



Katherine Klausmeier
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

January 17, 2025

James P. Hamilton – mekhan28@hotmail.com
Meena A. Khan
1887 Knox Avenue
Reisterstown, MD 21136

RE: Petitions for Special Hearing & Variance
Case No. 2024-0256-SPHA
Property: 1887 Knox Avenue

Dear Petitioners:

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 blue ink signature of Derek J. Baumgardner, consisting of stylized, overlapping loops and a long horizontal stroke.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm
Enclosure

c: Bruce E. Doak – bdoak@bruceedoakconsulting.com
Frank Stapleton flinvent@gmail.com
Meena Khan mekhan28@hotmail.com
Akhtar Khan khan@internationalplasticity.com
James Hamilton jphamilton@jhmi.edu

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(1887 Knox Avenue)	*	OFFICE OF
8 th Election District		
3 rd Council District	*	ADMINISTRATIVE HEARINGS
James Hamilton and Meena Khan		
<i>Legal Owners</i>	*	FOR BALTIMORE COUNTY
Petitioners	*	Case No. 2024-0256-SPHA
	*	
	*	
	*	
	*	
	*	
	*	

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing and Variance filed on behalf of James Hamilton and Meena Khan (“Petitioners”), owners of the property located at 1887 Knox Avenue, Reisterstown, Baltimore County, Maryland (the “Property”). Under the Petition as originally filed, Special Hearing relief was requested pursuant to Baltimore County Zoning Regulations (“BCZR”) Section 500.7 to permit an accessory (in-law) apartment as a temporary use within an accessory building to be built on the same lot as the principal dwelling, and a related series of variance relief. The Petition was amended at the hearing in response to objection from county agency comments, removing the request for Special Hearing relief, and limiting the variance relief. Pet. Exh. 2. The hearing moved forward under the amended Petition and associated plans only.

A public hearing was conducted on January 14, 2025, using the virtual platform WebEx in lieu of an in-person hearing. The Petition was properly advertised and posted. Petitioners appeared at the hearing and were assisted by Bruce E. Doak of Bruce E. Doak Consulting, LLC, a licensed surveyor, who prepared and sealed the site plan (the “Site Plan”). Also in attendance were Ms. Khan’s parents, the intended residents of the accessory apartment, and neighboring property owner, Frank Stapleton.

Petitioners submitted the following exhibits into the record: (1) Amended Site Plan; (2)

Amended Petition; (3) Original Site Plan; (4) SDAT Report; (5) Plat Book 42/73; (6) GIS aerial photo; (7) Key Sheet and Site Photographs; (8) Photo of an example breezeway. The following Zoning Advisory Committee (“ZAC”) comments were received and admitted into the record: (1) Department of Planning (“DOP”); (2) Department of Environmental Protection and Sustainability (“DEPS”); (3) Development Plans Review (“DPR”) on behalf of DPR/DPWT/Rec & Parks. The file also includes comments from the Office of People’s Counsel. County Exhibit 4. Planning’s ZAC comment and People’s Counsel’s letter indicate objection to the relief requested under the original Petition. However, county comments were not resubmitted after the Petition was amended to address the modifications made to the plans and the Petition. Both Planning’s ZAC comment and People’s Counsel’s letter noted objections to the construction of what they believe to be new single-family dwelling on a singular lot already improved with a single-family dwelling in an RC zone, subverting the subdivision regulations and violating density standards under BCZR. As detailed more thoroughly below, the amended plans and Petition address the substantive objections raised by Planning and People’s Counsel.

Findings of Fact

The subject property is approximately 8.974 acres and is improved by a single-family detached dwelling constructed in 1981 as well as a pool and accessory buildings in the rear yard. Pet. Exhibit 1. The Property is split zoned RC-4/RC-5 and was originally platted in 1978. *See* Pet. Exhibit 5. The property is surrounded by other residential dwellings, agricultural uses, and dense forest. Pet. Exhibits 6 & 7. Mr. Doak described the contours of the property including its 10-15% grade, forest cover, existing improvements, the location of septic and well, purpose and design of construction. Ms. Khan explained the purpose of the proposed accessory apartment is to house her aging parents. The proposed one-story accessory apartment will be 26 ft. in height with a footprint of approximately 1,700 sq. ft. Originally proposed as a separate structure, the amended Petition

revised this plan and instead proposes an attached structure with garage to the principal residence via an unenclosed breezeway. *See* Pet. Exhibit 8 (for illustrative purposes only). Mr. Doak explained the limitations of the property to support by-right construction of a traditional addition to the home, with a desire to retain access to the rear yard from the driveway area, leading to the proposed unenclosed breezeway instead of a fully attached and incorporated addition. *See* Pet. Exhibit 7. Mr. Doak further addressed potential sewerage issues and the request to permit the accessory apartment to be served by separate utilities not connected to the principal dwelling. Mr. Doak stated that the owners recently finished the basement level of the principal dwelling, resulting in a total gross floor area of 4,544 sq. ft.

If the proposed accessory apartment constituted an accessory structure, Mr. Doak offered that the property is unique for zoning purposes due to its triangular shape and the impacts of its forest cover, location of septic and well systems, and driveway which create a practical difficulty in strict compliance with BCZR siting and height regulations. Mr. Doak further stated that the property is heavily forested which will act as effective screening from impacts of the building, even though it may still be visible from adjacent properties. *See* Pet. Exhibits 6 & 7. While the file does not reflect any revised comments from county agencies in support of the amended Petition, Mr. Doak averred that Planning no longer objected to the Petition under these revised plans.

Mr. Stapleton, an adjacent neighbor, asked several questions with respect to the proposed accessory apartment, but did not state express objection to the plans. Mr. Hamilton, Ms. Khan, and Mr. Stapleton further discussed other non-zoning related improvements to the property including possible driveway widening and surface improvements to their shared driveway.

Conclusions of Law

Pursuant to BCZR § 400.4, “an accessory apartment is permitted as a temporary use within a principal single-family detached dwelling or within an accessory building situated on the same owner-occupied lot as the principal dwelling in any zone that permits single-family dwellings...” subject to various requirements. BCZR § 400.4. If located within an existing single-family detached dwelling, an applicant is required to file an application with PAI for a use permit for an accessory apartment. BCZR § 400.4.A.1. If located within an accessory building on the same owner-occupied property as the principal single-family detached dwelling, certain other requirements exist. BCZR § 400.4.B.

