

IN RE: PETITIONS FOR SPECIAL HEARING *

AND VARIANCE

(1809 Emory Road) *

4th Election District *

3rd Council District *

Robert E. & Leslie J. Knisley

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2014-0213-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed by Robert and Leslie Knisley, the legal owners. The Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to confirm the continuation of the non-conforming use of the property for stabling and pasturing of up to 3 horses. The variance petition seeks relief from B.C.Z.R. § 100.6 to permit the "stabling and pasturing" of up to 3 horses on a RC 2 residential property of 2.2 acres, which is not "a commercial agricultural operation" in lieu of the minimum required 3 acres of land.

The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1. Appearing at the public hearing in support of the requests was Robert and Leslie Knisley. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants in attendance, nor does the file contain any letters of opposition. In fact, the Petitioners submitted a document with signatures of more than ten (10) neighbors, all of whom support the request. There were no substantive Zoning Advisory Committee (ZAC) comments received.

This is an interesting case, in that a portion of Petitioners' property (2.2 acres, zoned RC 2) is situated in Baltimore County, while another portion (1.0 acre) lies in Carroll County. The

ORDER RECEIVED FOR FILING

Date

6/11/14

By

Sen

Petitioners' lot totals 3.2 acres in the aggregate. The property is improved with a single family dwelling which is located in Carroll County, while the balance of the property (including a horse barn and pasture) is within Baltimore County. The Petitioners are in the process of listing their home for sale, and the realtor recommended they obtain zoning relief to clarify that horses may be kept on the Baltimore County portion of the property.

As an initial matter, Petitioners do not need both special hearing and variance relief. If Petitioners established a lawful nonconforming use (which is disfavored in the law) they would not also need a variance to have the three (3) horses. Thus, I believe the petition for variance is the appropriate mechanism to provide for the stabling or keeping of the three (3) horses on the property.

Having said that, I do not believe Petitioners require zoning relief in the first instance. The request is for three (3) horses on 3.2 acres of land. B.C.Z.R. §100.6 permits three (3) horses on three (3) acres of land. It is irrelevant that a portion of the land (1 acre) is in Carroll County; zoning laws concern permissible uses on particular parcels of land, and here the Petitioners in fact own a suitably-sized property for keeping three horses. Even so, and out of an abundance of caution since the Petitioners are selling their home, I will address the petition for variance.

Based upon the testimony and evidence presented, I will grant the petition for variance.

To obtain variance relief a petitioner must show:

- (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).

Petitioners have met this test. The property is of irregular dimensions and straddles the Baltimore/Carroll County line. Thus, the property is indeed quite unique. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty, given that Petitioners would be

ORDER RECEIVED FOR FILING

Date

6/11/14

By

sen

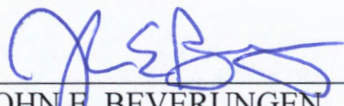
unable to keep horses on this rural property. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

THEREFORE, IT IS ORDERED this 11th day of June, 2014, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.) to confirm the continuation of the non-conforming use of the property for stabling and pasturing of up to 3 horses, be and is hereby DISMISSED WITHOUT PREJUDICE, as unnecessary;

IT IS FURTHER ORDERED that the Petition for Variance pursuant to B.C.Z.R. §100.6 to permit the "stabling and pasturing" of up to 3 horses on a RC 2 residential property of 2.2 acres which is not "a commercial agricultural operation," in lieu of the minimum required 3 acres of land, be and is hereby GRANTED.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 6/11/14
By sen

KEVIN KAMENETZ
County Executive



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

June 11, 2014

Robert & Leslie Knisley
1809 Emory Road
Reisterstown, Maryland 21136

RE: Petitions for Special Hearing and Variance
Property: 1809 Emory Road
Case No.: 2014-0213-SPHA

Dear Mr. & Mrs. Knisley:

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
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 1809 Emory Rd. Reisterstown, MD which is presently zoned RC 2
 Deed References: 1112400557 2136 10 Digit Tax Account # 1800004074
 Property Owner(s) Printed Name(s) Robert E. Knisley + Leslie J. Knisley

(SELECT THE HEARING(S) BY MARKING **X** 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

SEE ATTACHED

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

SEE ATTACHED

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)

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 (Petitioners):

Robert E. Knisley Leslie J. Knisley
 Name #1 - Type or Print Name #2 - Type or Print

