

**IN RE: PETITION FOR ADMIN. VARIANCE**

SE side of Old Frederick Road, 416 feet  
SW of the c/l of Stonewall Road  
1<sup>st</sup> Election District  
1<sup>st</sup> Councilmanic District  
**(2413 Old Frederick Road)**

Benjamin Alan Knop  
*Petitioner*

\* BEFORE THE  
\* OFFICE OF  
\* ADMINISTRATIVE HEARINGS  
\* FOR BALTIMORE COUNTY  
\* **Case No. 2011-0312-A**

\* \* \* \* \*

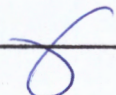
**OPINION AND ORDER**

This matter comes before this Administrative Law Judge as a Petition for Administrative Variance filed by the legal owner of the subject property, Benjamin Alan Knop for property located at 2413 Old Frederick Road. 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 2 story detached garage with a height of 23 feet in lieu of the allowed 15 feet, and to permit the existing carport on the side of the existing dwelling in lieu of the required in the rear yard. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desires to construct a garage measuring 22 feet x 20 feet where an existing tool shed is located. The existing dwelling contains 965 square feet and the garage is needed for storage of personal vehicles and belongings. The new garage would permit the Petitioner to expand his living area into the existing attached garage in the future. Photographs submitted with the Petitioner show that the property is heavily wooded on the sides and rear.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

**ORDER RECEIVED FOR FILING**

Date 5-24-11

By 

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 1, 2011, 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 Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.


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

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 24<sup>th</sup> day of May, 2011 that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed 2 story detached garage with a height of 23 feet in lieu of the allowed 15 feet, and to permit the existing carport on the side of the existing dwelling in lieu of the required in the rear yard is hereby GRANTED, subject to the following:

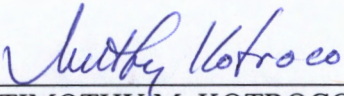
1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date 5-24-11 \_\_\_\_\_ 2

By \_\_\_\_\_  \_\_\_\_\_

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

  
TIMOTHY M. KOTROCO  
Administrative Law Judge  
for Baltimore County

TMK:pz

ORDER RECEIVED FOR FILING

Date 5/24/11

By 



KEVIN KAMENETZ  
*County Executive*

LAWRENCE M. STAHL  
*Managing Administrative Law Judge*  
JOHN E. BEVERUNGEN  
TIMOTHY M. KOTROCO  
*Administrative Law Judges*

May 24, 2011

BENJAMIN ALAN KNOP  
2413 OLD FREDERICK ROAD  
CATONSVILLE MD 21228

Re: Petition for Administrative Variance  
Case No. 2011-0312-A  
Property: 2413 Old Frederick Road

Dear Mr. Knop:

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 with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Administrative Law Judge  
for Baltimore County

TMK:pz

Enclosure





TAX. ACCOUNT # 01111570370

# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

2413 Old Frederick Rd  
for the property located at Catonsville Md 21228  
which is presently zoned DR-1

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 2-STORY DETACHED GARAGE WITH A HEIGHT OF 23 FEET IN LIEU OF THE ALLOWED 15 FEET; AND, TO PERMIT THE EXISTING CARPORT ON SIDE OF THE EXISTING DWELLING IN LIEU OF THE REQUIRED IN THE REAR YARD.

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 \_\_\_\_\_  
Date 5-24-11  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ By [Signature] State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Legal Owner(s):

Benjamin Alan Knop  
Name - Type or Print \_\_\_\_\_  
Signature Benjamin Alan Knop  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Same as above 410-747-6476  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Name \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

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

CASE NO. 2011-0312-A

REV 10/25/01

Zoning Commissioner of Baltimore County  
Reviewed By A. TSWI Date 4/18/11  
Estimated Posting Date 5/1/11 ~ 5/16/11



# 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 2413 Old Frederick Rd  
Address  
Catoonsville Md 21228  
City State Zip Code

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

1/ I would like to build an additional garage at the back of my parking pad where my tool shed is now located. My existing house only has 1075 square feet of living space. (not including the garage and basement) The new garage with a second floor would give me much needed storage space. Also, it would allow for future expansion of living space into the existing garage. The new garage's 20 ft width and 22 ft depth would not exceed the foot print of my house. The northeast wall would be located at least 4 ft from the property line. I would need a variance for the height of the roof. The height in front would be 23 ft. Out back it would be 28 ft where the ground drops off 5 ft.

