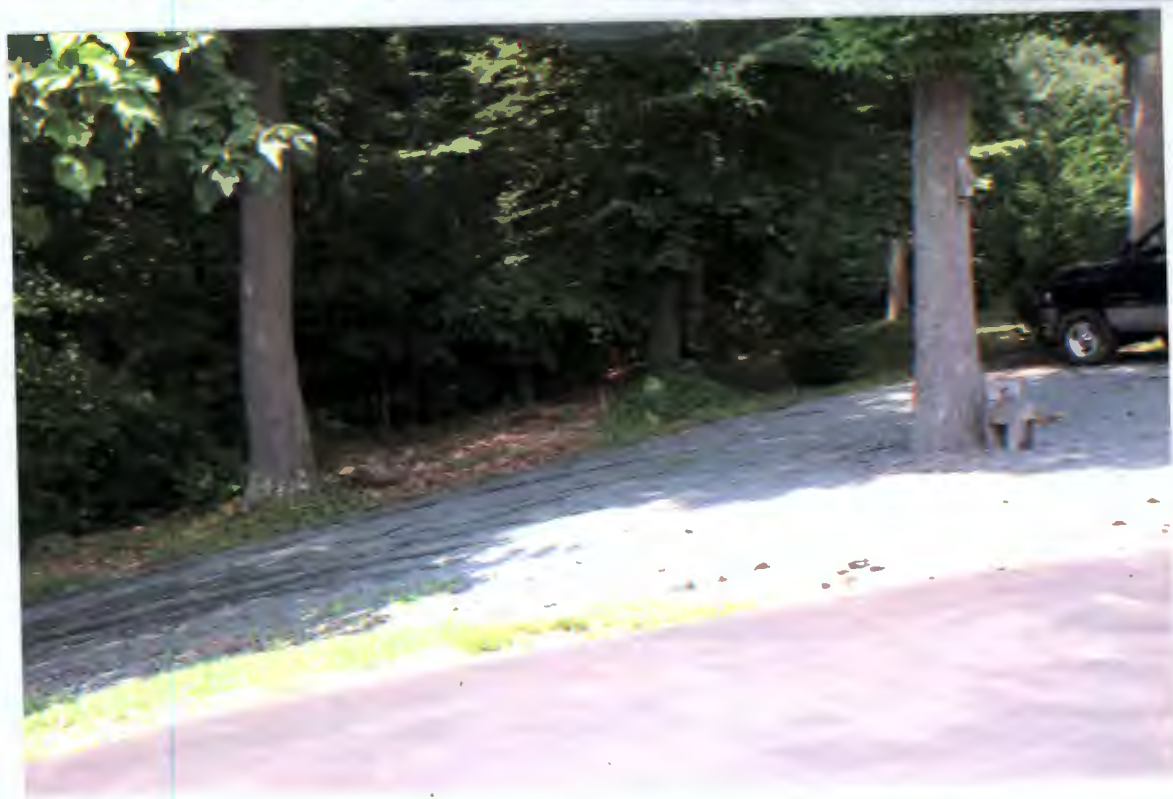
PLACE: 1000 S. W. 10th Ave., Suite 100, Fort Lauderdale, FL 33304

DATE AND TIME: 10:00 AM to 11:00 AM

REQUEST: To amend the Zoning Ordinance to allow for the use of the property as a residential use.

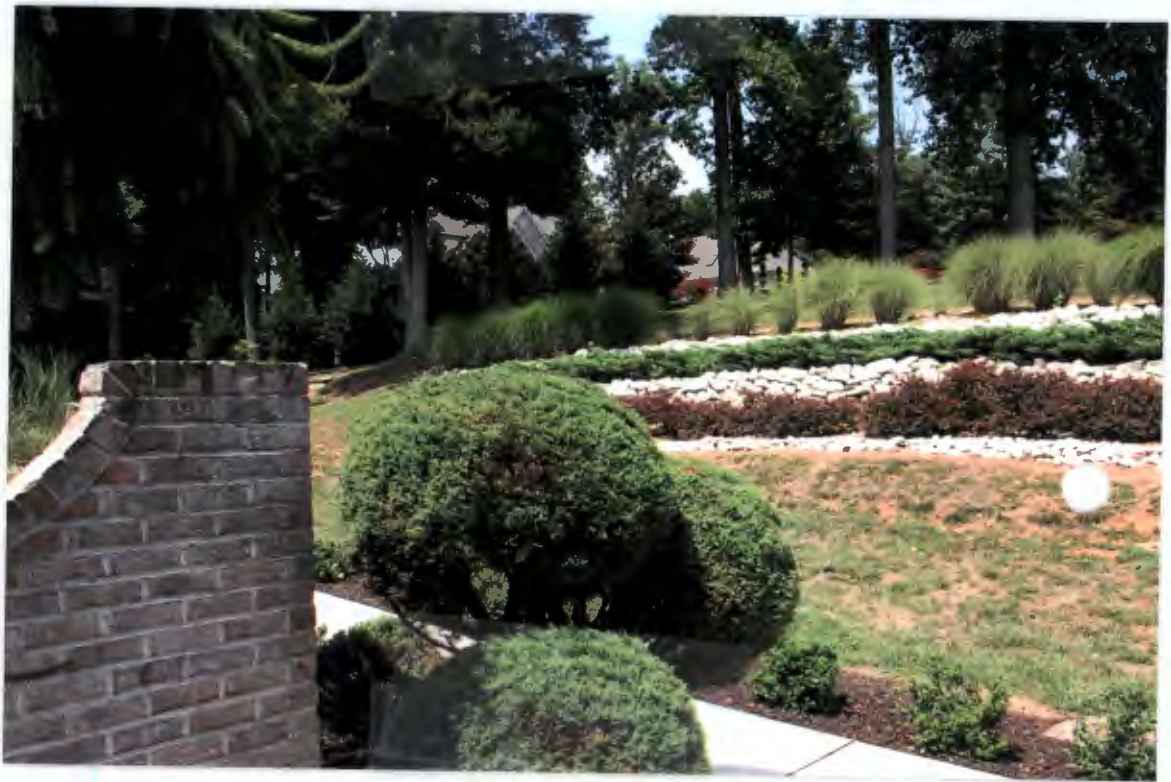
REMARKS: The property is currently zoned R-1 (Single-Family Residential). The applicant is requesting a change to the zoning to allow for the use of the property as a residential use.

FOR MORE INFORMATION, PLEASE CONTACT THE ZONING COMMISSIONER AT (954) 350-1234.









REVISIONS	BY

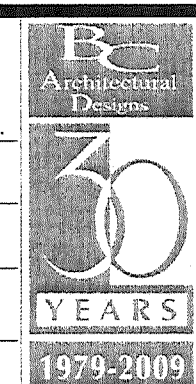


B.C. ARCHITECTURAL DESIGNS
 2707 WASHINGTON BLVD.
 BALTIMORE, MARYLAND 21230
 COPYRIGHT © 2010
 410-644-2322

1 1/2 STORY 2-CAR GARAGE

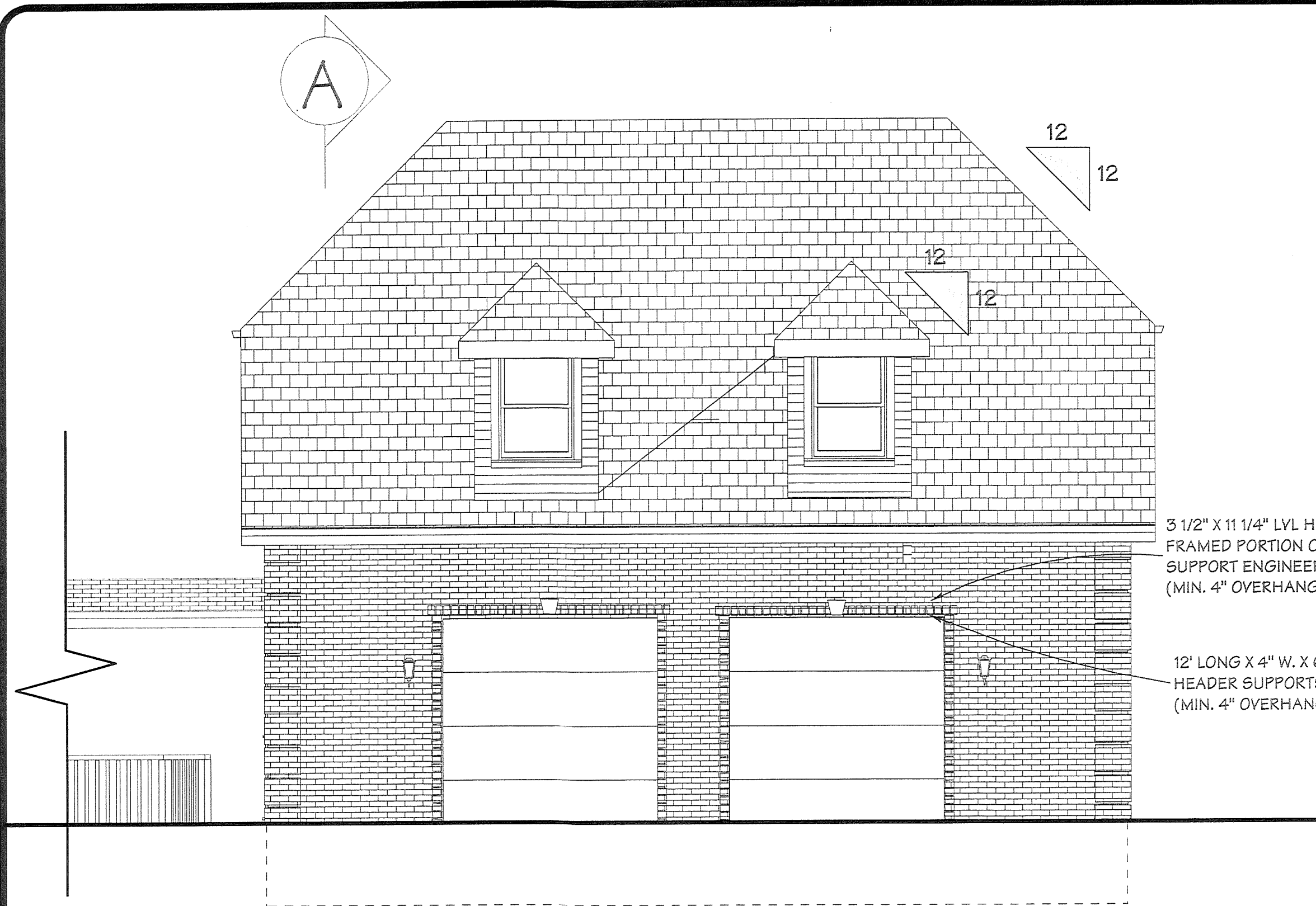
Alexander & Jessica Hafer
 21 Longknoll Way
 Kingsville, Md. 21087