Robert E. Knisley Leslie J. Knisley
 Signature #1 Signature #2

1809 Emory Rd. Reisterstown, MD
 Mailing Address City State

21136 / 443-831-0330 / Robert1809@
 Zip Code Telephone # Email Address

yahoo.com

Representative to be contacted:

Name - Type or Print **ORDER RECEIVED FOR FILING**

Signature Date 6/11/14

Mailing Address By Sh City State

Zip Code Telephone # Email Address

CASE NUMBER 2014-0213-SPNA Filing Date 4/11/14 Do Not Schedule Dates: Reviewer JS

Requested Relief:

Note: The property known as 1809 Emory Road is 3.2 total acres in size, of which 2.2 acres is located in Baltimore County, and 1.0 acre is located in Carroll County.

Special Hearing: BCZR: 500.7 → To confirm the continuation of the non-conforming use of the property for stabling and pasturing of up to 3 horses, and any other relief deemed necessary.

Variance: BCZR: 100.6 → To permit the "stabling and pasturing" of up to 3 horses on a RC2 residential property of 2.2 acres, which is not "a commercial agricultural operation," in lieu of the minimum required 3 acres of land.

2014-0213-SPHA

Property Description

1809 Emory Road

Entrance to the property is from Carroll County. The driveway is located on the southeast side of Emory Road (Carroll County; 30' wide), approximately 2,195 feet southwest from the centerline of the intersection with Mount Gilead Road (Carroll County; 22' wide). The Baltimore County portion of the property starts southeast from Emory Road, 770 feet down the driveway.

Being known and designated as Lot # 11, as shown on Plats entitled "I.S.C. Property", which plats are recorded among the Land Records of Carroll County in plat book 17, folios 99 and 100, and among the Land Records of Baltimore County in plat book E.H.K. Jr. number 41, folio 145.

2014-0213-SPHA

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: 2014-0213-SPHA

Petitioner: KNISLEY

Address or Location: 1809 EMORY RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ~~0000~~ Leslie J. Knisley or Robert. E. Knisley

Address: 1809 Emory Road
Reisterstown, MD 21136

Telephone Number: 443-831-0330

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

No. 109873

Date: 4/11/14

PAID RECEIPT

BUSINESS ACTUAL TIME INW
4/13/2014 4/11/2014 11:06:47 5

RES USGS WALKIN RDOS LRB
X RECEIPT # 732396 4/11/2014 0-14

Dept 5 520 ZONING VERIFICATION

NO. 109873

Recpt Tot 1150.00

1150.00 CX 1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150				\$150.00

Total: \$150.00

Rec From: KNISLEY

For: 2014-0213-SPHA

DISTRIBUTION

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

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

2014-0213-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Robert and Leslie Knisley

June 9, 2014

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 100
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

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: _____

1809 Emory Rd

May 20, 2014

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



Sincerely,

May 20, 2014

(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)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 22, 2014

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 May 20, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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 hereinafter as follows:

Case: # 2014-0213-SPHA

1809 Emory Road

SE/s Emory Road, 2195 ft. SW from Mount Gilead Road

4th Election District - 3rd Councilmanic District

Legal Owner(s): Robert & Leslie Knisley

Special Hearing: to confirm the continuation of the non-conforming use of the property for stabling and pasturing of up to 3 horses, and any other relief deemed necessary. **Variance:** to permit the "stabling and pasturing" of up to 3 horses on a RC2 residential property of 2.2 acres, which is not "a commercial agricultural operation" in lieu of the minimum required 3 acres of land.

Hearing: Monday, June 9, 2014 at 2:30 p.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.
JT 5/732 May 20 980204



KEVIN KAMENETZ
County Executive

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

May 8, 2014

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: 2014-0213-SPHA

1809 Emory Road
SE/s Emory Road, 2195 ft. SW from Mount Gilead Road
4th Election District – 3rd Councilmanic District
Legal Owners: Robert & Leslie Knisley

Special Hearing to confirm the continuation of the non-conforming use of the property for stabling and pasturing of up to 3 horses, and any other relief deemed necessary. Variance to permit the "stabling and pasturing" of up to 3 horses on a RC2 residential property of 2.2 acres, which is not "a commercial agricultural operation" in lieu of the minimum required 3 acres of land.

Hearing: Monday, June 9, 2014 at 2:30 p.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 a light gray circular stamp.

