

**STANDARD APPLICATION  
Harford County  
Board of Appeals  
Bel Air, Maryland 21014**

Case No. 5865  
 Date Filed 2/26/16  
 Hearing Date \_\_\_\_\_  
 Receipt \_\_\_\_\_  
 Fee \$450.00  
 Type Variance  
BoA-000264-2016

*Shaded areas for Office Use Only*

**Information to be Submitted with Application**

1. A plot plan drawn to scale indicating all pertinent data.
2. A list of all adjoining property owners with mailing addresses.
3. Names and addresses of all persons having legal or equitable interest in the property.
4. All required supporting documentation or additional studies as may be required; including traffic and environmental studies, etc.

**NOTE:**

All applicants **MUST** schedule a pre-application meeting with the Department of Planning and Zoning prior to filing any application to the Board of Appeals.

To schedule please call 410-638-3119.

**Nature of Request and Section(s) of Code**

**CASE 5865 MAP 25 TYPE Variance**  
**ELECTION DISTRICT 04 TAX ID 04016610**  
**LOCATION 1107 Knopp Road, Jarrettsville 21081**  
**BY John W. Dornbusch**  
**Appealed because a variance pursuant to Section 267-23A(2) and 267-53C(1) Table 53-1 of the Harford County Code to allow an addition within the required 40 foot front yard setback, 53 feet from center of right-of-way. In the AG District requires approval by the Board.**

**Owner (please print or type)**

Name JOHN W DORNBUSCH Phone Number 410-557-8033  
 Address 1107 KNOPP RD JARRETTSVILLE MD. 21084  
Street Number Street City State Zip Code

Co-Applicant \_\_\_\_\_ Phone Number \_\_\_\_\_  
 Address \_\_\_\_\_  
Street Number Street City State Zip Code

Contract Purchaser \_\_\_\_\_ Phone Number \_\_\_\_\_  
 Address \_\_\_\_\_  
Street Number Street City State Zip Code

Attorney/Representative \_\_\_\_\_ Phone Number \_\_\_\_\_  
 Address \_\_\_\_\_  
Street Number Street City State Zip Code

**Land Description**

Address and Location of Property 1107 KNOPP RD JARRETSVILLE MD 20851

Subdivision \_\_\_\_\_ Lot Number \_\_\_\_\_

Acreage/Lot Size 1.78 ADTS Election District 04 Zoning AG Tax ID # 04016610

Tax Map No. 0025 Grid No. 0002A Parcel 0064 Water/Sewer: Private  Public \_\_\_\_\_

List ALL structures on property and current use: HOME & UNSECURED SHED

Estimated time required to present case: 30 MINS.

If this Appeal is in reference to a Building Permit, state number \_\_\_\_\_

Would approval of this petition violate the covenants and restrictions for your property? Yes \_\_\_\_\_ No

Is this property located within the County's Chesapeake Bay Critical Area? Yes \_\_\_\_\_ No

If so, what is the Critical Area Land Use designations: \_\_\_\_\_

Is this request the result of a zoning enforcement investigation? Yes \_\_\_\_\_ No

Is this request within one (1) mile of any incorporated town limits? Yes \_\_\_\_\_ No

**Request**

BUILD ADDITION ON TO EXISTING STRUCTURE  
20'x16' BEDROOM - WILL ELIMINATE SMALLER BEDROOM  
EXISTING WHICH WILL ACT AS WAY IN AND OUT