DRAWN
 W.H.C. / R.K.A.
 CHECKED
 M.A.B.
 DATE
 8/7/2010
 SCALE
 AS NOTED
 JOB NO.
 R-033-2010

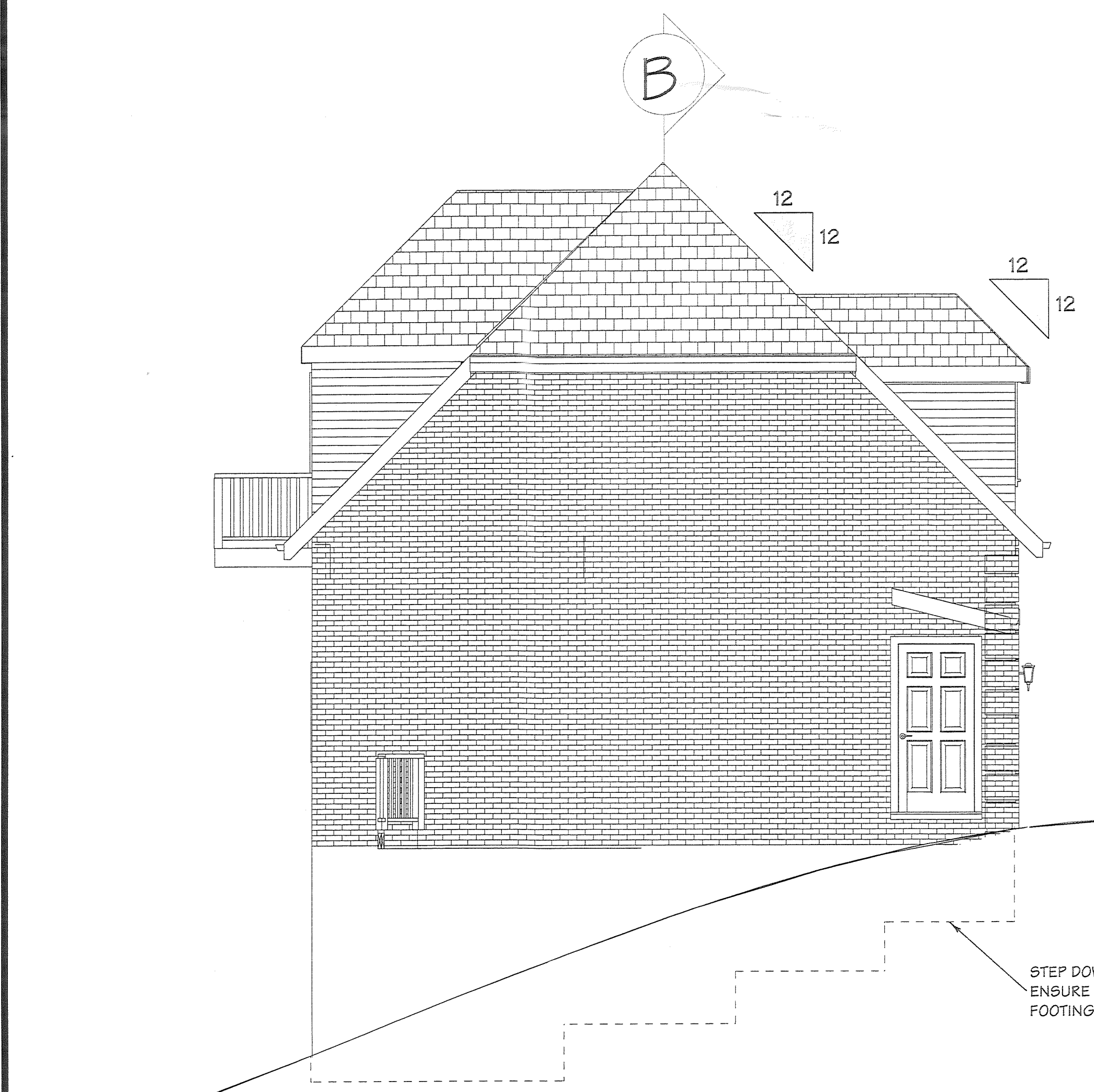


30
 YEARS
 1979-2009

SHEET
A - 2
 OF 3 SHEETS



PROPOSED FRONT ELEVATION @ 1/4" = 1' - 0"

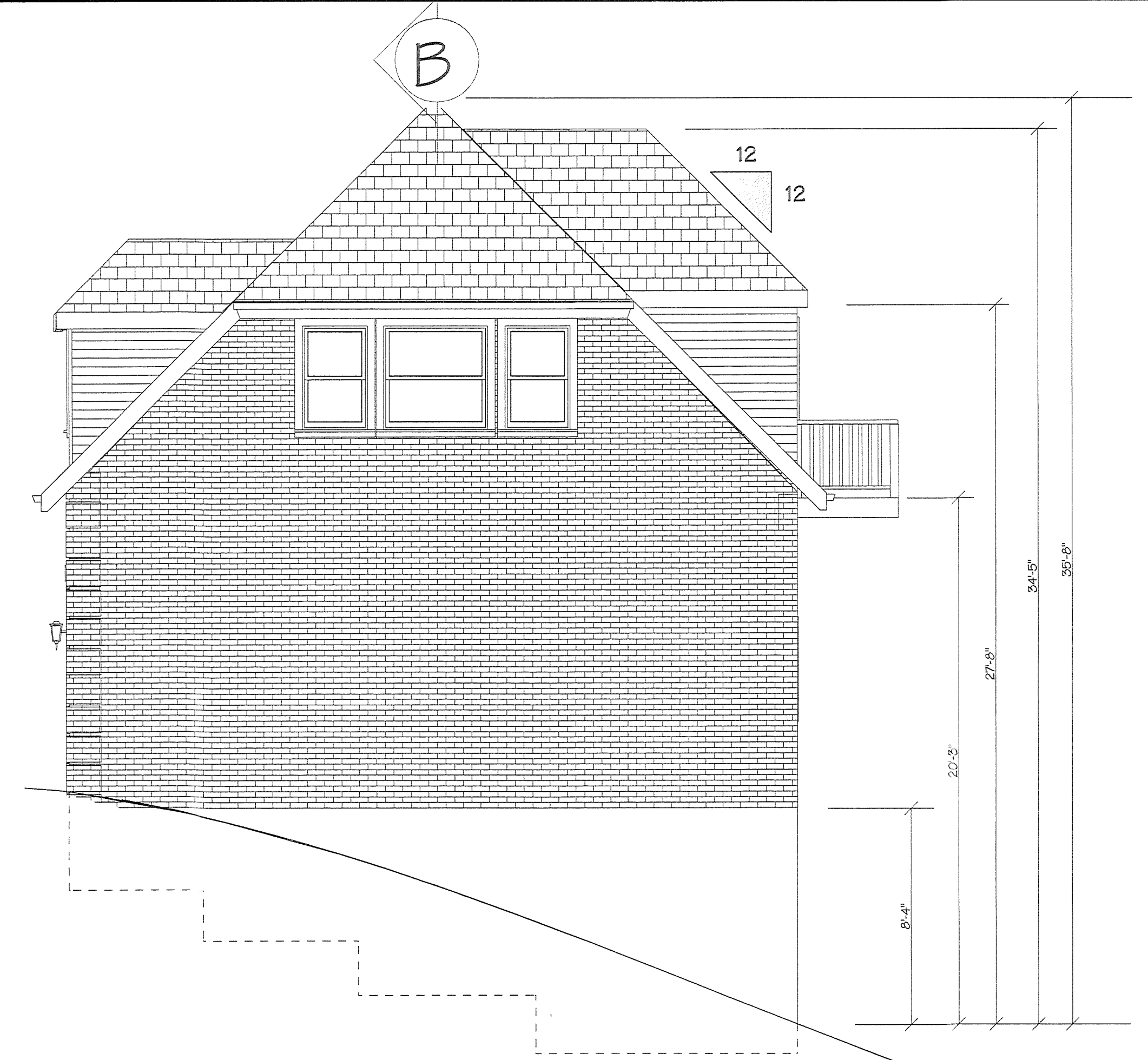


PROPOSED LEFT ELEVATION @ 1/4" = 1' - 0"

