



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

November 9, 2023

Charles W. Knott, III [_cwk3rd@comcast.net](mailto:cwk3rd@comcast.net)
4124 Beckleystown Road
Hampstead, MD 21074

RE: Petition for Administrative Variance
Case No. 2023-0209-A
Property: 4124 Beckleystown Road

Dear Mr. Knott:

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

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive style.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(4124 Beckleysville Road)		
5 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Charles W. Knott, III	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioner	*	CASE NO. 2023-0209-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Charles W. Knott, III (“Petitioner”) for the property located at 4124 Beckleysville Road, Hampstead (the “Property”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §400.1, to permit an accessory structure (swimming pool) located in the side yard and in the third of the lot closest removed from any street in lieu of the required rear yard and farthest third, respectively.

The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioner’s Exhibit 1 (the “Site Plan”). Street view photographs of the Property were provided. (Pet. Exs. 2A-2L). Zoning Advisory Committee (“ZAC”) comments were provided by Development Plans Review (“DPR”) and Department of Environmental Protection and Sustainability (“DEPS”) which agencies did not support the requested relief.

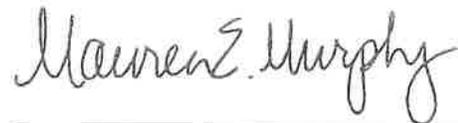
The Petitioner has filed the supporting affidavits as required by §32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested Variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the

Site Plan, photographs, and affidavit submitted provide sufficient facts that comply with the requirements of BCZR, §307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The Petitioner having filed a Petition for Administrative Variance and the Property having been posted on October 22, 2023 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

THEREFORE, IT IS ORDERED, this 9th day of **November, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §400.1, to approve an accessory structure (pool) in side yard and in the third of the lot closest removed from any street in lieu of the required rear yard and farthest removed, be and it is hereby, **GRANTED**.

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



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw



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 4124 Beckleysville rd Hampstead MD 21074 Currently Zoned RC-2
 Deed Reference 0013497711 / 0013497711 10 Digit Tax Account # 20-00-010481
 Owner(s) Printed Name(s) Charles W Knott III

(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) 400.1 to permit an accessory structure (swimming pool) located in the side yard and third of the lot closest removal from any street in lieu of the required rear yard and farthest thirds, respectively.
 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 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/ 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.

Owner(s)/Petitioner(s):

Charles W. Knott III
 Name #1 - Type or Print
Charles W Knott III
 Signature #1
4124 Beckleysville rd Hampstead MD
 Mailing Address City State
21074 410852 8402 cwk3rd@comcast.net
 Zip Code Telephone #'s (Cell and Home) 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:

Above
 Name - Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

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.

Administrative Law Judge for Baltimore County

Case Number 2023-0209-A Filing Date 10/11/23 Estimated Posting Date 10/22/23 Reviewer MJK
Chris 11/6/23 JMP
 Revised 8/2022

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: 4124 Beckleysville rd Hampstead MD 21074
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)

We applied for an Inground pool but the septic tank & drain field are behind the house
In this case we would like to install the Inground Swimming pool on the side of the house
We would like to get this variance approved to locate the Swimming Pool on the left side of the house.

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

Charles W Knott III _____
Signature of Owner (Affiant) Signature of Owner (Affiant)

Charles W Knott III _____
Name - Print or Type Name - Print or Type

CHARLES W KNOTT III _____

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 17th day of August, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Charles W Knott III

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
9/13/23
My Commission Expires

LYNN F BEARD
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND
MY COMMISSION EXPIRES 9/13/23

Zoning Property Description for

4124 Beckleysville Rd Hampstead MD 210

Property is located on the North East

corner of Beckleysville Rd & St. Abrahams Ct

Beckleysville rd 60' right of way and

St. Abrahams Ct. is 50' right of way

Containing 1.58 Acres in the 5th Election

District and 3rd Councilmanic District

2023-0209-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023-0209-A Address 4124 Beckleysville Road

Contact Person: Mitch Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/11/2023 Posting Date: 10/22/2023 Closing Date: 11/6/2023

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.

Petitioner: This Part of the Form is for the Sign Poster Only. (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023-0209-A Address 4124 Beckleysville Road

Petitioner's Name: Charles W. Knott III Telephone (Cell): 410-852-8402

Posting Date: 10/22/2023 Closing Date: 11/6/2023

wording for Sign: To Permit an accessory structure (swimming pool)
located in the side yard and third of the lot
closest removed from any street in lieu of the
required rear yard and farthest third, respectively.

