

M E M O R A N D U M

DATE: November 16, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0075-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 15, 2018. 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

/dlw

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(7514 Knollwood Road) *
 9th Election District * OFFICE OF ADMINISTRATIVE
 5th Council District * HEARINGS FOR
 Abraham Kidane & Semira Meharena *
 Petitioners * BALTIMORE COUNTY
 *
 * **CASE NO. 2019-0075-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Abraham Kidane and Semira Meharena (“Petitioners”). The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations [1945 Regs.] (“BCZR”), to permit a proposed second floor addition with a side yard setback of 4 ft. in lieu of the required 7 ft. 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.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 23, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING
 Date 10-16-18
 By [Signature]

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.


Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 16th day of **October, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations [1945 Regs.] (“BCZR”), to permit a proposed second floor addition with a side yard setback of 4 ft. in lieu of the required 7 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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 10-16-18

By JEB



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 Hearings for Baltimore County for the property located at:

Address 7514 KNOLLWOOD ROAD, TOWSON, 21286 Currently zoned RESIDENTIAL
Deed Reference 0033274 326 10 Digit Tax Account # 0920660201
Owner(s) Printed Name(s) Abraham Kidane and Semira meharena

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X ADMINISTRATIVE VARIANCE from Section(s)

SEB Attached

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

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

e-mail :- abrahamgk@yahoo.com

Owner(s)/Petitioner(s):

Abraham Kidane / Semira Meharena
Name #1 – Type or Print Name #2 – Type or Print

Abraham / Semira Meharena
Signature #1 Signature #2

7514 Knollwood Road, Towson MD
Mailing Address City State

21286 / 410 504 7900 / abrahamgk@yahoo.
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

ABRAHAM KIDANE
Name – Type or Print

Abraham
Signature

7514 Knollwood Road, Towson, MD
Mailing Address City State

21286 / 4105047900 / abrahamgk@yahoo.
Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
10-16-18

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

BY

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0075-A

Filing Date 9/10/18

Estimated Posting Date 9/23/18

Reviewer gf

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 7514 Knollwood Road, Towson MD 21286
Print or Type Address of property City State Zip Code

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

I have a family size of 6 people (a wife, husband, 3 kids & mother). My home in its current condition is a two bed room house with only 1280 sq and has no basement, no attic, no 2nd floor. It does not have enough bed rooms for 6 people & it has only 1 bath room, it does not have washer/dryer room, no storage, not enough closet & too small kitchen. To get a bedroom for each person; to increase the 1 bath room to 3 bath rooms; to widen existing small kitchen; to create a study room for kids and an office space for parents; to provide playing room for kids & a washer/dryer room, we need to add a 2nd floor addition on top of existing foot print; just like many houses in the neighborhood did. Due to a narrow width of the house, a simple 2nd floor addition will not provide a reasonable sized bed rooms. The bed room will be becoming narrow on one side & long. As a result, to provide a reasonable sized bed rooms, the 2nd floor addition will need to bump out 2 LF on the front side to directly sit on top of an already 2 LF bumped out foot print of the family room and continue the same throughout the 2nd floor entire front width of the house. Also the back side will need a 2 LF bump out at 2nd floor level. If we do not bump out the 2nd floor addition, the 1st floor family room will not have a roof covering. **PLEASE SEE ATTACHED ADDITIONAL FULL STATEMENT**

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

Abraham Kidane
Signature of Owner (Affiant)

Semira Meharena
Signature of Owner (Affiant)

Abraham Kidane
Name- Print or Type

Semira Meharena
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 8th day of Sept., 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: ABRAHAM KIDANE & SEMIRA MEHARENA

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

AS WITNESS my hand and Notaries Seal

Pamela C. Whye
Notary Public
5.10.2022
My Commission Expires



HARDSHIP OR PRACTICAL DIFFICULTY THAT REQUIRED ADMINISTRATIVE VARIANCE

I am requesting Administrative Variance for the following three cases:

1. To bump out a 4 LF x 8 LF for a staircase landing on one of the existing side of the house
2. To build a 18 LF x 26 LF addition at the back of the house
3. On previously made improvement, the car port garage was enclosed and changed to a family room and already bumped out by 2 LF towards the front of the house. Now, the 2nd floor addition will rest on top of the same footprint of the already bumped out family room and continue for the entire width of the front width of the house.

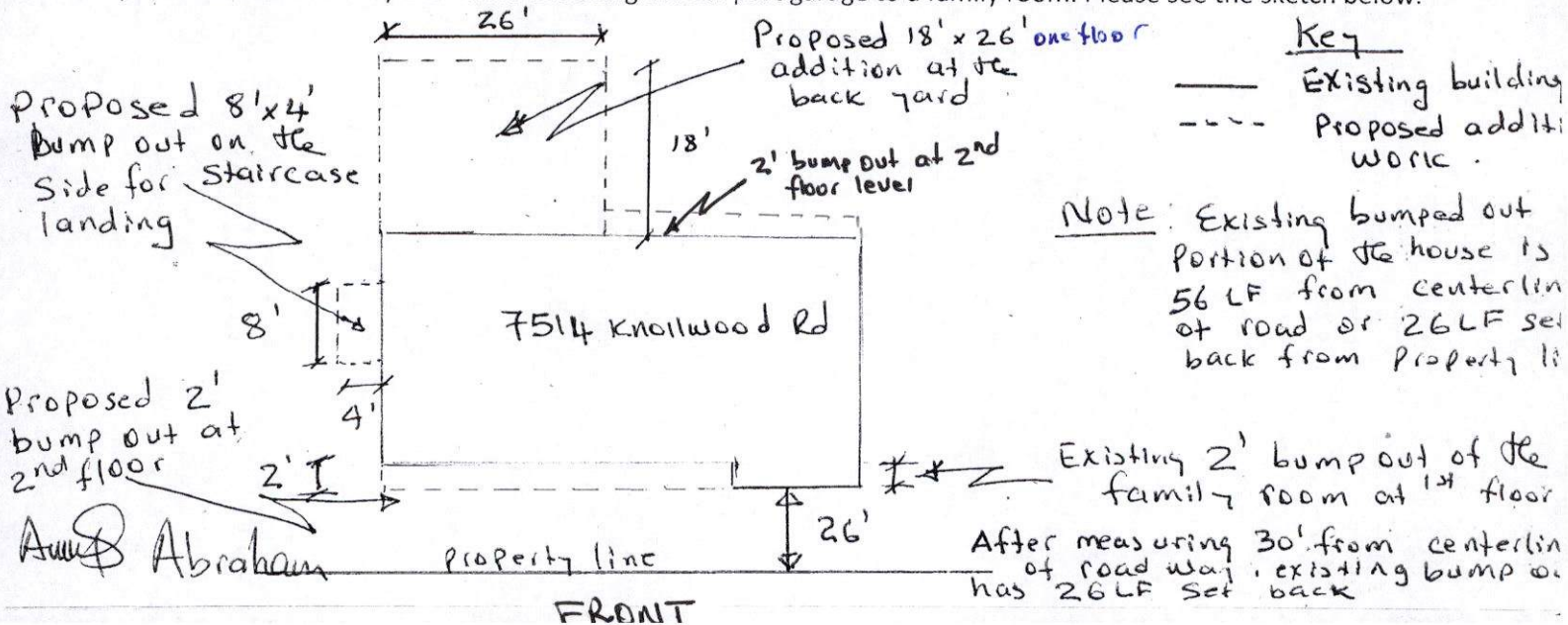
Reasons for the request:-

I have a six people family size (a wife, husband, 3 kids and mother). My house in its current condition is a two bed room house with only 1,280 SF and has no basement, no attic, no 2nd floor. It does not have enough bed rooms for 6 people living in it, it has only one bath room, it does not have washer/dryer room, no storage room, not enough closets and the kitchen size is too small.