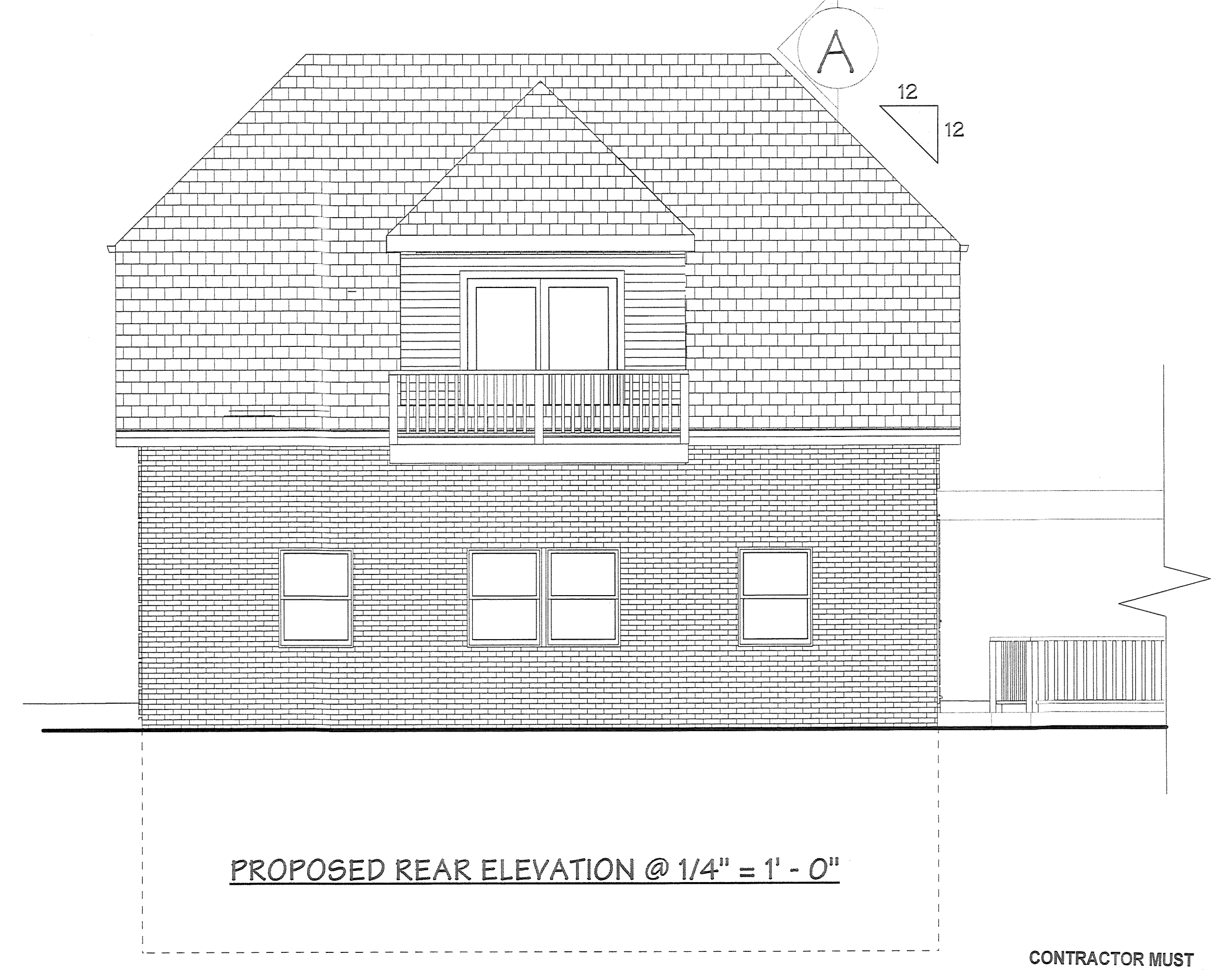
NOTE:
 BRICK, TRIM, WINDOWS, GARAGE
 DOORS, SIDING AND ROOF SHINGLES
 TO MATCH EXISTING HOUSE

FOUNDATION NOTES

- FOUNDATION WALLS TO BE 10" POURED CONCRETE
- CONCRETE FOOTINGS TO BE CONTINUOUS WITH MINIMUM 4" EACH SIDE OF WALLS AND 8" DEEP
- ALL INTERIOR SLABS TO HAVE MINIMUM 28 DAY COMPRESSION STRENGTH OF 3,000psi
- ALL INTERIOR CONCRETE SLABS 30'-0" OR GREATER IN ANY DIMENSION SHALL BE PROVIDED WITH EXPANSION JOINTS
- PROVIDE 4" GRAVEL BED WITH 6mil VAPOR BARRIER AT ALL INTERIOR SLABS
- ALL EXTERIOR SLABS SHALL BE AIR ENTRAINED AND SHALL HAVE A MINIMUM 28 DAY COMPREHENSIVE STRENGTH OF 3,500psi
- PROVIDE MINIMUM OF 3/8" PORTLAND CEMENT PARKING ON EXTERIOR FOUNDATION WALLS AND ASPHALT WATERPROOFING BELOW GRADE
- PROVIDE 2x6 PRESSURE TREATED MINIMUM SILL PLATE WITH SILL SEALANT AT ALL BEARING CONDITIONS SECURED AT MINIMUM 6" O.C. AND AT ALL CORNERS
- PROVIDE 4" CONTINUOUS DRAIN TILE ALONG THE OUTSIDE BUILDING PERIMETER AND 4" CONTINUOUS DRAIN TILE INSIDE FOOTING AT EACH UNIT FOUNDATION. BOTH TO DRAIN TO POSITIVE OUTFALL OR SUMP.
- FOOTINGS AND STRUCTURAL FOUNDATIONS ARE DESIGNED FOR MINIMUM SOIL BEARING CAPACITY OF 2,000psf



PROPOSED RIGHT ELEVATION @ 1/4" = 1' - 0"

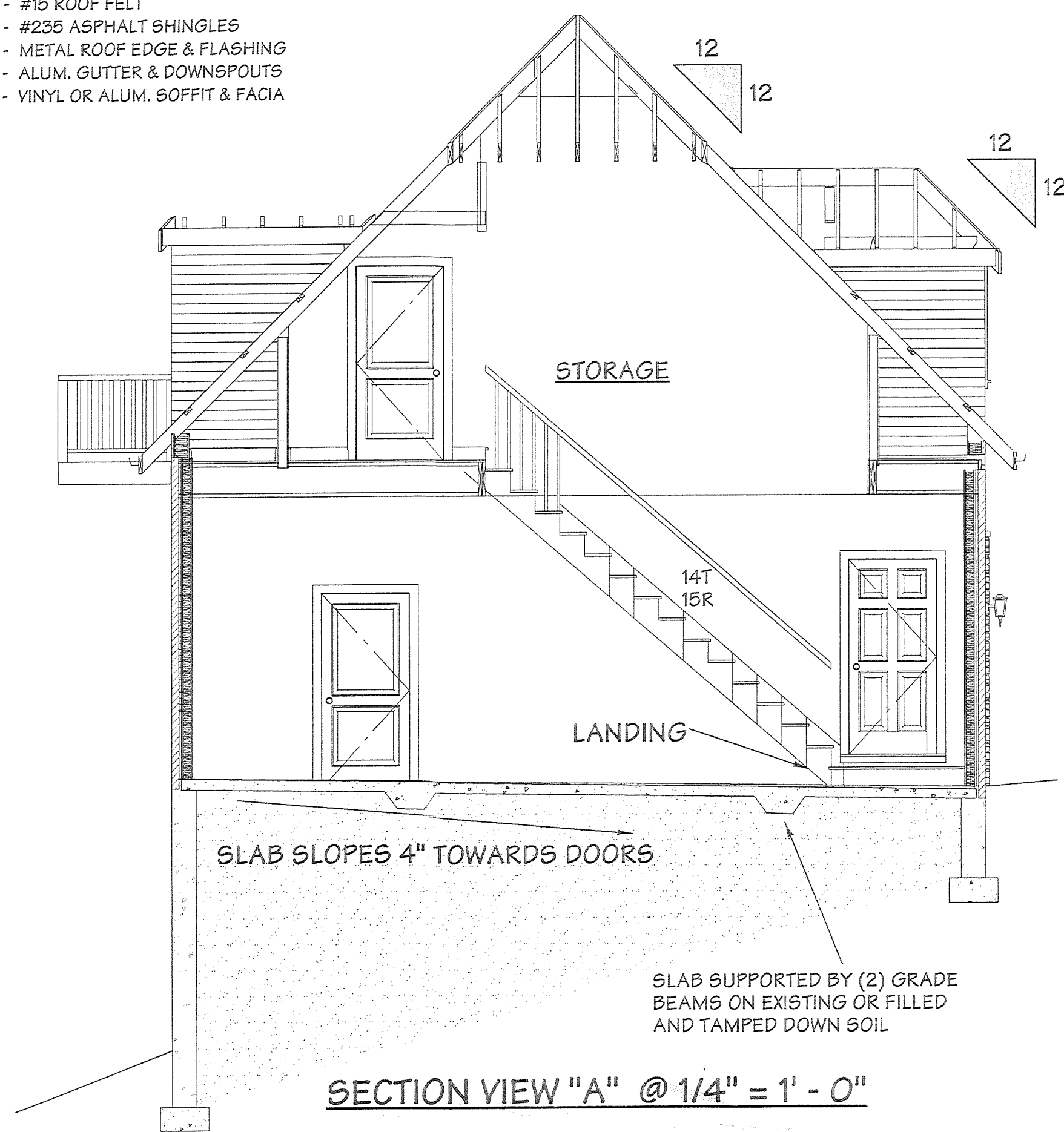


PROPOSED REAR ELEVATION @ 1/4" = 1' - 0"

CONTRACTOR MUST
 FIELD VERIFY
 ALL MEASUREMENTS

ROOF

- 1/2" CDX SHEATHING WITH HURRICANE CLIPS
- #15 ROOF FELT
- #235 ASPHALT SHINGLES
- METAL ROOF EDGE & FLASHING
- ALUM. GUTTER & DOWNSPOUTS
- VINYL OR ALUM. SOFFIT & FACIA



SECTION VIEW "A" @ 1/4" = 1' - 0"