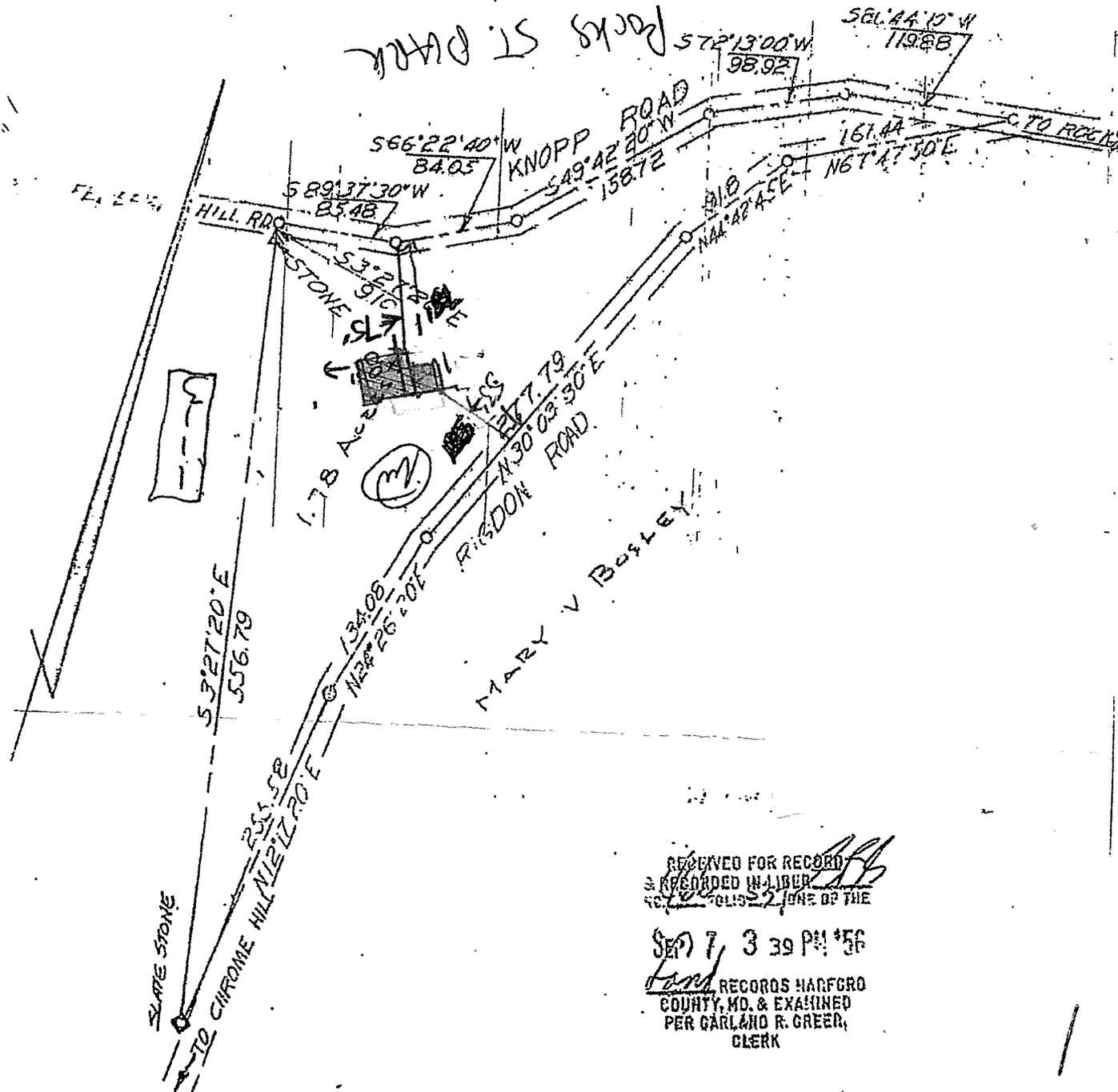
**Justification**

UNIQUE OF PROPERTY - NEED ANOTHER ROOM ON  
SMALL HOUSE - ONLY WAY ADDITION WORK WITH WATER ROW  
OFF IS ON THAT SIDE OF HOUSE - WELL IS ON THE OTHER SIDE -  
ROAD BEHIND IS 15' HIGHER GRADE WHERE ADD IS TO BE BUILT  
BUT IS ONLY 58' FROM CENTER OF ROAD (ON HORIZONTAL) TO EDGE OF  
NEW ROOF - CLOSEST POINT OF ADD TO BACK ROAD.

