



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 7 KILLALA CT, TIMONIUM, MD 21093 Currently Zoned DR 5.5
Deed Reference 46325 / DD322 10 Digit Tax Account # 1900011478
Owner(s) Printed Name(s) PATRICK J BENNETT - TRUSTEE DEBORAH A. BENNETT - TRUSTEE

(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)

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):

Patrick J. Bennett Trustee Deborah A. Bennett Trustee
Name #1 – Type or Print Name #2 – Type or Print

Patrick J. Bennett Trustee Deborah A. Bennett Trustee
Signature #1 Signature #2

7 Killala Ct. Timonium MD
Mailing Address City State
21093 410-971-3302 PJMBSP@Proton.ME
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:

PATRICK J BENNETT
Name - Type or Print

Patrick J. Bennett Trustee
Signature

7 Killala Ct. Timonium, MD
Mailing Address City State

21093 410-971-3302 PJMBSP@Proton.ME
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.

Case Number 2024-0142-A Filing Date 6, 3, 24 Administrative Law Judge for Baltimore County
Estimated Posting Date 6, 16, 24 Reviewer [Signature]

adding 7/1/24

Revised 8/2022

Petition Attachment

To permit a variance from section 1B02.3.B to allow a rear set back of 15 feet in lieu of the required 30 feet setback to convert a deck into an enclosed sunroom.

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: 7 Killala Court	Timonium	MD	21093
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 would like to convert our existing deck, which was part of the property when we purchased the house in 2016, to a sunroom like several other neighbors have done. (see attached photos). Our contractor was informed that it requires a 30-foot set back to the property line and our plan would only allow for a 15-foot setback. This is because the angle of our property line decreases as you go south due to the property drop-off. This places our property at a disadvantage to our neighbors even though it would not interfere or encroach in any way on the existing open space behind ours and our neighbor's property. I have discussed this with the neighbors on either side of our property and they have no objection to us adding the sunroom. I have also received approval from our HOA as well. (copy of approval attached)

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

Patrick J. Bennett
Signature of Owner (Affiant)

Deborah A. Bennett
Signature of Owner (Affiant)

<u>Patrick J Bennett – Trustee</u> Name - Print or Type	<u>Deborah A. Bennett - Trustee</u> Name - Print or Type
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The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

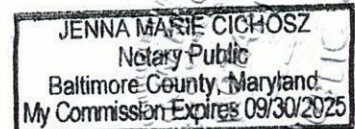
I HEREBY CERTIFY, this 21st day of May, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Patrick J. Bennett and Deborah A. Bennett

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

AS WITNESS my hand and Notaries Seal

Jenna Marie Cichosz
Notary Public
09/30/2025
My Commission Expires



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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0142 -A Address 7 Killala Ct

Contact Person: Jesse Krout Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/3/24 Posting Date: 6/16/24 Closing Date: 7/1/24

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for 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.
3. **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.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the 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: 2024 - 0142 -A Address 7 Killala Ct

Petitioner's Name: Patrick Bennett Telephone (Cell) 410-971-3302

Posting Date: 6/16/24 Closing Date: 7/1/24

Wording for Sign: To Permit a variance from section 1B02.3.B to allow a rear set back of 15 feet in lieu of the required 30 feet setback to convert a deck into an enclosed sunroom.

Killala Court Homeowners Association ARCHITECTURAL CHANGE REQUEST

In accordance with Article VII of the Covenants and for your protection and benefit, please submit this application for any change or improvement that you would like to make to the exterior of your property. This includes, but is not limited to projects that will modify your home's exterior appearance, such as decks, patios, siding, roofing, painting or staining wood, walkways or driveway, new building or exterior changes, or moving or installing any utility, privacy fence, wall, satellite dish, solar panels, etc. **Approval by the Architectural Committee must be given before any work is begun.** Once all the required documentation is received the Architectural Committee has 30 days to approve or disapprove any requests.

Name Patrick & Deborah Bennett _____
 Address 7 Killala Ct. _____
 Phone Number 410-971-3302 _____ Email Address: pjmbstr@gmail.com _____

Briefly describe the proposed change or project (attach additional page(s) as needed).

We would like to convert the existing deck to a sunroom very similar to the existing sunroom at 509 Chatterton except for the roof, which will be a solid roof and not glass, and the lower panels which are covered in siding and ours will be glass. The color will be beige, not white. A 5'x12' section will be open like the existing deck.