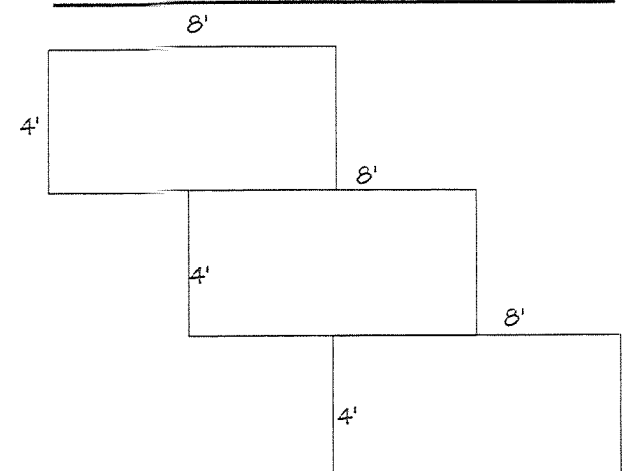
STORAGE SPACE TO HAVE (3) DORMERS WITH A 4'X12' CANTILEVERED P.T. DECK SYSTEM

SECTION NOTES

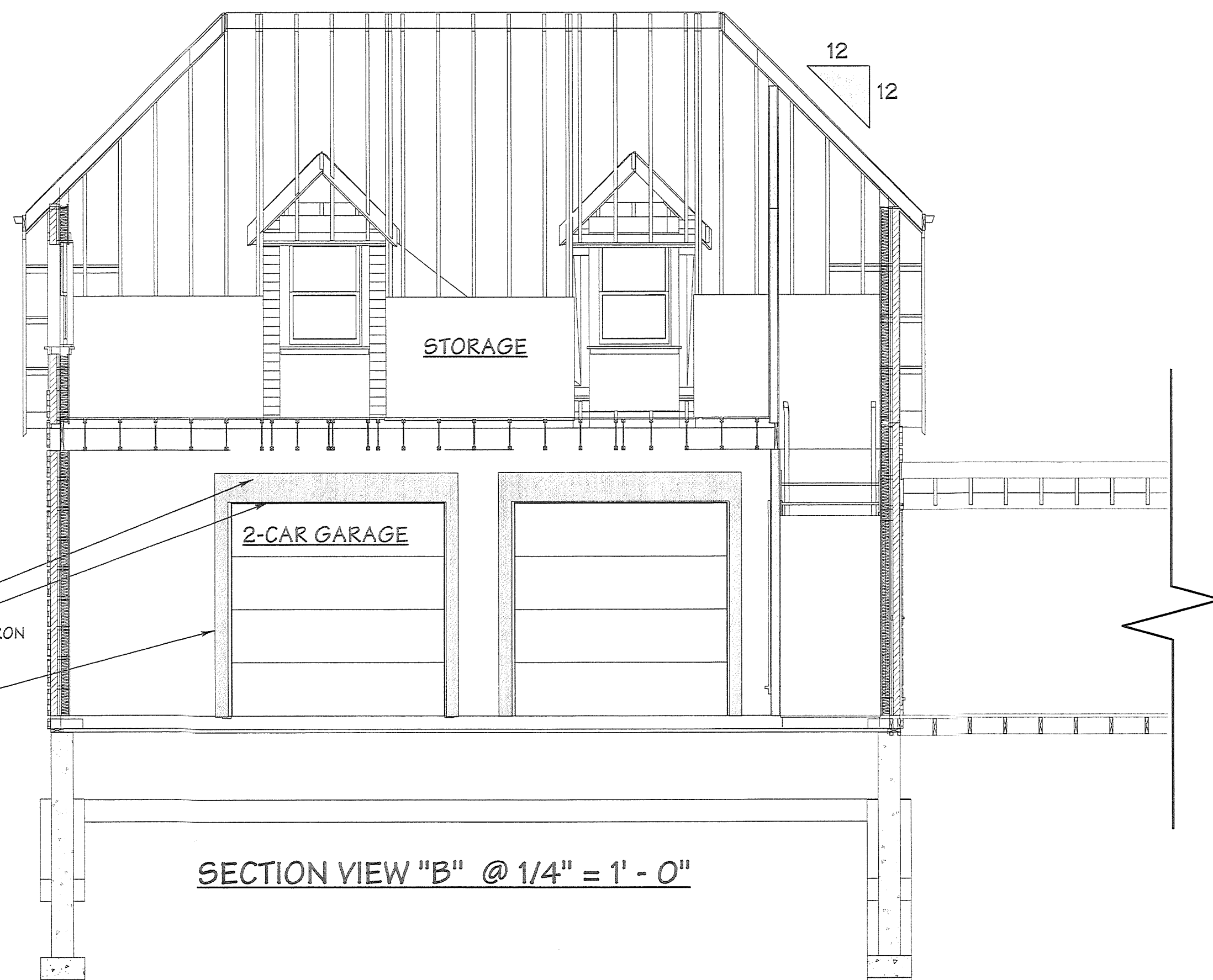
1. PROVIDE A MINIMUM OF 6'-9" HEAD CLEARANCE FOR ALL STAIRS
2. PROVIDE A MINIMUM OF R-38 INSULATION WITH VAPOR BARRIER AND INSULATION BAFFLES AT EACH ROOF BAY
3. PROVIDE 3 1/2" FOIL KRAFT FACED R-13 FIBERGLASS BATT INSULATION WITH MINIMUM FRAME SPREAD OF 25" FOR UNFINISHED EXTERIOR WALLS WITH PRESSURE TREATED FURRING STRIPS AT MASONARY (lower level)
4. ALL BEAMS AND HEADERS TO BE 2x12's WITH 1/2" PLYWOOD UNLESS OTHERWISE NOTED
5. ALL FLOOR SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH A.P.A. STANDARDS UNLESS OTHERWISE NOTED
6. PROVIDE NOMINAL 2x4 FIRE BLOCKING AT 8' INTERVALS

3 1/2" X 11 1/4" LVL HEADER OVER FRAMED PORTION OF WALL, TO SUPPORT ENGINEERED TRUSSES (MIN. 4" OVERHANG EACH SIDE)
12' LONG X 4" W. X 6" H. STEEL ANGLE IRON HEADER SUPPORTS BRICK FACADE (MIN. 4" OVERHANG EACH SIDE)
SOLID BEARING THRU TO FOUNDATION

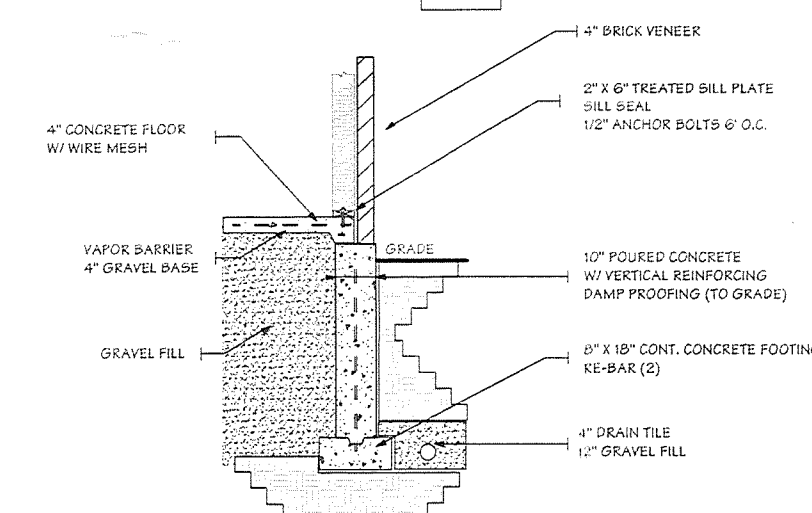
WIND SHEAR DETAIL



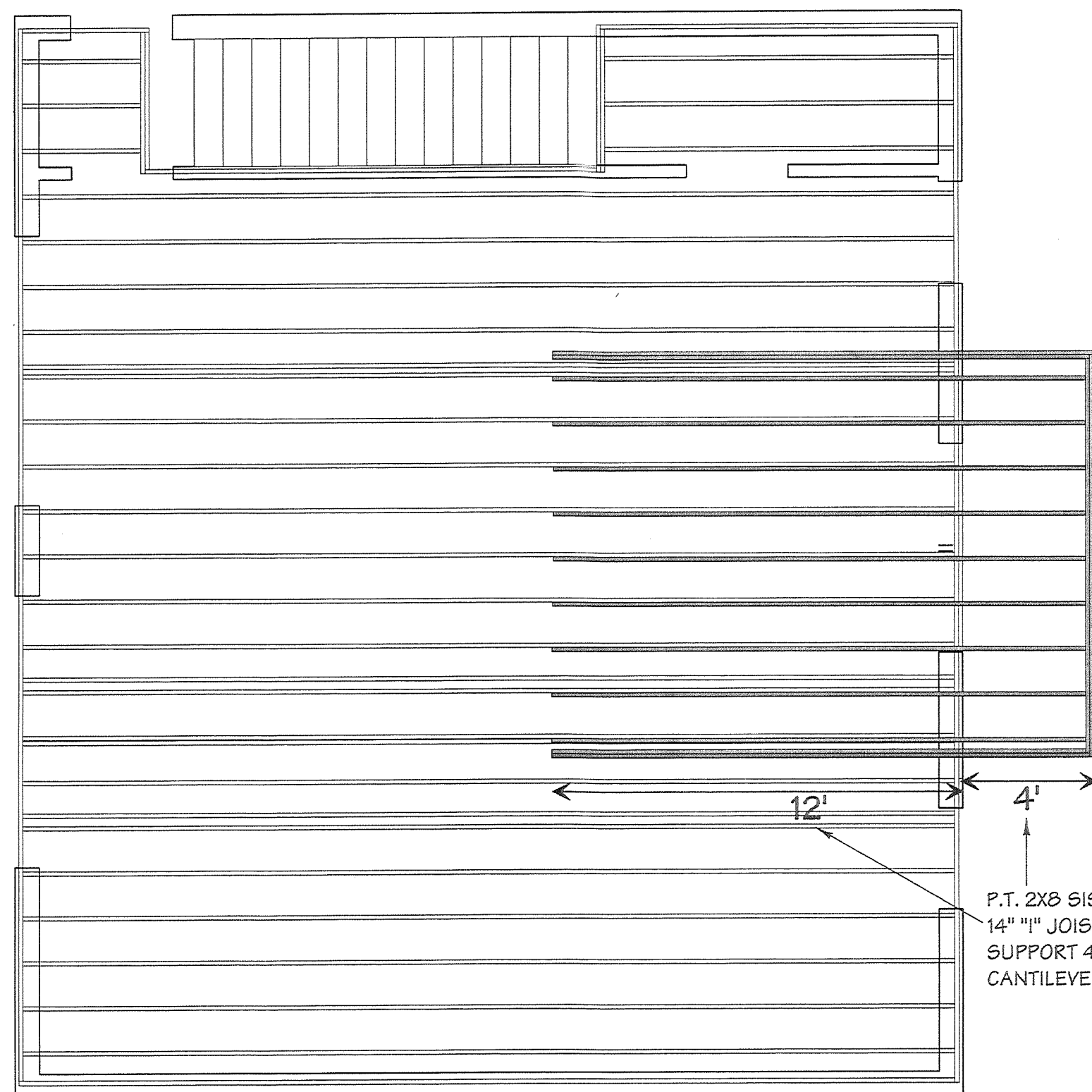
- STAGGER OSB / CDX SHEATHING TO COMPLY W/ LOCAL CODES REGARDING WIND SHEER
- INSTALL HURRICANE STRAPS TO WALL FRAMING AS REQUIRED



SECTION VIEW "B" @ 1/4" = 1' - 0"