*If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)*

ROCKS ST PARK

0017-1



RECEIVED FOR RECORD  
& RECORDED IN LIBER  
NO. 466 PAGE 540

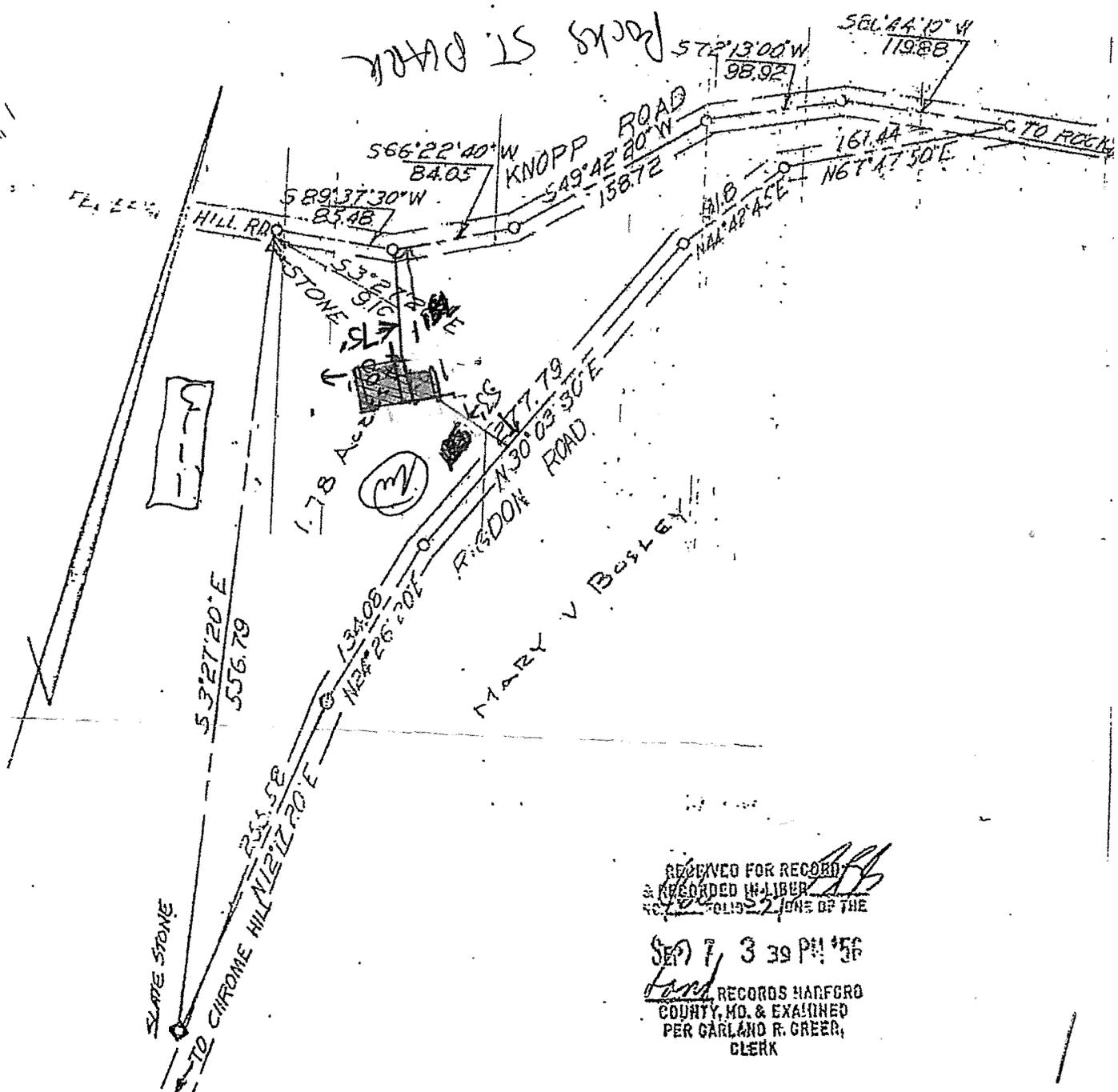
SEP 7 3 39 PM '56

RECORDS HANFORD  
COUNTY, MD. & EXAMINED  
PER GARLAND R. GREER,  