Arnold Jablon
Director

AJ:kl

C: Robert & Leslie Knisley, 1809 Emory Road, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 20, 2014.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 20, 2014 Issue - Jeffersonian

Please forward billing to:
Leslie & Robert Knisley
1809 Emory Road
Reisterstown, MD 21136

443-831-0330

NOTICE OF ZONING HEARING

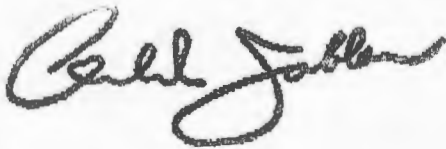
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2014-0213-SPHA

1809 Emory Road
SE/s Emory Road, 2195 ft. SW from Mount Gilead Road
4th Election District – 3rd Councilmanic District
Legal Owners: Robert & Leslie Knisley

Special Hearing to confirm the continuation of the non-conforming use of the property for stabling and pasturing of up to 3 horses, and any other relief deemed necessary. Variance to permit the "stabling and pasturing" of up to 3 horses on a RC2 residential property of 2.2 acres, which is not "a commercial agricultural operation" in lieu of the minimum required 3 acres of land.

Hearing: Monday, June 9, 2014 at 2:30 p.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.

MEMORANDUM

DATE: July 18, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0213-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on July 11, 2014. 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

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
1809 Emory Road; SE/S Emory Road, approx.	*	OF ADMINISTRATIVE
2,195' SW c/line with Mt Gilead Road		
4 th Election & 3 rd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Robert & Leslie Knisley		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2014-213-SPHA

* * * * *

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.

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

RECEIVED

APR 30 2014



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of April, 2014, a copy of the foregoing Entry of Appearance was mailed to Robert & Leslie Knisley, 1809 Emory Road, Reisterstown, Maryland 21136, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2014-0213-SPHA

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>4/23/14</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>5/7/14</u>	PLANNING (if not received, date e-mail sent _____)	<u>N/C</u>
<u>4/24/14</u>	STATE HIGHWAY ADMINISTRATION	<u>NO Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>5/20/14</u>	
SIGN POSTING	Date: <u>5/20/14</u> by <u>SEG Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any:	<u>Support letter signed by neighbors</u>	



KEVIN KAMENETZ
County Executive

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

June 4, 2014

Robert E. & Leslie J. Kinisley
1809 Emory Road
Reisterstown MD 21136

RE: Case Number: 2014-0213 SPHA, Address: 1809 Emory Road

Dear Mr. & Ms. Kinisley:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 11, 2014. 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." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



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

Date: 4/24/14

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

RE: Baltimore County
Item No 2014-0213-SPHA
Special Hearing Variance
Robert Ecclesie J. Knisley
1809 Emory Road.

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. 2014-0213-SPHA.

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

I would like to express support of my neighbor Leslie & Bob Knisley at 1809 Emory Road Reisterstown, MD 21136.

I am aware of the horses on their property and they have caused me no disturbances and no offensive odors.

* 1) Signed: Budgett Shuf

Address: 1811 Emory Road, Reisterstown, MD 21136

2) Signed: Robin A. M. Jelle

Address: 1817 Emory Rd. Reisterstown, MD 21136

3) Signed: Elle Hall

Address: 1813 Emory Rd Reisterstown MD 21136

4) Signed: Andrea Achuzel

Address: 1829 Emory Road Reisterstown MD 21136

* 5) Signed: Ann S. Marriott

Address: 1825 Emory Rd. Reisterstown, Md 21136

I would like to express support of my neighbor Leslie & Bob Knisley at 1809 Emory Road Reisterstown, MD 21136. I am aware of the horses on their property and they have caused me no disturbances and no offensive odors.

6) Signed: Robert Z. Fick

Address: 1827 EMORY RD REISTERSTOWN MD 21136

7) Signed: Barry R. Boston

Address: 1800 Emory Rd Reisterstown, Md. 21136

8) Signed: [Signature]

Address: 1818 Emory Rd reisterstown MD 21136

*

9) Signed: Jeannette Rodgers

Address: 1823 Emory Road Reisterstown Md 21136

10) Signed: Dawn Ferguson

Address: 1815 Emory Rd Reisterstown, MD 21136

From: Heather elseroad@verizon.net
Subject: Letter
Date: April 3, 2014 at 9:14 AM
To: Leslie Knisley lkisley1809@yahoo.com

I attached the letter, so sorry I didn't have a chance to get over there. I will send you the number for my friend in NY regarding the TMI.