Revised 1/2022

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2023-0209-A
Property Address: 4124 Beckleysville Road
Legal Owners (Petitioners): Charles W. Knott III
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Charles W. Knott III
Address: 4124 Beckleysville Road
Hampstead MD 21074
Telephone Number: 410-852-8402

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

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

No. 221257

Date: 10/11/2023

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75.00

Total: 75.00

Rec From: New Village Landscaper & Tree Services, LLC

For: Administrative Variance 2023-0209-A
4124 Beckleysville Road
Charles W. Knott, III - Owner

MSK

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2023-0209 - A

TO PERMIT AN ACCESSORY STRUCTURE (SWIMMING POOL) LOCATED IN THE SIDE YARD AND THIRD OF THE LOT CLOSEST REMOVED FROM ANY STREET IN LIEU OF THE REQUIRED REAR YARD AND FARTHEST THIRD, RESPECTIVELY.

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

4:30 P.M. ON 11/6/23

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, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 10-22-23

RE: Case Number: 2023-0209-A

Petitioner/Developer: Knott

Date of Hearing/Closing: 11-6-23

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 4124 Beckleyville Rd

The sign(s) were posted on 10-22-23

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ATTACH PHOTOGRAPH

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: October 16, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0209-A
Address: 4124 BECKLEYSVILLE RD
Legal Owner: Charles Knott, III

Zoning Advisory Committee Meeting of October 23, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

Real Property Data Search ()
 Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 05 Account Number - 2000010487

Owner Information

Owner Name: KNOTT CHARLES W 3RD Use: RESIDENTIAL
 Principal Residence: YES
 Mailing Address: 4124 BECKLEYSVILLE RD Deed Reference: /13492/ 00711
 HAMPSTEAD MD 21074-2706

Location & Structure Information

Premises Address: 4124 BECKLEYSVILLE RD Legal Description: 1.5837 AC
 HAMPSTEAD 21074-2706 NS BECKLEYSVILLE RD
 3000FT E OF FALLS RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0010 0020 0166 5030002.04 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1956 2,016 SF 1,5800 AC 04

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
 2 YES STANDARD UNITBRICK/ 5 1 full/ 1 half

Value Information

	Base Value	Value As of 01/01/2023	Phase-In Assessments	
			As of 07/01/2023	As of 07/01/2024
Land:	90,400	104,700		
Improvements	214,800	270,700		
Total:	305,200	375,400	328,600	352,000
Preferential Land:	0	0		

Transfer Information

Seller: KNOTT CHARLES W,3RD Date: 02/01/1999 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /13492/ 00711 Deed2:
 Seller: KNOTT CHARLES W,3RD Date: 06/27/1997 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /12257/ 00353 Deed2:
 Seller: KNOTT CHARLES W,3RD Date: 02/01/1995 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /10928/ 00374 Deed2:

Exemption Information

Partial Exempt Assessments: Class 07/01/2023 07/01/2024
 County: 000 0.00
 State: 000 0.00
 Municipal: 000 0.00|0.00 0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0209-A

19050

SANT'ABRAHAM'S CT

Lot # 1 2400002976
Pt. Bk. 0000075, Folio 0100
1999-0151-X

010A3

Pt. Bk./Folio # 075100

Pt. Bk./Folio # 078324

2400002989

Pt. Bk. 0000078, Folio 0324 PAI # 050265

Lot # 10

PAI # 050265

PAI # 050265 PAI # 050265

3 CD 5 ED
NW 32-1 R 32

0519032600

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

2000010487

4124

BECKLEYSVILLE RD

4207

PAI # 050223.23

PAI # 050223

Pt. Bk./Folio # MP92143
2200017079

PAI # 050223

2200017080

Lot # 1 1993-0126-A

Lot # 2

015A1

2400005357

4055

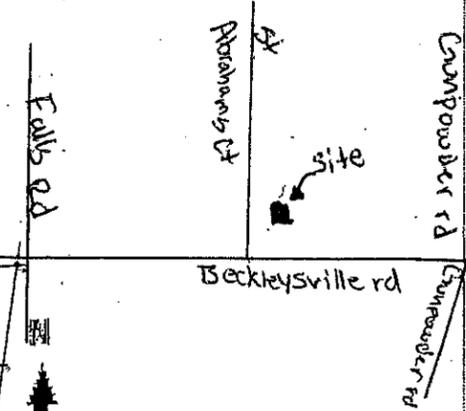
ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH)

ADDRESS 4124 Beckleysville rd Hampstead MD OWNER(S) NAME(S) Charles Knott III

SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # 00660078 FOLIO # 0324 TO DIGIT TAX # 2000010487 DEED REF. # 13492100211

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 010A3

SITE ZONED RC2

ELECTION DISTRICT 5ED

COUNCIL DISTRICT 3CD

LOT AREA ACREAGE 1.58

OR SQUARE FEET 68,824.8

HISTORIC? N/A

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH

WATER IS:

PUBLIC _____ PRIVATE

SEWER IS:

PUBLIC _____ PRIVATE

PRIOR HEARING?