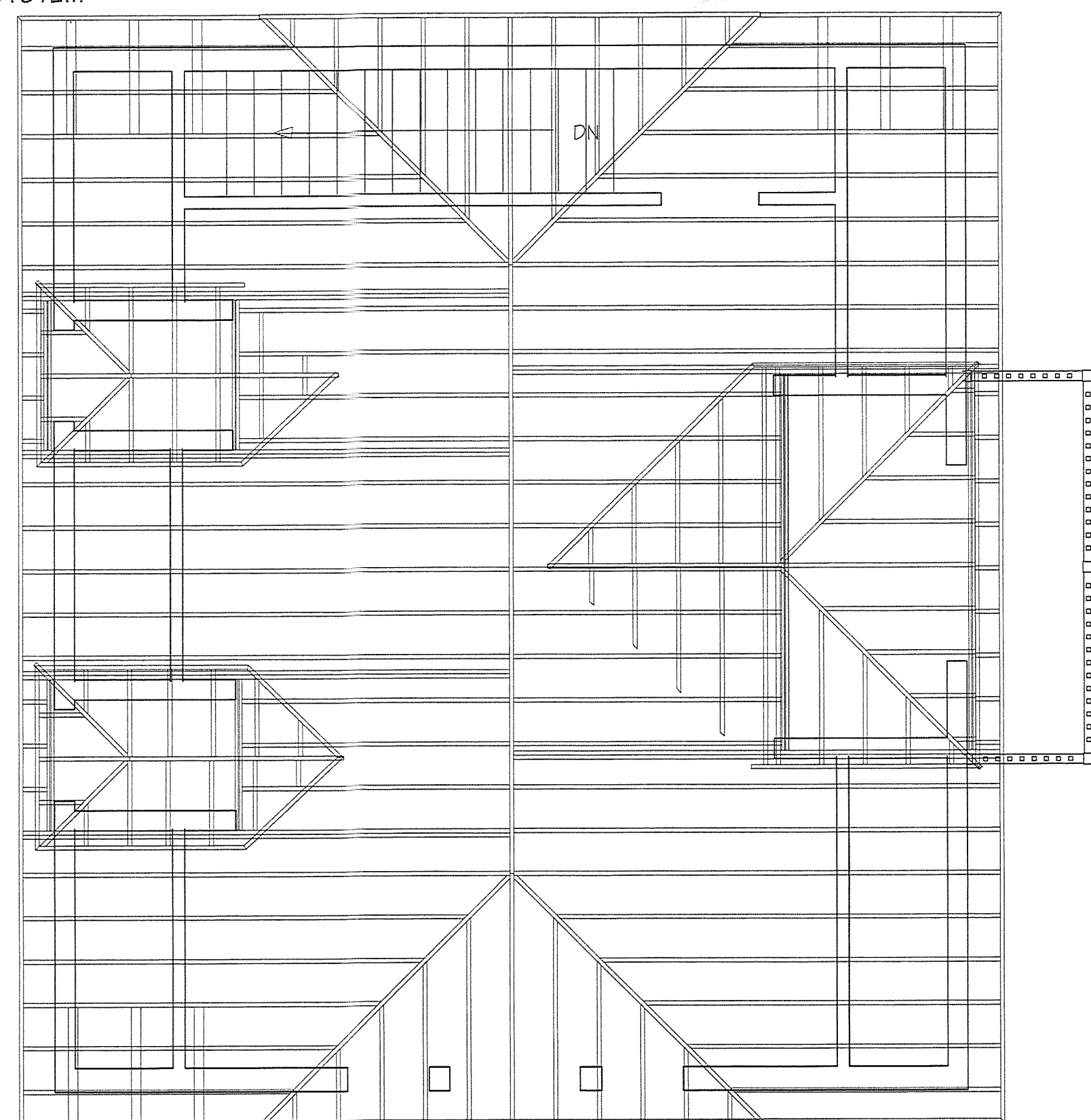


FOUNDATION DETAIL @ 1/4" = 1' - 0"



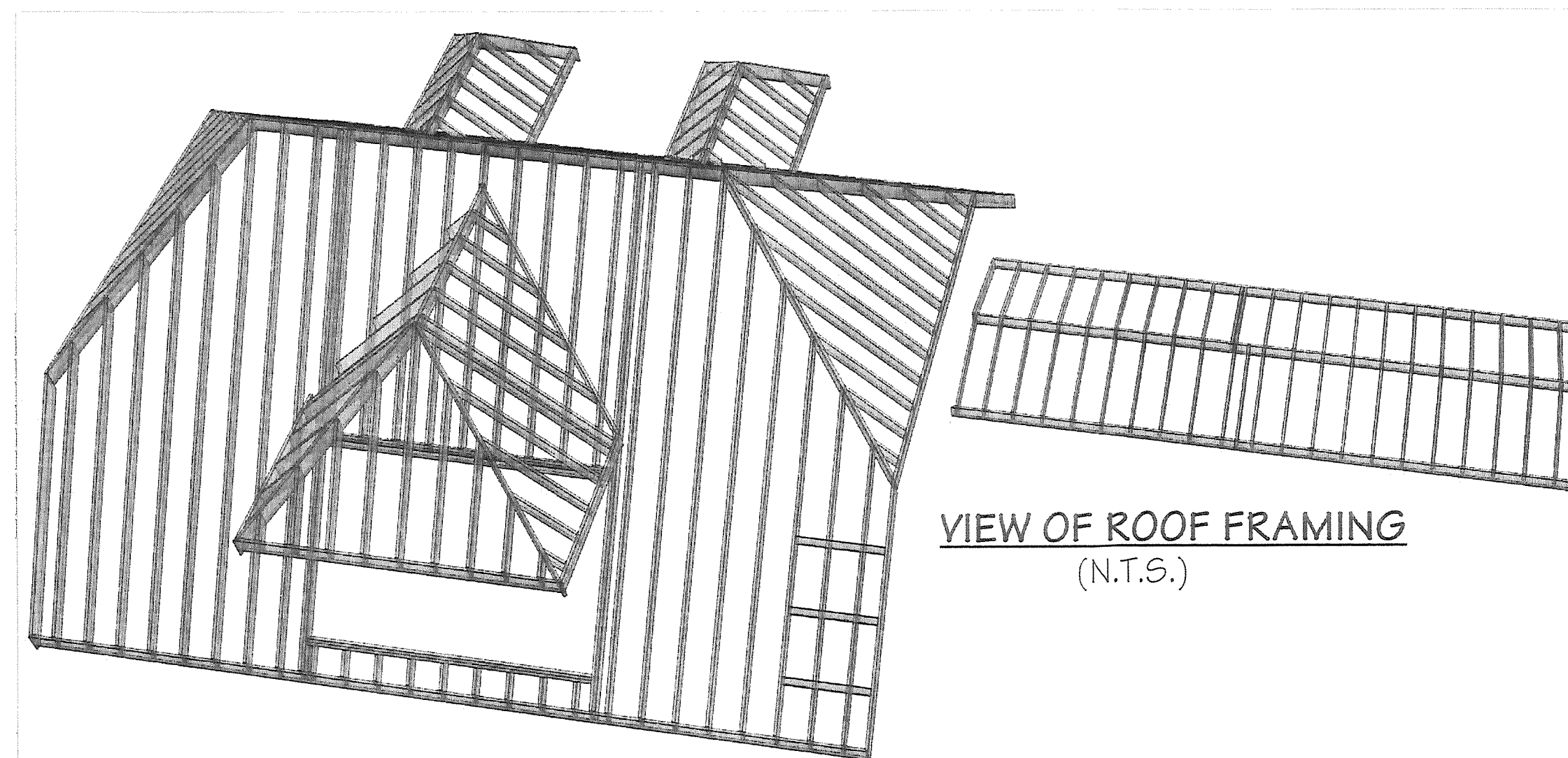
2nd FLOOR FRAMING PLAN @ 1/4" = 1' - 0"

(ENGINEERED 14" "I" JOISTS @ 16" O.C. / P.T. 2X8 @ 16" O.C. FOR CANTILEVERED DECK)



ROOF FRAMING PLAN @ 1/4" = 1' - 0"

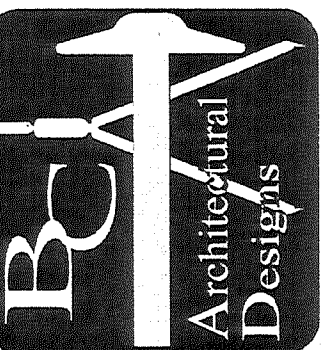
(STICK BUILT 2X10'S @ 16" O.C. FOR MAIN ROOF / STICK BUILT 2X6 @ 16" O.C. FOR DORMERS)



VIEW OF ROOF FRAMING (N.T.S.)

CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS

REVISIONS	BY



B.C. ARCHITECTURAL DESIGNS
2707 WASHINGTON BLVD.
BALTIMORE, MARYLAND 21230
COPYRIGHT © 2010
410-644-2322

1 1/2 STORY 2-CAR GARAGE

Alexander & Jessica Hafer
21 Longknoll Way
Kingsville, Md. 21087

DRAWN W.H.C. / R.K.A.	 30 YEARS 1979-2009
CHECKED M.A.B.	
DATE 8/7/2010	
SCALE AS NOTED	
JOB NO. R-083-2010	
SHEET A - 3	

OF 3 SHEETS

COORDINATE DATA					
POINT	NORTH	EAST	POINT	NORTH	EAST
98	52798.1454	50629.4169	1710	54406.1949	54357.7843
179	53909.6449	54326.1009	1711	54545.7470	54572.6206
184	53909.7552	54383.704	1712	54404.3004	54488.0909
425	54251.544	54383.704	1713	54251.544	54383.704
620	54014.1915	54383.704	1714	54251.544	54383.704
609	54014.1915	54383.704	1715	54251.544	54383.704
608	54014.1915	54383.704	1716	54251.544	54383.704
607	54014.1915	54383.704	1717	54251.544	54383.704
606	54014.1915	54383.704	1718	54251.544	54383.704
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604	54014.1915	54383.704	1720	54251.544	54383.704
603	54014.1915	54383.704	1721	54251.544	54383.704
602	54014.1915	54383.704	1722	54251.544	54383.704
601	54014.1915	54383.704	1723	54251.544	54383.704
600	54014.1915	54383.704	1724	54251.544	54383.704
599	54014.1915	54383.704	1725	54251.544	54383.704
598	54014.1915	54383.704	1726	54251.544	54383.704
597	54014.1915	54383.704	1727	54251.544	54383.704
596	54014.1915	54383.704	1728	54251.544	54383.704
595	54014.1915	54383.704	1729	54251.544	54383.704
594	54014.1915	54383.704	1730	54251.544	54383.704
593	54014.1915	54383.704	1731	54251.544	54383.704
592	54014.1915	54383.704	1732	54251.544	54383.704
591	54014.1915	54383.704	1733	54251.544	54383.704
590	54014.1915	54383.704	1734	54251.544	54383.704
589	54014.1915	54383.704	1735	54251.544	54383.704
588	54014.1915	54383.704	1736	54251.544	54383.704
587	54014.1915	54383.704	1737	54251.544	54383.704
586	54014.1915	54383.704	1738	54251.544	54383.704
585	54014.1915	54383.704	1739	54251.544	54383.704
584	54014.1915	54383.704	1740	54251.544	54383.704
583	54014.1915	54383.704	1741	54251.544	54383.704
582	54014.1915	54383.704	1742	54251.544	54383.704
581	54014.1915	54383.704	1743	54251.544	54383.704
580	54014.1915	54383.704	1744	54251.544	54383.704
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526	54014.1915	54383.704	1798	54251.544	54383.704
525	54014.1915	54383.704	1799	54251.544	54383.704
524	54014.1915	54383.704	1800	54251.544	54383.704