Will there be changes or modifications in basic utility services or existing structures to accommodate the proposed change? Please indicate.

	Yes	No		Yes	No
Electric	<u>X</u>	<u> </u>	Exterior Walls	<u> </u>	<u>X</u>
Telephone	<u> </u>	<u>X</u>	Patio Fencing	<u> </u>	<u>X</u>
Water	<u> </u>	<u>X</u>	Patio or Deck	<u>X</u>	<u> </u>
Sewage	<u> </u>	<u>X</u>	Window/Door	<u>X</u>	<u> </u>
TV Cable	<u> </u>	<u>X</u>	Pavements	<u> </u>	<u>X</u>
			Other	<u> </u>	<u> </u>

Please list below the major materials that will be used in this project. Be as specific as possible. (Exterior materials must conform to those used on the original building or be sufficiently compatible: The wall of the sunroom will be primarily vinyl and glass and the roof will be a solid vinyl panel per the attached photo. All vinyl will be beige.

If the proposed project is an addition or alteration that would change the appearance of your residence, please attach the following information.

- Plot plan indicating the location and dimensions of the project.
- Drawings indicating all dimensions and elevations.
- If available, a photograph or drawing of a similar completed project.
- Paint, stain or material color(s)

Have you discussed the project with your neighbors on both sides of your home? Yes

