



April 1, 2014

To: Baltimore County Zoning
111 Chesapeake Avenue
Towson, MD 21286

From: Ratcliffe Architects
10404 Stevenson Road
Stevenson, MD 21153

Re: Withdrawal of Variance – Case # 2014-0180-A

As representatives for the Knott Residence located at 1002 Booklandwood Road, Lutherville, MD 21093 we request that the variance (Case # 2014-0180-A) be withdrawn at the owner's request.

Thank you,

Peter W. Ratcliffe
Principal
Ratcliffe Architects

RATCLIFFE ARCHITECTS
Peter W. Ratcliffe, Principal
10404 Stevenson Road | Stevenson, MD 21153
410.484.7010 | 410.484.3819 Fax
ratcliffearchitects.com | info@ratcliffearchitects.com



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2014-0180-A

Address: 1002 Bracklandwood Road

Petitioner(s): Bill Boykin - Beth Mitchell

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We William A. Boykin TV
Name - Type or Print

☒ Legal Owner OR ☐ Resident of

1003 Bracklandwood Road
Address

Lutherville Md. 21093
City State Zip Code

410-925-0256
Telephone Number

which is located approximately _____ 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] 3/27/14
Signature Date

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



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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 1002 Brooklandwood Rd which is presently zoned RC2 (Vested "A" Residence)

Deed Reference 15112/00435 10 Digit Tax Account # 0808033780

Property Owner(s) Printed Name(s) Francis X & Kathy Knott

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s)

Section 1B02.3.B, 504 (1945 regs – Section III.C.3) – to permit a proposed addition with a side yard setback of 5 feet in lieu of the required 7 feet

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Francis X. Knott / Kathy Knott

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

1002 Brooklandwood Rd. Lutherville MD

Mailing Address City State

21093, 410.252-0508
Zip Code Telephone # Email Address

Representative to be contacted:

Dan Bursi (% Ratcliffe Architects)

Name – Type or Print

Signature

10404 Stevenson Rd. Stevenson MD

Mailing Address City State

21153, 410-484-7010, dan@ratcliffearchitects.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 3 day of May, 2014, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2014-0180-A Filing Date 3, 5, 14 Estimated Posting Date 3, 16, 14 Reviewer RDD

Rev 10/12/11

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 1002 Brooklandwood Rd Lutherville MD 21093
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

In the reasonable pursuit of adding an attached garage to the property, it was observed that the existing house is located close to the west side of the lot. All of the living areas are also located on the west side of the house. Because of this relationship there is no other practical location for an attached garage other than the location shown. Due consideration was given to placing the attached garage north to the existing Family Room. But it doesn't leave enough room to back a car out & turn around between that garage & the west property line. This therefore presented a difficulty of placing the attached garage within the limits of the setbacks. The owner of the house to the west was contacted and has no issue with the garage placement. Since the lot has been in place before 1979, the placement of the garage to the east of the house would also preclude the ability of the owner to subdivide the property in the future.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

* Francis X. Knott
Signature of Affiant
Francis X. Knott
Name- Print or Type

* Kathy Knott
Signature of Affiant
Kathy Knott
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

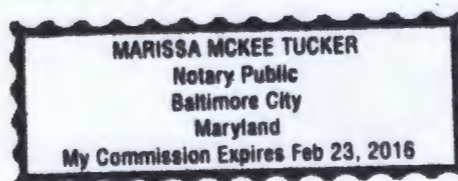
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of February, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Francis Knott and Kathy Knott
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Marissa McKee Tucker
Notary Public
Feb 23, 2016
My Commission Expires



REV. 10/12/11

Item #0180

PROPERTY DESCRIPTION

1002 BROOKLANDWOOD RD., LUTHERVILLE. MD 21093

Being Lot # 7 Section 1 in the subdivision of Brooklandwood Farms as recorded in the Baltimore County Plat Book # 0018, Folio 00435, containing 2.0 acres. Located in the 8th Election district and 2nd Council district.