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH OF CHORD
C-1	242°25'19"	50.00'	154.69'
C-2	64°28'19"	50.00'	97.96'
C-3	14°39'49"	480.00'	154.60'
C-4	14°39'49"	480.00'	154.60'
C-5	31°00'00"	520.00'	184.30'
C-6	31°00'00"	480.00'	154.60'
C-7	49°17'36"	250.00'	97.69'
C-8	52°00'48"	250.00'	97.69'
C-9	08°04'25"	100.00'	17.62'
C-10	08°04'25"	100.00'	17.62'
C-11	27°21'32"	540.00'	242.24'
C-12	27°21'32"	540.00'	242.24'
C-13	19°08'42"	480.00'	111.27'
C-14	48°34'23"	50.00'	39.77'
C-15	22°41'13"	50.00'	22.62'

GROSS AREA	
NET AREA	12.73
DWELLING UNITS ALLOWED	12.73
DWELLING UNITS PROPOSED	12.73
PARKING SPACES REQUIRED	24
PARKING SPACES PROPOSED	24
OPEN SPACE REQUIRED	NONE

15. ROADS AND UTILITIES AS LAID OUT ON THIS PLAN WILL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER NO. 6479.

16. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTIONS SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY, INCLUDING THE MINIMUM SETBACK OF 25 FEET TO BE HELD FROM THE STREET RIGHT-OF-WAY LINE TO THE GARAGE OR CARPORT ENTERED DIRECTLY FROM THE STREET.

N/F LONGFIELD ESTATES PHASE I

N/F JOHN HENRY MILLER E.H.K. Jr. 3999/056

N/F J. HOWARD FRANZ AND CHARLOTTE S. FRANZ E.H.K. Jr. 5571/450

N/F CARL GONNISON E.H.K. Jr. 7015/442

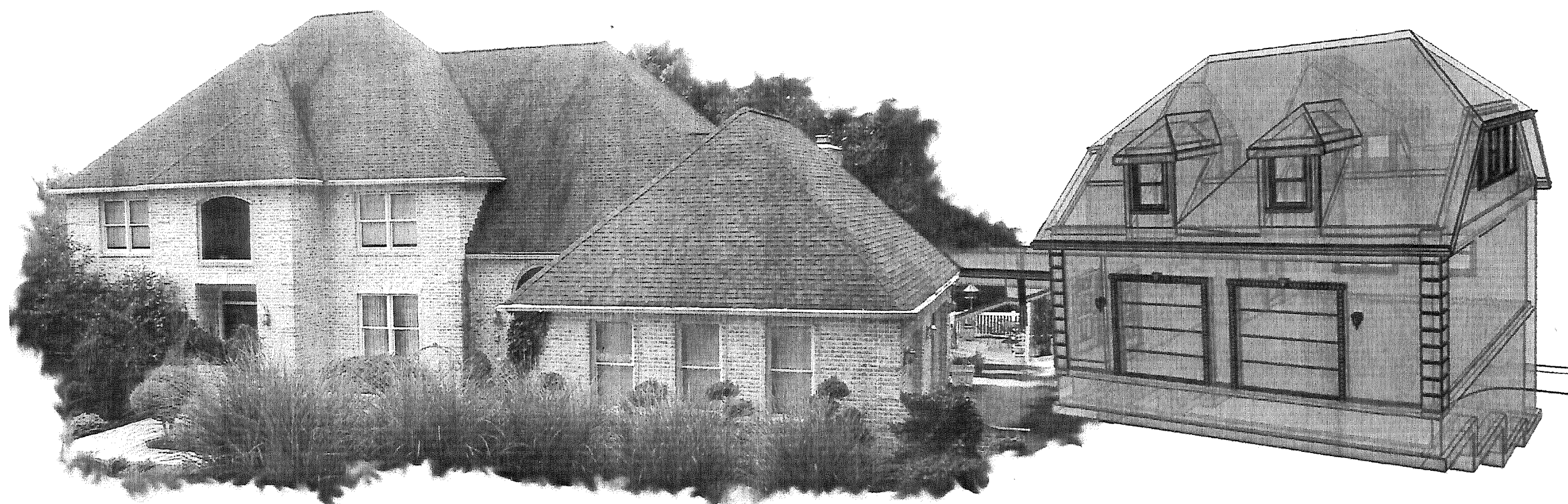
N/F LASSAHH FUNERAL HOME, INC. Q.T.G. 4996/464

Filed for record
SE 84 08095
DATE AUG 19 1992

ELECTION DISTRICT NO. 11C5
SCALE: 1"=100'
TAX ACCOUNT NO. 11-210001008

PLAT I
LONGFIELD ESTATES
PHASE II
BALTIMORE COUNTY, MARYLAND
DATE: SEPTEMBER 26, 1991
DEED REFERENCE S.M. 8071/373

Item #0351

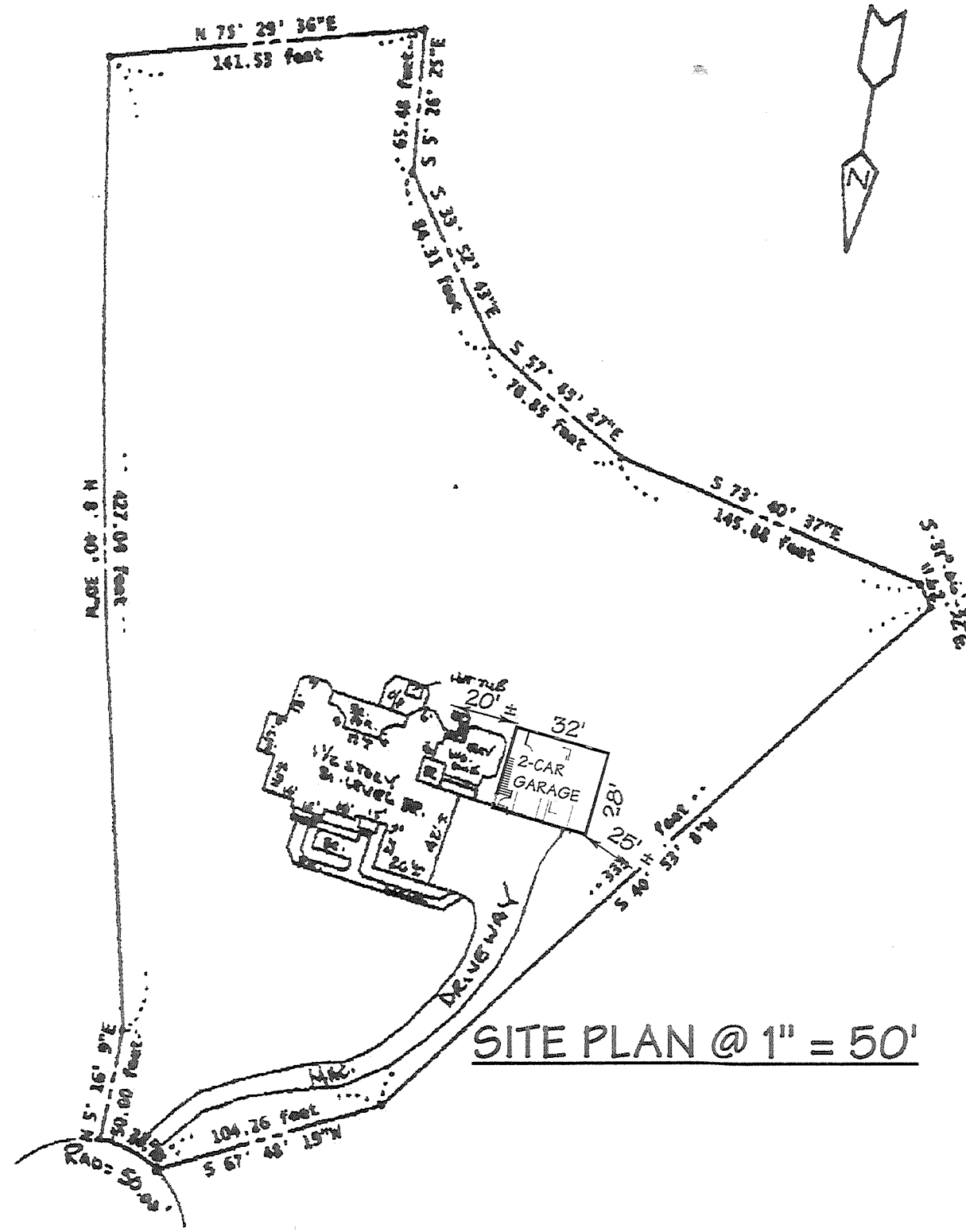


VIEW OF PROPOSED FRONT
(N.T.S.)