2/ TO ALLOW THE AS-BUILT CARPORT ON THE SIDE OF THE EXISTING DWELLING.

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.

Benjamin Alan Knop  
Signature  
Benjamin Alan Knop  
Name - Type or Print

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11<sup>th</sup> day of APRIL, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

J. Pater  
Notary Public  
My Commission Expires FEB 2013

ZONING DESCRIPTION FOR 2413 Old Frederick Rd, Catonsville Md 21228

Beginning at a point on the southeast side of Old Frederick Rd which is 40 feet wide at a distance of 416 feet southwest of the centerline of the nearest improved intersecting street, Stonewall Rd, which is 40 feet wide. Being Lot # 7 in the subdivision of Stonewall Park as recorded in Baltimore County Plat Book # 7, Folio # 18, containing 48,555 square feet. Also known as 2413 Old Frederick Rd and located in the # 1 Election District, # 1 Councilmanic District.

2011-0312-A

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

No. **65980**  
Date: **4/12/11**

**PAID RECEIPT**  
 RECEIVED FROM: [unclear] [unclear] [unclear] [unclear]  
 RECEIVED FOR: [unclear] [unclear] [unclear] [unclear]  
 RECEIPT # [unclear] [unclear] [unclear] [unclear]  
 TO: [unclear] [unclear] [unclear] [unclear]  
 RECEIPT TO: [unclear] [unclear] [unclear] [unclear]  
 DATE: [unclear] [unclear] [unclear] [unclear]  
 BALANCE: [unclear] [unclear] [unclear] [unclear]

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	ROF	0000		6150				\$ 75
Total:								\$ 75

Rec From: **BENJAMIN KNOP**

For: **2413 OLD FREDERICK RD.**

**ROLL - 0312 - A**

**DISTRIBUTION**  
 WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER    GOLD - ACCOUNTING  
**PLEASE PRESS HARD!!!!**

**CASHIER'S  
VALIDATION**



# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN LEWIS

**DATE:** 5/2/2011

**Case Number:** 2011-0312-A

**Petitioner / Developer:** BENJAMIN KNOP

**Date of Hearing (Closing):** MAY 16, 2011

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:  
2413 OLD FREDERICK AVENUE

The sign(s) were posted on: MAY 1, 2011



Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030  
(City, State, Zip of Sign Poster)

410 - 666 - 5366  
(Telephone Number of Sign Poster)



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2011- 0312 -A Address 2413 OLD FREDERICK RD

Contact Person: AARON TSUI Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 4/18/2011 Posting Date: 5/1/2011 Closing Date: 5/16/2011

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

- 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.
- 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.
- 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.
- 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 2011- 0312 -A Address 2413 OLD FREDERICK ROAD

Petitioner's Name BENJAMIN KNOP Telephone 410-747-6476

Posting Date: 5/1/2011 Closing Date: 5/16/2011

Wording for Sign: To Permit A PROPOSED 2-STORY DETACHED GARAGE WITH A HEIGHT OF 23 FEET IN LIEU OF THE ALLOWED 15 FEET; AND, TO PERMIT THE EXISTING CARPORT ON SIDE OF THE EXISTING DWELLING IN LIEU OF THE REQUIRED IN THE REAR YARD.