SPECIAL HEARING RELIEF EXEMPTION

Per Section A-5 of the PAI Zoning Policy Manual, “...an accessory apartment in a proposed dwelling addition will be considered an “existing” single-family detached dwelling and not subject to a Special Hearing, pursuant to Section 400.4, BCZR, but the accessory apartment may be subject to variances.” Per Section A-6 of the PAI Zoning Policy Manual, “...if a residential accessory structure/building (garage, pool, shed, pool house, accessory apartment) is to be attached to an existing dwelling by an open projection (such as a deck, porch, or carport), it must meet principal dwelling setbacks, not the requirements of Section 301.1, 400.1, 400.2, or 400.3 of the BCZR.” Lastly, per Section A-16 of the PAI Zoning Policy Manual, to be considered a dwelling addition and not an accessory structure, “the new proposed development must be structurally and functionally attached to the principal dwelling, as shown in an elevation drawing, and have direct access to the principal dwelling. If the proposed structure will be in the rear, front, or side yard and attached with a projection such as an unenclosed breezeway, the structure shall be functionally and structurally attached, meaning that the attached breezeway shall serve a building function. One way to demonstrate functionally and structurally attached, for example, is to have a door from the

dwelling and a door from the garage at both ends of the breezeway.” PAI Zoning Policy Manual § A-16.

Upon consideration of BCZR, the provisions of the Zoning Policy Manual, and the record in this case, I find that the proposed unenclosed breezeway satisfies BCZR and Zoning Policy Manual standards such that the proposed accessory structure can be considered an addition to the single-family dwelling rather than a stand-alone accessory structure. The breezeway is a permanent structure that functionally and structurally “attaches” the proposed accessory apartment to the principal residence with doorways on either end connected by an ADA accessible platform at grade. This constitutes an addition to the single-family dwelling, and under the PAI Zoning Policy Manual, such a circumstance exempts this aspect of the project from obtaining Special Hearing relief under BCZR § 400.4.B. As such, the application may proceed through PAI under BCZR § 400.4.A.

VARIANCE(S)

As amended, the proposed addition complies with all setback, bulk, and height regulations and therefore does not require variances under the bulk or setback regulations. The proposed accessory apartment will not exceed 1,500 sq. ft. and, therefore, complies with BCZR §400.4.A.1.a as it will not exceed 33% of the gross floor area of the principle dwelling. Remaining is Petitioners’ request for a variance to BCZR § 400.4.A.1.c, the requirement that accessory apartments may not have separate utility meters, such as gas and electric service. If this Petition were to move forward under BCZR § 400.4.B – as a separate accessory building under which OAH maintains jurisdiction – I see no facts which would give rise to a condition that the accessory apartment maintain utility services with the principal dwelling. Separate utilities may be necessary given the linear distance between the existing home and the proposed accessory apartment, and although connected and treated as an addition for zoning purposes because of the breezeway, utility providers may need

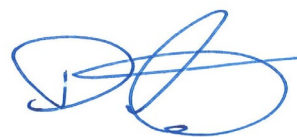
separate lines and meters for capacity and safety purposes. However, as detailed above, the proposed accessory apartment will be located within the principal dwelling and constructed as an addition to the existing home. Accessory apartments located within an existing single-family detached dwelling are regulated under BCZR § 400.4.A, and are squarely under the authority of the Director of PAI and not OAH. Therefore, I leave further compliance under BCZR § 400.4.A to the discretion of the Director.

THEREFORE, IT IS ORDERED this 17th day of **January, 2025** by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to BCZR Section 500.7, to permit an accessory apartment permitted as a temporary use within an addition to a detached single-family dwelling per the plans as submitted and incorporated herein, be and is hereby **GRANTED**;

The relief granted herein shall be subject to the following:

1. Petitioners' Site Plan (Pet. Exh. 1) is incorporated herein;
2. Petitioners shall comply with all accessory apartment regulations contained under BCZR § 400.4;
3. Petitioners shall obtain and maintain proper permits as determined by PAI; and
4. As the proposed accessory apartment is considered herein to be located within a single-family dwelling, Petitioners shall comply with all Groundwater Management requirements for additions to single-family dwellings.

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



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm

GENERAL INFORMATION

- Ownership: James P. Hamilton & Meena A. Khan
1887 Knox Avenue Reisterstown, MD 21136
- Address: 1887 Knox Avenue Reisterstown, MD 21136
- Deed references: 27308/199
- Area: 8.947 acres (per SDAT) Lot 3 "Knox Ridge" PB 42/73
- Tax Map / Parcel / Tax account #: 41 / 01 / 18-00-004077
- Election District: 8 Councilmanic District: 3
ADC Map: GIS tile: 04183 Position sheet: 70NW18
Census tract: 408303 Census block: 24005-0083031001
Schools: Franklin ES Franklin MS Dulaney HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 04183 and the information provided by Baltimore County on the internet.
- Improvements: 2 story dwelling, pool & shed. Only the shed will be removed.
- The existing and proposed impervious surfaces will not exceed 10% of the subject property.
- The proposed accessory in law apartment (dwelling) will be located in the rear yard of the principal use.

OFFICE OF ZONING

Zoning: RC 4 & RC 5 There are no previous zoning cases on the subject parcels.