In order to get a bed room for each of the three kids, for a mother; increase the current one bath room into three bath rooms; to widen the existing small kitchen; to create a study room for the kids and an office space for the parents; to provide a playing room for the kids and to provide a washer/dryer room, we need to add a 2nd floor addition on top of the existing footprint just like many houses in the neighborhood did. Due to the narrow width of the house, a simple 2nd floor addition will not provide a reasonable sized bed rooms. The bedrooms will be becoming narrow on one side and long. As a result, to provide a reasonable normal sized bed rooms, the 2nd floor addition will need to bump out on 2LF on the front side to directly sit on top of an already 2 LF bumped out family room footprint and continue the same throughout the entire front width. Also the back side will need a 2LF bump out. If we do not bump out the 2nd floor addition the 1st floor family room will not have roofing covering it. Hence, to provide roofing for the already bumped out 1st floor family room, the 2nd floor has to also need to bump out the same, otherwise, the family room will need to have unreasonable 2LF wide roofing making the house ugly.

Due to small sized 1st floor plan, the new staircase will need to be one flight stair. Providing a 2 flight staircase with a landing space within the very small 1st floor space, will take a very big space and leave unusable narrow space that will be wasted. On the other hand, providing a one flight stair with landing inside the existing 1st floor footprint will take a big space from the existing leaving/dining room and make it difficult to have a 1st flight staircase without affecting the existing leaving room. As a result, to provide a one flight stair the landing will need to be provided on a 4 LF by 8 LF bump out to one side of the house. After the 4 LF bump out to the side, there will still be at least a 4.5 LF setback from the neighbor property line.

Almost all of the 2nd floor addition in the neighborhood have a 2 feet bump out. The 2nd floor proposed 2 LF bump out will not reduce the existing set back from the curb and gutter. Because, on previous improvements, we already bumped out portion of the house by 2 LF while enclosing the car port garage to a family room. Please see the sketch below.



2019-0075-A

Administrative Variance from section: 1B02.3.C.1 of the BCZR (1945 Reg);

To permit a proposed second floor addition with a side yard setback of 4 feet in lieu of the required 7.

ZONING PETITION PROPERTY DESCRIPTION

ZONING PROPERTY DESCRIPTION FOR 7514 KNOLLWOOD ROAD

TOWSON MARYLAND

BEGINNING AT A POINT ON THE WEST SIDE OF KNOLLWOOD ROAD WHICH IS 60 FEET WIDE AT A DISTANCE OF 186 FEET SOUTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET AIGBURTH ROAD WHICH IS 60 FEET WIDE.

BEING LOT #3, BLOCK G, SECTION #3 IN THE SUBDIVISION OF DONNYBROOK AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #17, FOLIO #88, CONTAINING 8910.00 SQUARE FEET OF LOT. LOCATED IN THE 9TH ELECTION DISTRICT AND 5TH COUNCIL DISTRICT.

ZONING NOTICE #1

ADMINISTRATIVE VARIANCE

CASE # 2019-0075-A
TO PERMIT A PROPOSED SECOND FLOOR
ADDITION WITH A SIDE YARD SETBACK OF
4 FEET IN LIEU OF THE REQUIRED 7 FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 10/8/18

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. HANDICAPPED

ZONING PETITION PROPERTY DESCRIPTION

ZONING PROPERTY DESCRIPTION FOR 7514 KNOLLWOOD ROAD

TOWSON MARYLAND

BEGINNING AT A POINT ON THE WEST SIDE OF KNOLLWOOD ROAD WHICH IS 60 FEET WIDE AT A DISTANCE OF 186 FEET SOUTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET AIGBURTH ROAD WHICH IS 60 FEET WIDE.

BEING LOT #3, BLOCK G, SECTION #3 IN THE SUBDIVISION OF DONNYBROOK AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #17, FOLIO #88, CONTAINING 8910.00 SQUARE FEET OF LOT. LOCATED IN THE 9TH ELECTION DISTRICT AND 5TH COUNCIL DISTRICT.

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW.
 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
 HANDICAPPED, ACCESSIBLE

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
 AN ELIGIBLE INDIVIDUAL OR GROUP MAY
 REQUEST A PUBLIC HEARING CONCERNING
 THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
 RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
 5:00 P.M. ON 10/18/18
 ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
 PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING

CASE # 2019-0075-A
 TO PERMIT A REAR SECOND FLOOR
 ADDITION WITH A SIDE YARD SETBACK OF
 4 FEET IN LIEU OF THE REQUIRED 7 FEET

ZONING NOTICE
ADMINISTRATIVE VARIANCE

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 7514 Keelwood Rd

Date of Hearing/Closing: 10-8-18

Petitioner/Developer: A. Kildare

RE: Case Number: 2019-0075-A

Date: 9-23-18

CERTIFICATE OF POSTING

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0075 -A Address 7514 Knollwood Rd 21286

Contact Person: GARY HUCK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/10/18 Posting Date: 9/23/18 Closing Date: 10/8/18

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), 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 2019- 0075 -A Address 7514 Knollwood Rd 21286

Petitioner's Name Abraham Kidane/Senica Meharena Telephone 410-504-7900

Posting Date: 9/23/18 Closing Date: 10/8/18

Wording for Sign: To Permit a proposed second floor addition with a side yard set back of 4 feet in lieu of the required 7 feet.

Revised 6/30/2019

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0075 -A Address 7514 Knollwood Rd 21286

Contact Person: GARY HUK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/10/18 Posting Date: 9/23/18 Closing Date: 10/8/18

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), 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 2019- 0075 -A Address 7514 Knollwood Rd 21286

Petitioner's Name Abraham Kidane / Senira Meharena Telephone 410-504-7900

Posting Date: 9/23/18 Closing Date: 10/8/18

Wording for Sign: To Permit a proposed second floor addition with a side yard set back of 4 feet in lieu of the required 7 feet.

Revised 6/30/2019

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

No. **173216**

Date **9/10/18**

PATV-RECEIPT
 BUSINESS: JUDICIAL TIME: JPM
 11/2018 12/10/2018 10:15:45
 4503 WALKER, GAY
 RECEIPT # 7890 9/10/2018
 500 ZONEA VERIFICATION
 173216
 Rec'd Total 75.00
 \$ 00.00
 \$ 00.00
 BALTIMORE COUNTY, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		0150					75.00

Total **75.00**

Rec From **Abraham Kidanu**

For **2019-0075-A**

7514 Knollwood Rd

**CASHIER'S
 VALIDATION**

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE October 4, 2018

FROM: *VD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 24, 2018
Item No. 2019-0051-A, 0062-A, 0075-A, 0077-SPH and 0078-A

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

* * * * *

VKD: cen
cc: file



DONALD I. MOHLER III
County Executive

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

October 10, 2018

Abraham Kidane & Semira Meharena
7514 Knollwood Road
Towson, MD 21286

RE: Case Number: 2019-0075-A, Address: 7514 Knollwood Rd

To whom it may concern,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 10, 2018. 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 style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MK

Enclosures

c: People's Counsel

10-8-18

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: September 20, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0075-A
Address 7514 Knollwood Road
(Kidane & Meharena Property)

Zoning Advisory Committee Meeting of **September 24, 2018**.

X The Department of Environmental Protection and Sustainability has no comment on the above-referenced zoning item.

Reviewer: Steve Ford

1-10-70
OFFICE OF
HEALTH

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: September 20, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0075-A
Address 7514 Knollwood Road
(Kidane & Meharena Property)

Zoning Advisory Committee Meeting of **September 24, 2018**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 9/17/18

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

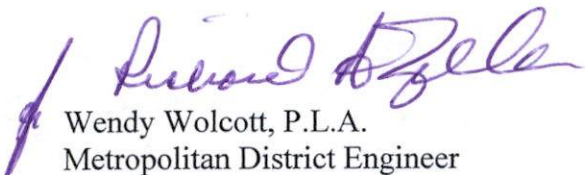
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No.