KEVIN KAMENETZ  
County Executive

ARNOLD JABLON  
Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections

May 9, 2011

Benjamin Knop  
2413 Old Frederick Road  
Catonsville, MD 21228

RE: Case Number 2011-0312A, 2413 Old Frederick Road, Catonsville, MD 21228

Dear Mr. Knop,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 18, 2011. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

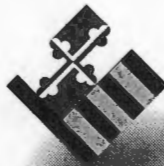
W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel





**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

JOHN J. HOHMAN, *Chief*  
*Fire Department*

April 28, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **May 2, 2011**

Item No.:

**Administrative Variance:** 2011-0312A, 2011-0317A – 0318A

**Special Hearing:** 2011-0311-SPH, 2011-0313-SPHX, 2011-0314-SPHA – 0316-SPHA

**Special Exception:** 2011-0313-SPHX

**Variance:** 2011-0309A-0310A, 2011-0314-SPHA – 0316-SPHA, 2011-

**Comments:**

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector  
Baltimore County Fire Marshal's Office  
700 E. Joppa Road, 3<sup>RD</sup> Floor  
Towson, Maryland 21286  
Office: 410-887-4880  
dmuddiman@baltimorecountymd.gov  
cc: File



State Highway Administration

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

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

Maryland Department of Transportation

Date: 5-5-11

Ms. Kristen Matthews  
Baltimore County Department of  
Permits, Approvals and Inspections  
County Office Building, Room 109  
Towson, Maryland 21204

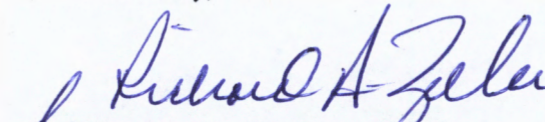
RE: Baltimore County  
Item No. 2011-0312-A  
Administrative Variance  
Benjamin Alan Knop  
2473 Old Frederick Road

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. 2011-0312-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,

  
Steven D. Foster, Chief  
Access Management Division

SDF/rz



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Lawrence M. Stahl; Managing Administrative Law Judge  
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability  
(DEPS) - Development Coordination

DATE: June 6, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-312-A  
Address 2413 Old Frederick Road  
(Knop Property)

Zoning Advisory Committee Meeting of May 2, 2011.

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

1. If the proposed garage and/or the limit of disturbance (LOD) for the construction of the garage is within 25 feet of the existing stream then a variance submittal from the Baltimore County Code Article 33. Title 3. Protection of Water Quality, Streams, Wetlands and Floodplains may be required from this Department.

Reviewer: *J. Russo; Environmental Impact Review*

RECEIVED

JUN 06 2011

OFFICE OF ADMINISTRATIVE HEARINGS



BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits, Approvals  
And Inspections

DATE: May 11, 2011

FROM: Dennis A. Kennedy, <sup>DAC</sup> Supervisor  
Bureau of Development Plans  
Review

SUBJECT: Zoning Advisory Committee Meeting  
For May 16, 2011  
Item Nos. 2011- 309, 311, 312, 313,  
314, 315, 317, and 318

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

RECEIVED

MAY 17 2011

OFFICE OF ADMINISTRATIVE HEARINGS

DAK:CEN

cc File

C:\DevPlan\Rev\ZAC -No Comments\ZAC-05162011 -NO COMMENTS.doc

Maryland Department of Assessments and Taxation Real Property Data Search (vw1.1A) BALTIMORE COUNTY	<a href="#">Go Back</a> <a href="#">View Map</a> <a href="#">New Search</a> <a href="#">GroundRent</a> <a href="#">Redemption</a> <a href="#">GroundRent</a> <a href="#">Registration</a>
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**Account Identifier:** District - 01 Account Number - 0111570370

**Owner Information**

<b>Owner Name:</b>	KNOP BENJAMIN A	<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>	2413 OLD FREDERICK RD BALTIMORE MD 21228	<b>Principal Residence:</b>	YES
		<b>Deed Reference:</b>	1) /08373/ 00602 2)

**Location & Structure Information**

<b>Premises Address</b>	<b>Legal Description</b>
2413 OLD FREDERICK R 0-0000	STONEWALL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0100	0010	0648		0000			7	1	
									<b>Plat Ref:</b> 0007/ 0018

**Special Tax Areas**

<b>Town</b>	NONE
<b>Ad Valorem</b>	
<b>Tax Class</b>	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1940	965 SF	1.1500 AC	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT	BRICK

**Value Information**

	Base Value	Value	Phase-in Assessments	
			As Of	As Of
			01/01/2010	07/01/2011
<b>Land</b>	192,850	172,500		
<b>Improvements:</b>	121,630	104,500		
<b>Total:</b>	314,480	277,000	277,000	277,000
<b>Preferential Land:</b>	0			0

