

IN RE: PETITION FOR VARIANCE
(1407 Knecht Avenue)
13th Election District
1st Councilman District
Greco Brothers Construction
Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2013-0167-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Michael P. Tanczyn, Esquire on behalf of Greco Brothers Construction, the legal owner of the subject property. The Petitioner is requesting Variance relief from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to provide a side yard of 0' to 7' on the west side and 7' to 21' on the east side in lieu of the required 30' (ML area setbacks same as BR) and B.C.Z.R. Section 409.4.A to provide a 16' driveway in lieu of the required 22' wide driveway. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Cosimo Greco and Herbert Malmud. Michael P. Tanczyn, Esquire appeared as counsel and represented the Petitioner. A neighboring owner (Mr. Farmer) attended the hearing to obtain clarification of a few issues. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

There were no substantive Zoning Advisory Committee (ZAC) comments received from any County reviewing agencies, although the Department of Planning (DOP) expressed support for the petition.

ORDER RECEIVED FOR FILING

Date 3-27-13

By [Signature]

Testimony and evidence revealed that the subject property is 0.309 acres and is zoned ML-IM. The property was first subdivided in 1941, before the adoption of the B.C.Z.R. The Petitioner operates a residential concrete and brick construction company, and would like to construct a warehouse (35' x 60') on the site for storage of equipment and materials. To do so requires variance relief.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test. The Petitioner's lot is extremely narrow and deep, as shown on the site plan. It also has steep (35%) slopes on site. As such, the property is unique for zoning purposes.

If the B.C.Z.R. were strictly enforced, the Petitioner would indeed suffer a practical difficulty since it would be unable to construct any improvements on site. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the support of the DOP and the lack of community opposition.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted.

ORDER RECEIVED FOR FILING

Date 3-21-13

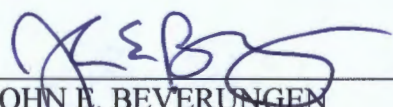
By DW

THEREFORE, IT IS ORDERED, this 27th day of March, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 238.2. of the Baltimore County Zoning Regulations (B.C.Z.R.), to provide a side yard of varying width – 0' to 7' on the west side and 7' to 21' on the east side – in lieu of the required 30' (ML area setbacks same as BR) and B.C.Z.R. Section 409.4.A to provide a 16' driveway in lieu of the required 22' wide driveway, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for its appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. As stipulated at the hearing, the proposed warehouse shall be situated no closer than 5' (measured building face to building face) from the existing warehouse at 1405 Knecht Avenue.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 3-27-13

By DW



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

March 27, 2013

Michael P. Tanczyn, Esquire
9 Old Boxwood Lane
Lutherville, Maryland 21093

RE: Petition for Variance
Case No.: 2013-0167-A
Property: 1407 Knecht Avenue

Dear Mr. Tanczyn:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 1407 KNECHT AVE which is presently zoned ML-1M
 Deed References: 26403/294 27431/568 10 Digit Tax Account # 1315 70020
 Property Owner(s) Printed Name(s) GRECO BROTHERS CONSTRUCTION

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s) 238.2 TO PROVIDE A SIDEYARD OF 0 TO 7' ON THE WEST SIDE AND 7' TO 21' ON THE EAST SIDE IN LIEU OF THE REQUIRED 30' (ML AREA SETBACKS SAME AS BR) AND BCLR 5.409.4A TO PROVIDE AN 18' DRIVEWAY IN LIEU OF THE REQUIRED 22' WIDE DRIVEWAY.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / We do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____
 Date 3-27-13

Attorney for Petitioner:

BY Michael P. Tanczyn
 Name- Type or Print _____
 Signature Michael P. Tanczyn
 Mailing Address 9 OLD BOX WOOD LA City LUTHERVILLE State MD
 Zip Code 21093 Telephone # 410 252 6908 Email Address Michael.TANCZYN@GMAIL.COM

Legal Owners (Petitioners):

GRECO BROTHERS CONSTRUCTION
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
 Signature #1 John Greco Signature #2 _____
 Mailing Address 2865 DEERFIELD DRIVE ELLICOTT CITY MD City _____ State _____
 Zip Code 21043 Telephone # 443-250-6214 Email Address JTSCHATZ22@GMAIL.COM

Representative to be contacted:

HERBERT MALMUD
 Name- Type or Print _____
 Signature Herbert Malmud
 Mailing Address 12018 Ridge Valley Dr Owings Mills MD City _____ State _____
 Zip Code _____ Telephone # 410 308 0442 Email Address PAAPJARS@AOL.COM

CASE NUMBER 2013-0167 A Filing Date 1/14/13 Do Not Schedule Dates: _____ Reviewer JCM

REV. 10/4/11

FILE: doc-2012122016

H. MALMUD & ASSOCIATES
12018 RIDGE VALLEY DRIVE
OWINGS MILLS, MARYLAND 21117

TELEPHONE 410 308 0442

ZONING DESCRIPTION
1407 KNECHT AVENUE
13TH ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME ON THE SOUTHWEST SIDE OF KNECHT AVENUE, 60 FEET WIDE, AT A DISTANCE OF 800 FEET+/- FROM OF THE WEST SIDE BENSON AVENUE, THENCE BINDING ON LOT 18 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK 92 SAID KNECHT AVENUE:

(1) NORTH 45 DEGREES 39' 32" WEST 60.00 FEET, THENCE LEAVING KNECHT AVENUE AND BINDING ON THE NORTHWEST SIDE OF LOT 18 AND CONTINUING TO BIND ON PARCEL 2059 ADDITION TO LOT 18, IN ALL:

(2) SOUTH 44 DEGREES 20' 28" WEST 223.10 FEET TO THE NORTHEAST SIDE OF PARKER AVENUE, 50 FEET WIDE, THENCE BINDING THEREON:

(3) SOUTH 43 DEGREES 45' 33" EAST 60.03 FEET, THENCE LEAVING PARKER AVE AND BINDING ON SOUTHEAST SIDE OF PARCEL 2059 AND LOT 18:

(4) NORTH 44 DEGREES 20' 38" EAST 225.09 FEET TO THE PLACE OF BEGINNING.

CONTAINING 13,446 SUARE FEET OR 0.309 OF AN ACRE OF LAND, MORE OR LESS.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE.

THIS PROPERTY IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY, AND/OR COVENANTS OF RECORD AND LAW.

HERBERT MALMUD
REGISTERED LAND SURVEYOR
MARYLAND # 7558
JANUARY 8, 2013



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

No. 94028

Date: 1/15/13

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					385.00

Total: 385.00

Rec From: GRELO BROS

For: 2013-0167-A

DISTRIBUTION

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

DUPLICATE RECEIPT

BUSINESS ACTUAL TIME DWM
1/16/2013 1/16/2013 09:20:23 6
REQ 4504 WALKIN TTAY TST
RECEIPT # 880442 1/16/2013 OFLN
5 528 ZONING VERIFICATION
094028
Receipt Tot 1385.00
1385.00 CK 1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: #2013-0167-A

1407 Knecht Avenue

S/w side of Knecht Avenue, 800 ft. from the w/side of Benson Avenue

13th Election District - 1st Councilmanic District

Legal Owner(s): Greco Brothers Construction

Variance to provide a side yard of 0 ft. to 7 ft. on the west side and 7 ft. to 21 ft. and to provide an 16 ft. driveway in lieu of the required 22 ft. wide driveway.

Hearing: Thursday, March 21, 2013 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
02/24 February 28 906549



501 N. Calvert Street, Baltimore, MD 21278

February 28, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on February 28, 2013.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE: CASE NO: 2013-0167-A

PETITIONER/DEVELOPER _____

MICHAEL TANCZYN

DATE OF HEARING/CLOSING: _____

MARCH 21, 2013

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT 1407 KUECHT AVENUE

THIS SIGN(S) WERE POSTED ON _____

February 28, 2013
(MONTH, DAY, YEAR)

SINCERELY

Martin Ogle 2/28/13
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

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

CASE # 2013-0167-A

PLACE: ROOM 205, JEFFERSON BUILDING 105 WEST
CHESAPEAKE AVENUE, TOWSON 21204

DATE/TIME: THURSDAY MARCH 21, 2013 AT 10:00 A.M.