2019-0075-A
Administrative Variance
Abraham K. Jones & Semira Mehreza
7514 Knollwood Road

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

(AV 10/8)

CASE NO. 2019- 0075-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>9-20</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-17</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 9-23-18 by Pilson

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes No

PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: Missing Parts (10/10 + 10/12) Emailed Madison on

Debra Wiley

From: Madison Knoll
Sent: Friday, October 12, 2018 9:01 AM
To: Debra Wiley
Subject: RE: Administrative Variance 2019-0075-A - (Closing date: 10/8) - 7514 Knollwood Rd., 21286

The planner called them and we're waiting on them to be delivered. Ill scan or run them over as soon as we get them!

From: Debra Wiley
Sent: Friday, October 12, 2018 8:57 AM
To: Madison Knoll <mknoll@baltimorecountymd.gov>
Cc: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: FW: Administrative Variance 2019-0075-A - (Closing date: 10/8) - 7514 Knollwood Rd., 21286

Hi Madison,

Have you found these in the "dummy folder"? If not, can you please ask the planner. The photos are a requirement.

Thanks again.

From: Debra Wiley
Sent: Wednesday, October 10, 2018 2:27 PM
To: Madison Knoll <mknoll@baltimorecountymd.gov>
Cc: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Administrative Variance 2019-0075-A - (Closing date: 10/8) - 7514 Knollwood Rd., 21286

Hi Madison,

In reviewing the above-referenced case file, it appears photos are missing and they must be included in the case file in order for Judge Beverungen to issue his decision.

Thanks in advance.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868



Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration						
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Account Identifier:		District - 09 Account Number - 0920660201								
Owner Information										
Owner Name:	KIDANE ABRAHAM MEHARENA SEMIRA		Use:	RESIDENTIAL						
Mailing Address:	7514 KNOLLWOOD RD BALTIMORE MD 21286-7931		Principal Residence:	YES						
			Deed Reference:	/33274/00326						
Location & Structure Information										
Premises Address:		7514 KNOLLWOOD RD 0-0000		Legal Description: 7514 KNOLLWOOD RD DONNYBROOK						
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0070	0015	0766		0000	3	G	3	2017		0017/ 0088
Special Tax Areas:			Town:			NONE				
			Ad Valorem:							
			Tax Class:							
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1953		1,280 SF				8,910 SF		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1	NO	STANDARD UNIT	SIDING	1 full						
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2018		07/01/2019		
Land:		94,000		94,000						
Improvements		111,000		131,200						
Total:		205,000		225,200		218,467		225,200		
Preferential Land:		0						0		
Transfer Information										
Seller: KIDANE ABRAHAM			Date: 03/08/2013			Price: \$0				
Type: NON-ARMS LENGTH OTHER			Deed1: /33274/ 00326			Deed2:				
Seller: TROMBERO ROBERT GLENN			Date: 09/12/2007			Price: \$234,300				
Type: NON-ARMS LENGTH OTHER			Deed1: /26156/ 00516			Deed2:				
Seller: TROMBERO HELEN			Date: 12/27/2006			Price: \$0				
Type: NON-ARMS LENGTH OTHER			Deed1: /13762/ 00531			Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										

2019-0075-A

ZAC AGENDA

Case Number: 2019-0075-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Abraham Kidane & Semira Meharena
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 7514 KNOLLWOOD RD
Location: W/S of Knollwood Road, S 186 ft. to the centerline of Aigburth Road

Existing Zoning: DR 5.5 **Area:** 8,910 SQ. FT.
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
To permit a proposed second floor addition with a side yard setback of 4 ft. in lieu of the required 7 ft.
Attorney: Not Available
Prior Zoning Cases: 1947-11110; R-1947-1096
Concurrent Cases: None
Violation Cases: None
Closing Date: 10/08/2018

Miscellaneous Notes:

Case Number: 2019-0076-A **Reviewer:** Jun Fernando
Existing Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Maria Yavorivskyy
Contract Purchaser: No Contract Purchaser was set.

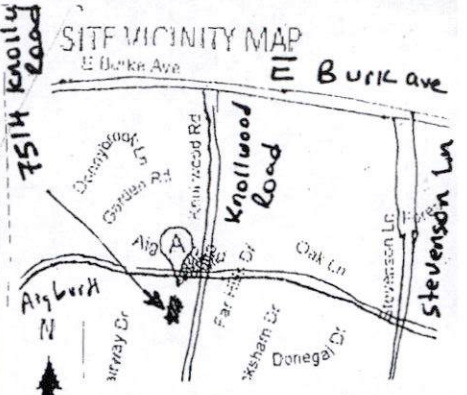
Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 1400 A EDMONDSON AVE
Location: N/S of Edmondson Avenue, 190 ft. W from the centerline of Beechwood Avenue

Existing Zoning: DR 2 **Area:** 0.2935 ACRES
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
To permit an addition (attached garage) with a side yard setback of 5 ft. in lieu of the minimum required 15 ft.
Attorney: Not Available
Prior Zoning Cases: 1984-0161
Concurrent Cases: None
Violation Cases: None
Closing Date: 10/08/2018

Miscellaneous Notes:

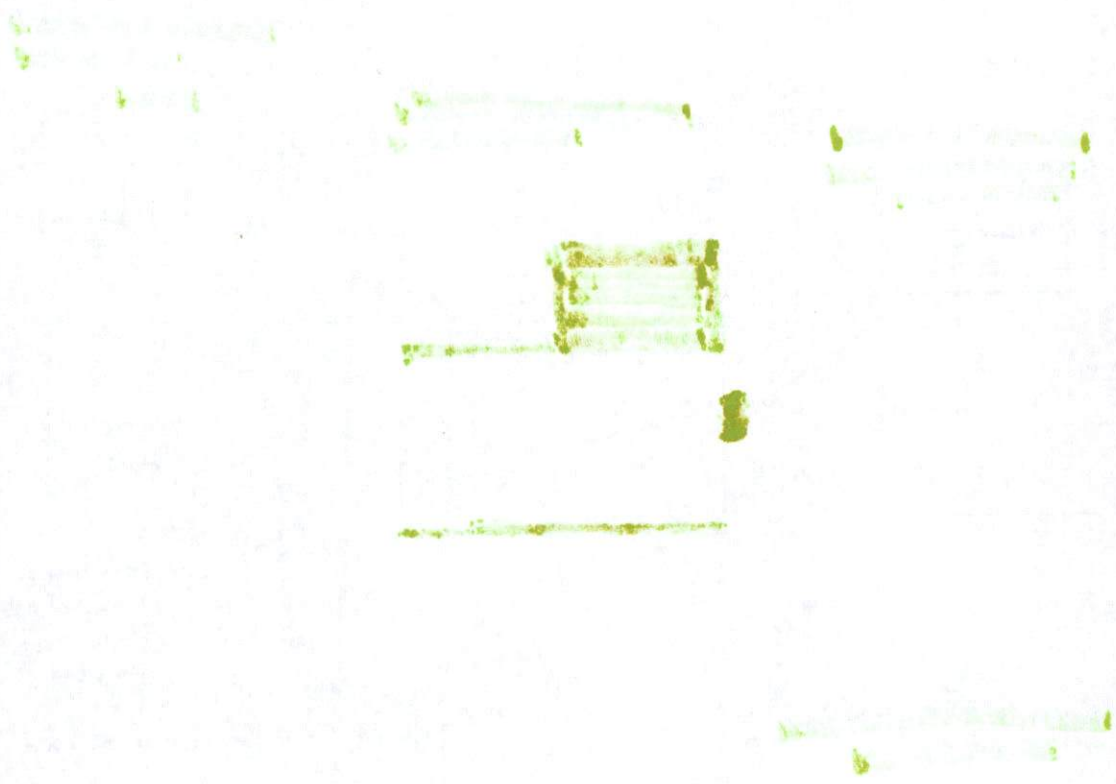
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH ADDRESS 7514 Knollwood Road, Towson, 21286 OWNER(S) NAME(S) Abraham Kidane & Semiray Meharena SUBDIVISION NAME DONNYBROOK (Knollwood) LOT # 3 BLOCK # G SECTION # 3 PLAT BOOK # 17 FOLIO # 88 10 DIGIT TAX # 0920660201 DEED REF. # 0033274320