RC 5 Setbacks for Principal Buildings

Front: 100 feet to the centerline of the road
Side: 50 feet from a property line
Rear: 50 feet from a property line

Accessory structure: 2.5 feet setback to a property line

ENVIRONMENTAL

Watershed: Loch Raven Reservoir URDL land type: 1

- The subject property is served by a private well and septic system
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.
- The proposed accessory in law apartment (dwelling) will utilize the existing well and septic system

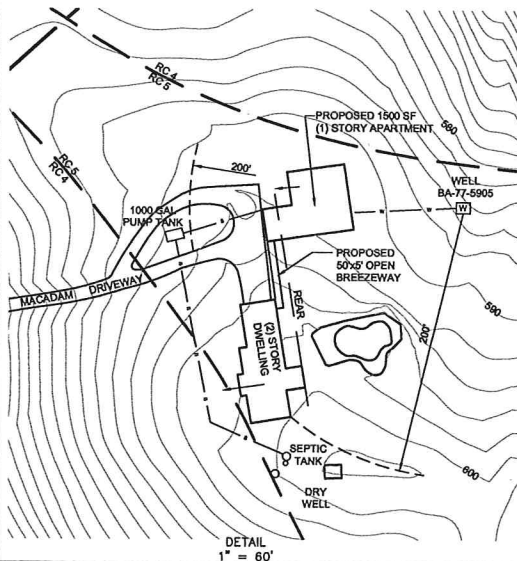
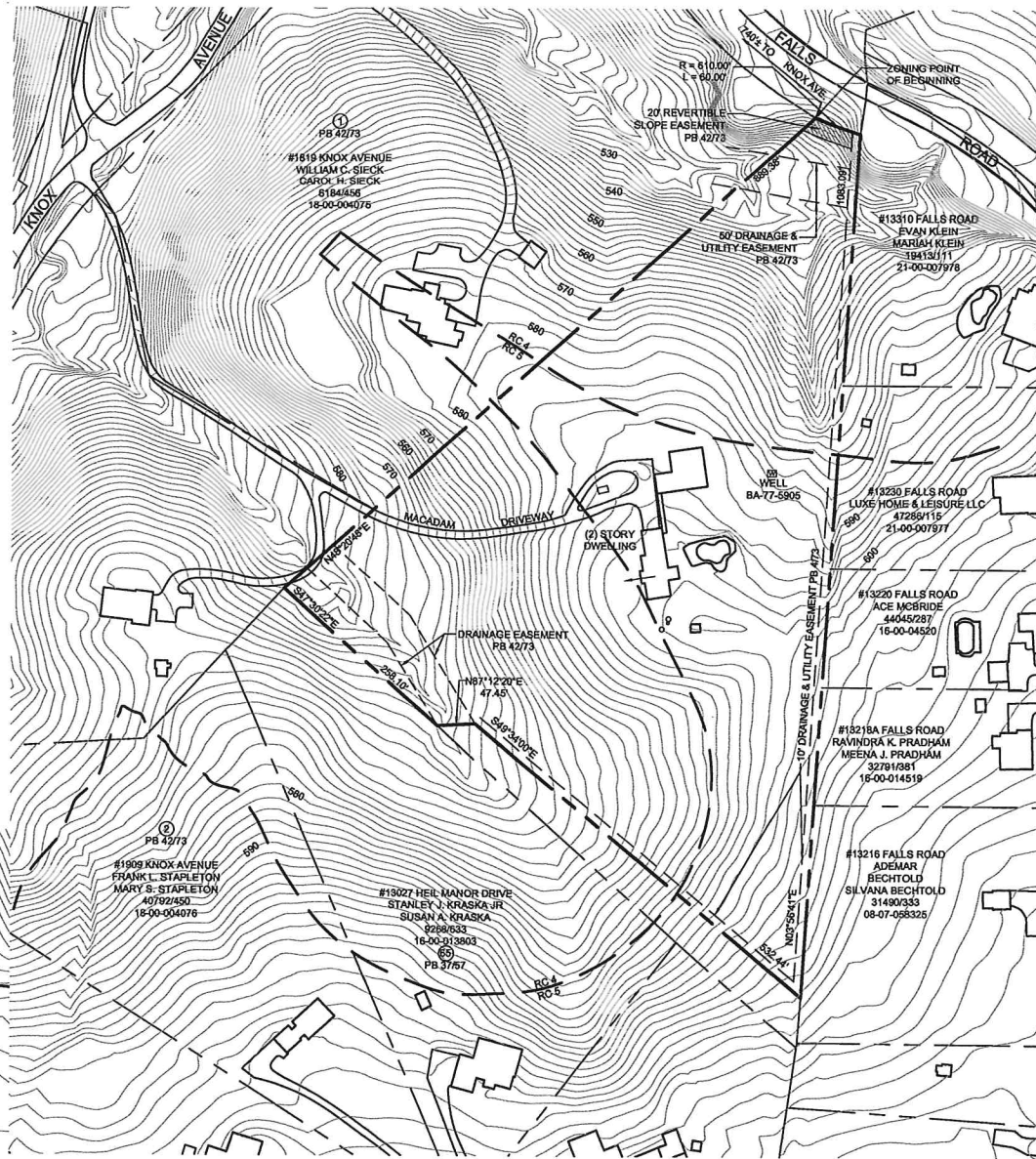
OFFICE OF PLANNING

Regional Planning District: Chestnut Ridge District Code: 307
Growth Tier: 3 Large lot development on septic and Tier 4

- The subject property is not in a National Register Historic District

PROPOSED DEVELOPMENT

To construct an accessory in law apartment (dwelling)



POSSIBLE DWELLING DESIGN



REVISION
1/03/25
AMEND THE LOCATION OF THE APARTMENT AND ADD THE BREEZEWAY

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3301 Baker Schoolhouse Road
Freeland, MD 21068
443-900-5535 m 410-419-1936
bdoak@bruceedoakconsulting.com

AMENDED PLAN (1/03/25)
PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#1887 KNOX AVENUE

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 10/2/2024
Scale: 1"=100'

Pet. Ex. #1



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 1887 KNOX AVENUE which is presently zoned RC4 & RC5
Deed References: 27308/199 10 Digit Tax Account # 1800004077
Property Owner(s) Printed Name(s) JAMES P. HAMILTON & MEENA A. KHAN

(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. X 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 PAGE

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

3. X a Variance from Section(s)

SEE ATTACHED PAGE

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)

TO BE PRESENTED AT THE HEARING

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):

JAMES P. HAMILTON & MEENA A. KHAN
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 X [Signature] Signature #2 X [Signature]
1887 KNOX AVENUE REISTERTOWN MD
Mailing Address _____ City _____ State _____
21136 X 443-928-8105
Zip Code _____ Telephone # _____ Email Address _____
MEKHAN28@HOTMAIL.COM
Representative to be contacted:
BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
Name - Type or Print _____
Signature [Signature]
3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
Mailing Address _____ City _____ State _____
21053 410-419-4906
Zip Code _____ Telephone # _____ Email Address _____
BDOAK@BRUCEEDOAKCONSULTING.COM
Do Not Schedule Dates: _____ Reviewer JS

CASE NUMBER 2024-0756-SP4A Filing Date 11/25/24

PETITIONS REQUESTED

Special Hearing

1. Special Hearing to permit an accessory (in law) apartment permitted as a temporary use within an accessory building to be built on the same owner occupied lot as the principal dwelling.