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

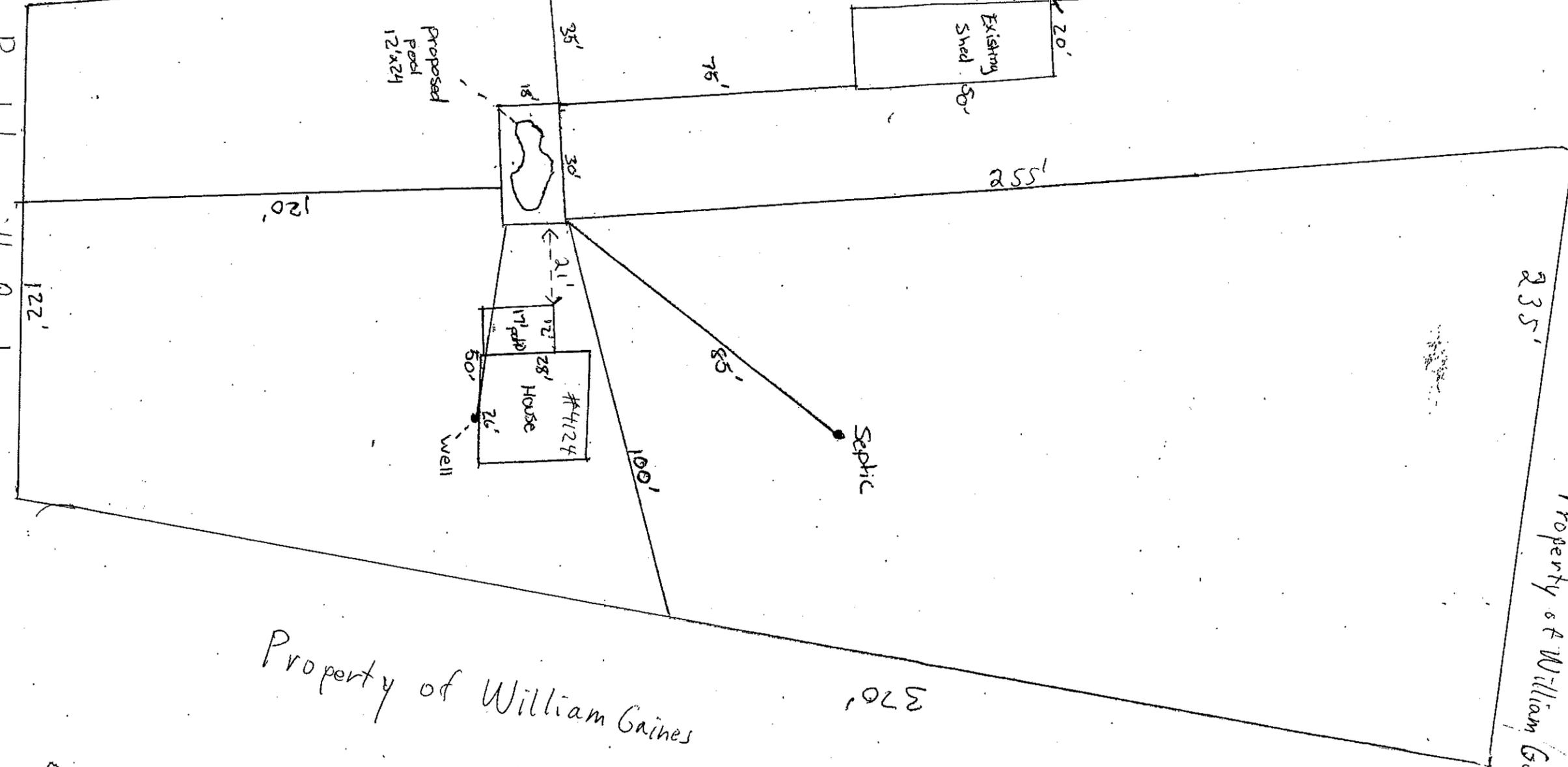
N/A

2023-0209-A

Beckleysville Road

Saint Abrams Court

Saint Abrams Court



Property of William Gaines

370'