MAP IS NOT TO SCALE 1:1000
 ZONING MAP# 070B3
 SITE ZONED Residential DR5E
 ELECTION DISTRICT 9th
 COUNCIL DISTRICT 5th
 LOT AREA ACREAGE 8,910 SF
 OR SQUARE FEET 8,910 SF
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC X PRIVATE _____
 SEWER IS: PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW
R-1947-1110
R-1947-1096
R-1947-1110
R-1947-1096
 VIOLATION CASE INFO:
NO current violation



2019-0075-A



cup

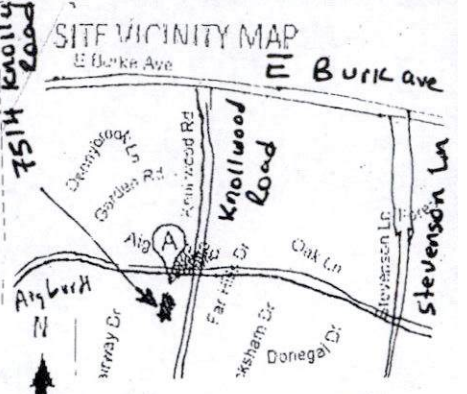
1000-1000
1000-1000
1000-1000

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH _____)

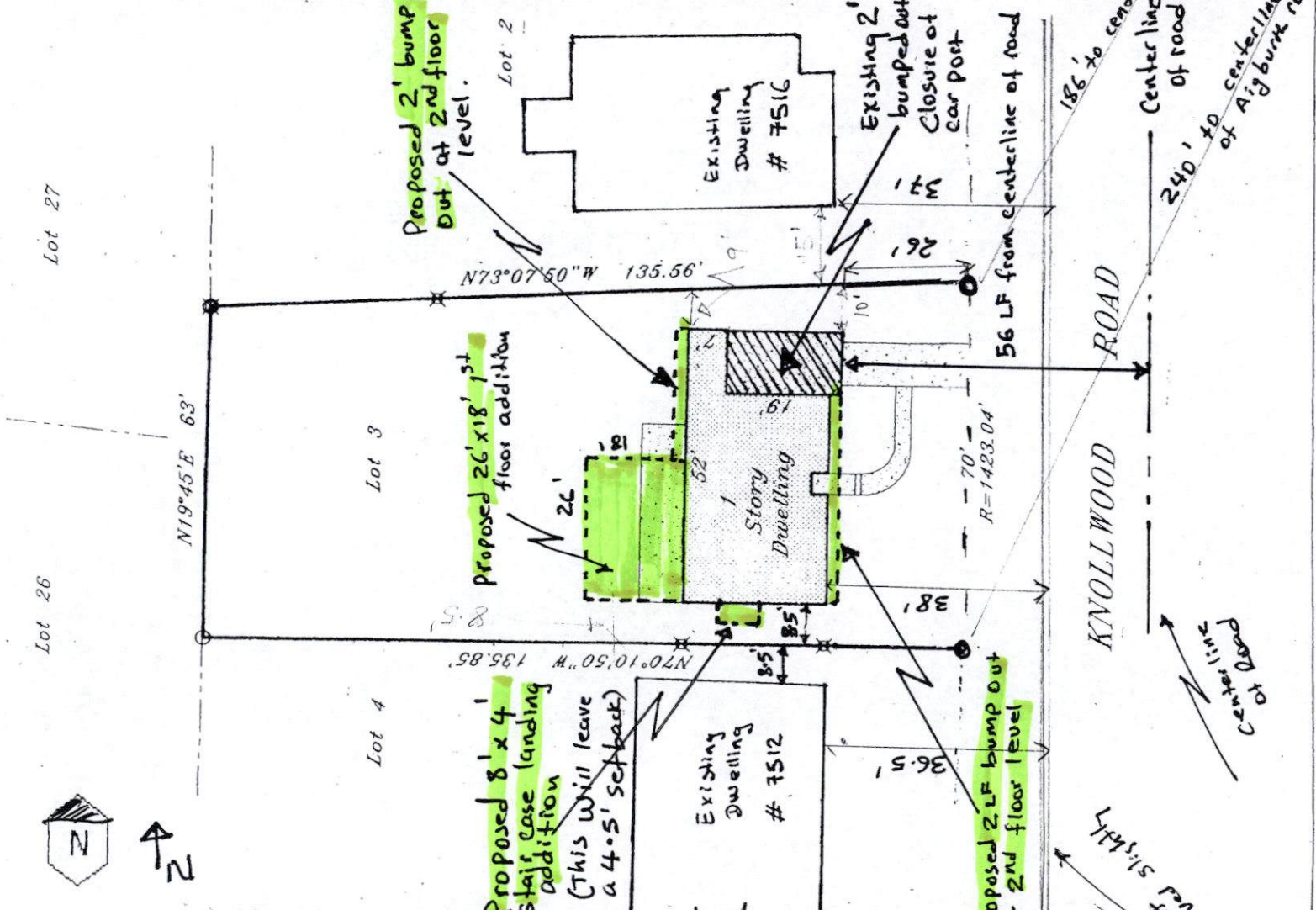
ADDRESS 7514 Knollwood Road, Towson, 21286 OWNER(S) NAME(S) Abraham Kidane & Semiray Meharena

SUBDIVISION NAME DONNYBROOK (Knollwood) LOT # 3 BLOCK # G SECTION # 3

PLAT BOOK # 17 FOLIO # 88 10 DIGIT TAX # 0920660201 DEED REF. # 0033274326



MAP IS NOT TO SCALE 1:1000
 ZONING MAP# 070B3
 SITE ZONED Residential DR-5.5
 ELECTION DISTRICT 9th
 COUNCIL DISTRICT 5th
 LOT AREA ACREAGE 8,910 SF
 OR SQUARE FEET 8,910 SF
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC X PRIVATE _____
 SEWER IS: PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW
R-1947-1110
R-1947-1096
R-1947-1110
R-1947-1096