Account Identifier: District - 11 Account Number - 2200013470		Owner Information	
Owner Name: HAHER ALEXANDER KEITH HAHER JESSICA FARAH, TRUSTEES		Uses: RESIDENTIAL Principal Residence: YES	
Mailing Address: 21 LONGKNOLL WAY KINGSVILLE MD 21087-1366		Deed Reference: 1) /16008/ 247 2)	
Premises Address: 21 LONGKNOLL WAY		Legal Description: 2.4635 AC PHASE 2 SW 21 LONGKNOLL WAY LONGFIELD ESTATES	
Map 55	Grid 19	Parcel 438	Sub District
Special Tax Areas		Town Ad Valorem Tax Class	
Primary Structure Built 1998		Enclosed Area 4,987 SF	
Stories 2		Basement YES	
Property Land Area 2.46 AC		Type STANDARD UNIT	
County Use 04		Exterior BRICK	

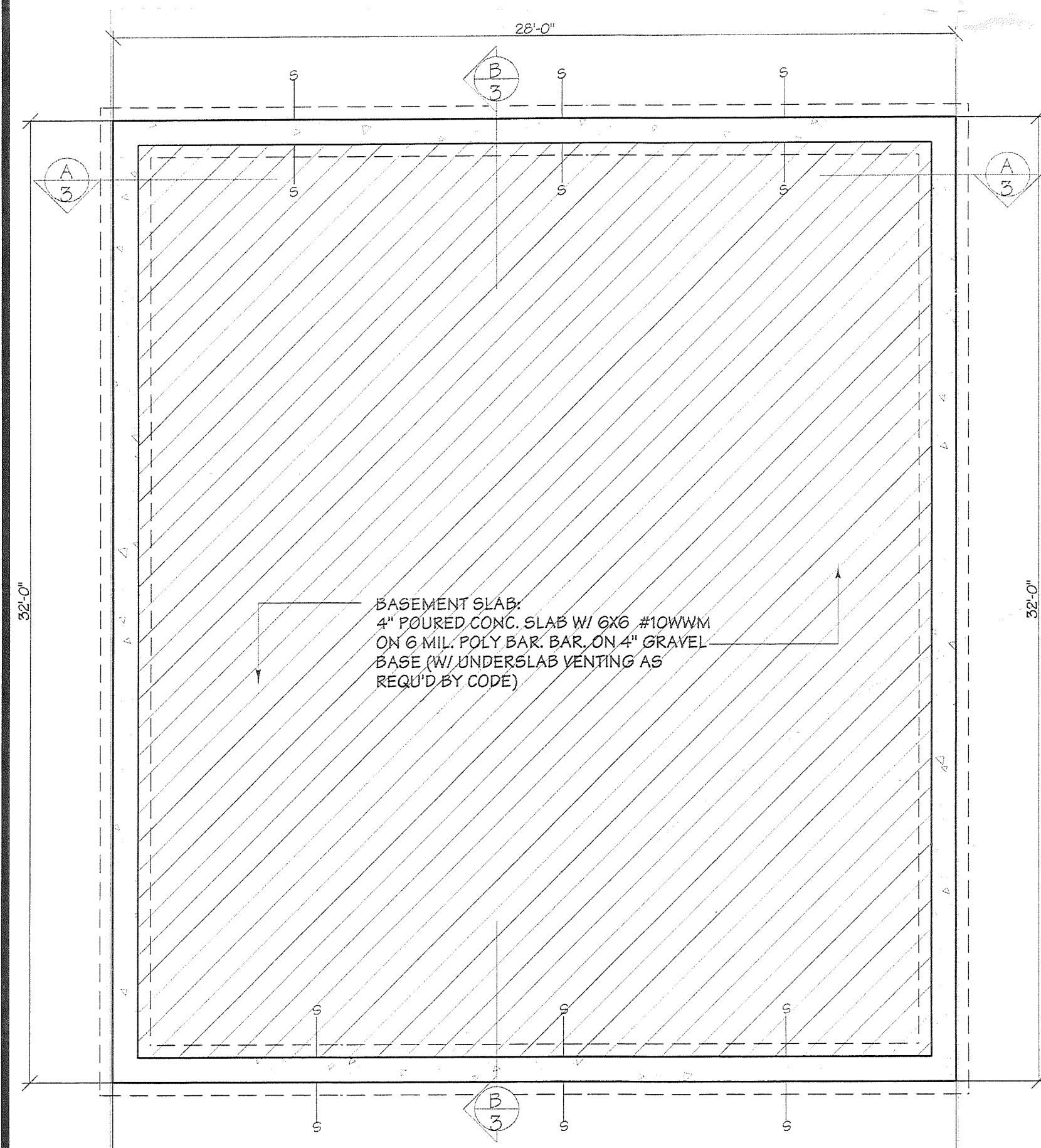
Square Footage

Existing House 3,604 sq. ft. ±
New Garage 896 sq. ft. ±
New Storage over Garage 774 sq. ft. ±
*no change to Existing Home



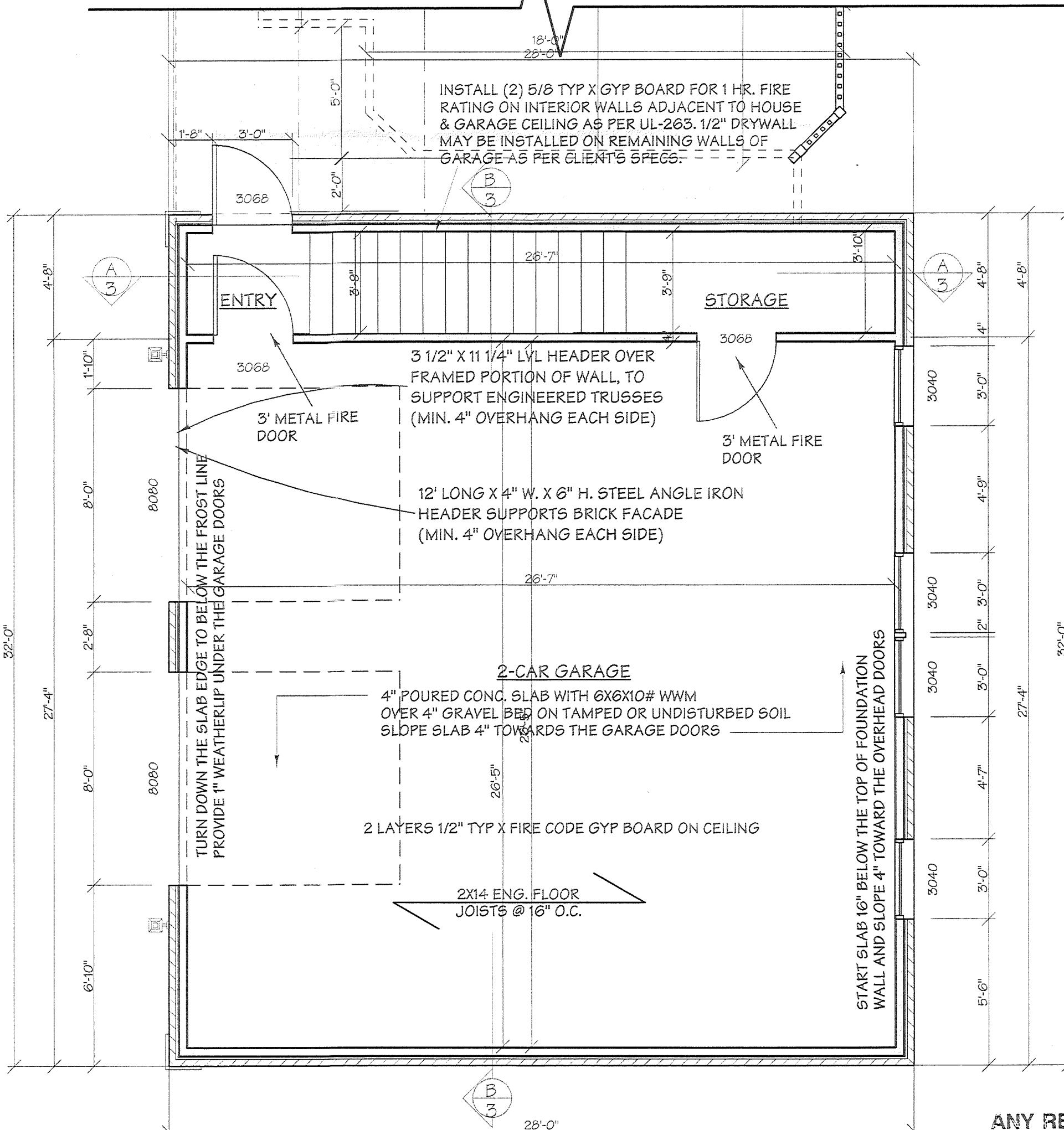
SITE PLAN @ 1" = 50'

LONGKNOLL WAY



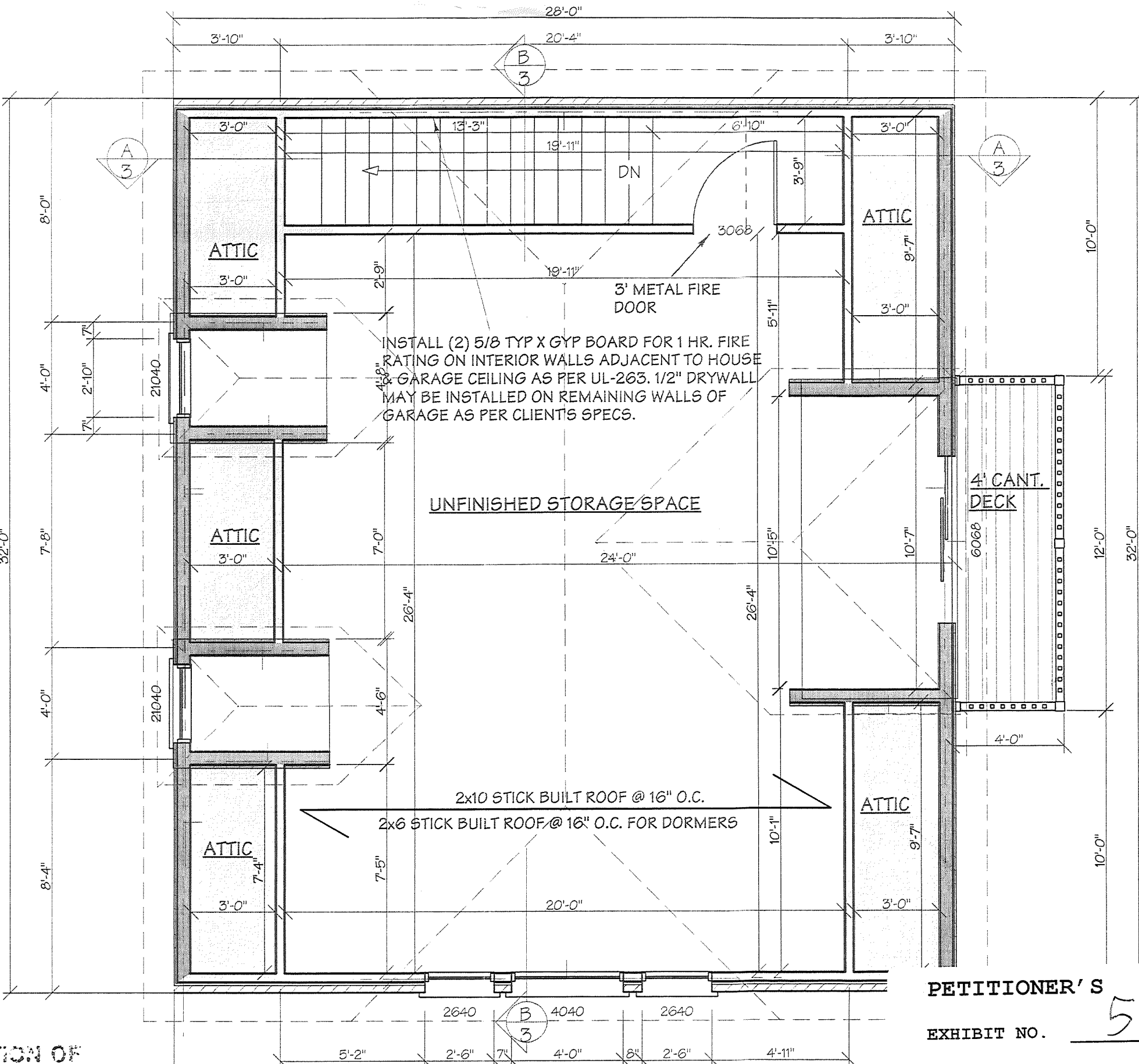
PROPOSED FOUNDATION PLAN @ 1/4" = 1' - 0"
(SEE FOUNDATION DETAIL SHEET A-3)