CLERK

LIBER 466 PAGE 540

ROAD IS ST PARK

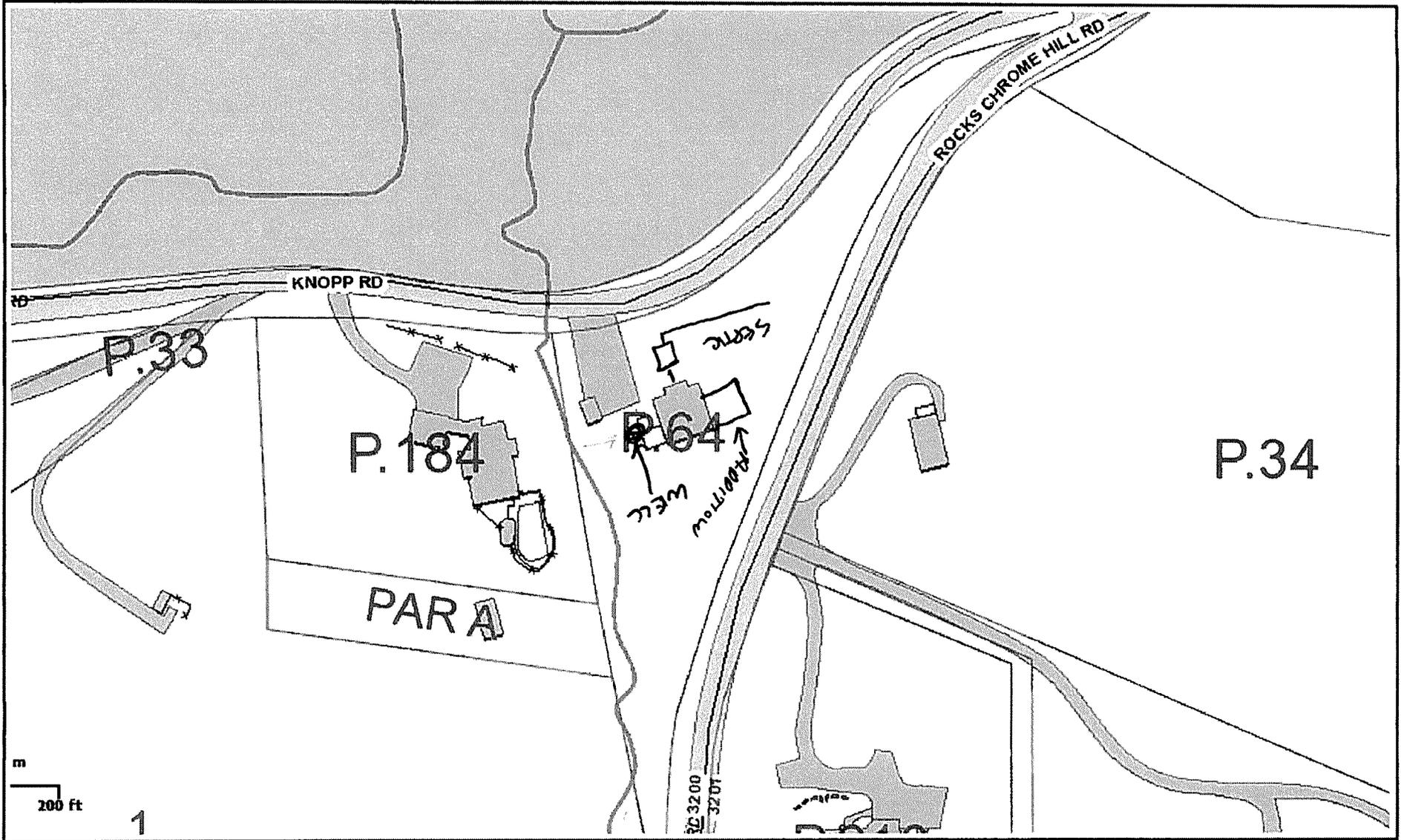
1/100



RECEIVED FOR RECORD  
& RECORDED IN LIBER  
NO. 466 PAGE 540

SEP 7 3 39 PM '56

RECORDS HANCOCK  
COUNTY, MD. & EXAMINED  
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CLERK