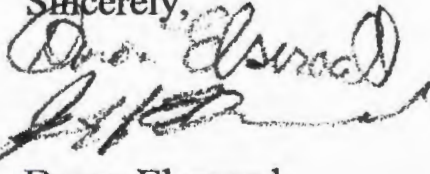
Heather

March 30, 2014

To Whom It May Concern:

We currently own adjoining property to Leslie and Bob Knisely and have for several years. We fully express support of their request for 1809 Emory Road, Reisterstown, MD 21136. There has never been a dispute of any sort regarding their animals, nor has there ever been offensive odor.

Sincerely,



Daron Elseroad

11)
12)

11)
12)

This Deed, MADE THIS 30th day of June

in the year one thousand nine hundred and Ninety-Five by and between

NEIL A. GAMERMAN AND BOBBIE L. GAMERMAN, his wife

of The State of Maryland, parties of the first part. and

ROBERT E. KNISLEY AND LESLIE J. KNISLEY, HIS WIFE, parties

of the second part.

WITNESSETH, That in consideration of the sum of One Hundred Sixty Three Thousand Seven Hundred Fifty Dollars (\$163,750.00) and other good and valuable considerations, the receipt of which is hereby acknowledged.

the said parties of the first part

do grant and convey to the said parties of the second part as tenants by the entireties, their assigns, and to the survivor of them, and the personal representatives, heirs and assigns of the survivor

~~personal representatives, heirs and assigns~~, in fee simple, all

that lot of ground situate ~~in~~ partly in the 4th Election District of Carroll County and partly in the 4th Election District of Baltimore Co. and described as follows, that is to say: State of Maryland

BEING KNOWN AND DESIGNATED AS Lot Numbered 11, as shown on Plats entitled "I.S.C. Property", which plats are recorded among the Land Records of Carroll County in plat Book 17, folios 99 and 100, and among the Land Records of Baltimore County in Plat book E.H.K. Jr. No. 41, folio 145.

The improvements thereon being known as 1809 Emory Road

BEING the same lot of ground which by Deed dated December 30, 1989 and recorded among the Land Records of Carroll County in Liber 802,05 and recorded among the Land Records of Baltimore County in Liber 6360, folio 315 was granted and conveyed by the Institutional Service Corporation unto Neil A. Gamerman and Bobbie L. Gamerman, his wife the grantors herein.

510
447.07
5
SUBJECT TO ALL RESTRICTIONS AND COVENANTS ON RECORD

RECORDED
INDEXED
JUL 13 1990
LMS DMC
TOTAL
REPT DMC
IR TAX 51A1

Real Property Data Search (w3)

(our feedback is important to us. [Please take our short survey.](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Register
Account Identifier:	District - 04 Account Number - 1800004074	
Owner Information		
Owner Name:	KNISLEY ROBERT E KNISLEY LESLIE J	Use: RESIDENT
Mailing Address:	1809 EMORY RD REISTERSTOWN MD 21136	Principal Residence: NO Deed Reference: 1) /11124/ 0 2)
Location & Structure Information		
Premises Address:	1809 EMORY RD 0-0000	Legal Description: 2.20 AC 95; 1809 EMO ISC PROP
Map: 0031	Grid: 0020	Parcel: 0052
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 11	Assessment Year: 2013
Plat No:	Plat Ref: NONE	
Special Tax Areas:	Town:	Ad Valorem:
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
		Property Land Area 2.2000 AC
Stories	Basement	Type
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2013
Land:	104,400	78,300
Improvements	8,700	6,400
Total:	113,100	84,700
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2013
		As of
		07/01/
Transfer Information		
Seller: GAMERMAN NEIL A	Date: 07/12/1995	Price: \$163,750
Type: ARMS LENGTH IMPROVED	Deed1: /11124/ 00557	Deed2:
Seller: INSTITUTIONAL SE RVCE CORPORATION	Date: 01/07/1982	Price: \$10,000
Type: ARMS LENGTH IMPROVED	Deed1: /06360/ 00315	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	0.00 0.00
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **04** Account Number: **1800004074**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

[\(http://imsweb05.mdp.state.md.us/website/mosp/\)](http://imsweb05.mdp.state.md.us/website/mosp/)☒ Loading... Please

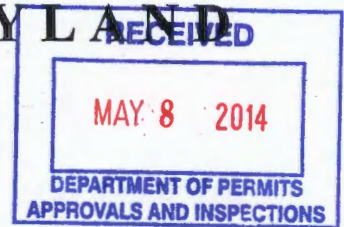
Loading... Please Wait.