THE ZONING PETITION PROPERTY DESCRIPTION

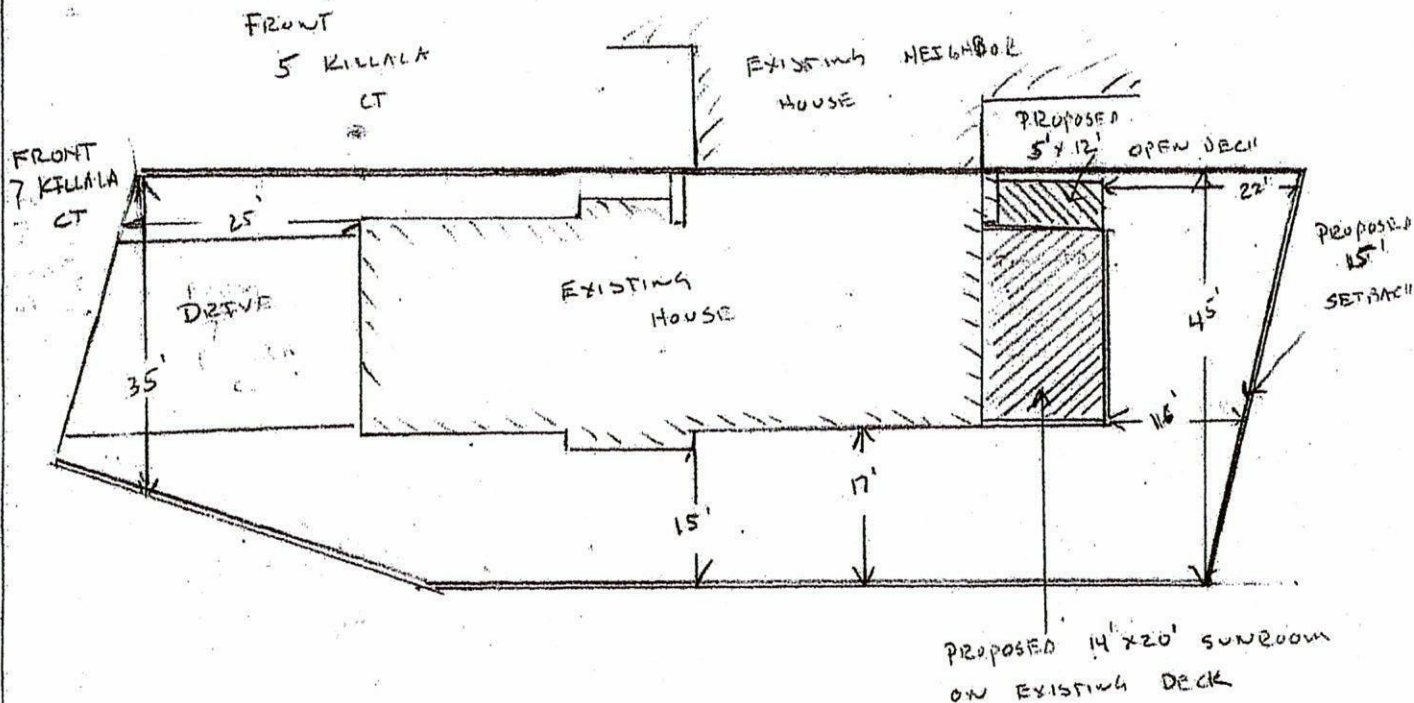
Part A

ZONING PROPERTY DESCRIPTION FOR: **7 Killala Ct., Timonium, MD 21093**

Part B

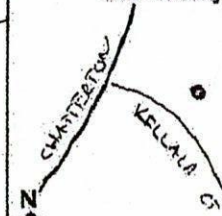
Beginning at a point on the east side of Killala Court which is 40 feet wide at the distance of 150 feet south of Chatterton Road which is 60 feet wide. Being Lot # 7, Section 9, in the subdivision of Mays Chapple Village, as recorded in Baltimore County Platt Book reference # 0051/ 0007, Map #57, Grid # 0021, Parcel # 0593 containing 5,357 square feet (.123 acres). Located in Election District 8, Councilmanic District 3

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 7 KILLALA CT Owners(s) Name(s) PATRICK + DEBORAH BENNETT
 Subdivision Name MAYS CHAPLE VILLAGE Lot # 7 Block # _____ Section # _____
 Plat Book # 4635 Folio # 322 10 Digit Tax # 19 000 11 428 Deed Reference# 46325100322



Plan Drawn By DAN GINGERICH (GAIRETY GLASS) Date 5/22/24 Scale: 1 inch = 20 Feet

Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # 0051

Zoning DR 5.5

Election District 8

Council District 3

Lot Area Acreage .123

Lot Square Footage 5,357

Historic (Yes or No) NO

CBCA (Yes or No) NO

Flood Plain (Yes or No) NO

Utilities - Mark with (X)

Water is:

Public X Private _____

Sewer is:

Public X Private _____

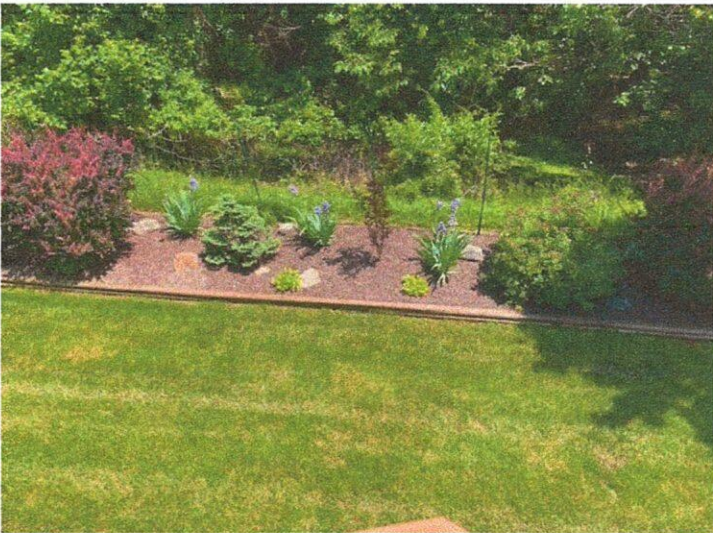
Prior Hearing (Yes or No) NO

If (Yes) list Case Number(s)
and order result(s) below:

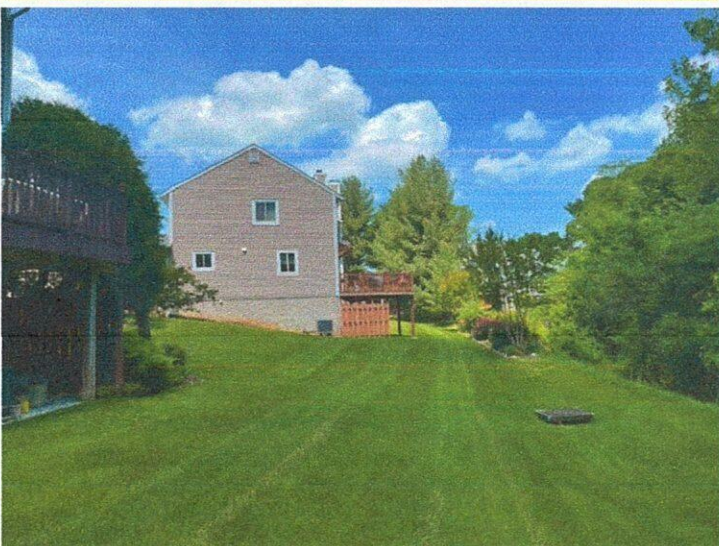
Violation Case Number(s)