Property of William Gaines

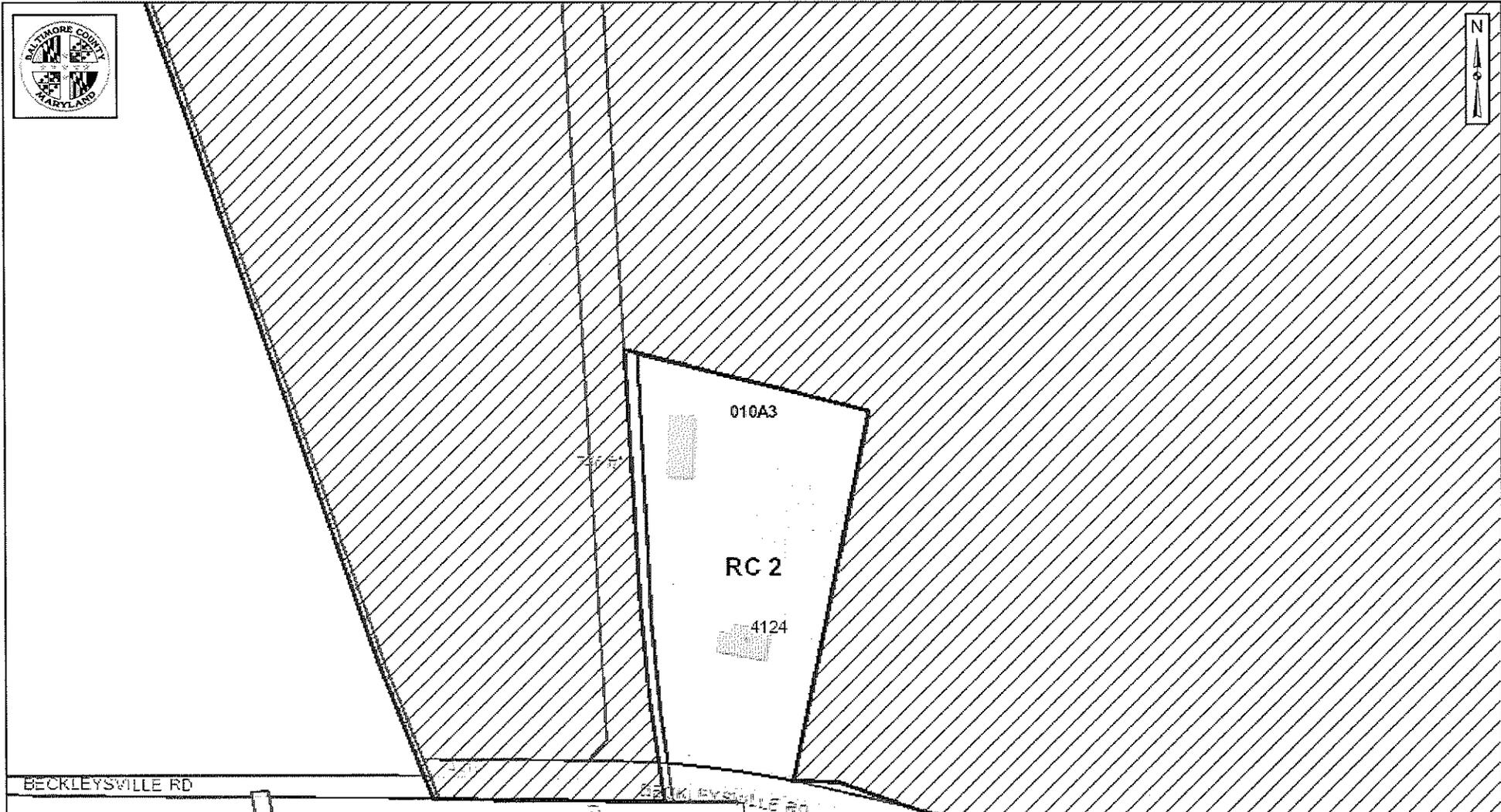
Property of William Gaines



PLAN DRAWN BY Luis Belmontes

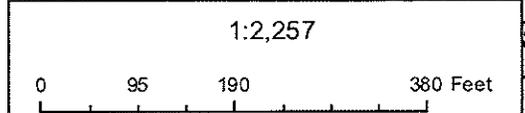
DATE 09/06/23 SCALE: 1 INCH = 30 FEET

Baltimore County - My Neighborhood



Legend *2023-0201-A*

- 200 Scale Grid
- House Numbers
- Zoning History Cases
- Zoning
- Property
- County Boundary



Sources: Esri, HERE, Garmin, Intermap, increment P., NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, DeLorme, NAVTEQ, Swisstopo, Mapbox, China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

October 12, 2023