**Transfer Information**

<b>Seller:</b>	KNOP WILLIAM F	<b>Date:</b>	01/10/1990	<b>Price:</b>	\$77,000
<b>Type:</b>	ARMS LENGTH IMPROVED	<b>Deed1:</b>	/08373/ 00602	<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b>	
<b>Type:</b>		<b>Deed1:</b>		<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b>	
<b>Type:</b>		<b>Deed1:</b>		<b>Deed2:</b>	

**Exemption Information**

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
<b>County</b>			0.00
<b>State</b>			0.00
<b>Municipal</b>			0.00

**Tax Exempt:** **Special Tax Recapture:**  
**Exempt Class:** \* NONE \*

*This address isn't listed on SDAT*



Pt. Bk. 27 Folio 35  
0113205990

2405  
0120800710  
Lot # 10

0102955110

2402

0111470400

Lot # 4 2404

2407  
Pt. Bk. 24 Folio 124

2409

0113750320

DR 5.5

2406

2403

Lot # 3 0123503200

STONEWALL RD

19910430

0111000890

Lot # 12

2408  
2000005215

2409

0123503201

2410

2411

Lot # 5 0106100480

0112001940

2300010139

2413

Lot # 6  
0112590590

1 ED 100B2  
1 CD

2415  
SW 3-H

DR 1

PDM # 010075

Lot # 7 0111570370

2417

Lot # 9 0109650011

Lot # 8 0111570371

2419

0103770860

0113205430

111

109

Lot # 11 0108550940

Lot # 2 2200006801

HIPSLEY, EDNA PROPERTY (LOTS 11,12) (PDM File/Project # )