From Existing Deck Looking Northeast



From Existing Deck Looking Northeast



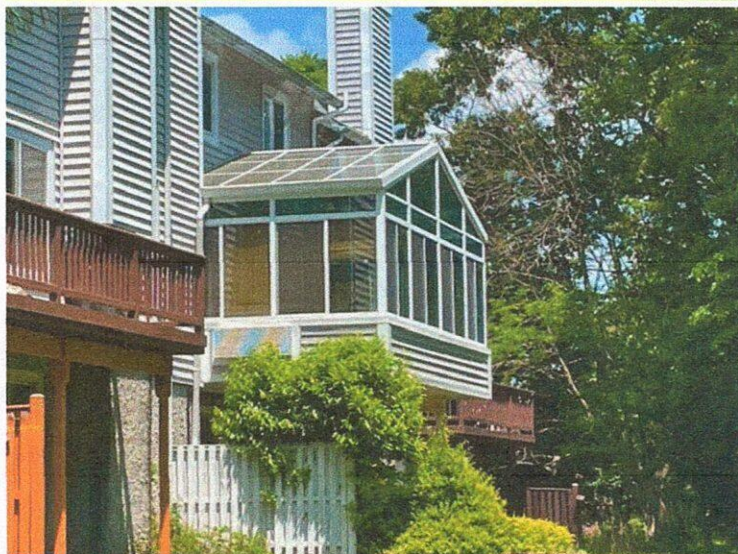
Ground Level Looking North at Deck & House



Looking South



Example Neighbor 1



Example Neighbor 2

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 1900011478

Owner Information

Owner Name: BENNETT PATRICK J TRUSTEE Use: RESIDENTIAL
BENNETT DEBORAH A TRUSTEE Principal Residence: YES
Mailing Address: 7 KILLALA CT Deed Reference: /46325/ 00322
LUTHERVILLE TIMONIUM MD 21093-1913

Location & Structure Information

Premises Address: 7 KILLALA CT Legal Description: .123 AC
LUTHERVILLE TIMONIUM 21093-1913 7 KILLALA CT
MAYS CHAPEL VILLAGE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 1
0051 0021 0593 8060108.04 0000 9 7 2023 Plat Ref: 0051/ 0007

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1985	1,922 SF	590 SF	5,357 SF	04

Stories	Basement	Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	END UNIT	FRAME/ 5	2 full/ 2 half	1 Attached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	112,000	112,000		
Improvements	265,100	335,200		
Total:	377,100	447,200	400,467	423,833
Preferential Land:	0	0		

Transfer Information

Seller: BENNETT PATRICK J	Date: 02/01/2022	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /46325/ 00322	Deed2:
Seller: MAKE DIMITRIUS M	Date: 05/20/2016	Price: \$470,000
Type: NON-ARMS LENGTH OTHER	Deed1: /37535/ 00295	Deed2:
Seller: FULGINITI LINDA M	Date: 06/03/2008	Price: \$410,000
Type: ARMS LENGTH IMPROVED	Deed1: /27047/ 00390	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