Variances

1. Variance to permit the area of an accessory structure which is proposed for use as an accessory (in law) apartment not to exceed 1,700 sq. ft. or 52%, in lieu of the area not to exceed one-third (33.3%) of the overall floor area (3,241 sq. ft.) of the dwelling per Section 400.4.A.1.a BCZR
2. Variance to permit the size of an accessory (in law) apartment in an accessory building to be 1,700 square feet in lieu of the maximum 1,200 square feet per Section 400.4.B.2 BCZR
3. Variance to permit the height of an accessory (in law) apartment in an accessory building to be 26 feet in lieu of the required 15 feet.
4. Variance to permit the existing accessory (in law) apartment building to have a separate utility meter and sewerage services from the principal dwelling per Section 400.4.B.4 BCZR (if necessary)
5. Any relief that the Administrative Law Judge deems to be necessary.

2024-0256-SPHA



Zoning Description

1887 Knox Avenue
Eighth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the southwest side of Falls Road, southeasterly 740 feet, more or less, from the centerline of Knox Avenue

Being Lot 3 as shown on the plat dated July 5, 1977 and entitled "Knox Ridge" recorded in the Baltimore County Land Records in Plat Book EHK Jr 42, page 73.

Containing 8.947 acres of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



2024-0256-SPHA

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

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

No. 235031

Date: 11/25/24

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 150.00
Total:									\$ 150.00

Rec

From:

BRUCE DOAK

For:

2024-0256-SP4A

1887 KNOX AVE.

HAMILTON + KHAN

JSS 24-1081

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

BRUCE E DOAK 12-12
BRUCE E DOAK CONSULTING
3801 BAKER SCHOOLHOUSE RD
FREELAND, MD 21053-9738

3223

15-3/540
427

11/18/24

Date

Pay to the

Order of

BALTIMORE COUNTY MD

\$ 150.00

ONE HUNDRED FIFTY AND 00/100

Dollars

Photo
Safe
Deposit
Details on back

PNC BANK

PNC Bank, N.A. 040

For

KHAN ZOWING PEST. FEE

Bruce E Doak

MP

⑆054000030⑆ 5336741067⑆ 3223

**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 fifteen (15) 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: 2024-0256-SP4A
Property Address: 1887 KNOX AVENUE REISTERSTOWN MD 21136
Property Description: LOT 3 KNOX RIDGE PB 42/73

Legal Owners (Petitioners): JAMES P. HAMILTON & MEENA KHAN
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE E. DOAK
Company/Firm (if applicable): BRUCE E. DOAK CONSULTING LLC
Address: 3801 BAKER SCHOOLHOUSE ROAD
FREELAND MD 21053

Telephone Number: 410-419-4906

Revised 5/20/2014

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 1800004077

Owner Information

Owner Name:	HAMILTON JAMES P KHAN MEENA A	Use:	RESIDENTIAL
Mailing Address:	1887 KNOX AVE REISTERSTOWN MD 21136-5635	Principal Residence:	YES
		Deed Reference:	/27308/ 00199

Location & Structure Information

Premises Address:	1887 KNOX AVE REISTERSTOWN 21136-5635	Legal Description:	8.947 AC 1887 KNOX AVE KNOX RIDGE
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Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0041 0016 0001 8090190.04 0000 3 2023 Plat Ref: 0042/ 0073

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1981	3,241 SF		8.9400 AC	04

Stories	BasementType	ExteriorQuality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	FRAME/5	4 full	1 Attached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2024	07/01/2025
Land:	374,200	374,200		
Improvements	315,700	314,800		
Total:	689,900	689,000	689,000	689,000
Preferential Land:	0	0		

Transfer Information

Seller: PESSIN DAVID N	Date: 09/08/2008	Price: \$760,000
Type: ARMS LENGTH IMPROVED	Deed1: /27308/ 00199	Deed2:
Seller: PESSIN DAVID N	Date: 05/25/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /13772/ 00562	Deed2:
Seller: ISAACSON MILES B	Date: 10/31/1995	Price: \$407,500
Type: ARMS LENGTH IMPROVED	Deed1: /11280/ 00127	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
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 08/16/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