PLAN DRAWN BY Abraham Kidane DATE 09/09/18 SCALE: 1 INCH = 30 FEET

1 INCH = 30 FEET

2019-0075-A

VIOLATION CASE INFO:
NO current violation



0823

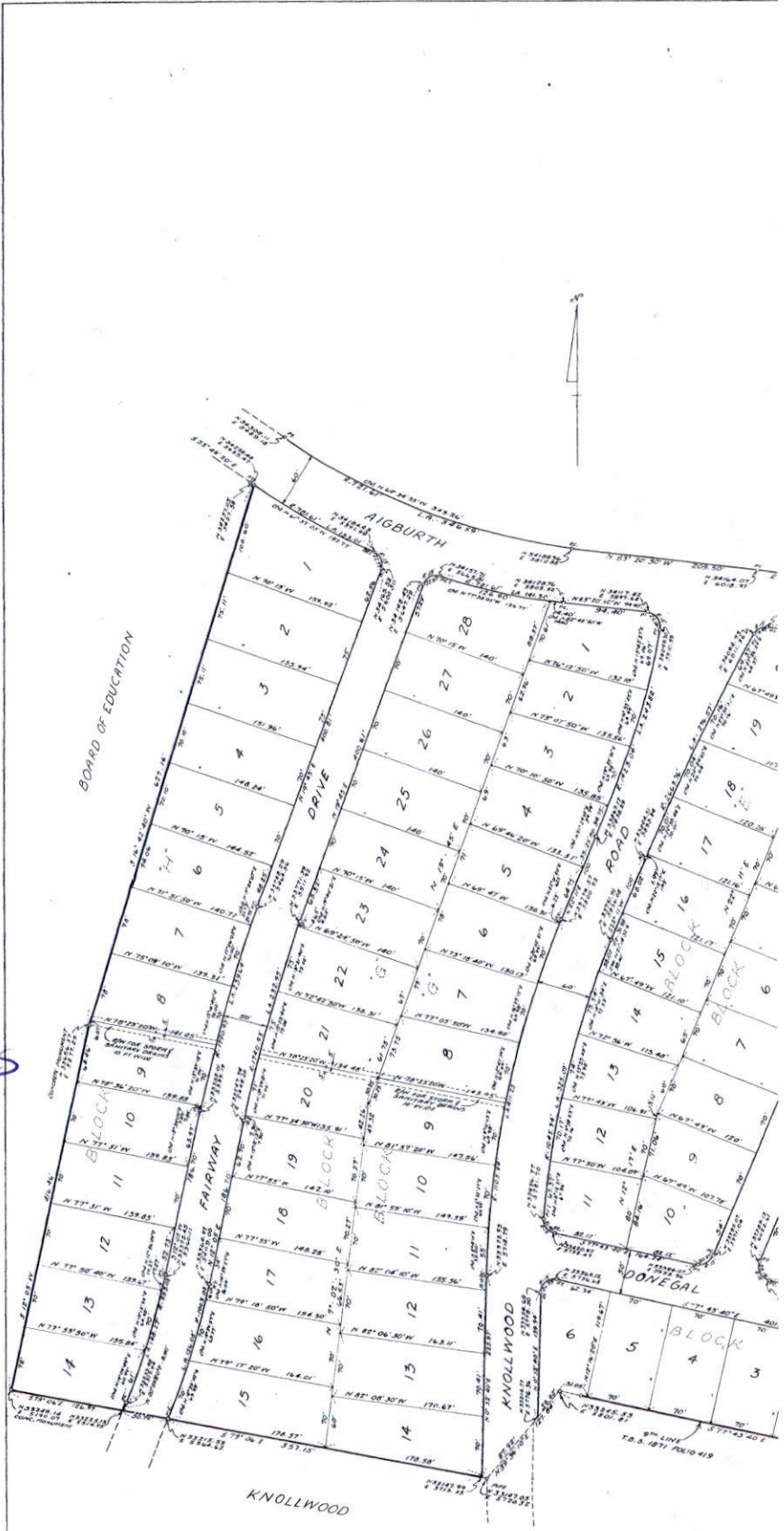
140

A-8280-11051
5004 - F005
A-0420 - F005
Q111 - F001 - 8
R-1444 - 6048
200 - F001 - 8

5-1044-1046
8-1044-1046
S107-1210-V
S111-1323-V

NO

2622



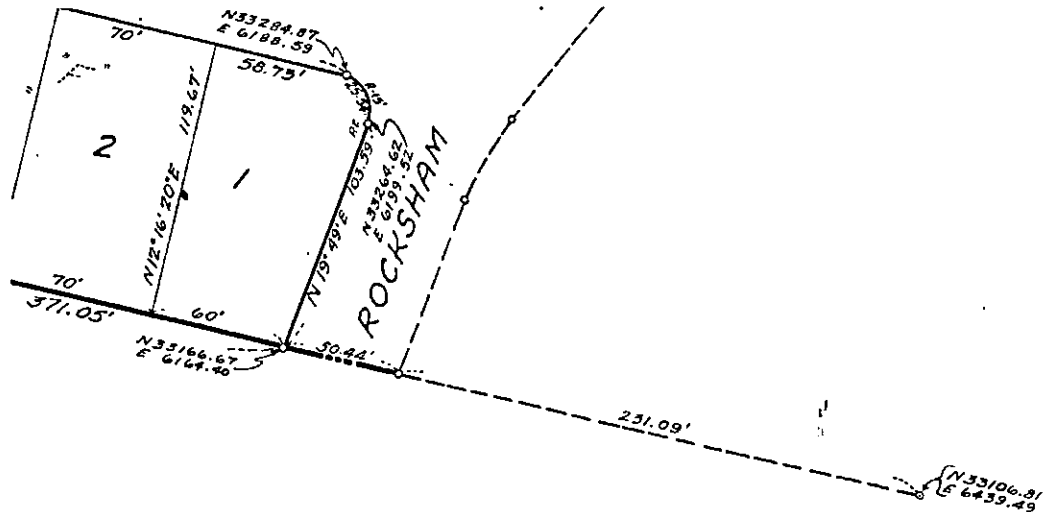
1945-53 Regs
RG

OWNER'S CERTIFICATION
I HEREBY CERTIFY THAT THE REQUIREMENT
SET FORTH IN SECTIONS 104 AND 105 ADDED TO
ARTICLE 17 ANNOTATED CODE OF MARYLAND
WHICH SUPPLEMENTED AND IN IT CONCERNS THE
MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH.
OWNER OF LAND SHOWN HEREON

W. M. Maguire, Jr.

DONNYBROC
SECTION 3
NINTH ELECTION DISTRICT
OF BALTIMORE COUNTY, MARYLAND

2019-0075-A



THE COORDINATES SHOWN HEREON ARE BASED ON THE BALTIMORE COUNTY METROPOLITAN DISTRICT TRAVERSE SYSTEM, AS SHOWN ON A PLAT OF 'DONNYBROOK, SECTION 2' AND RECORDED IN PLAT BOOK T.B.S. NO. 16 FOLIO 92.

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO THE PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

K

T

APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS.