→

5/9/14
WCL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

DATE: May 7, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Zoning Advisory Petition(s) for
Item Nos: 2014-205, 14-207, 14-213

The Department of Planning has reviewed the above referenced zoning items and has no comments.

For further questions or additional information concerning the matters stated herein, please contact Lynn Lanham at 410-887-3480.

Prepared By: 

LL/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

6-9-14
2:30 PM

NO
Hearing
DATE
5/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 7, 2014

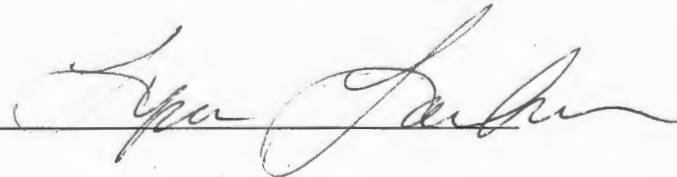
FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Zoning Advisory Petition(s) for
Item Nos: 2014-205, 14-207, 14-213

The Department of Planning has reviewed the above referenced zoning items and has no comments.

For further questions or additional information concerning the matters stated herein, please contact Lynn Lanham at 410-887-3480.

Prepared By: _____



LL/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For April 28, 2014
Item No. 2014-0211, 0212, 0213, 0214 and 0215

DATE: April 23, 2014

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

DAK:CEN.
Cc: file

G:\DevPlanRev\ZAC -No Comments\ZAC04282014 -.doc

Case No.:

2014-0213-SPHA

6/11/14

Exhibit Sheet

Petitioner/Developer

DJ
1-18-14

Protestants

slr

No. 1	Plan	
No. 2	Photographs	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

SUBDIVISION NAME Emory Rd. Reisterstown, MD FOR SPECIAL HEARING X (MARK TYPE REQUEST)
 PLAT BOOK # 41 FOLIO # 145 10 DIGIT TAX # 1800004014 DEED REF. # 11124/0
 OWNER(S) NAME(S) Robert E. + Leslie J. LOT # 11 BLOCK # N/A SECT