Pt. Bk. 7 Folio 18

107

Lot # 13 0122450170

DR 2  
OELLA AVENUE

Lot # 30  
0104350760

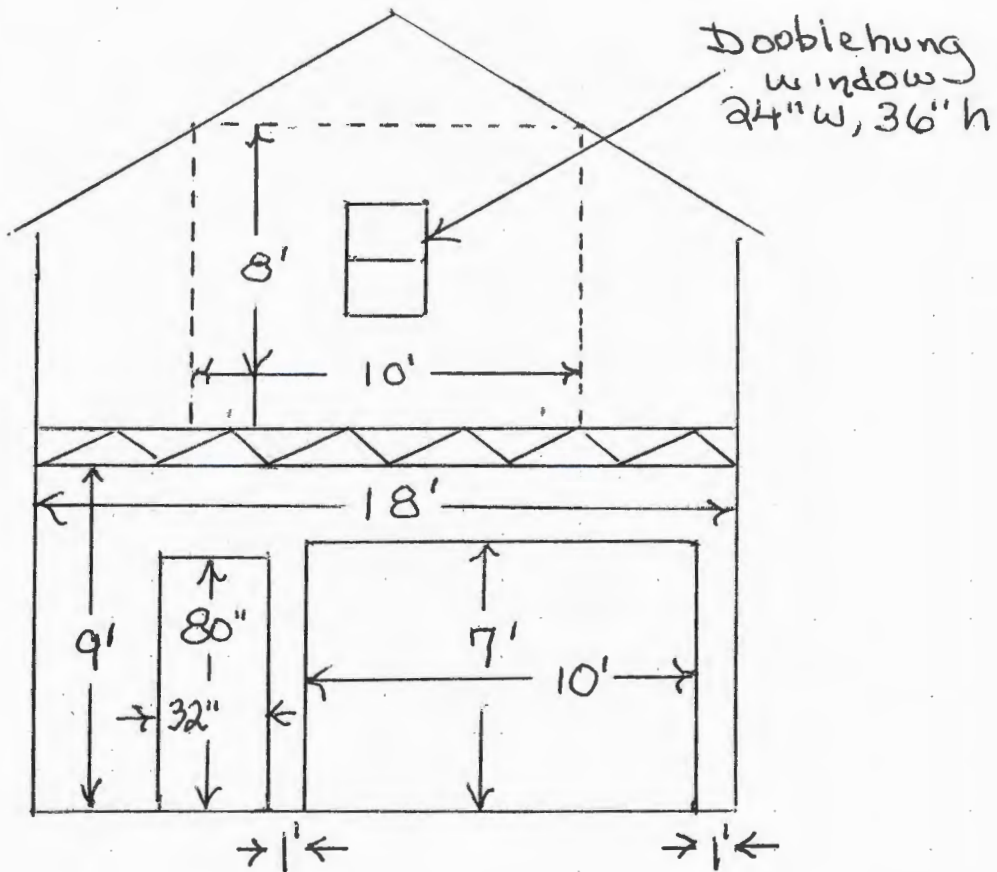
2011-0312-A



Benjamin A Knop  
2413 Old Frederick  
Catonsville Md Rd  
21228

FRONT

Roof - 7" overhang  
all sides



18', 9', 10' and 8' are  
interior measurements

outside width - 20'

outside height - 23'

2011-0312-A



Benjamin A Knop  
2413 Old Frederick Rd 2011-0312-A  
Catonsville Md 21228









\* No R/W per Bureau of Land Acquisition

# PLAT TO ACCOMPANY PETITION FOR ZONING

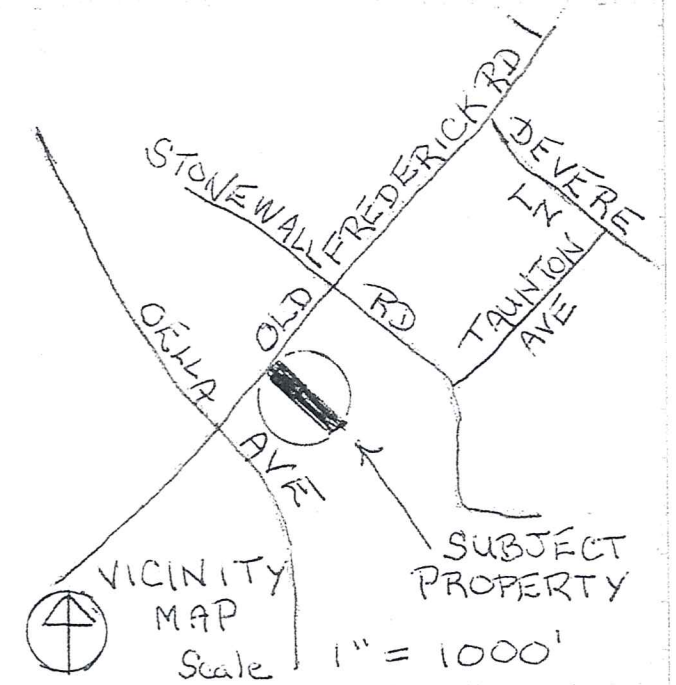
VARIANCE  SPECIAL HEARING

Property Address 2413 Old Frederick Rd

Subdivision Name Stonewall Park

Plat Book # 7 Folio # 18 Lot # 7 Section # D

Owner Benjamin A Knop



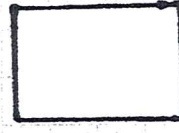



### LOCATION INFORMATION

Election District - 1  
 Councilmanic District - 1  
 1" = 30'  
 Zoning DR - 1  
 Lot Size 1.11 48,555  
 Acreage Square Feet

	Public	Private
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Yes	No

Chesapeake Bay Critical Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
100 Year Flood Plain	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic Prop/Bldg	<input type="checkbox"/>	<input checked="" type="checkbox"/>

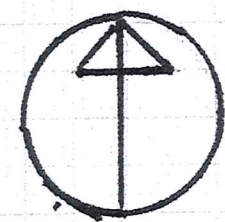
Prior Zoning Hearing NONE  
 ZONING OFFICE USE ONLY  
 Reviewed By ATSUI Item # 312 Case # 2011-0312A

-  Existing Dwellings
-  Existing carport
-  Existing Toolshed **TO BE REMOVED**
-  Proposed **23 FT. HT.** Garage

Robert + Joan  
**BAIM**

Benjamin  
**KNOP**

Nelda  
**CLELLAND**



NORTH

Prepared By Benjamin Knop Scale of Drawing 1" = 30'