J. Paul Coffitt _____ Oct. 31st 1951.
ROADS ENGINEER FOR BALTIMORE COUNTY, MD. DATE

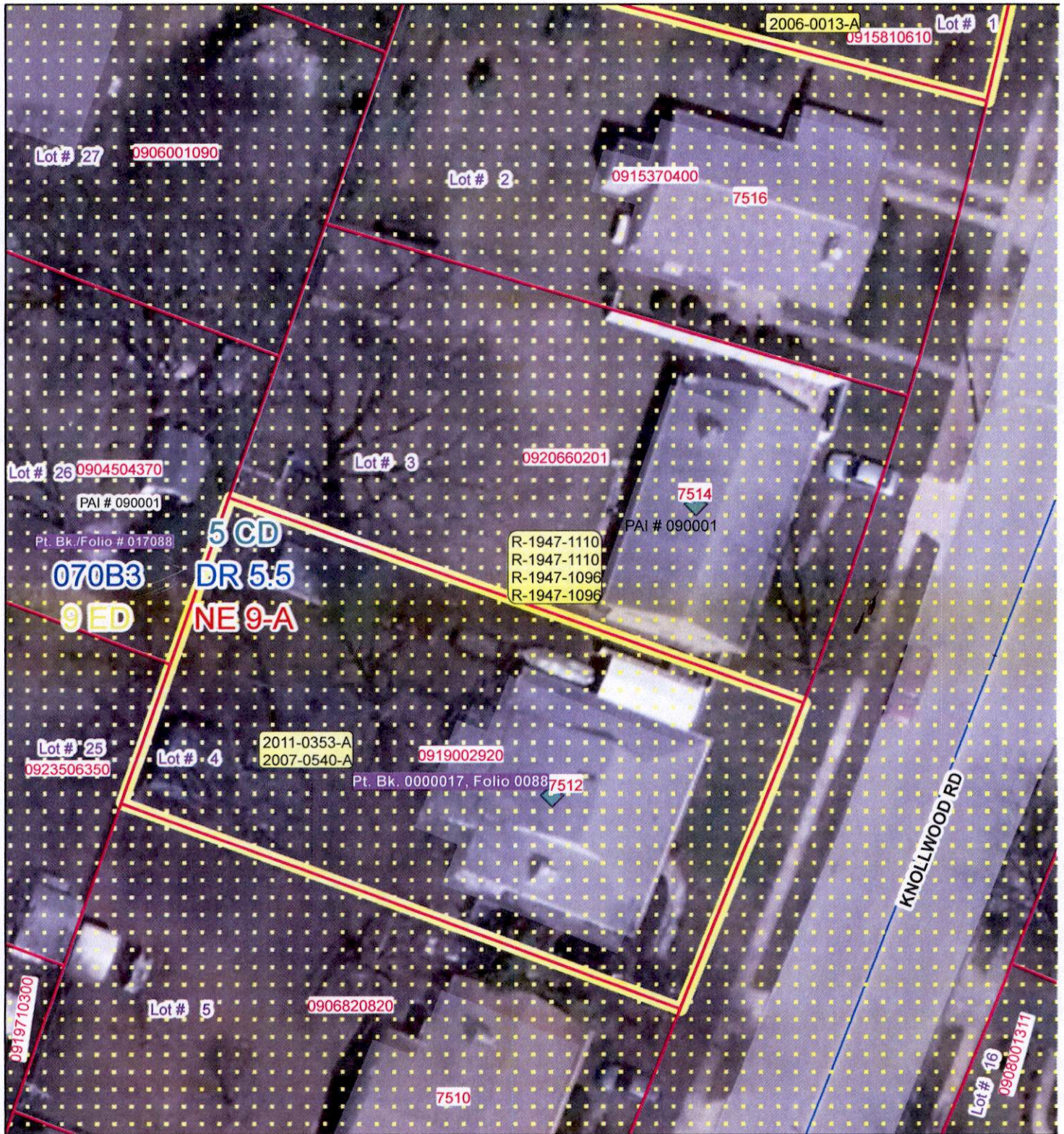
APPROVED BY PLANNING COMMISSION FOR BALTIMORE COUNTY, MD.

Marion Z. Dice _____ Oct. 29, 1951
DIRECTOR DATE

COMPUTATION AND FINAL DESIGN BY WILLIAM M. MAYNADIER, SURVEYOR, BASED ON FIELD SURVEY NOTES AND OTHER INFORMATION BY P.T. KNAPP, CIVIL ENGINEER, DECEASED.