Item # 0180

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/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2014-0180-A

Petitioner: FRANKS & KATHY KNOTT

Address or Location: 1002 BROOKLAND WOOD RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Peter W. Patchette

Address: 10404 Stevenson Rd.

Stevenson MD 21153

Telephone Number: 410-484-7010

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

No. **108010**

Date: **3/5/14**

PAID RECEIPT

BUSINESS ACTUAL TIME DPM
 3/05/2014 3/05/2014 10:47:11

REC WSD3 WALKIN R903 LRD
 RECEIPT # 228072 3/05/2014 OPLH

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	306	0000		6150				\$75.00

5 528 ZONING VERIFICATION
 108010

Recpt Tot: \$75.00
 \$75.00 CY 1.00 CA
 Baltimore County, Maryland

Total: **\$75.00**

Rec From:

For: **Zoning Hearing - case # 2014-0180-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 03/15/2014

Case Number: 2014-0180-A

Petitioner / Developer: F. & K. KNOTT ~ RATCLIFFE ARCHITECTS

Date of Hearing (Closing): MARCH 31, 2014

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:
1002 BROOKLANDWOOD ROAD

The sign(s) were posted on: **MARCH 14, 2014**



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 2014- 0180 -A Address 1002 Brooklandwood Rd
Contact Person: David Duval Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3/5/14 Posting Date: 3/16/14 Closing Date: 3/31/14

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 2014- 0180 -A Address 1002 Brooklandwood Rd
Petitioner's Name F + K Knott Telephone 410 484 7010
Posting Date: 3/16/14 Closing Date: 3/31/14
Wording for Sign: To Permit a proposed addition with a side yard setback
of 5 feet in lieu of the required 7 feet

Revised 7/06/11



RATCLIFFE

ARCHITECTS

10404 Stevenson Road
Stevenson, MD 21153
410.484.7010 -- Office
410.484.3819 - Fax

Fax Transmittal Cover Sheet

To:

Kristen Lewis

From:

Maureen Kelly

Fax:

410.227.3042

Pages:

2

Phone:

Date:

4.1.14

Re:

CC:

☐ Urgent☐ For Review☐ Please Comment☐ Please Reply☐ Please Recycle

Comments:

Case # 2014-0120-A

Signed:

Maureen Kelly

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 3/21/14

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

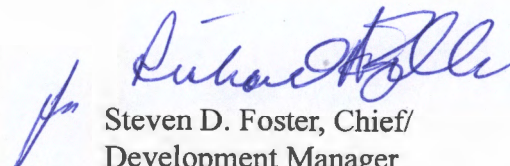
RE: Baltimore County
Item No. 2014-0180-A
Administrative Variance
Francis X. & Kathy Knott
1002 Brooklandwood Rd.

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. 2014-0180-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/
Development Manager
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