REQUEST: VARIANCE TO PROVIDE A SIDE YARD OF 0 FT. TO
7 FT. ON THE WEST SIDE AND 7 FT. TO 21 FT. AND TO
PROVIDE AN 16 FT. DRIVEWAY IN LIEU OF THE REQUIRED
22 FT. WIDE DRIVEWAY

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

TEL. 410-887-3391

NO POST REQUIRED TILL 5:00 PM AND MUST BE REMOVED AFTER 5:00 PM. CHECK FOR CITY OF LAWS. BETWEEN DATES TO EXAM. SEE 104
MEETING IS HANDICAP ACCESSIBLE

myalwgl 2/28/13

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 28, 2013 Issue - Jeffersonian

Please forward billing to:
Michael Tanczyn
9 Old Boxwood Lane
Lutherville, MD 21093

410-252-6908

NOTICE OF ZONING HEARING

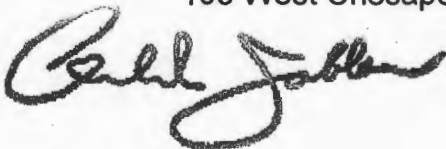
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2013-0167-A

1407 Knecht Avenue
S/w side of Knecht Avenue, 800 ft. from the w/side of Benson Avenue
13th Election District – 1st Councilmanic District
Legal Owners: Greco Brothers Construction

Variance to provide a side yard of 0 ft. to 7 ft. on the west side and 7ft. to 21 ft. and to provide an 16 ft. driveway in lieu of the required 22 ft. wide driveway.

Hearing: Thursday, March 21, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

February 19, 2013

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2013-0167-A

1407 Knecht Avenue

S/w side of Knecht Avenue, 800 ft. from the w/side of Benson Avenue

13th Election District – 1st Councilmanic District

Legal Owners: Greco Brothers Construction

Variance to provide a side yard of 0 ft. to 7 ft. on the west side and 7ft. to 21 ft. and to provide an 16 ft. driveway in lieu of the required 22 ft. wide driveway.

Hearing: Thursday, March 21, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Michael Tanczyn, 9 Old Boxwood Lane, Lutherville 21093
John Greco, 2865 Deerfield Drive, Ellicott City 21043
Herbert Malmud, 12018 Ridge Valley Drive, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MARCH 1, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

March 13, 2013

Greco Brothers Construction
John Greco
2865 Dearfield Drive
Ellicott City MD 21043

RE: Case Number: 2013-0167 A, Address: 1407 Knecht Avenue

Dear Mr. Greco:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 16, 2013. 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: jaf

Enclosures

c: People's Counsel
Herbert Malmud, 12018 Ridge Valley Drive, Owings Mills MD 21117
Michael Tanczyn, Esquire, 9 Old Boxwood Lane, Lutherville MD 21093

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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1-25-13

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

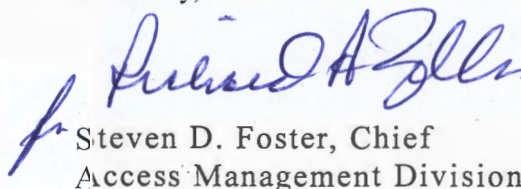
RE: Baltimore County
Item No 2013-0167-A
Variance
Greco Brothers Construction
1407 Knecht Avenue

Dear Ms. Lewis:

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. 2013-0167-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).

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: January 30, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1407 Knecht Avenue

INFORMATION:

Item Number: 13-167

Petitioner: Greco Brothers Construction

Zoning: ML-IM

Requested Action: Variance

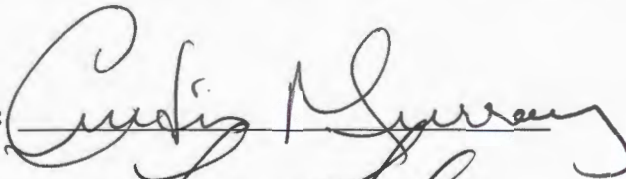
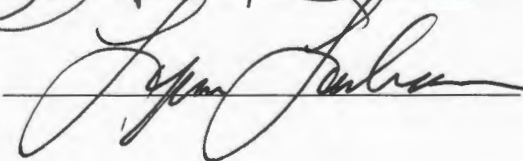
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner is seeking a side yard variance on the east and west sides of the property. The petitioner is also seeking an 18 in lieu of the required 22-foot wide driveway.

The Department of Planning supports the petitioner's request. The existing house is a dilapidated structure that is surrounded by warehouses and other industrial land uses. The redevelopment of this site would greatly improve this lot and would be compatible the industrial character of Knecht Avenue.

For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Prepared by:

Division Chief:
AVA/LL: CM

RECEIVED

FEB 05 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: January 30, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For January 28, 2013
Item Nos. 2013-0151,0153,0154,0156,0157,0158,0159,0160,0161,0162,
0163,0164,0165,0166,0167,0168,0169, and 0172.

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

DAK:CEN
Cc: file

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
1407 Knecht Avenue; SW/S Knecht Avenue,		
800' W/S of Benson Avenue	*	OF ADMINISTRATIVE
13 th Election & 1 st Councilmanic Districts		
Legal Owner(s): Greco Brothers Construction	*	HEARINGS FOR
Petitioner(s)		
	*	BALTIMORE COUNTY
	*	2013-167-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 and all documentation filed in the case.

RECEIVED
JAN 24 2013

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of January, 2013, a copy of the foregoing Entry of Appearance was mailed to Herbert Malmud, 12018 Ridge Valley Drive, Owings Mills, MD 21117 and Michael Tanczyn, Esquire, 9 Old Boxwood Lane, Lutherville, Maryland 21093, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood 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: 2013-8167-A
Petitioner: GRACO BROTHERS CONSTRUCTION
Address or Location: 1407 KNECHT AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael P FANCY
Address: 9 OLD BAYWOOD LANE
LUTHERVILLE MD 21093
Telephone Number: 410 303 3663

M E M O R A N D U M

DATE: May 7, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0167-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 26, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

Debra Wiley - 2013-0167-A.doc - 1407 Knecht Ave.

From: Debra Wiley
To: david@bigboysrigging.com
Date: 3/27/2013 2:58 PM
Subject: 2013-0167-A.doc - 1407 Knecht Ave.
Attachments: 2013-0167-A.doc

Good Afternoon,

At Judge Beverungen's request, please find attached a copy of his decision regarding the above-referenced matter.

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Please email
copy of Order
to :
david@
bigboysrigging.
com

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 13 Account Number - 1315270020

Owner Information

Owner Name: GRECO BROTHERS CONSTRUCTION **Use:** COMMERCIAL/RESIDENTIAL
Mailing Address: 2865 DEERFIELD DR **Principal Residence:** NO
ELLICOTT CITY MD 21043-3489 **Deed Reference:** 1) /26403/ 00294
2)

Location & Structure Information

Premises Address **Legal Description**
1407 KNECHT AVE
0-0000 1407 KNECHT AVE
FOREST HILLS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0101	0018	2061		0000	A		18	2	Plat Ref: 0012/0092

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1943	892	11,160 SF	07

Stories **Basement** **Type** **Exterior**
1.000000 YES STANDARD UNIT ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	75,100	75,100		
Improvements:	78,600	70,900		
Total:	153,700	146,000	146,000	146,000
Preferential Land:	0			0

Transfer Information

Seller: OHARE RUTH	Date: 11/20/2007	Price: \$220,000
Type: ARMS LENGTH IMPROVED	Deed1: /26403/ 00294	Deed2:
Seller: CALLAHAN RUTH E	Date: 04/02/2007	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /25434/ 00183	Deed2:
Seller: OHARE THOMAS F	Date: 10/05/2006	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /24577/ 00141	Deed2:

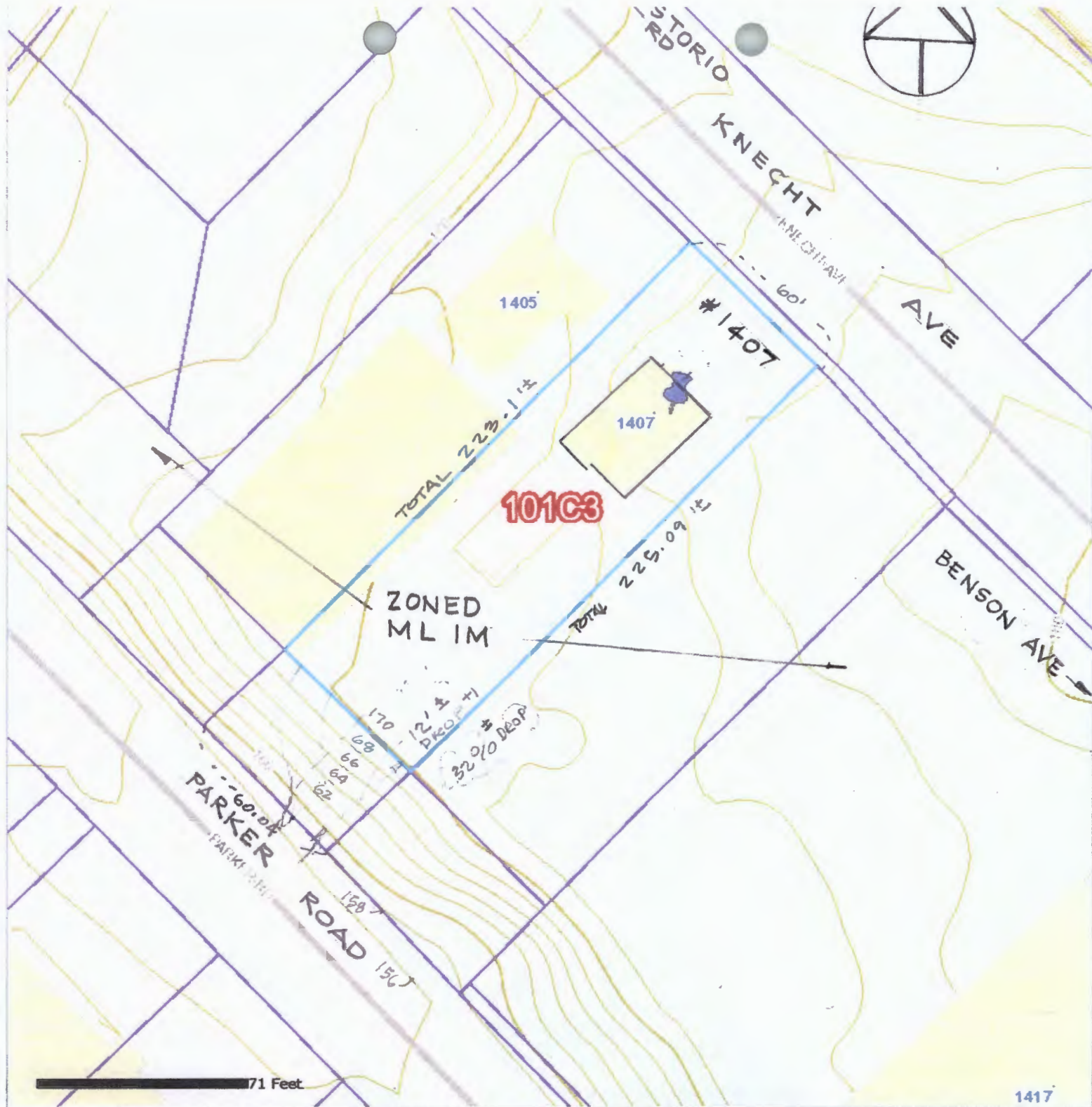
Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

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

Homestead Application Information

Homestead Application Status: No Application



Find Tile Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 1/3/2012

GRECO ARIZ CONSTRUCTION
CASE NAME 2013-167A
CASE NUMBER _____
DATE March 21 2013

[illegible]

CASE NAME 1407 Knecht
CASE NUMBER 2013-0167-A
DATE march-21-2013

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]

Lot 18 = P2061
Back parcel = P2059

2013-0167-A
1407 Knecht Ave.

OW 5/7/13

Petitioners Marked Exhibits

- Pet 1) Certificate of Posting 2/28/13 Martin Ogle - approved Sign Poster
- 2) Certificate of Publication - Jeffersonian 2/28/2013
- 3) BCo Notice of Zoning Hearing Case 2013-0167A
- 4) BCo Official Zon Map SW 4D (200 scale) ML-IM site
Map
- 5) A BCo My Neighborhood Aerial w/ site + adjacent rd
B " " Aerial w/ " + " "
C " " Planimetric w/ site and adjacent prop bldg shades
- 6 Sealed Zoning Description 1407 Knecht Ave 12/25/2012
- 7 BCo My Neighborhood site w/ topo annotated by licensed surveyor
- 8 Plan of See A Forest Hills recorded Land Rec BCo Liber CWB12, Folio 92
- 9a Same as above w/ Parker Road and back parcel annotated by licensed surveyor
- 9b DPW BCo Metropolitan District ^{approved location drawing} showing utilities & water in Parker Road
- 10) SDAT Prop Map w/ site highlighted
- P2061 11) Deed to Greco Brothers Construction of Lot 18 dtd 10/22/07 BCo Liber 26403/294
- 12) " " " " " " of parcel dtd 10/22/08 BCo Liber 27431/568
- 13) Plot to accompany Request for Variances 1/13/13
1407 Knecht Ave
- 14) Plot w/ pictures.

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE: CASE NO: 2013-0167-A

PETITIONER/DEVELOPER _____

MICHAEL TANCZYN

DATE OF HEARING/CLOSING: _____

MARCH 21, 2013

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT 1407 KUECHT AVENUE

THIS SIGN(S) WERE POSTED ON _____

February 28, 2013
(MONTH, DAY, YEAR)

SINCERELY

Martin Ogle 2/28/13
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: #2013-0167-A

1407 Knecht Avenue

S/w side of Knecht Avenue, 800 ft. from the w/side of Benson Avenue

13th Election District - 1st Councilmanic District

Legal Owner(s): Greco Brothers Construction

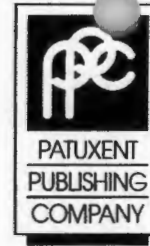
Variance to provide a side yard of 0 ft. to 7 ft. on the west side and 7 ft. to 21 ft. and to provide an 16 ft. driveway in lieu of the required 22 ft. wide driveway.

Hearing: Thursday, March 21, 2013 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
02/24 February 28 906549



501 N. Calvert Street, Baltimore, MD 21278

February 28, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on February 28, 2013.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson

Post Ex 2



February 19, 2013

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2013-0167-A

1407 Knecht Avenue

S/w side of Knecht Avenue, 800 ft. from the w/side of Benson Avenue

13th Election District – 1st Councilmanic District

Legal Owners: Greco Brothers Construction

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Hearing: Thursday, March 21, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

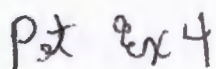
Arnold Jablon
Director

AJ:kl

C: Michael Tanczyn, 9 Old Boxwood Lane, Lutherville 21093
John Greco, 2865 Deerfield Drive, Ellicott City 21043
Herbert Malmud, 12018 Ridge Valley Drive, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MARCH 1, 2013.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