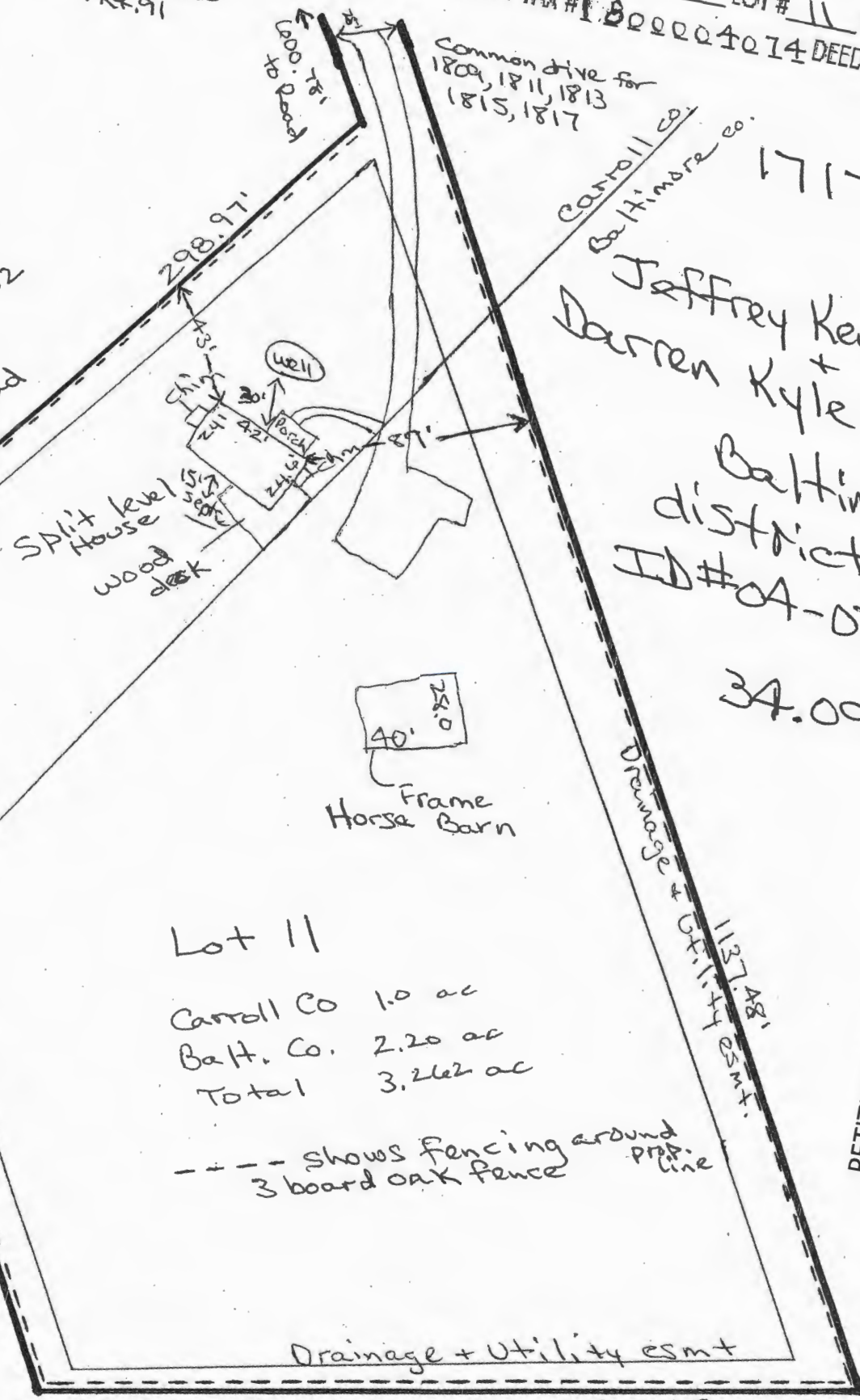
Emory Road
 MD. Rt. 91

Carroll Co.
 Baltimore Co.

1717 Emory
 Jeffrey Kenton Else
 +
 Darren Kyle Else
 Baltimore tax
 district 04
 ID# 04-07-058175
 34.09426 AC

Shn +
 Jridgett
 Sherfey
 cot # 041232
 district
 ↑
 1811 Emory Road
 lot 10

1137.48 ft esmt.
 Carroll Co.
 Baltimore Co.