Item #0180



NEELBOR TO NORTHEAST



REAR





SIDE ELEVATION



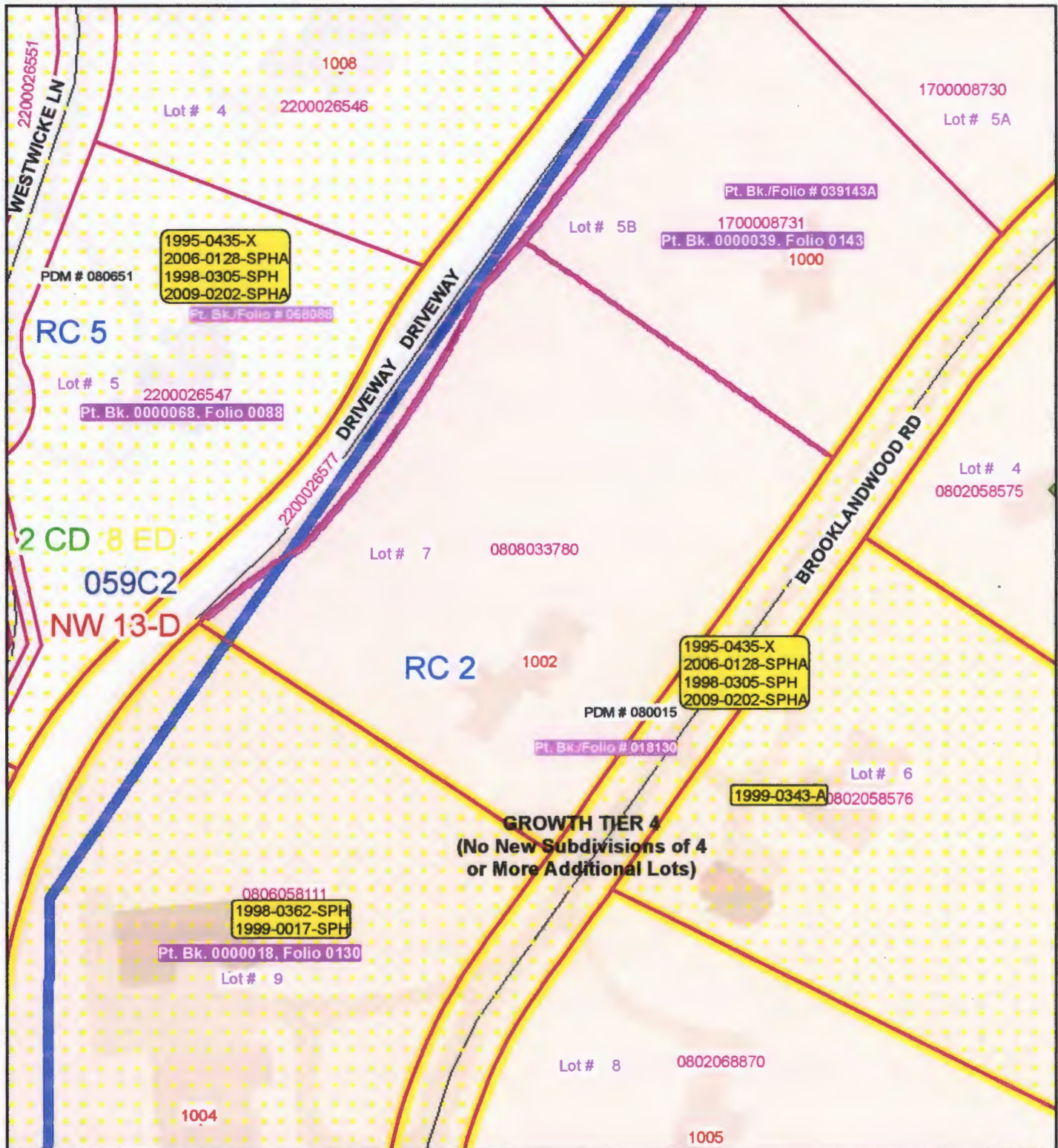
MUD ROOM ENTRY.



NEIGHBOR TO NORTHWEST.