Pet Ex 3



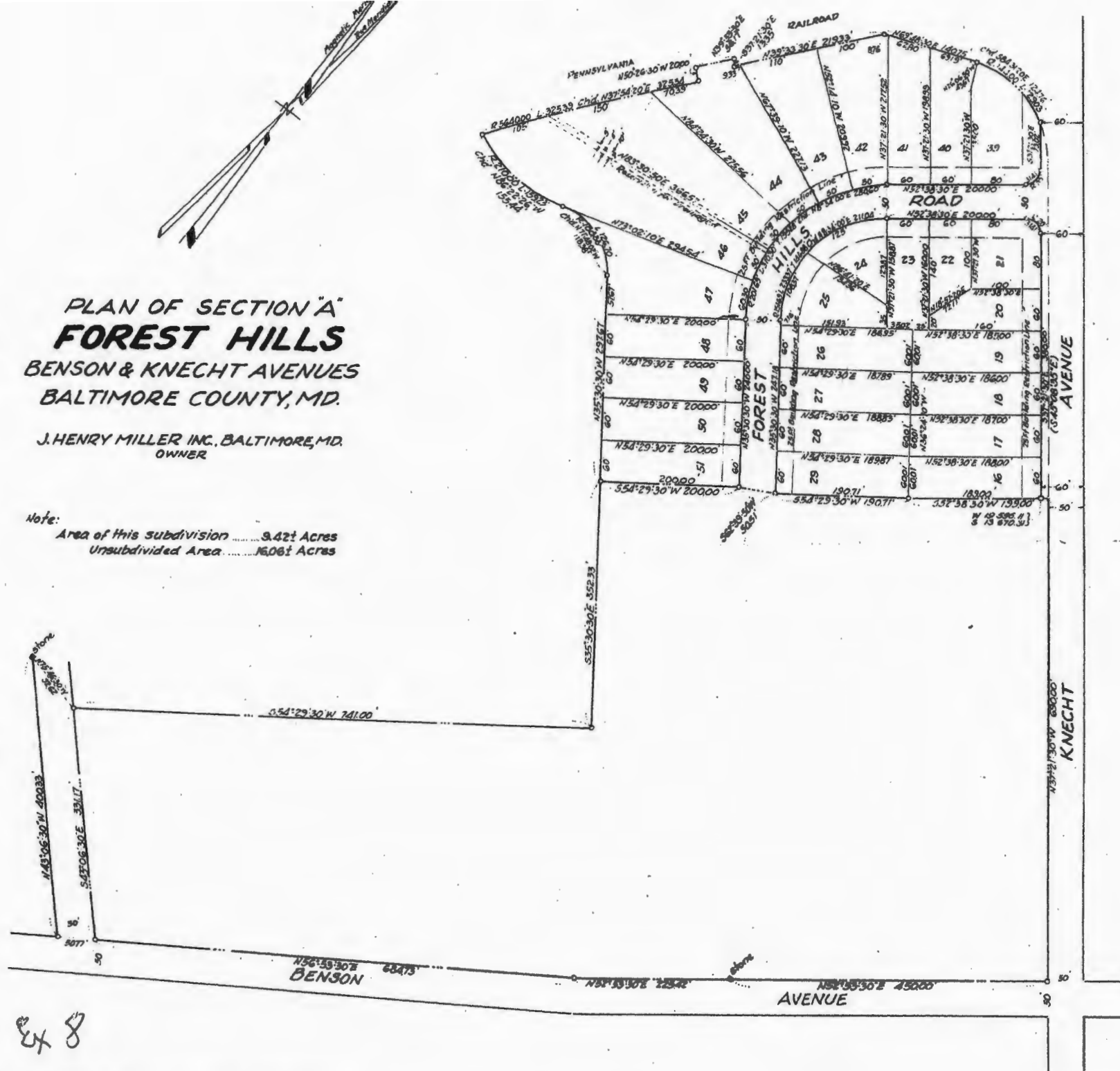


Pat Ex 5A

PLAN OF SECTION 'A'
FOREST HILLS
 BENSON & KNECHT AVENUES
 BALTIMORE COUNTY, MD.

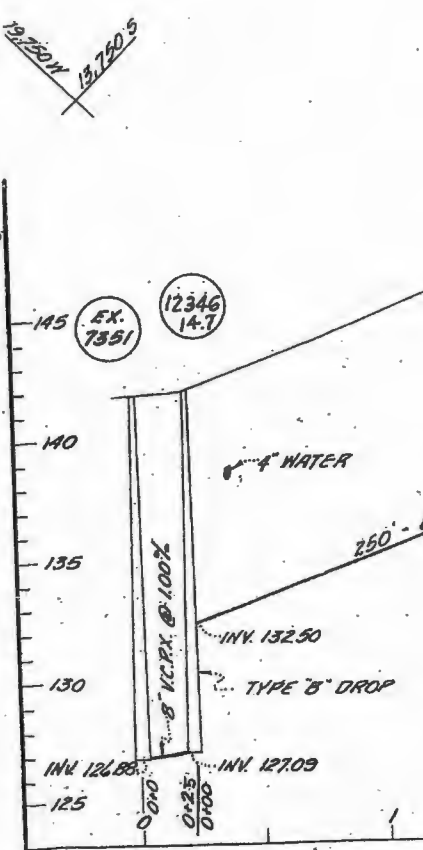
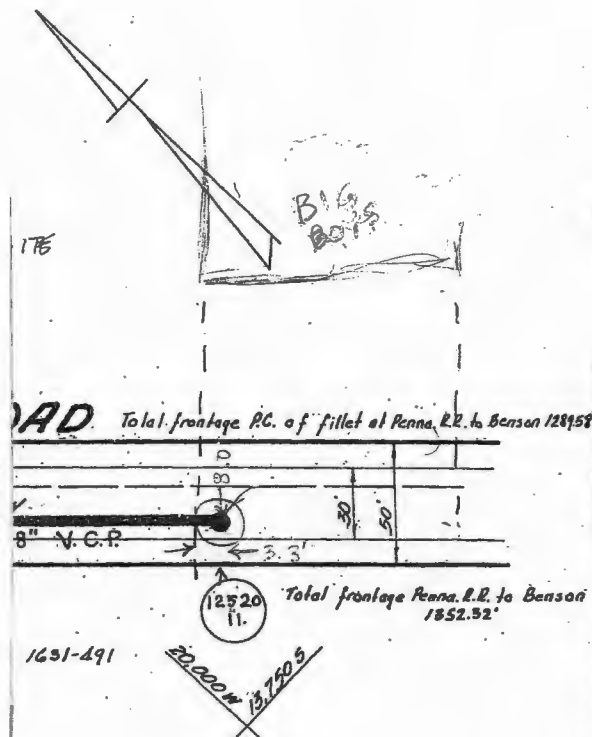
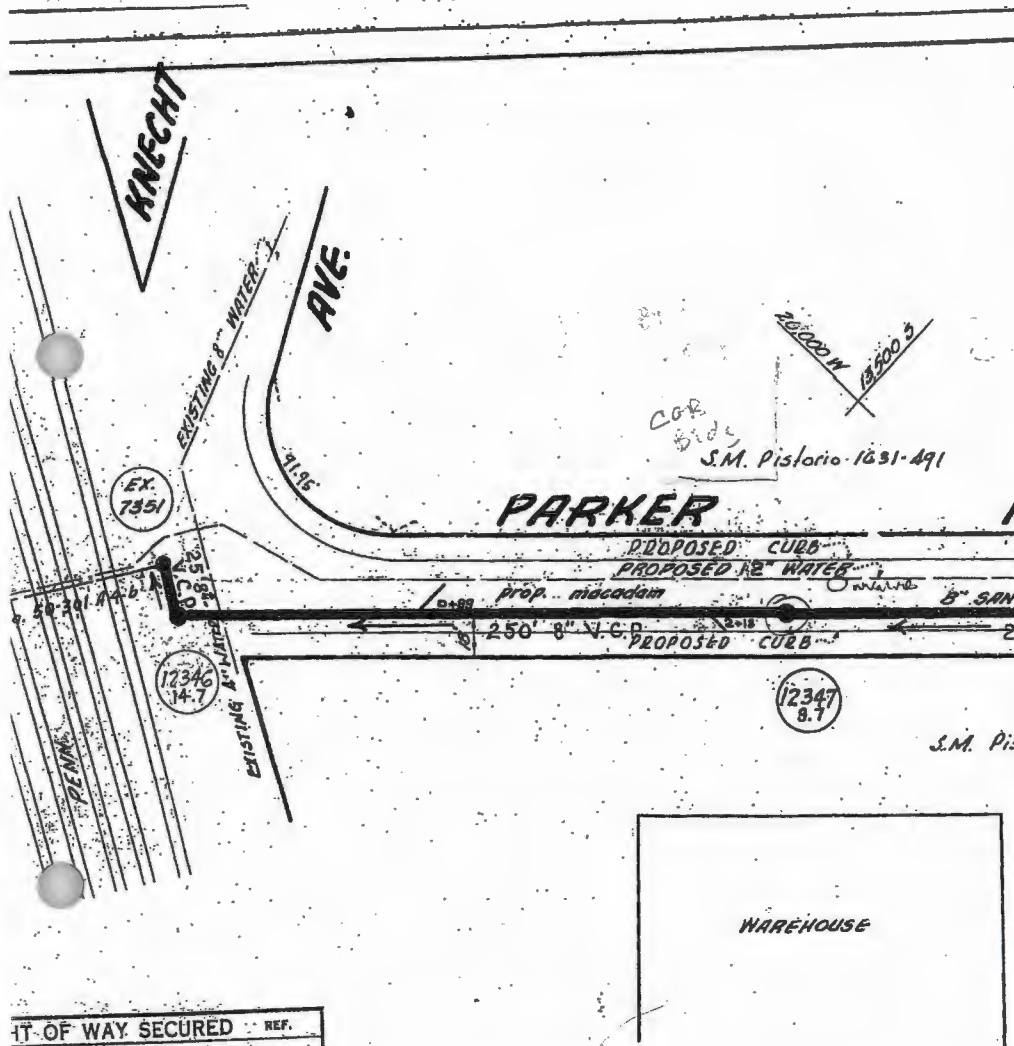
J. HENRY MILLER INC., BALTIMORE, MD.
 OWNER