PETITIONER'S
 EXHIBIT NO. 1

1825 Emory Road
 William Marriott

Baltimore tax
 district 04
 acct # 1004



PETITIONER'S

EXHIBIT NO. _____

2









NW 22-L

031A2

EMORY RD

Pt. Bk./Folio # MP01107

NW 22-K

031B2

MOUNT GILEAD RD

RC 2

Pt. Bk. 0000074, Folio 0110
PDM # 040560

CARROLL COUNTY

PDM # 040568

Pt. Bk./Folio # MP98116

NW 21-L

4 ED

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

RC 2

NW 21-K

3 CD

Pt. Bk. 0000041, Folio 0145

RC 4

Pt. Bk. 0000045
PDM # 040153

031A3

PDM # 040727

031B3

Pt. Bk./Folio # 069057

RC 2

NW 20-L

RC 8

PDM # 040486

NW 20-K

Pt. Bk./Folio # 069056

039A1

PDM # 040634

Pt. Bk. 0000069, Folio 0055

039B1

PDM # 040568

Pt. Bk./Folio # MP98116
0407058175

1811

CARROLL COUNTY

031A3
NW 21-L

3 CD

4 ED

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

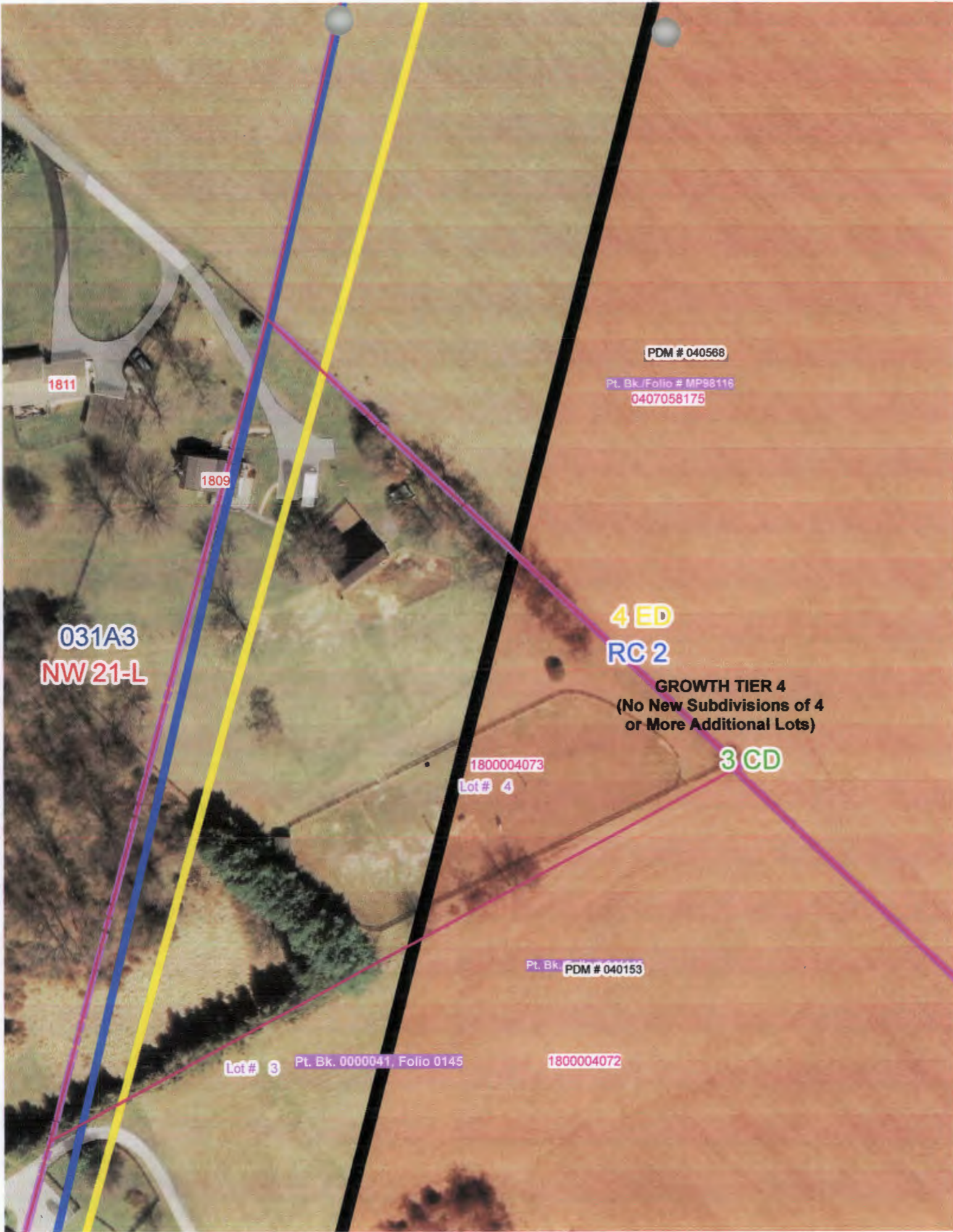
Lot # 4
1800004073

RC-2

Pt. Bk./Folio # 041145
PDM # 040153

Pt. Bk. 0000041, Folio 0145
1800004072

Lot # 3



1811

1809

031A3
NW 21-L

PDM # 040568

Pt. Bk./Folio # MP98116
0407058175

4 ED
RC 2

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

3 CD

1800004073

Lot # 4

Pt. Bk. PDM # 040153

1800004072

Lot # 3 Pt. Bk. 0000041, Folio 0145

031A2

EMORY RD
EMORY RD

1717

56948 - 19990503
56948 - 20010252

0402057850

Lot # 1

2300011059

CARROLL COUNTY

NW 21-L

1811

1809

PDM # 040568

Pt. Bk./Folio # MP98116

0407058175

4 ED

3 CD

RC 2

SITE

1800004073

Lot # 4

031A3

PDM # 040153

Pt. Bk./Folio # 041145

Pt. Bk. 0000041, Folio 0145

1800004072

Lot # 3

RC 8

ZONING HEARING PLAN FOR V. ANCE X FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)