Item #0180

1002 Brooklandwood Road



Publication Date: 3/5/2014



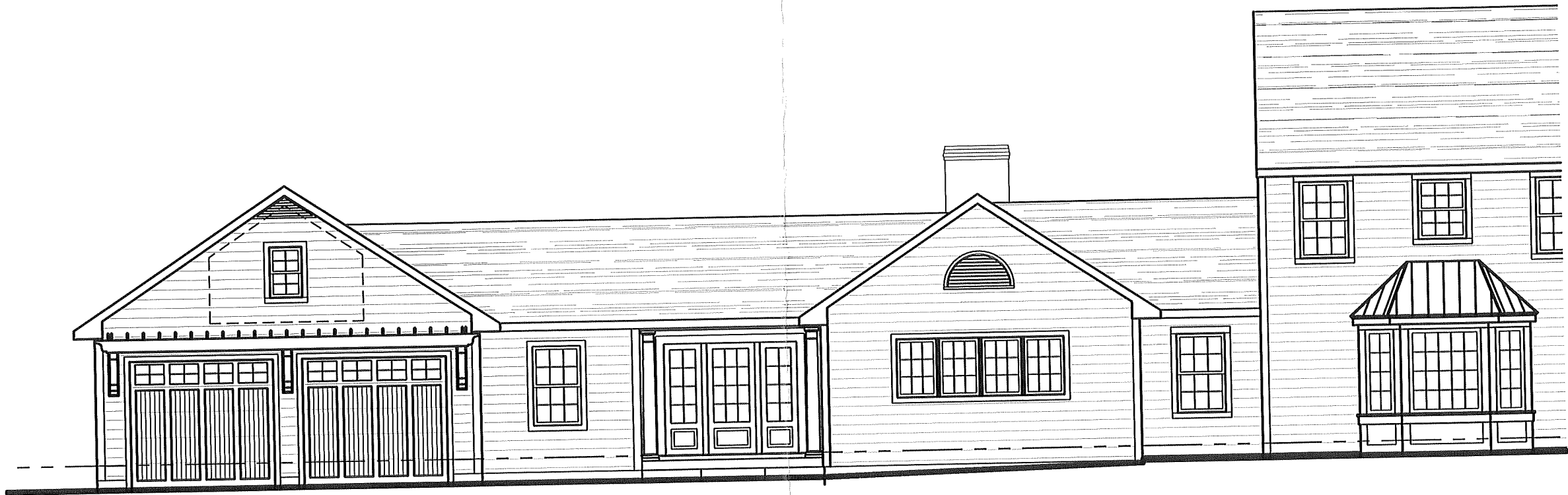
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet

Item #0180



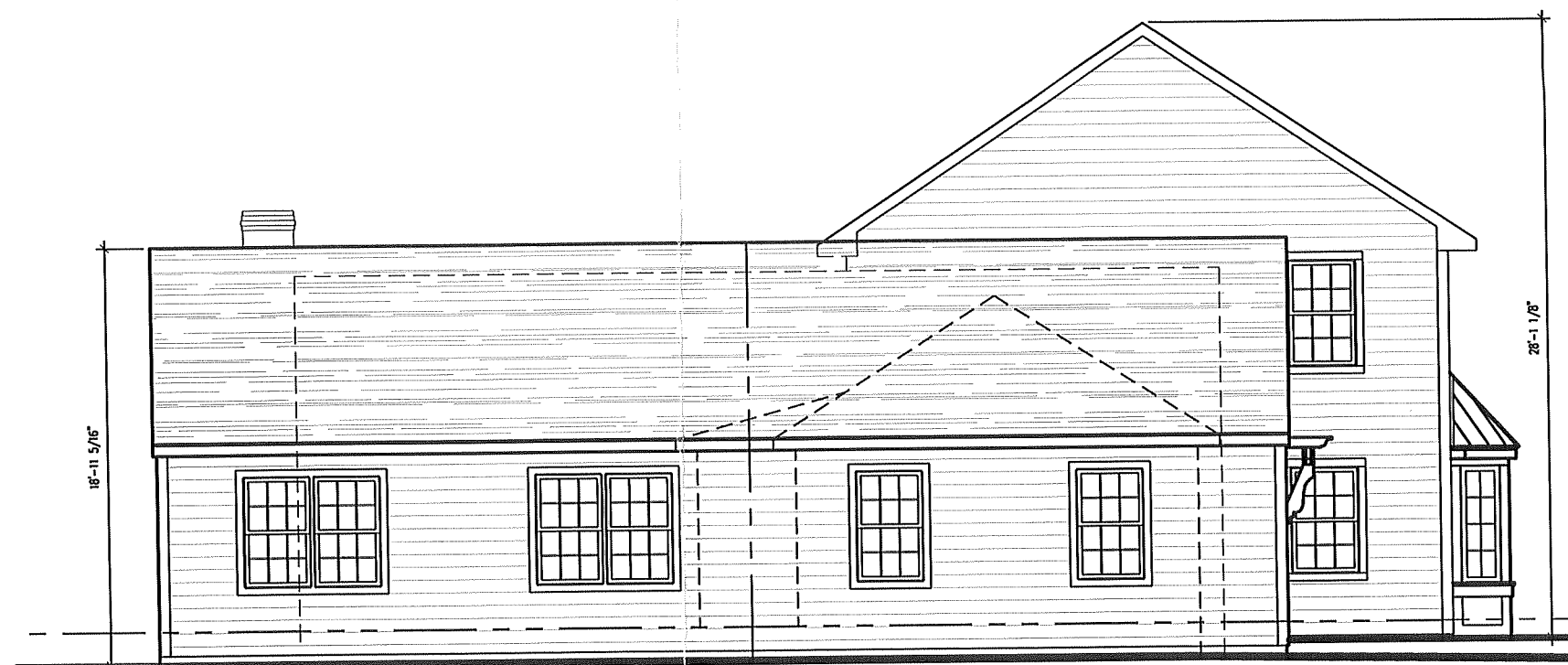
PARTIAL FRONT ELEVATION

1002 BROOKLANDWOOD RD.

1/8" = 1'-0"