Note:
 Area of this subdivision 9.42± Acres
 Unsubdivided Area 16.06± Acres



Pat Ex 8

The course of Knecht Avenue shown thus (S 45°08'35"E)



SCALE:
PLAN - 1" = 50'

8" SAW PLAN 52-1212

IT-OF WAY SECURED REF.

52-456

ORE COUNTY HIGHWAYS

Ed 12-5-52

52-373

RED

R

LOCATION APPROVED

GRADE ESTABLISHED AND LOCATION APP

APPROVED

11/3/52

DATE

CHIEF ENGINEER
BALTIMORE COUNTY

APPROVED FOR CITY OF BALTIMORE

DATE

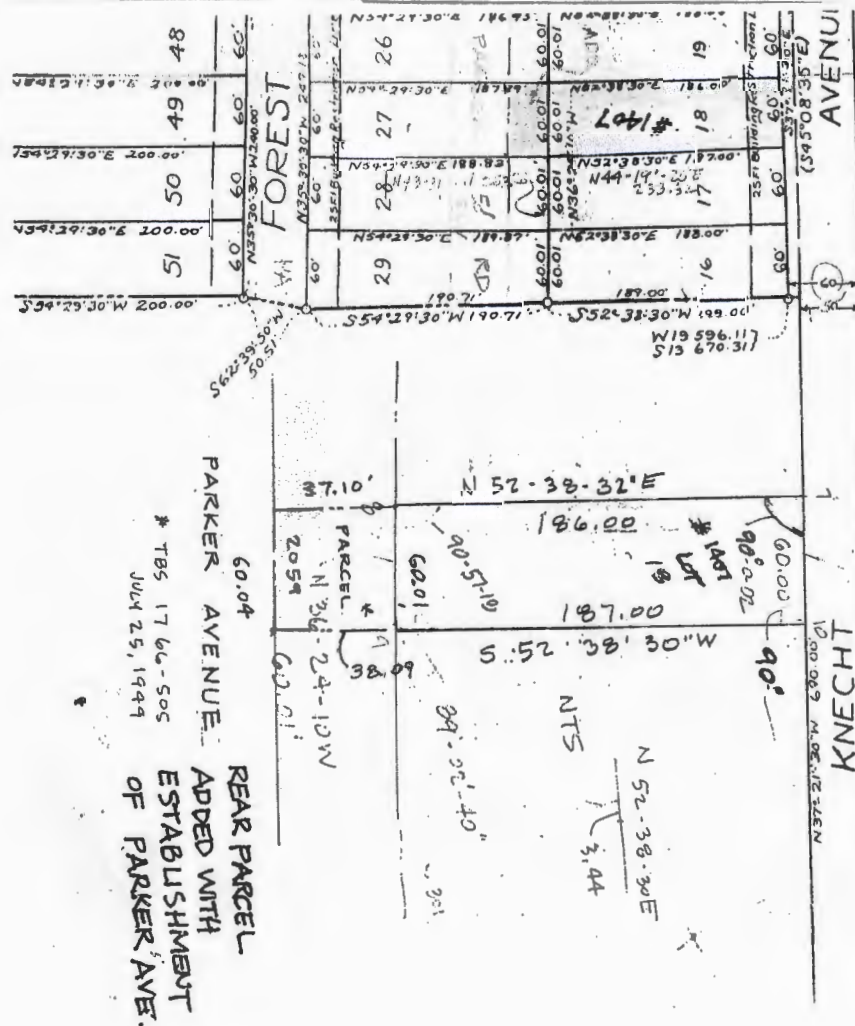
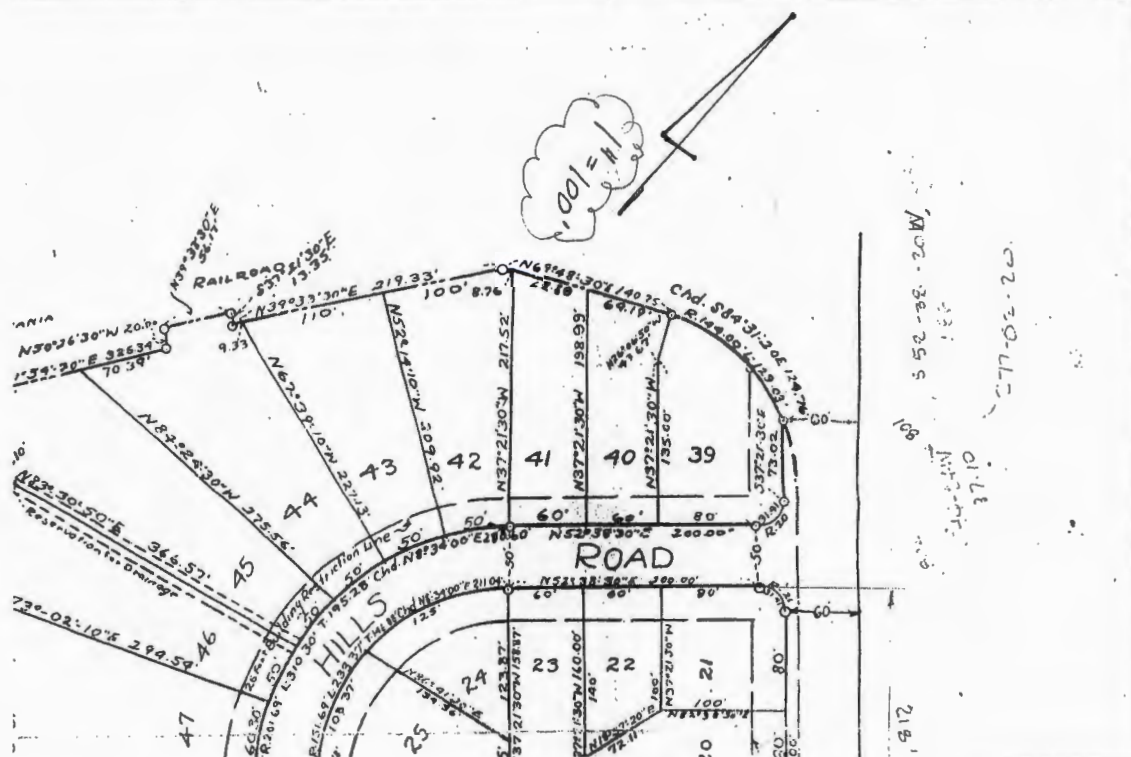
WATER ENGINEER

DIR. OF PUBLIC WORKS

Pat Ex
9B

ARBUSUS

C.W.B.jr.-12-92



215' to SE. 310± F15TD RD

Property maps provided courtesy of the Maryland Department of Planning ©2008.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/webcom/index.html

pt ex 10

http://sdatcert3.resiusa.org/rp_rewrite/maps/showmap.asp?countyid=04&accountid=13+13... 4/25/2009

DEED

This Deed made this 23rd day of October, 2007, by and between J. Michael Holloway, Guardian of the Property of Ruth E. Callahan, party of the first part and Greco Brothers Construction, party of the second part.