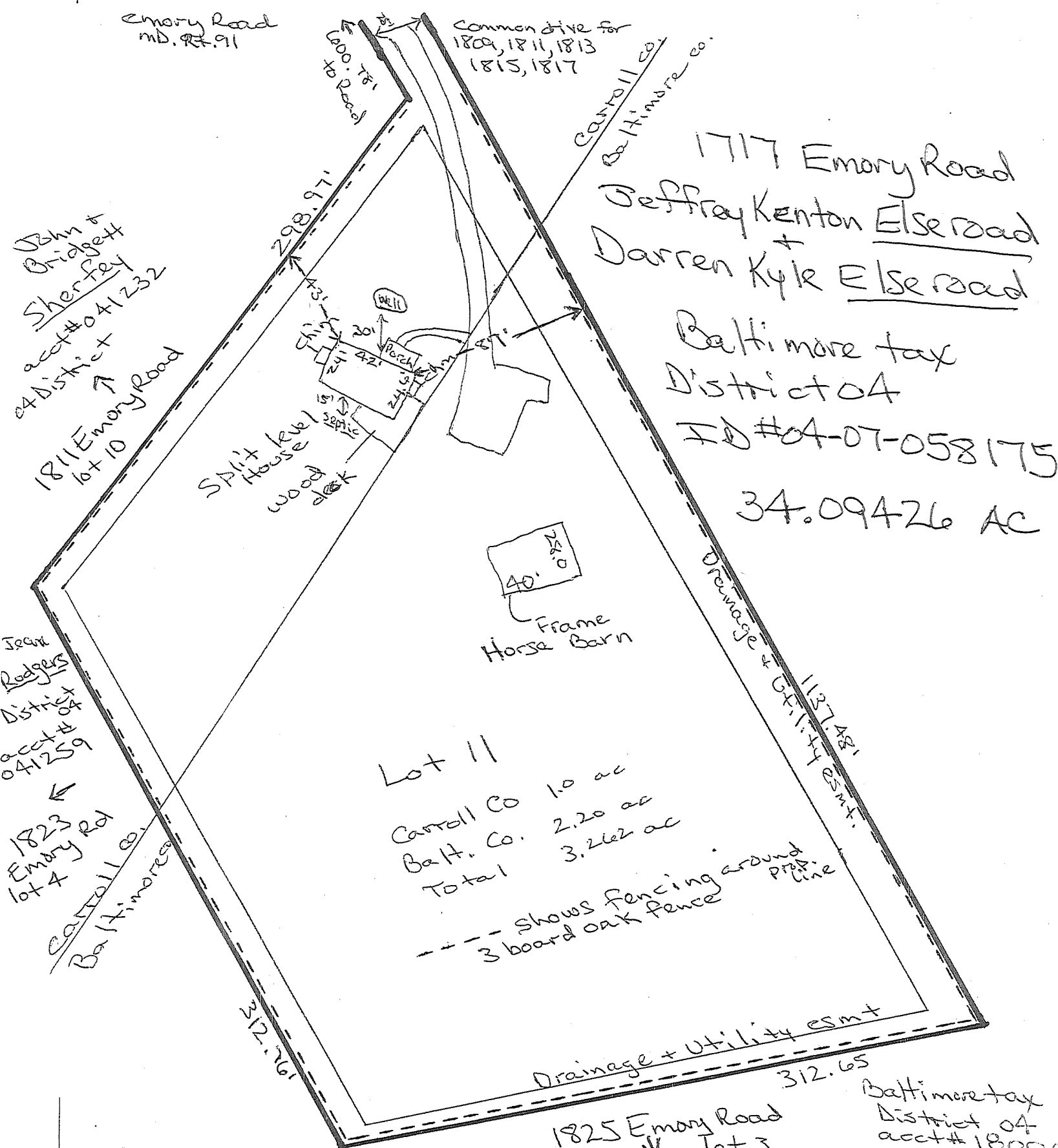
ADDRESS 1809 Emory Rd. Reisterstown, MD OWNER(S) NAME(S) Robert E. + Leslie J. Knisley

SUBDIVISION NAME 0000

LOT # 11 BLOCK # N/A SECTION # N/A

PLAT BOOK # 41 FOLIO # 145 10 DIGIT TAX # 1800004074 DEED REF. # 11124/00557

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 031 B2

SITE ZONED RC 2

ELECTION DISTRICT 4

COUNCIL DISTRICT 3

LOT AREA ACREAGE 2.20 ac

OR SQUARE FEET 95832 SF

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Baltimore tax info

District 04

acct # 1800004072

42.8 ac

PLAN DRAWN BY Leslie J. Knisley DATE 3-17-2014 SCALE: 1 INCH = 600 FEET