Item #0180

02-17-2014



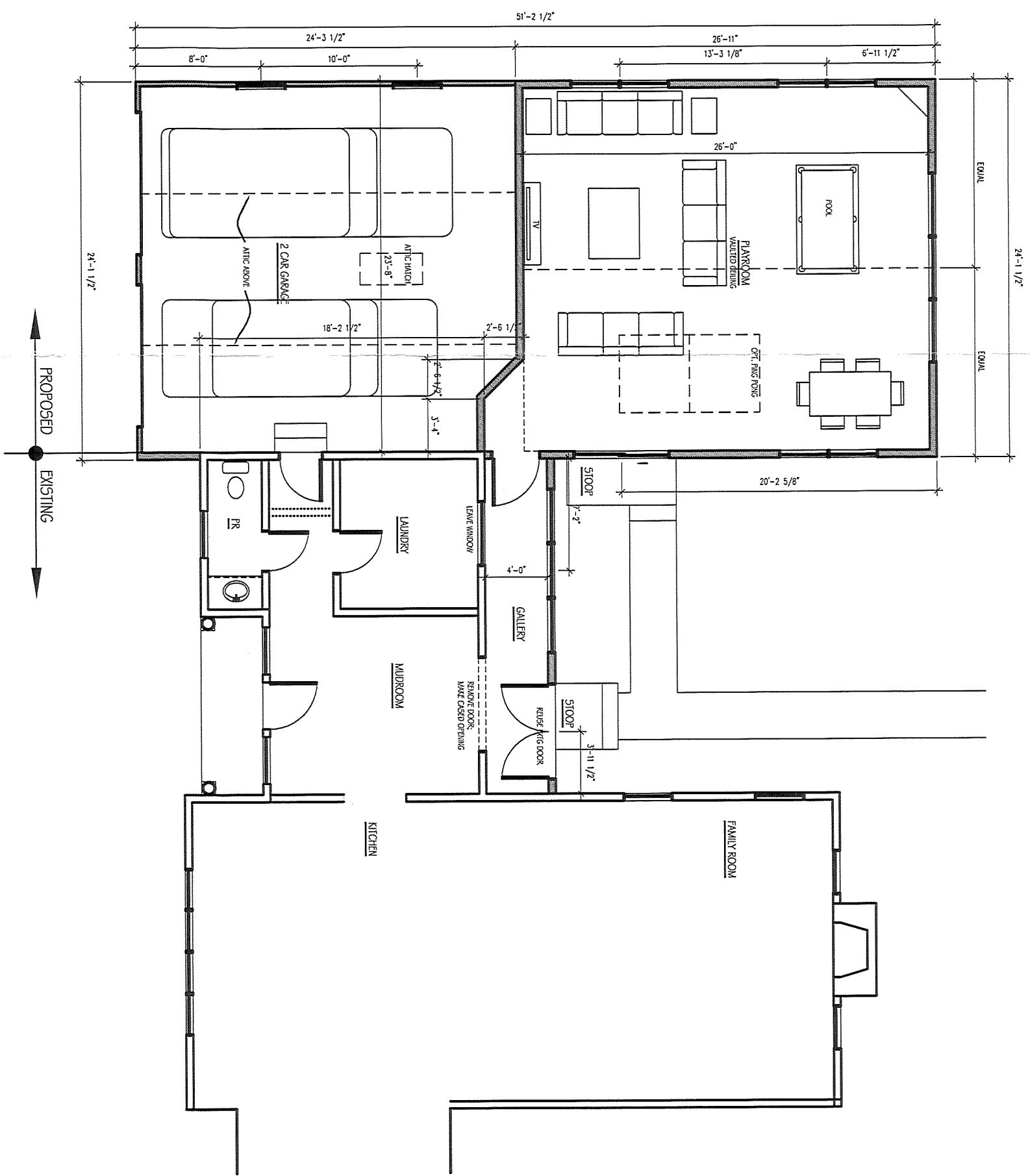
LEFT ELEVATION

1002 BROOKLANDWOOD RD.

1/8" = 1'-0"

Item #0180

02-17-2014



RA RATCLIFFE
ARCHITECTS

PARTIAL FIRST FLOOR PLAN

1002 BROOKL. ANDWOOD RD.

1/8" = 1'-0"

Item # 0180

02-17-2014



RA RATCLIFFE
ARCHITECTS

PARTIAL REAR ELEVATION

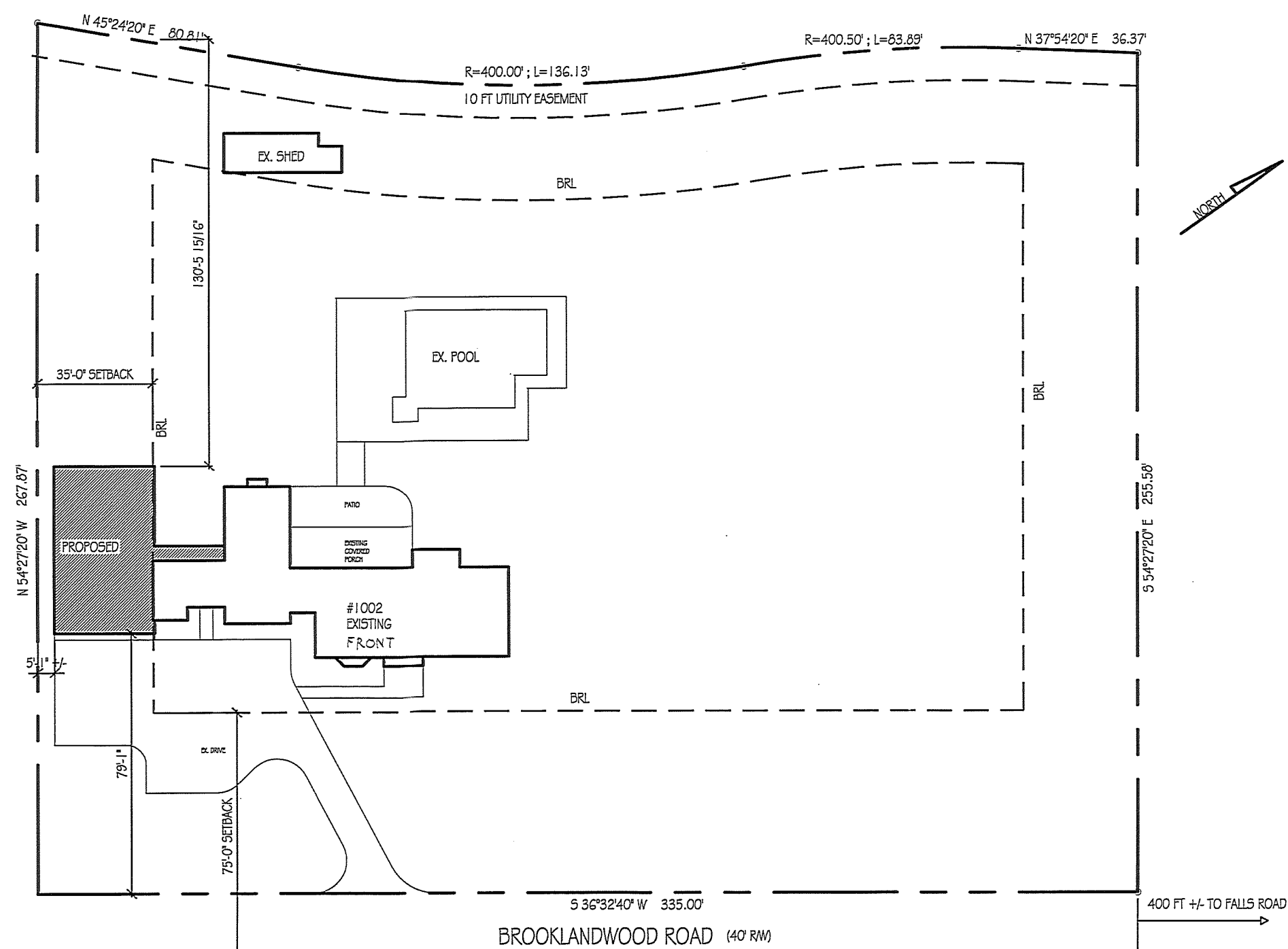
1002 BROOKL. ANDWOOD RD.