RC 2

2003-0476-XSPH
2001-0062-XA

041B2

1996-0090-SPH

Pt. Bk. 0000040, Folio 0093
1700009994

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)
Pt. Bk./Folio # 040093

Pt. Bk. 0000044, Folio 0093

Pt. Bk./Folio # 044093

Lot # 1

Pt. Bk./Folio # 043027

Pt. Bk. 0000042, Folio 0073

1800004075

PAI # 080231

PAI # 080231
PAI # 080231

PAI # 080231

Pt. Bk./Folio # 042073

3 CD

Lot # 2 1800004076

8 ED

1909

NW 18-E

041B3

Lot # 3 1800004077

1887

Lot # 65 1600013803

Pt. Bk. 0000037, Folio 0057

Lot # 66 1600013804

PAI # 080189
PAI # 080189

Pt. Bk./Folio # 037057

PAI # 080189
PAI # 080189

Lot # 67 1600013805

1600013806

Lot # 68

Lot # 70
1600013808

Pt. Bk. 0000046, Folio 0084

RC-2

RC 4

RC-5

GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)
0807058325

2011-0173-SPH

0808006550

1990-0237-A

12059225

0802095150

PAI # 080652

Pt. Bk./Folio # MP94217

2200024390

Lot # 2

PAI # 080652

PAI # 080652

Lot # 3

13200

2200025644

1600014519

2008-0033-SPH

1600014520

13220

2100007977

13230

Pt. Bk. 0000039, Folio 0113

1700009528

13301

2100007978

13310

Pt. Bk./Folio # 031143

PAI # 080426

PAI # 080426

PAI # 080426

Lot # 1
Pt. Bk. 0000061, Folio 13313

2000011594

PAI # 080426

Lot # 2 2000011595

2000011599

Lot # 1

1700009528

13301

2007-0106

1700009554

1700009554

1700009551

1989-021

KNOX AVE

DRIVEWAY

FALLS RD

HEIL-MANOR DR

RC 2

2003-0476-XSPH
2001-0062-XA

Pt. Bk. 0000040, Folio 0093
1700009994

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

Pt. Bk./Folio # 040093

Pt. Bk. 0000044, Folio 0093

Pt. Bk./Folio # 044093

Lot # 1

Pt. Bk./Folio # 043027

Pt. Bk. 0000042, Folio 0073

1800004075

PAI # 080231

PAI # 080231

PAI # 080231

PAI # 080231

Pt. Bk./Folio # 042073

3 CD

Lot # 2 1800004076

8 ED

1909

NW 18-E

041B3

Lot # 3 1800004077

1887

Lot # 66 1600013804

Lot # 65 1600013803

Pt. Bk. 0000037, Folio 0057

PAI # 080189, 0189

Pt. Bk./Folio # 037057

13026

13027

PAI # 080189

PAI # 080189

Lot # 67 1600013805

1600013802

Lot # 64
13025

Lot # 70
1600013808

1600013806

Lot # 68

Lot # 63 1600013801

Pt. Bk. 0000046, Folio 0084

RC-2

041B2

1996-0090-SPH

Lot # 1

Pt. Bk. 0000061, Folio 13313

2000011594

PAI # 080426

Pt. Bk./Folio # 061143

PAI # 080426

PAI # 080426

2100007978

13310

DRIVEWAY

2000011599

2100007977

13230

Pt. Bk. 0000039, Folio 01131700009528

13301

2007-0106

1600014520

13220

1600014519

2008-0033-SPH

RC-5

PAI # 080756

GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)

0807058325

PA 1955-3686-X

PAI # 080756

2011-0173-SPH

0808006550

13212

1990-0237-A 12059225

13208

0802095150

2015-0263-SPHA

PAI # 080652

Pt. Bk./Folio # MP94217

2200024390

PAI # 080652

Lot # 3

13200

2200025644

Lot # 2

PAI # 080652

1989-021



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 1887 KNOX AVENUE which is presently zoned RC4 + RC5
 Deed References: 27308 / 199 10 Digit Tax Account # 1800004077
 Property Owner(s) Printed Name(s) JAMES P. HAMILTON + MEENA A. KHAN

(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. X 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 PAGE

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

3. X a **Variance** from Section(s)

SEE ATTACHED PAGE

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)

TO BE PRESENTED AT THE HEARING

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):

JAMES P. HAMILTON + MEENA A. KHAN

Name #1 - Type or Print

Name #2 - Type or Print

X

Signature #1

X

Signature #2

1887 KNOX AVENUE REISTERSTOWN MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2024-0256-SP4A

Filing Date 11/25/24

BRUCE@BRUCEEDOAKCONSULTING.COM

Do Not Schedule Dates:

Reviewer JS

PETITIONS REQUESTED

Special Hearing

1. Special Hearing to permit an accessory (in law) apartment permitted as a temporary use within an accessory building to be built on the same owner occupied lot as the principal dwelling.

Variances

1. Variance to permit the area of an accessory structure which is proposed for use as an accessory (in law) apartment not to exceed 1,700 sq. ft. or 52%, in lieu of the area not to exceed one-third (33.3%) of the overall floor area (3,241 sq. ft.) of the dwelling per Section 400.4.A.1.a BCZR
2. Variance to permit the size of an accessory (in law) apartment in an accessory building to be 1,700 square feet in lieu of the maximum 1,200 square feet per Section 400.4.B.2 BCZR
3. Variance to permit the height of an accessory (in law) apartment in an accessory building to be 26 feet in lieu of the required 15 feet.
4. Variance to permit the existing accessory (in law) apartment building to have a separate utility meter and sewerage services from the principal dwelling per Section 400.4.B.4 BCZR (if necessary)
5. Any relief that the Administrative Law Judge deems to be necessary.

2024-0256-SPHA



Zoning Description

1887 Knox Avenue
Eighth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the southwest side of Falls Road, southeasterly 740 feet, more or less, from the centerline of Knox Avenue

Being Lot 3 as shown on the plat dated July 5, 1977 and entitled "Knox Ridge" recorded in the Baltimore County Land Records in Plat Book EHK Jr 42, page 73.

Containing 8.947 acres of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



2024-0256-SPHA

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: December 2, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0256-SPHA

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: No exception taken.

Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: December 3, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0256-SPHA
Address: 1887 KNOX AVENUE
Legal Owner: James Hamilton, Meena Khan

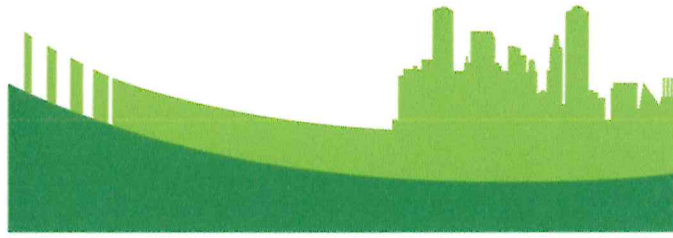
Zoning Advisory Committee Meeting of December 3, 2024.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:
 - a. Ground Water Management approval must be obtained prior to approval of the building permit. Requirements for approval will include submission of a site plan that meets GWM site plan requirements, and an OSDS inspection report locating all septic system components, and will also include submission of perc test application and conducting percolation testing and installing a new septic system.
 - b. COMAR 26.04.02.02C(1)(c) - For a lot that was recorded without Department approval before November 18, 1985, if it meets the other requirements of this regulation except that only area sufficient for an initial and one replacement system is required for the lot's initial dwelling unit. A 10,000 square foot area sufficient for an initial system installation and two replacement systems is required for each additional dwelling unit.
 - c. A perc application must be submitted and approved by Ground Water Management prior to approval of a building permit.

Additional Comments:

Reviewer: Mia Lowery, L.E.H.S.