WILLIAM M. MAYNADIER
COUNTY SURVEYOR
COURT HOUSE TOWNSHIP 4, MD.
SCALE: 1" = 50' DATE: OCT. 11, 1951

7514 Knollwood Road



Publication Date: 9/7/2018



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



0 5 10 20 30 40 Feet

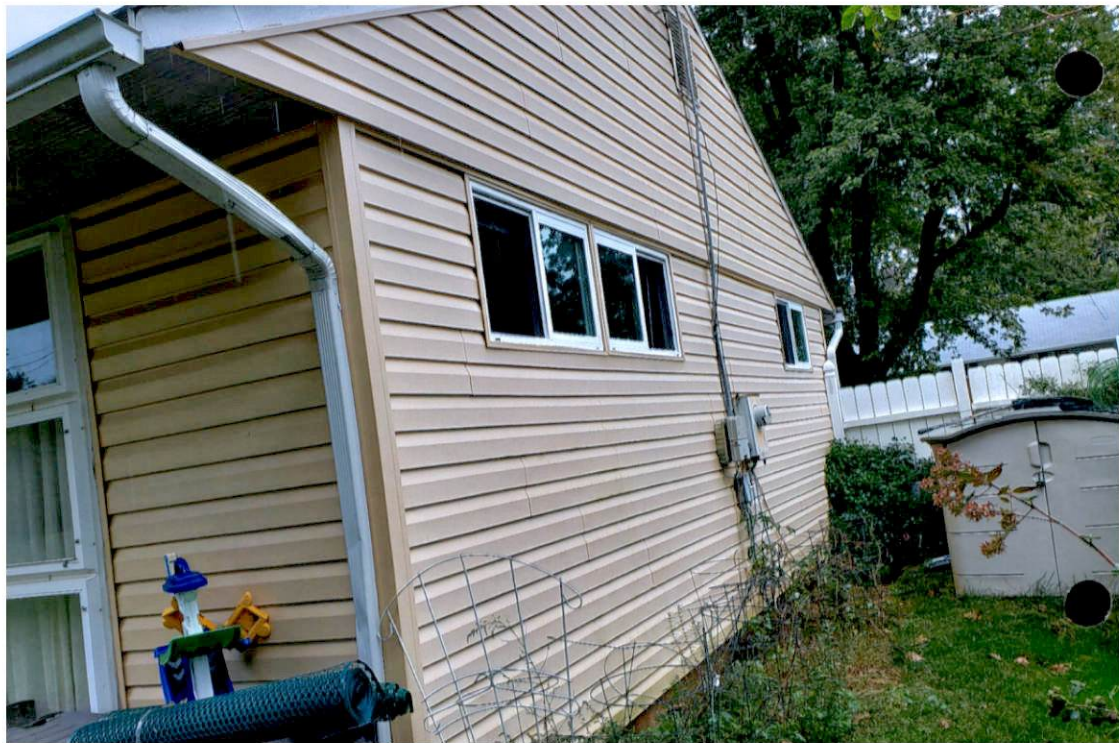
1 inch = 30 feet



- Front of the house

- 2nd floor addition to bump out 2 feet on

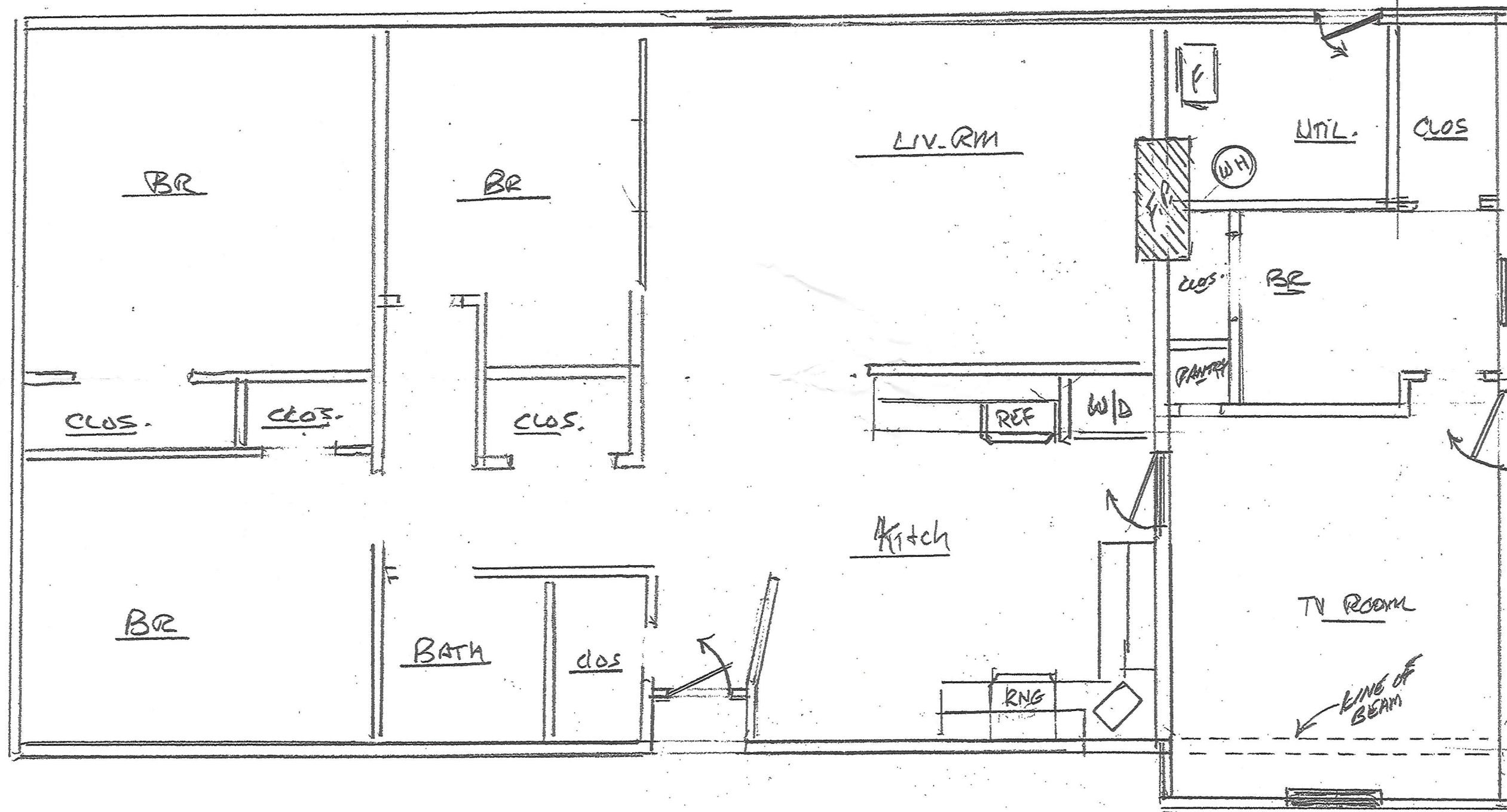
cantilever to match ~~on~~ the ~~area~~ already
bumped out portion of the first floor.



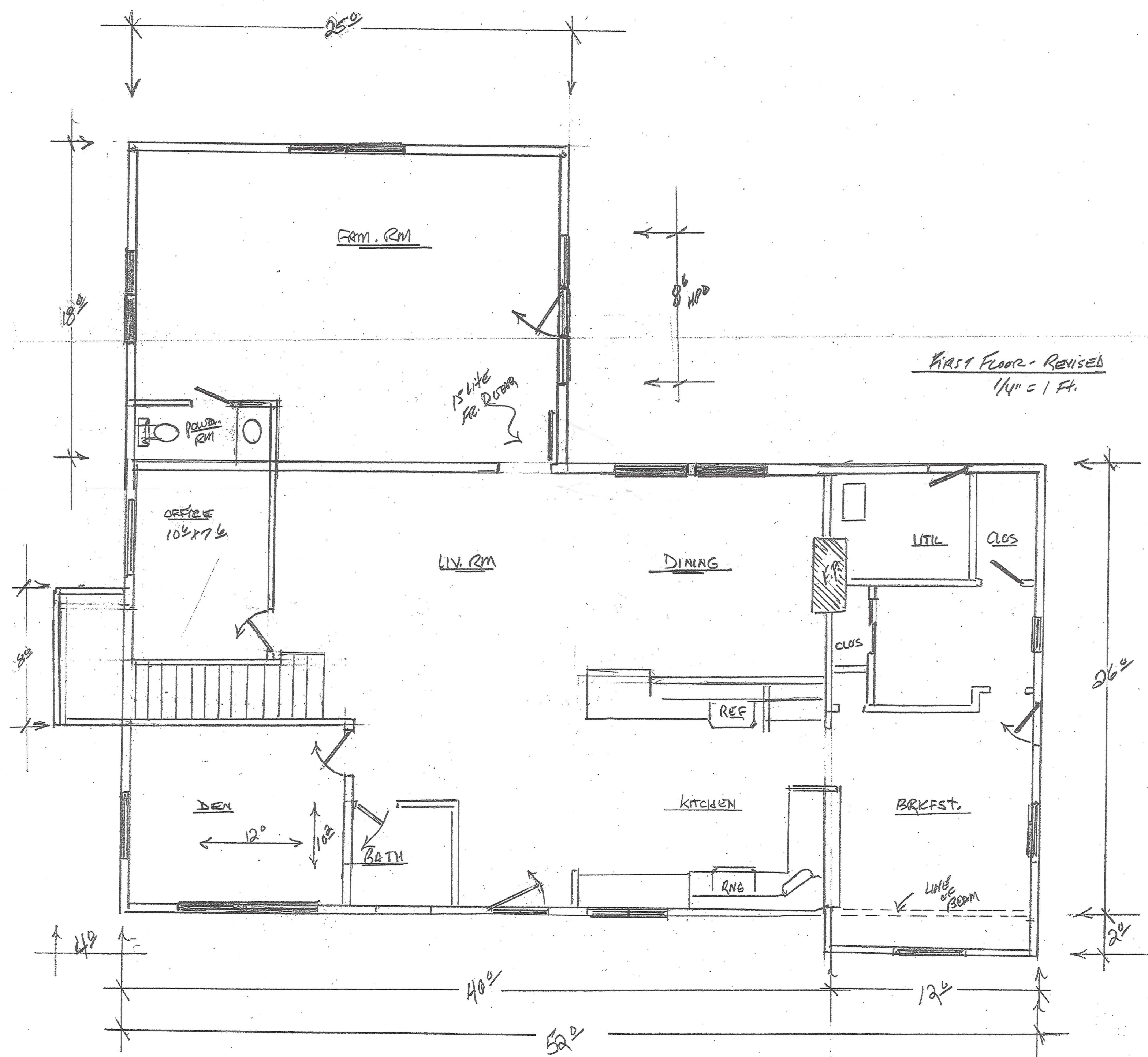
- Side view of the house

- 4 feet by 8 feet bump out to ~~be~~ done
on this side (on the middle of the side wall)