WHEREAS, J. Michael Holloway was appointed Guardian of the Property of Ruth E. Callahan in the Circuit Court of Baltimore County, Case No.: 03-T-06-000212; and

WHEREAS, said Guardian is duly qualified and on May 1, 2007 an Order was signed appointing said Guardian;

NOW, THEREFORE that in consideration of the sum of Two Hundred Twenty Thousand (\$220,000.00) Dollars, the said party of the first part does grant and convey unto the said party of the second part, and to its successors and/or assigns, all that lot of ground, in fee simple, situate, lying and being in Baltimore County, State of Maryland, aforesaid and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No 18, as shown upon a Plat entitled "Plan of Section A, Forest Hills", which plat is recorded among the Land Records of Baltimore County in Liber CWB, Jr No. 12, folio 92.

The improvements thereon being known as No. 7 Knecht Avenue, *now known as 1407 Knecht Avenue.*

BEING the same property which by Quitclaim Deed dated October 5, 2006 and recorded among the Land Records of Baltimore County in Liber SM No. 24577 Folio 141 was granted and conveyed by Ruth E. O'Hare aka Ruth E. Callahan unto Ruth E. Callahan and Cynthia Joe Honsberger, as joint tenants.

ALSO BEING the same property which by Quitclaim Deed dated April 2, 2007 and recorded among the Land Records of Baltimore County in Liber SM No. 25434 Folio 183 was granted and conveyed by Cynthia Joe Honsberger, as to her undivided one-half interest, unto Ruth E. Callahan.

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in anywise appertaining.

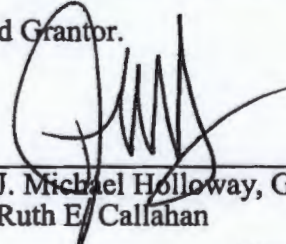
To have and to hold the said lot of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said party of the second part, and to its successors and/or assigns, in fee simple.

And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed.

Witness the hands and seals of the said Grantor.

Witness:

Galen K. Cohen


(SEAL)
J. Michael Holloway, Guardian of the Property of
Ruth E. Callahan

Law Office
Yerman & Smedley, PA
1414 Key Highway
Mangels Building
Suite #301
Baltimore, MD 21230
Tel. (410) 752-5400
BA CIRCUIT COURT

GUARDIANSHIP DEED - GRECO BROTHERS

(Land Records) [MSA CE 62-26258] SM 26403, p. 0294. Printed 12/04/2012. Online 11/28/2007

REVIEWED SDAT	
<i>SD 11/6/07</i>	
BY	DATE

Pet Ex 11

AM KOR TITLES, INC
1414 Key Highway
Mangels Building, Suite 301
Baltimore, MD 21230

DEED

This Deed made this 20th day of October, 2008, by and between J. Michael Holloway, Guardian of the Property of Ruth E. Callahan, party of the first part and Greco Brothers Construction, party of the second part.

WHEREAS, due to the hereinafter described property was held by Daniel Callahan and Ruth E. Callahan, as tenants by the entirety; and

WHEREAS, the said Daniel Callahan departed this earth on or about Feb 5, 1973 thereby vesting sole title in Ruth E. Callahan; and

WHEREAS, J. Michael Holloway was appointed Guardian of the Property of Ruth E. Callahan in the Circuit Court of Baltimore County, Case No.: 03-T-06-000212; and

WHEREAS, said Guardian is duly qualified and on May 1, 2007 an Order was signed appointing said Guardian;

NOW, THEREFORE that in consideration of the sum of Two Thousand Two Hundred (\$2,200.00) Dollars, the said party of the first part does grant and convey unto the said party of the second part, and to its successors and/or assigns, all that lot of ground, in fee simple, situate, lying and being in Baltimore County, State of Maryland, aforesaid and described as follows, that is to say:

BEGINNING FOR THE SAME at the westernmost corner of Lot 18 as shown on the Plan of Section A, Forest Hills, recorded among the Land Records of Baltimore County in Plat Book C.W.B. Jr. No 12, folio 92, and running thence bounding on the southwest side of said Lot 18, South 44 degrees 23 minutes 30 seconds East 60.01 feet; thence bounding on a prolongation in a southwesterly direction of the southeast side of said Lot 18, South 44 degrees 24 minutes West 33.09 feet to the northeast side of Parker Road; thence bounding on said northeast side of Parker Road, North 43 degrees 28 minutes 48 seconds West 60.04 feet to intersect a prolongation in a southwesterly direction, North 44 degrees 24 minutes East 37.10 feet to the place of beginning.

The courses in the above description all refer to the true meridian used by the Baltimore County Metropolitan District.

Records of Baltimore County in Liber C.L.B. No. 3214 Folio 294 was granted and conveyed by Daniel Callahan and Ruth E. Callahan, as tenants by the entirety, to Greco Brothers Construction, Inc. The said Daniel Callahan departed this earth on or about Feb 5, 1973 thereby vesting sole title in Ruth E. Callahan.

Together with the buildings and improvements thereupon erected, made or being, and with all the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in anywise appertaining.

To have and to hold the said lot of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said party of the second part, and to its successors and/or assigns, in fee simple.

GUARDIANSHIP DEED - GRECO BROTHERS LOT

Pat Ex 12

KEVIN KAMENETZ
County Executive



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

March 13, 2013

Under Construction

This letter is accepted for processing **ONLY** by the Bureau of Zoning Approvals, and Inspection (PAI) on January 16, 2013. This letter is not 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:jaf

Enclosures

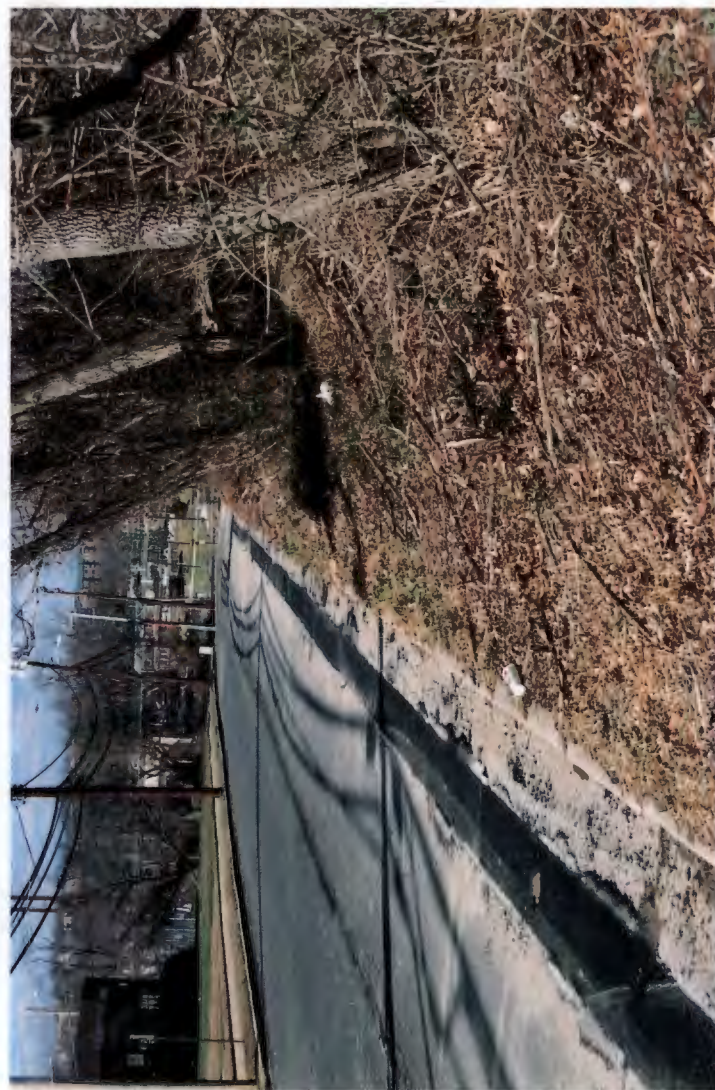
c: People's Counsel
Herbert Malmud, 12018 Ridge Valley Drive, Owings Mills MD 21117
Michael Tanczyn, Esquire, 9 Old Boxwood Lane, Lutherville MD 21093