CERTIFICATE OF POSTING

December 20, 2024

_____ amended for second inspection

Re:

Zoning Case No. 2024-0256-SPHA

Legal Owner: James Hamilton & Meena Khan

Hearing date: January 14, 2025

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **1887 Knox Avenue**.

The signs were initially posted on **December 19, 2024**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce E. Doak".

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing virtually via WebEx, and/or in-person upon request (see below) for the Property identified herein as follows:

Case #: 2024-0256-SPHA

1887 Knox Avenue

(SE/side of Knox Ave., 2600' + NE of Pendleton Court)
Council District 3, Election District 8

Legal Owners: James Hamilton & Mean Khan

VARIANCE: To permit the area of an accessory structure which is proposed for use as an accessory (in-law) apartment not to exceed 1,700 sq ft or 52%, in lieu of the area not to exceed one-third (33%) of the overall floor area (3,241 sq ft) of the dwelling per Baltimore Co. Zoning Regulations (BCZR), Section 400.4.A.1.a. To permit the size of the accessory (in-law) apartment in an accessory building to be 1,700 sq ft in lieu of the maximum 1,200 sq ft per BCZR, Section 400.4.B.2.

VARIANCE: To permit the height of an accessory (in-law) apartment in an accessory building to be 26 ft in lieu of the required 15 ft. To permit the existing accessory (in-law) apartment building to have a separate utility meter and sewerage services from the principal dwelling per BCZR, Section 400.4.B.4 (if necessary). Any relief that the Administrative Law Judge (ALJ) deems to be necessary.

SPECIAL HEARING: To permit an accessory (in-law) apartment permitted as a temporary use within an accessory building to be built on the same owner-occupied lot as the principal dwelling.

Hearing Date: Tuesday, January 14, 2024 at 1:30 p.m.

If an in-person hearing has been requested in writing and granted, the hearing location is: The Baltimore Building, 105 W. Chesapeake Ave., Hearing Room 203, Towson, MD 21204. Please contact the Office of Administrative Hearings a few days prior to the hearing to confirm the hearing location and the phone number to contact should you have any questions.

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 203, Towson, Maryland 21204 Phone (410) 441-3600, ext. 203
Email: administrative@baltimorecountymd.gov

ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing virtually via WebEx, and/or in-person upon request (see below) for the Property identified herein as follows:

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Hearing Date: Tuesday, January 14, 2024 at 1:30 p.m.

If an in-person hearing has been requested in writing and granted, the hearing location is: 7101 Arbutus Building, 105 W. Chempack Ave., Hearing Room 205, Towson, MD 21204. Please contact the Office of Administrative Hearings a few days prior to the hearing to confirm the hearing format or the phone number or email address shown below.

Office of Administrative Hearings
105 West Chempack Avenue, Suite 105, Towson, Maryland 21204, phone: 410-887-3800, fax: 410-887-3801
Email: admin@oah.org

ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing virtually via WebEx, and/or in-person upon request (see below) for the Property identified herein as follows:

Case #: 2024-0256-SPHA

1887 Knox Avenue

(SE/side of Knox Ave., 2600' + NE of Pendleton Court)

Council District 3, Election District 8

Legal Owners: James Hamilton & Mean Khan

VARIANCE: To permit the area of an accessory structure which is proposed for use as an accessory (in-law) apartment not to exceed 1,700 sq ft or 52%, in lieu of the area not to exceed one-third (33%) of the overall floor area (3,241 sq ft) of the dwelling per Baltimore Co. Zoning Regulations (BCZR), Section 400.4.A.1.a. To permit the size of the accessory (in-law) apartment in an accessory building to be 1,700 sq ft in lieu of the maximum 1,200 sq ft per BCZR, Section 400.4.B.2.

VARIANCE: To permit the height of an accessory (in-law) apartment in an accessory building to be 26 ft in lieu of the required 15 ft. To permit the existing accessory (in-law) apartment building to have a separate utility meter and sewerage services from the principal dwelling per BCZR, Section 400.4.B.4 (if necessary). Any relief that the Administrative Law Judge (ALJ) deems to be necessary.

SPECIAL HEARING: To permit an accessory (in-law) apartment permitted as a temporary use within an accessory building to be built on the same owner occupied lot as the principal dwelling.

Hearing Date: Tuesday, January 14, 2024 at 1:30 p.m.

If an in-person hearing has been requested in writing and granted, the hearing location is: The Baltimore Building, 100 W. Calverton, Baltimore, MD 21208. Please contact the Office of Administrative Hearings for more information.

Office of Administrative Hearings
100 W. Calverton, Baltimore, MD 21208
Phone: 410-386-7000
Fax: 410-386-7001
Email: oah@baltimorecountymd.gov

Local Administrative Hearings of Baltimore County and City

ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing virtually via WebEx, and/or in-person upon request (see below) for the Property identified herein as follows:

Case #: 2024-0256-SPHA

1887 Knox Avenue

(SE side of Knox Ave., 2600' + NE of Pendleton Court)

Council District 3, Election District 8

Legal Owners: James Hamilton & Mean Khan

VARIANCE: To permit the area of an accessory structure which is proposed for use as an accessory (in-law) apartment not to exceed 1,700 sq ft or 52%, in lieu of the area not to exceed one-third (33%) of the overall floor area (3,241 sq ft) of the dwelling per Baltimore Co. Zoning Regulations (BCZR), Section 400.4.A.1.a. To permit the size of the accessory (in-law) apartment in an accessory building to be 1,700 sq ft in lieu of the maximum 1,200 sq ft per BCZR, Section 400.4.B.2.

VARIANCE: To permit the height of an accessory (in-law) apartment in an accessory building to be 26 ft in lieu of the required 15 ft. To permit the existing accessory (in-law) apartment building to have a separate utility meter and sewerage services from the principal dwelling per BCZR, Section 400.4.B.4 (if necessary). Any relief that the Administrative Law Judge (ALJ) deems to be necessary.

SPECIAL HEARING: To permit an accessory (in-law) apartment permitted in a temporary use within an accessory building to be built on the same owner-occupied lot as the principal dwelling.

Hearing Date: Tuesday, January 14, 2024 at 1:30 p.m.