EXISTING First Floor
1/4" = 1 Foot

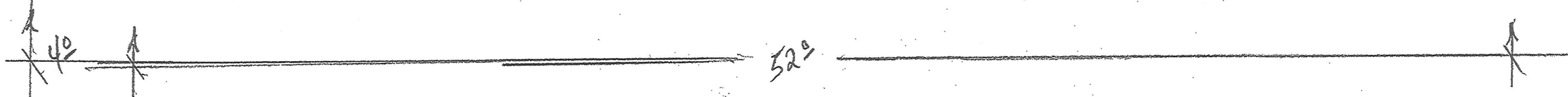


2019-0075-A



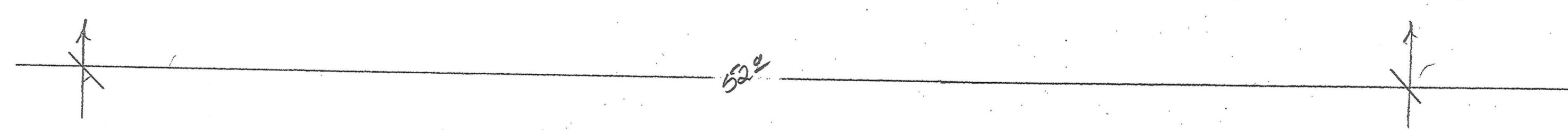
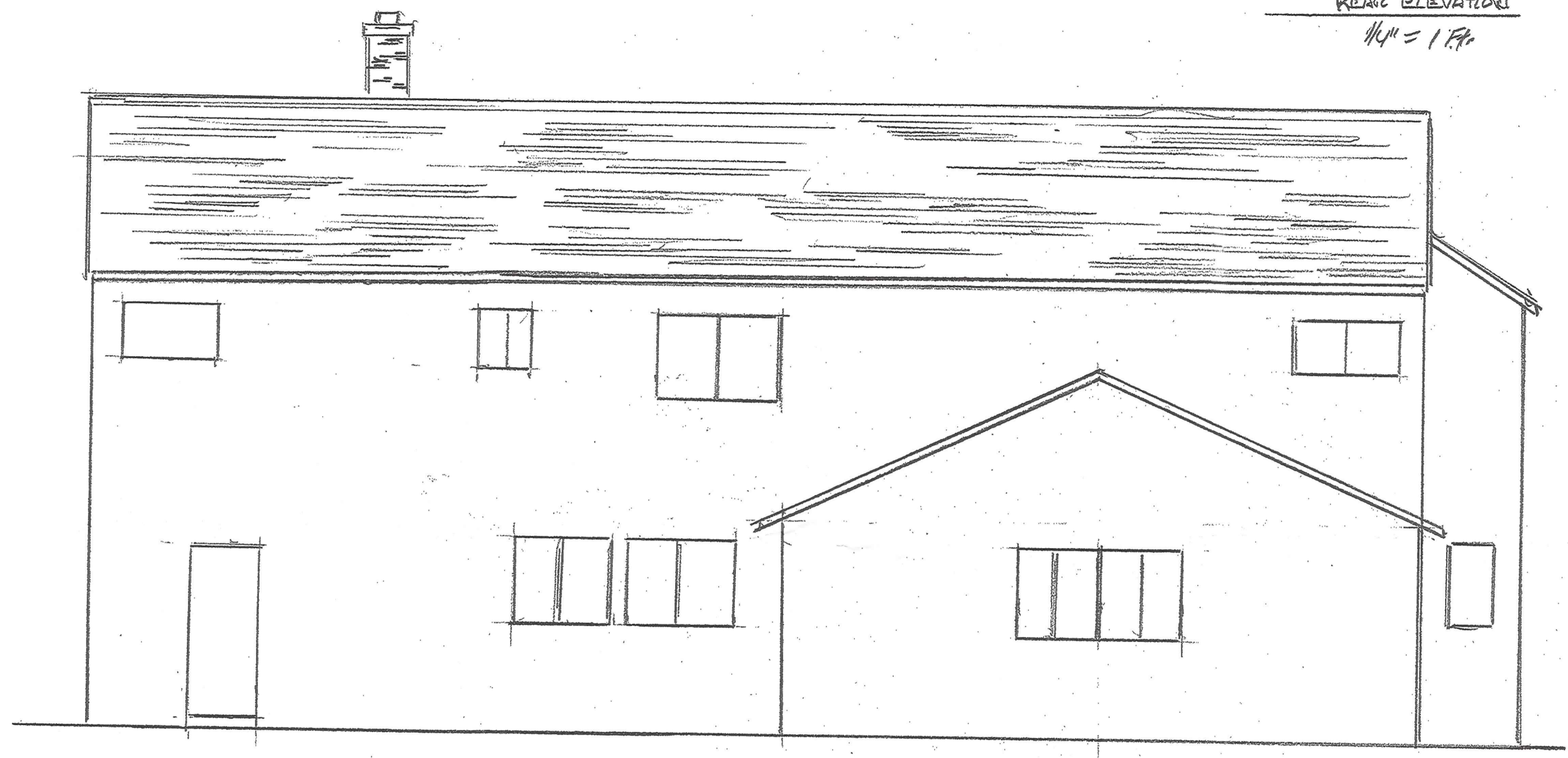
FRONT ELEVATION

1/4" = 1 FT.



REAR ELEVATION

1/4" = 1 FT.



RIGHT ELEVATION

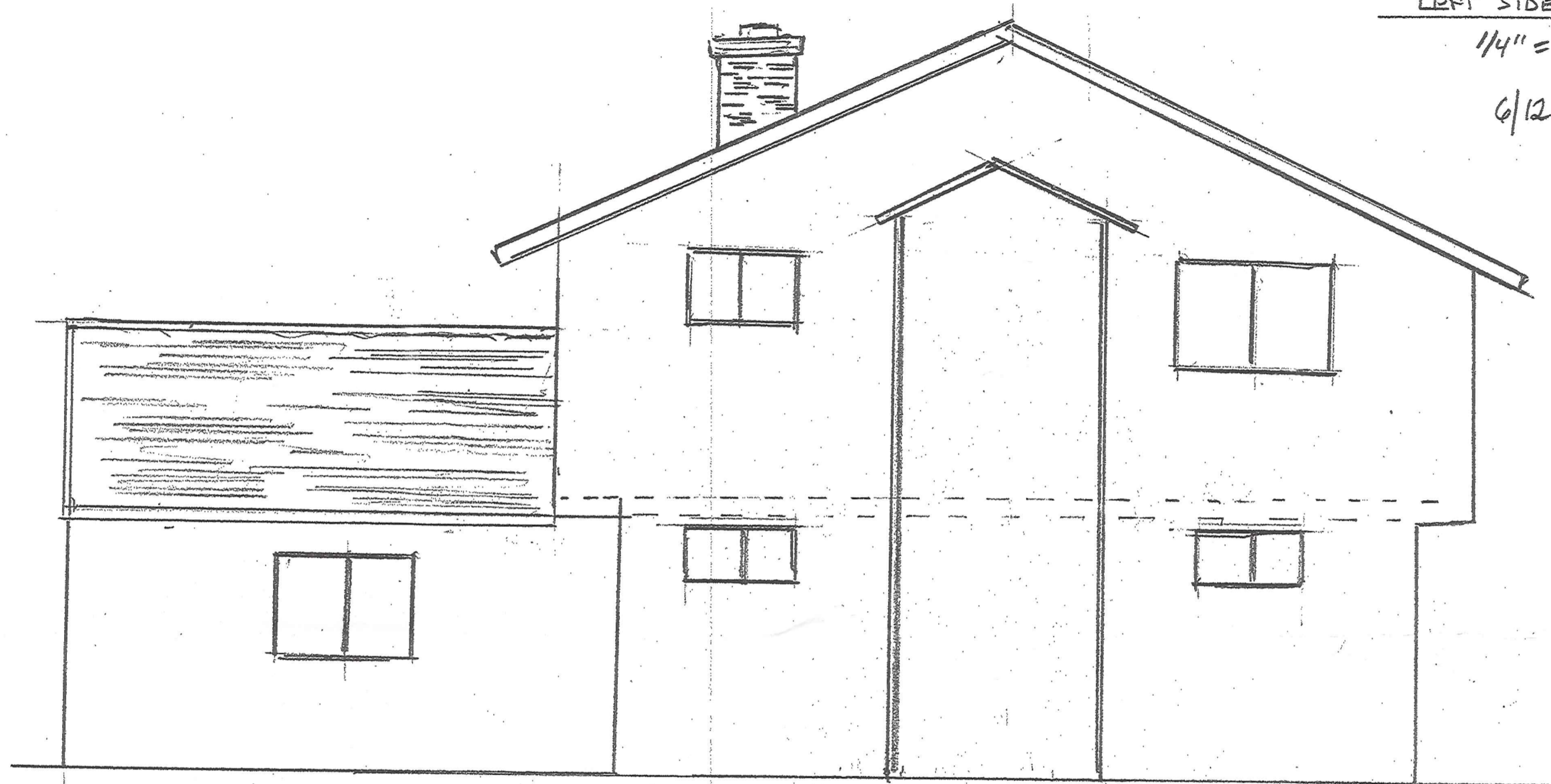
1/4" = 1 FT.



LEFT SIDE ELEVATION

1/4" = 1 Foot

6/12 Pitch



(Front)