1/8" = 1'-0"

Item # 0180

02-17-2014

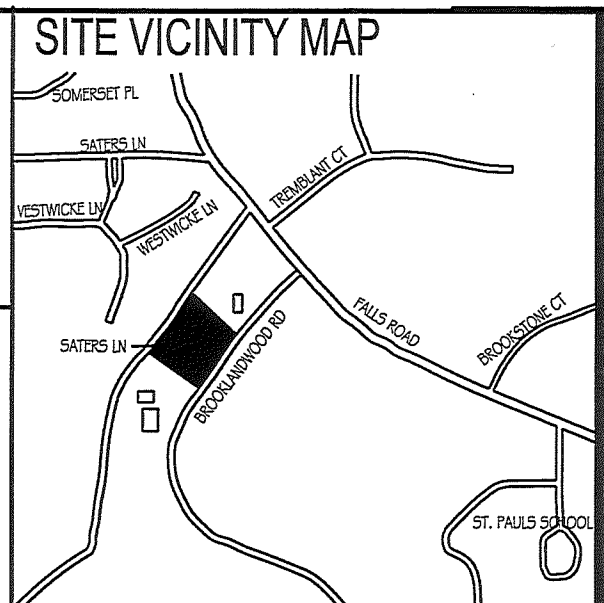
ZONING HEARING PLAN FOR ADMINISTRATIVE VARIANCE X FOR SPECIAL HEARING
ADDRESS 1002 BROOKLANDWOOD ROAD OWNERS NAME FRANCIS & KATHY KNOTT
SUBDIVISION NAME BOOKLANDWOOD FARMS LOT 7 BLOCK SECTION 1
PLAT BOOK # 0018 FOLIO 0130 10 DIGIT TAX # 0808033780 DEED REF # 15112/00435



#2014-0180-A

[Handwritten signature]

PROPERTY LINES HAVE BEEN TAKEN FROM DRAWINGS BY OTHERS. A SURVEY OF THE LOT IMPROVEMENTS HAS NOT BEEN PERFORMED AND THEIR LOCATIONS WERE PLACED AS REASONABLY AS PRACTICABLE GIVEN THE INFORMATION AVAILABLE.



ZONING MAP# 059C2
SITE ZONED RC2 *Vested 'A' Residential*
ELECTION DISTRICT 08
COUNCIL DISTRICT 2
LOT AREA ACREAGE 2 AC
OR SQUARE FEET
HISTORIC ? NO
IN CBCA ? NO
IN FLOOD PLAIN ? NO
UTILITIES
WATER IS
PUBLIC PRIVATE X
SEWER IS
PUBLIC PRIVATE X
PRIOR HEARING ?
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

RATCLIFFE
ARCHITECTS

RA

10404 Stevenson Road
Stevenson, Maryland 21153
410-484-7010 • Fax 410-484-3819 • peter@ratcliffearchitects.com

THE KNOTT FAMILY

1002 BROOKLANDWOOD RD

BALTIMORE COUNTY, MD

DATE:
02-17-14

SCALE:
1" = 40'-0"