Law is administered by the Administrative Law Judge, Baltimore County, Maryland. The Administrative Law Judge is the only person authorized to hear and decide on all appeals from the Board of Zoning Adjustments. The Administrative Law Judge is the only person authorized to hear and decide on all appeals from the Board of Zoning Adjustments. The Administrative Law Judge is the only person authorized to hear and decide on all appeals from the Board of Zoning Adjustments.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 12/5/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0256-SPHA

INFORMATION:

Property Address: 1887 Knox Avenue
Petitioner: James P. Hamilton and Meena A. Khan
Zoning: RC 4 and RC 5
Requested Action: Special Hearing and Variance

The Department of Planning has reviewed the petition for the following:

Special Hearing - To permit an accessory (in law) apartment permitted as a temporary use within an accessory building to be built on the same owner-occupied lot as the principal dwelling.

Variance(s) -

- i. To permit the area of an accessory structure which is proposed for use as an accessory (in law) apartment not to exceed 1,700 sq. ft. or 52%, in lieu of the area not to exceed one-third (33.3%) of the overall floor area (3,241 sq. ft.) of the dwelling per Section 400.4.A.1.a BCZR
- ii. To permit the size of an accessory (in law) apartment in an accessory building to be 1,700 square feet in lieu of the maximum 1,200 square feet per Section 400.4.B.2 BCZR
- iii. To permit the height of an accessory (in law) apartment in an accessory building to be 26 feet in lieu of the required 15 feet.
- iv. To permit the existing accessory (in law) apartment building to have a separate utility meter and sewerage services from the principal dwelling per Section 400.4.B.4 BCZR (if necessary)
- v. Any relief that the Administrative Law Judge deems to be necessary.

The subject property is 8.94 acres of land located along Knox Avenue in the Reisterstown area of Baltimore County. The property is improved with a residential dwelling and is split zoned (RC 4 and RC 5). The property is surrounded by other residential dwellings, agricultural activities and forest.

The R.C.5 zoning classification was established in response to concerns over wasteful and disorderly rural-residential development and inadequate lot sizes for on-lot sewer and water systems. These issues could result in undue financial hardships and negatively affect the safety and welfare of citizens. In identifying specific areas suitable for rural-residential development, the aim is to direct future growth towards these areas and prevent disorderly development patterns. The R.C.5 zoning classification serves to provide suitable areas for rural-residential development, minimize encroachments on natural resource areas, and provide a minimum lot size for proper on-lot sewer and water system functioning.

The Department of Planning does not support this proposal for the following reasons:

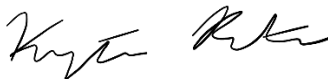
- i. The applicant's Special Hearing request states the intent "to permit an accessory (in-law) apartment permitted as a temporary use within an accessory building." However, the proposed design and location suggest otherwise. The plans depict a standalone second dwelling, not an in-law apartment within an accessory building. The applicant should clarify what is meant by "temporary use" in the context of this development.

According to the BCZR, an in-law apartment can only exist within an accessory structure if it is not a separate, independent dwelling. This proposal, which includes a three-bedroom residence with a two-car garage, does not align with the definition of an accessory building with an in-law apartment. Furthermore, temporary uses typically do not involve separate septic systems or utility meters, as proposed here.

- ii. Variance 1 requests permission for an accessory structure intended as an in-law apartment to have an area of 1,700 sq. ft. (52% of the main dwelling's 3,241 sq. ft. floor area) instead of the permitted one-third (33.3%) as specified in Section 400.4.A.1.a of the BCZR. However, this requirement applies only when the accessory apartment is located within an existing single-family detached dwelling.
- iii. The information presented in the ZAC petition lacks sufficient detail to fully understand the specifics of the proposed relief. The application should include comprehensive information, such as architectural elevations, to provide a clearer understanding of the proposed development.

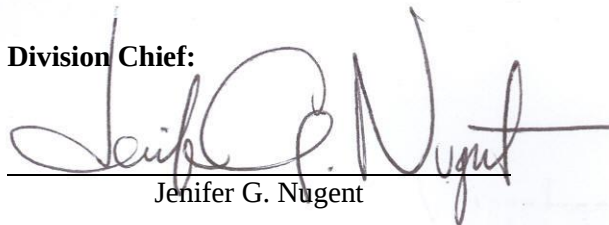
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

- c: Bruce E. Doak – Bruce Doak Consulting LLC
Megan Benjamin and Joseph Wiley
Jeff Perlow, Zoning Review
Kaerin Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

GENERAL INFORMATION

1. Ownership: James P. Hamilton & Meena A. Khan
1887 Knox Avenue Reisterstown, MD 21136
2. Address: 1887 Knox Avenue Reisterstown, MD 21136
3. Deed references: 27308/199
4. Area: 8.947 acres (per SDAT) Lot 3 "Knox Ridge" PB 42/73
5. Tax Map / Parcel / Tax account #: 41 / 01 / 18-00-004077
6. Election District: 8 Councilmanic District: 3
ADC Map: GIS tile: 041B3 Position sheet: 70NW18
Census tract: 408303 Census block: 240054083031001
Schools: Franklin ES Franklin MS Dulaney HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 041B3 and the information provided by Baltimore County on the internet.
8. Improvements: 2 story dwelling, pool & shed. Only the shed will be removed.
9. The existing and proposed impervious surfaces will not exceed 10% of the subject property.
10. The proposed accessory in law apartment (dwelling) will be located in the rear yard of the principal use.

OFFICE OF ZONING

Zoning: RC 4 & RC 5 There are no previous zoning cases on the subject parcels.