CONTRACTOR MUST
FIELD VERIFY
ALL MEASUREMENTS



PROPOSED 1st FLOOR PLAN @ 1/4" = 1' - 0"

ANY REPRODUCTION OF
THESE PLANS CONSTITUTES
AN INFRINGEMENT OF
OUR COPYRIGHT



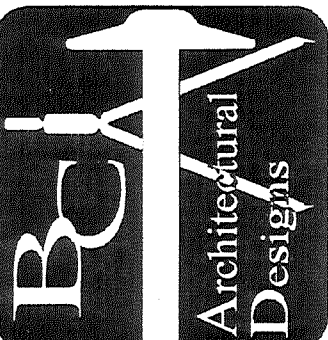
PROPOSED 2nd FLOOR PLAN @ 1/4" = 1' - 0"

Index Of Drawings

- A-1. Cover, Site Plan, Scope of Work, Concept Drawings, Floor Plans
- A-2. Elevations
- A-3. Framing Plan, Notes, Section Views

Scope Of Work

- CONSTRUCT 2-CAR GARAGE 32' W X 28' DEEP, NOT ATTACHED TO SINGLE FAMILY RESIDENCE
- GARAGE TO HAVE POURED CONCRETE FOUNDATION AND FLOOR
- PROVIDE BACKFILL INTO FOUNDATION TO SUPPORT CONCRETE FLOOR
- GARAGE FRAMING TO HAVE 2X4 WALLS WITH BRICK VENEER TO MATCH EXISTING HOME AND GARAGE
- PROVIDE FOR STAIR ACCESS TO ATTIC STORAGE SPACE ABOVE GARAGE
- STORAGE SPACE TO HAVE (3) DORMERS WITH A 4'X12' CANTILEVERED P.T. DECK SYSTEM
- NEW GARAGE TO HAVE ENGINEERED FLOOR SYSTEM, 14" TGI'S FOR ATTIC SPACE
- ATTIC FRAMING TO BE STICK BUILT WITH 2X10 @ 16" O.C. AND 2X6 @ 16" O.C. FOR DORMERS
- BRICK, TRIM, WINDOWS, GARAGE DOORS, SIDING AND ROOF SHINGLES TO MATCH EXISTING HOUSE
- PROVIDE FIRE SEPARATION FOR ATTIC STAIRS AND GARAGE CEILING AS PER UL-263
- EXTEND ECLECTIC FROM HOUSE TO NEW GARAGE AND ATTIC AS REQUIRED BY CODE
- EXTEND BRICK PATIO TO NEW GARAGE AS PER CLIENT'S SPECS
- CONSTRUCT BREEZEWAY ROOF COVERING FROM HOUSE TO GARAGE TO PROVIDE RAIN PROTECTION
- ALL WORK MUST COMPLY WITH BALTIMORE COUNTY CODES



B.C. ARCHITECTURAL DESIGNS
2707 WASHINGTON BLVD.
BALTIMORE, MARYLAND 21230
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410-644-2322

11 1/2 STORY 2-CAR
GARAGE

Alexander & Jessica Hafer
21 Longknoll Way
Kingsville, Md. 21087

DRAWN W.H.C./R.K.A.
CHECKED M.A.B.
DATE 8/7/2010
SCALE AS NOTED
JOB NO. 2-035-2010

PETITIONER'S
EXHIBIT NO. 5
SHEET
A - 1
OF 3 SHEETS

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

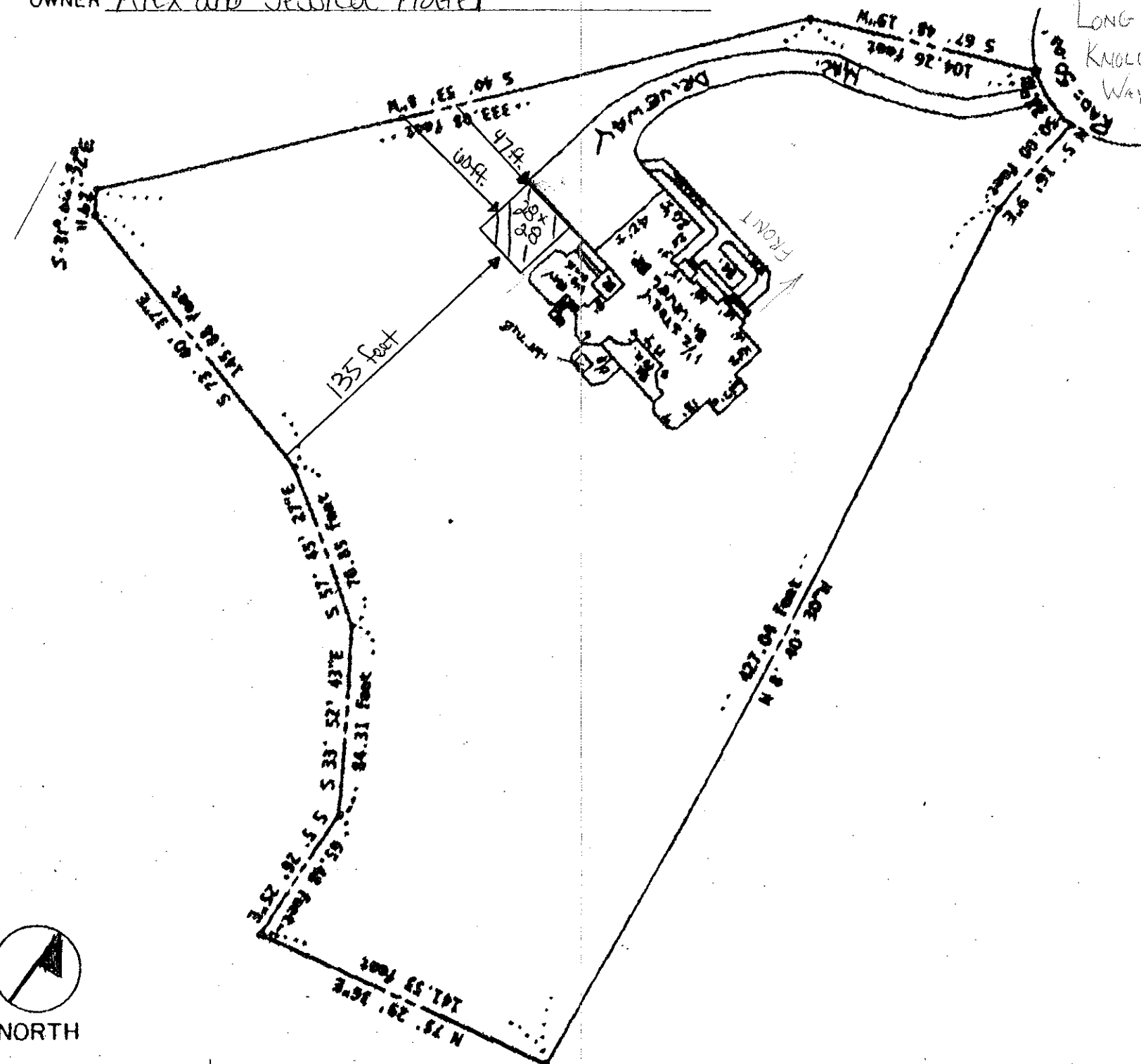
PROPERTY ADDRESS 21 Long Knoll Way

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

SUBDIVISION NAME Longfield Estates

PLAT BOOK # 64 FOLIO # 95 LOT # 22 SECTION #

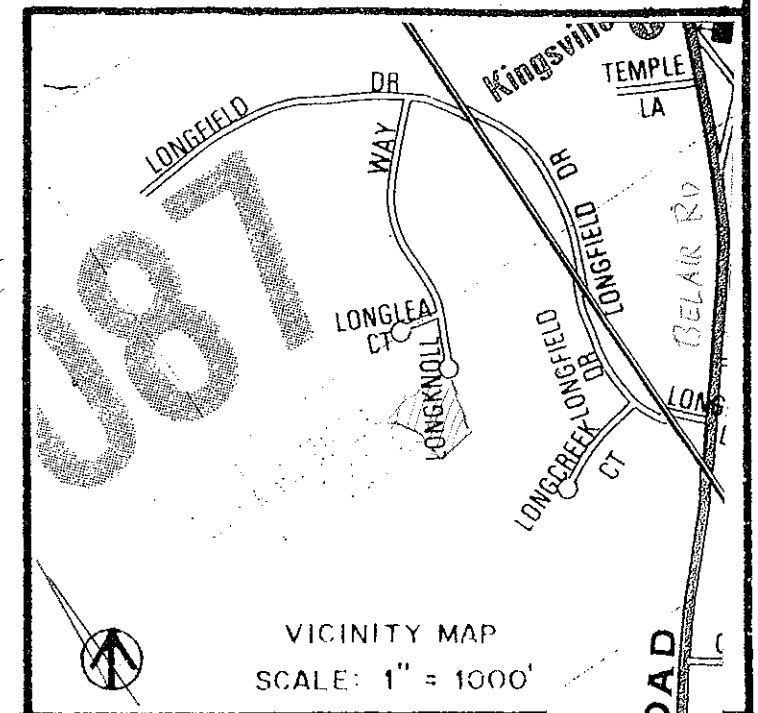
OWNER Alex and Jessica Hafer



NORTH

PREPARED BY Wayne Huller Jr. ✓

SCALE OF DRAWING: 1" = 60'



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 055A3 + 064A1

ZONING RC5

LOT SIZE 2.46 AC 107,157.60
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 # CASE #

2060-
0351-A