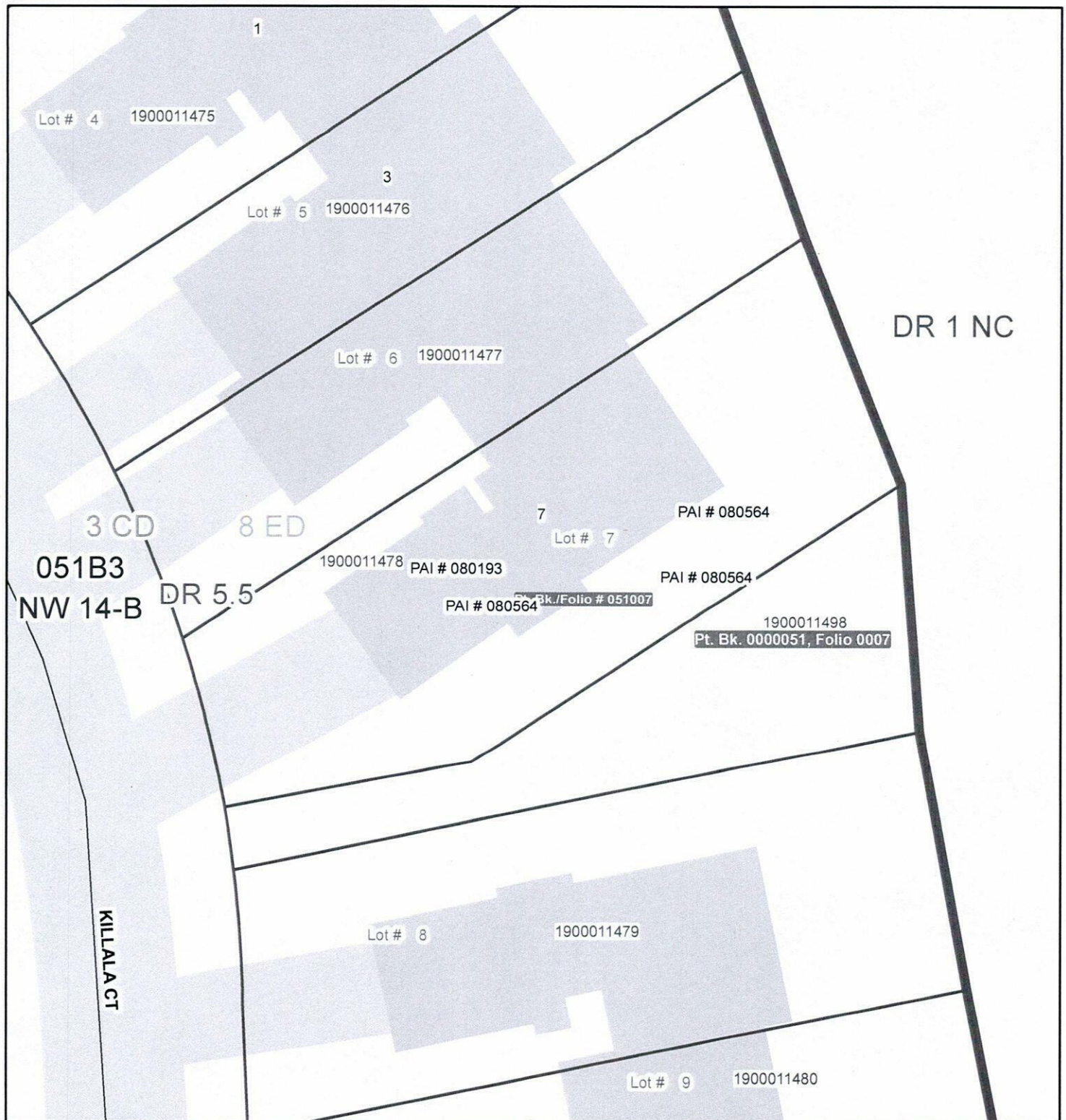
Homestead Application Information

Homestead Application Status: Approved 11/22/2016

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

7 killala ct



Publication Date: 6/3/2024



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



A horizontal scale bar with markings at 0, 5, 10, 20, 30, and 40 feet. The bar is black with white markings and the word "Feet" is written at the end.

1 inch = 23.605621 feet

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

No. 230440

Date: 6/3/24

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		0650					75.00

Total: 75.00

Rec From: Patrick Bennett

For: 7 Killala Ct Admin Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

PATRICK J BENNETT SR.
DEBORAH A BENNETT
7 KILLALA CT
LUTHERVILLE TIMONIUM, MD 210931913

7-11 6424
520

9766

DATE 5-28-24



Baltimore County
PAY TO THE ORDER OF

\$ 75.00

Seventy-five and

75 DOLLARS



M&T Bank

M&T SelectTM

MEMO

Patrick Bennett
NP



ADMINISTRATIVE ZONING PETITION FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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Signature #1 Signature #2

7 Killala Ct. Timonium MD
Mailing Address City State
21093 410-971-3302 PJMBSSR@Proton.ME
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:

PATRICK J BENNETT
Name - Type or Print
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Administrative Law Judge for Baltimore County

Case Number 2024-0142-A Filing Date 6.3.24 Estimated Posting Date 6.16.24 Reviewer [Signature]

adding 7/1/24

Revised 8/2022

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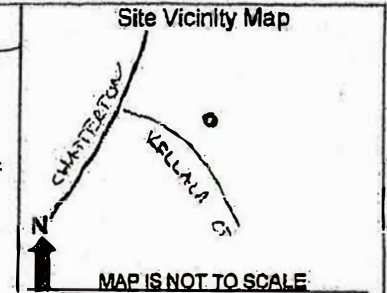
Part A