RC 5 Setbacks for Principal Buildings

Front: 100 feet to the centerline of the road
Side: 50 feet from a property line
Rear: 50 feet from a property line

Accessory structure: 2.5 feet setback to a property line

ENVIRONMENTAL

Watershed: Loch Raven Reservoir URDL land type: 1

1. The subject property is served by a private well and septic system
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.
5. The proposed accessory in law apartment (dwelling) will utilize the existing well and septic system

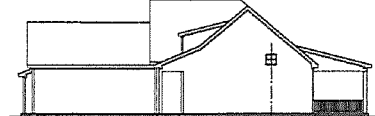
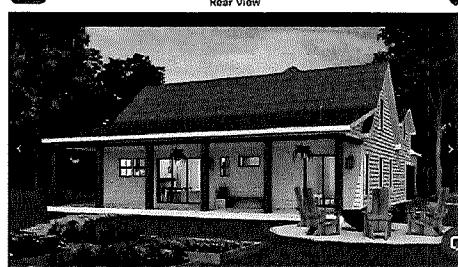
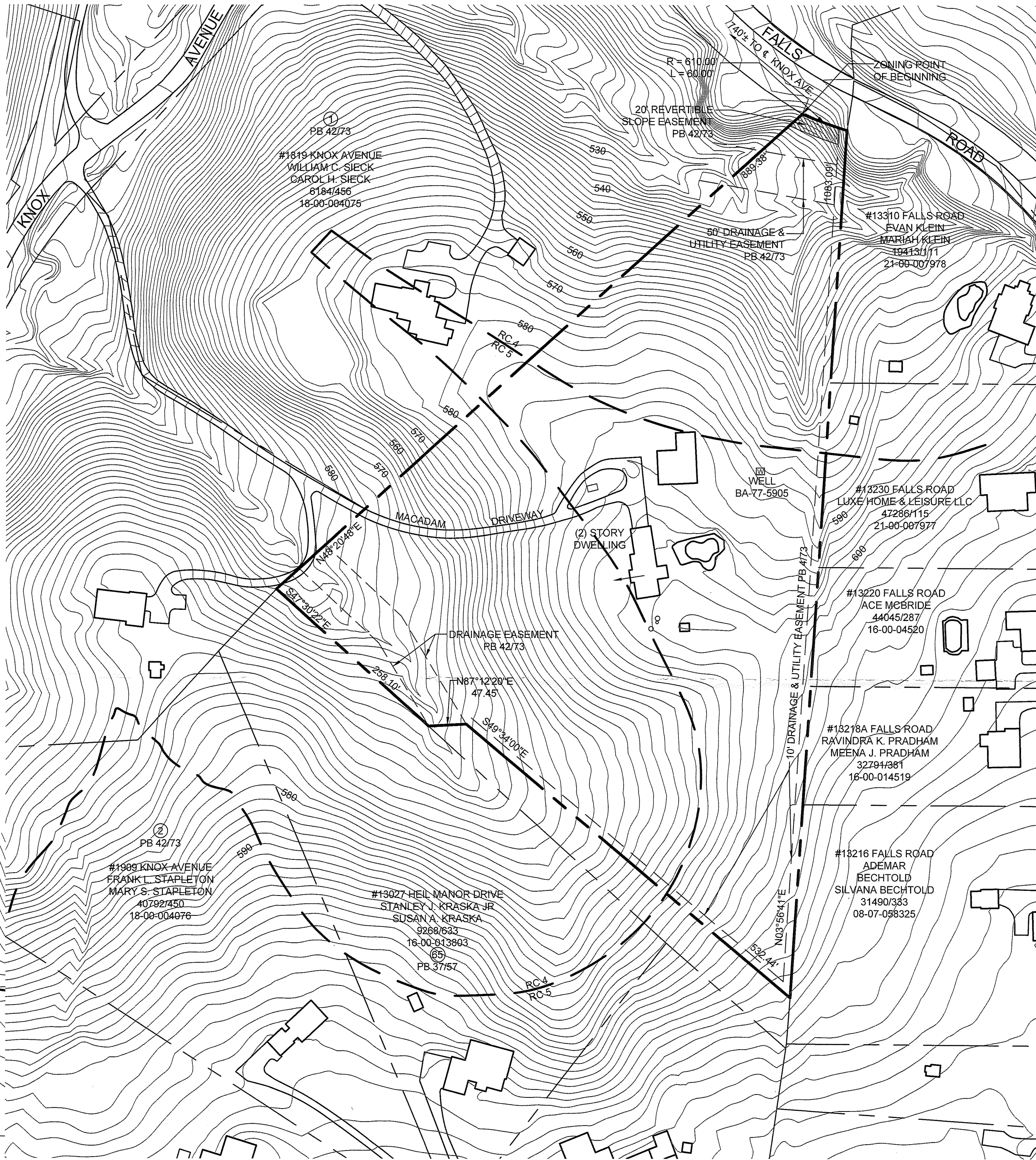
OFFICE OF PLANNING

Regional Planning District: Chestnut Ridge District Code: 307
Growth Tier: 3 Large lot development on septic and Tier 4

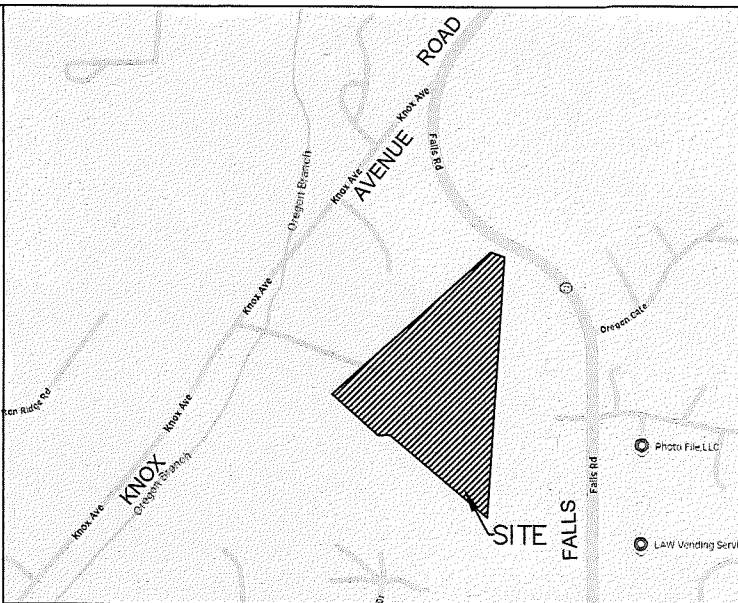
1. The subject property is not in a National Register Historic District

PROPOSED DEVELOPMENT

To construct an accessory in law apartment (dwelling)



POSSIBLE DWELLING DESIGN



Vicinity Map - Scale: 1" = 800'

2024-0256-SPHA



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#1887 KNOX AVENUE

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 10/2/2024

Scale: 1"=100'