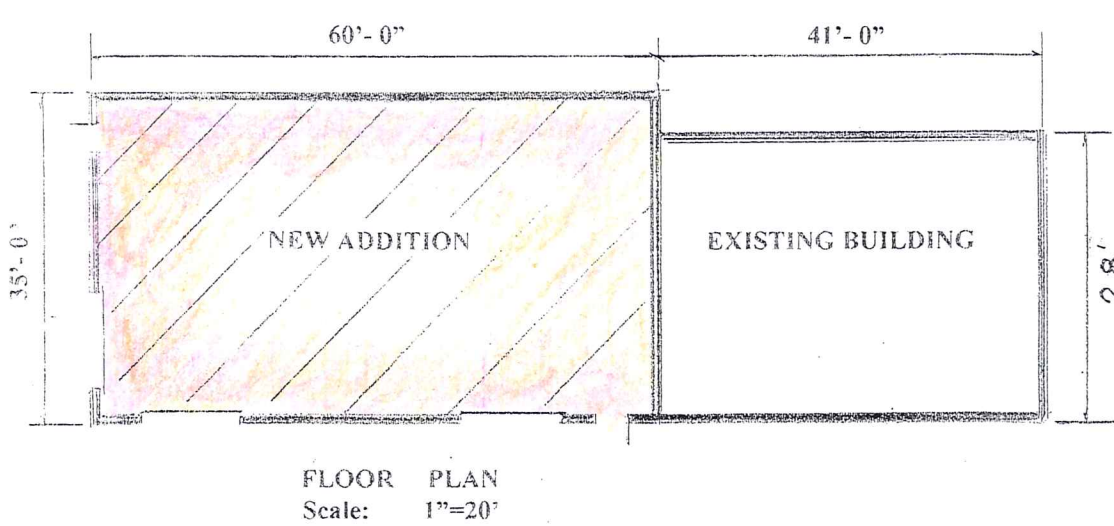
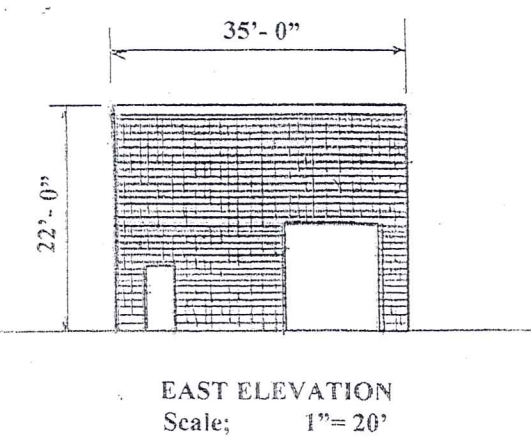
Pat Ex 15



Pet
Ex #14







RENDERING OF PROPOSED & EXISTING BUILDING

GRECO BROS. ADDITION
1407 KNECHT AVENUE
BALTIMORE MD. 21227

DESIGNED BY:
John F. Schatz
Schatz Bros. Co.
410-747-8280
Date: Jan. 1, 2011
Scale: 1"=20'

NOTES:

1. OWNER/PETITIONER:
GRECO BROTHERS CONSTRUCTION
C/O COSIMO GRECO
MAILING ADDRESS:
2865 DEERFIELD DRIVE
ELLICOTT CITY, MARYLAND 21043-3489
DEED REFERENCE: LOT 18, PLAT 12/92, LIBER 26403, FOLIO 294
ADDITION TO LOT 18, LIBER 27431, FOLIO 568
TAX PARCEL 758, TAX MAP 101, GRID 18
ACCOUNT #1315270020
2. EXISTING ZONING: ML-IM
3. PUBLIC WATER EXISTS IN KNECHT AVE, SANITARY WILL BE SERVED BY A CONNECTION TO THE 8 INCH SANITARY SEWER IN PARKER ROAD..
4. EXISTING STRUCTURE BUILT 1943, RENOVATED 2012
5. PROPOSED USE: OFFICE (1230 S.F. & WAREHOUSE 2100 SQ. FT.)
6. ZONING HISTORY: NONE
7. AREA OF PROPERTY: 13,446 S.F. OR 0.309 ACRE +/-

PARKING DATA:

OFFICE BUILDING: 1200/1000 X 3.3 = 4 SPACES.
WAREHOUSE: ONE EMPLOYEE = 1 PARKING SPACE.
PARKING SPACES REQUIRED 4; PROVIDED: 5 SPACES INCLUDING ONE HANDICAP.

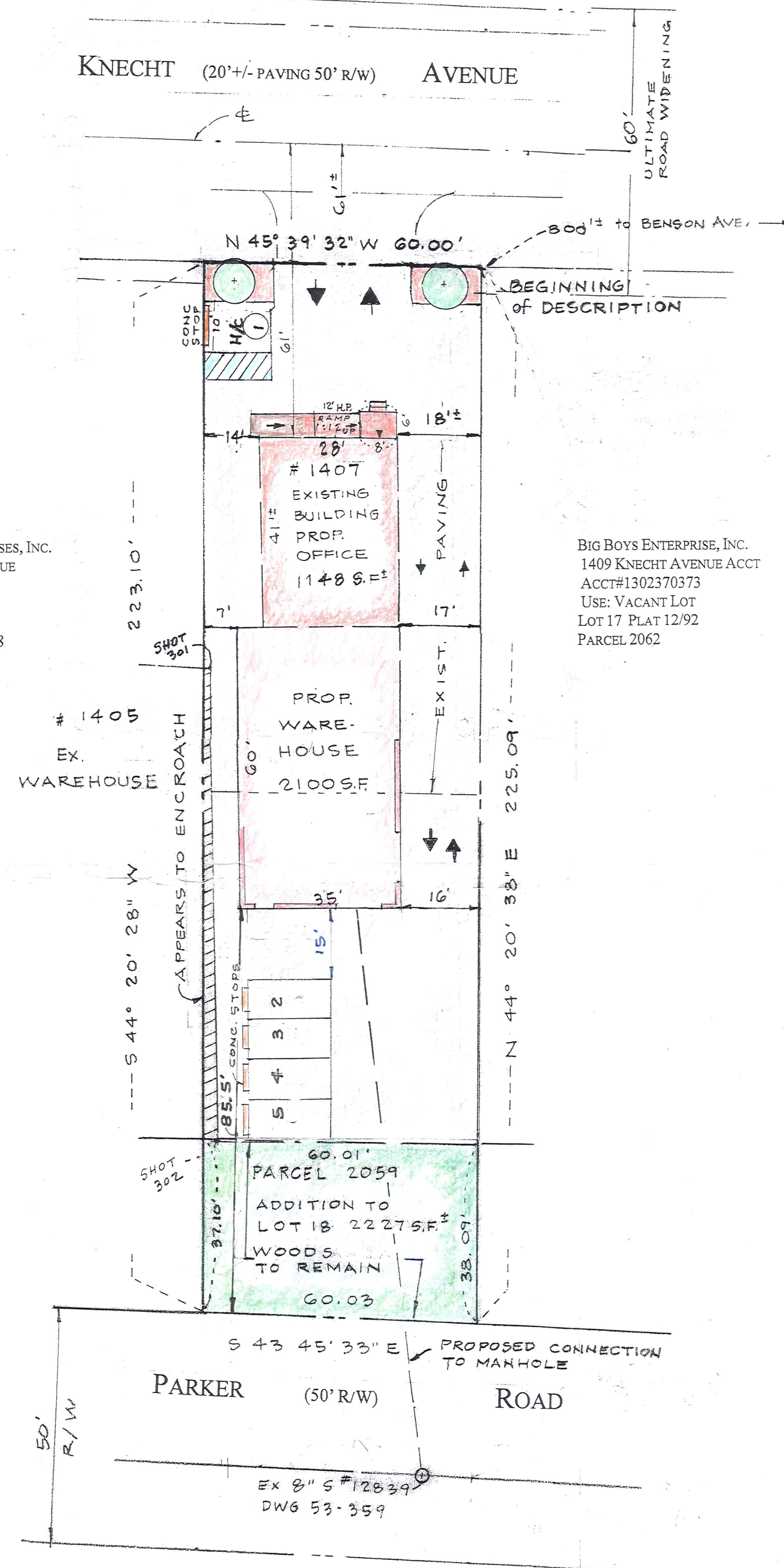
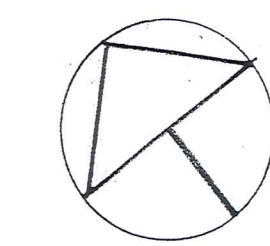
LANDSCAPING:

PROPOSED PLANTING: 2 PYRUS CALLERYANA

VARIANCES REQUESTED:

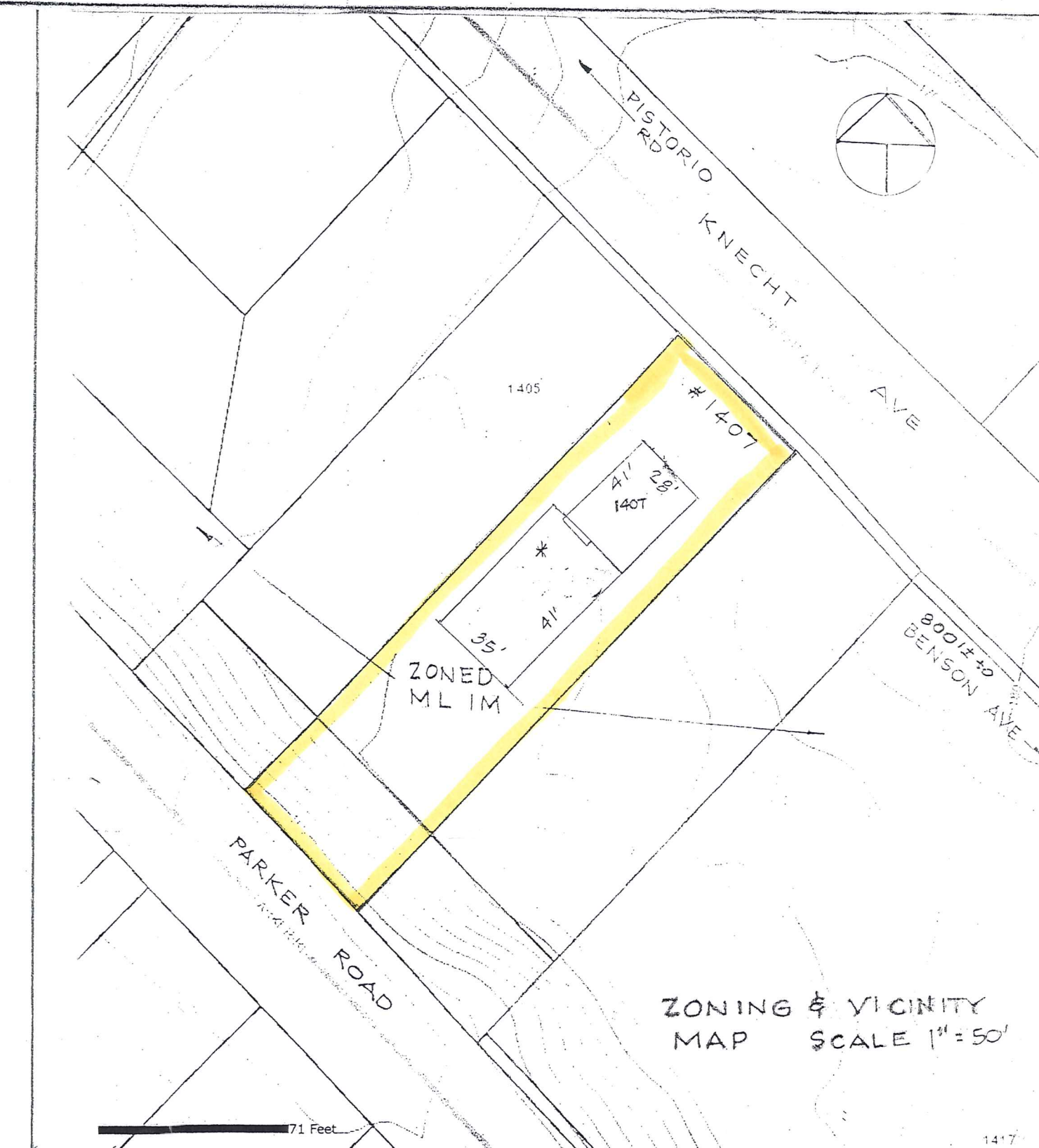
PURSUANT TO BCZR 307.1, PROPERTY OWNER PETITIONER REQUESTS FOR THE ADDITION PROPOSED FOR THE REAR OF THE EXISTING OFFICE BUILDING LOCATED IN A ML-IM ZONE THE FOLLOWING VARIANCE:

A SIDEYARD OF 0 TO 7 FEET ON THE WEST SIDE AND 7 TO 21 FEET IN LIEU OF THE REQUIRED 30 FEET PER BCZR S238.2 (ML SETBACKS SAME AS BR), AND FROM BC2R 409.4A TO PROVIDE A DRIVEWAY OF 18 FEET TO 16 FEET IN LIEU OF THE REQUIRED 22 FEET.

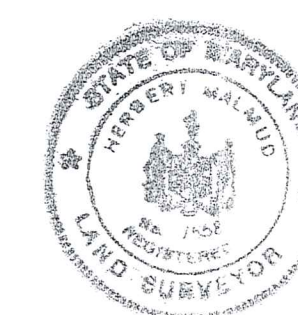


BIG BOYS ENTERPRISES, INC.
1405 KNECHT AVENUE
#1302370372
DEED 23862/01
PLAT 12/92
LOT 19 PARCEL 2058

BIG BOYS ENTERPRISE, INC.
1409 KNECHT AVENUE ACCT
ACCT#1302370373
USE: VACANT LOT
LOT 17 PLAT 12/92
PARCEL 2062



*10103



PLAT TO ACCOMPANY A REQUEST
FOR VARIANCES FOR
1407 KNECHT AVENUE
13TH ELECTION DISTRICT
COUNCILMANIC DISTRICT NO. 1
BALTIMORE COUNTY, MARYLAND

SCALE: 1"=20' DECEMBER 25, 2012
JOB 2901 REF: 42B5
FINAL PLAT 13 JAN 13

THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS,
RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.

Prepared by:
H. Malmud & Associates
12018 Ridge Valley Drive
Owings Mills, Maryland 21117
Telephone 410 308-0442

Plat 13