ZONING PROPERTY DESCRIPTION FOR: **7 Killala Ct., Timonium, MD 21093**

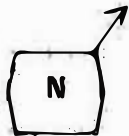
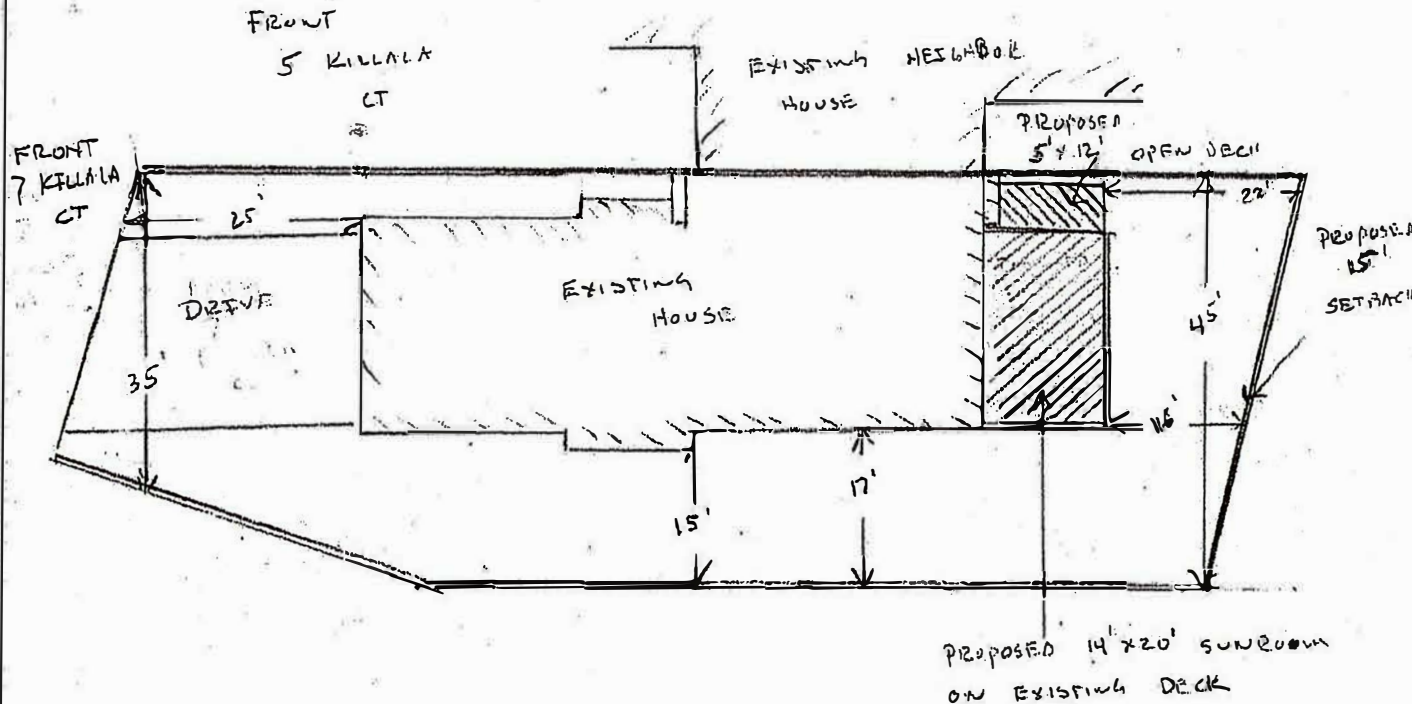
Part B

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Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
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 Subdivision Name MAYS CHAPLE VILLAGE Lot # 7 Block # _____ Section # _____
 Plat Book # 4635 Folio # 328 10 Digit Tax # 1900011428 Deed Reference # 46325100322



Zoning Map # 0051
 Zoning DR 5.5
 Election District 8
 Council District 3
 Lot Area Acreage .123
 Lot Square Footage 5,357
 Historic (Yes or No) NO
 CBCA (Yes or No) NO
 Flood Plain (Yes or No) NO
 Utilities - Mark with (X)
 Water is:
 Public X Private _____
 Sewer is:
 Public X Private _____
 Prior Hearing (Yes or No) NO
 If (Yes) list Case Number(s)
 and order result(s) below:



Plan Drawn By DAN GINGERICH (GARRETT GLASS) Date 5/22/24 Scale: 1 inch = 20 Feet