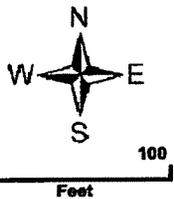


# 1107 Knopp Road

## Dornbusch-1/14/16

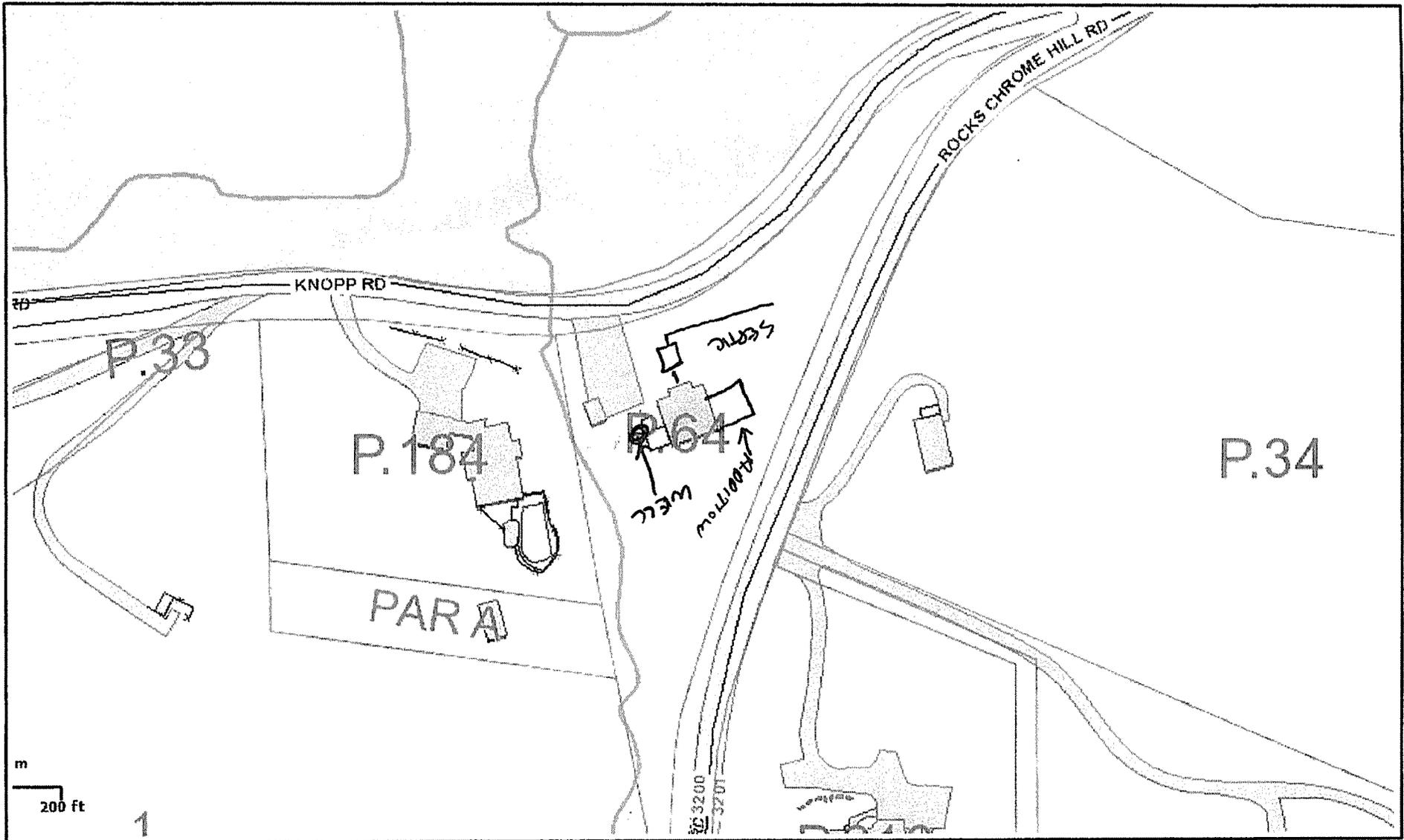
WELL & SEPTIC

Printed: Jan 14, 2016



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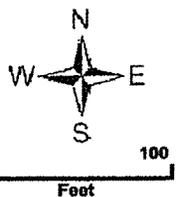




# 1107 Knopp Road

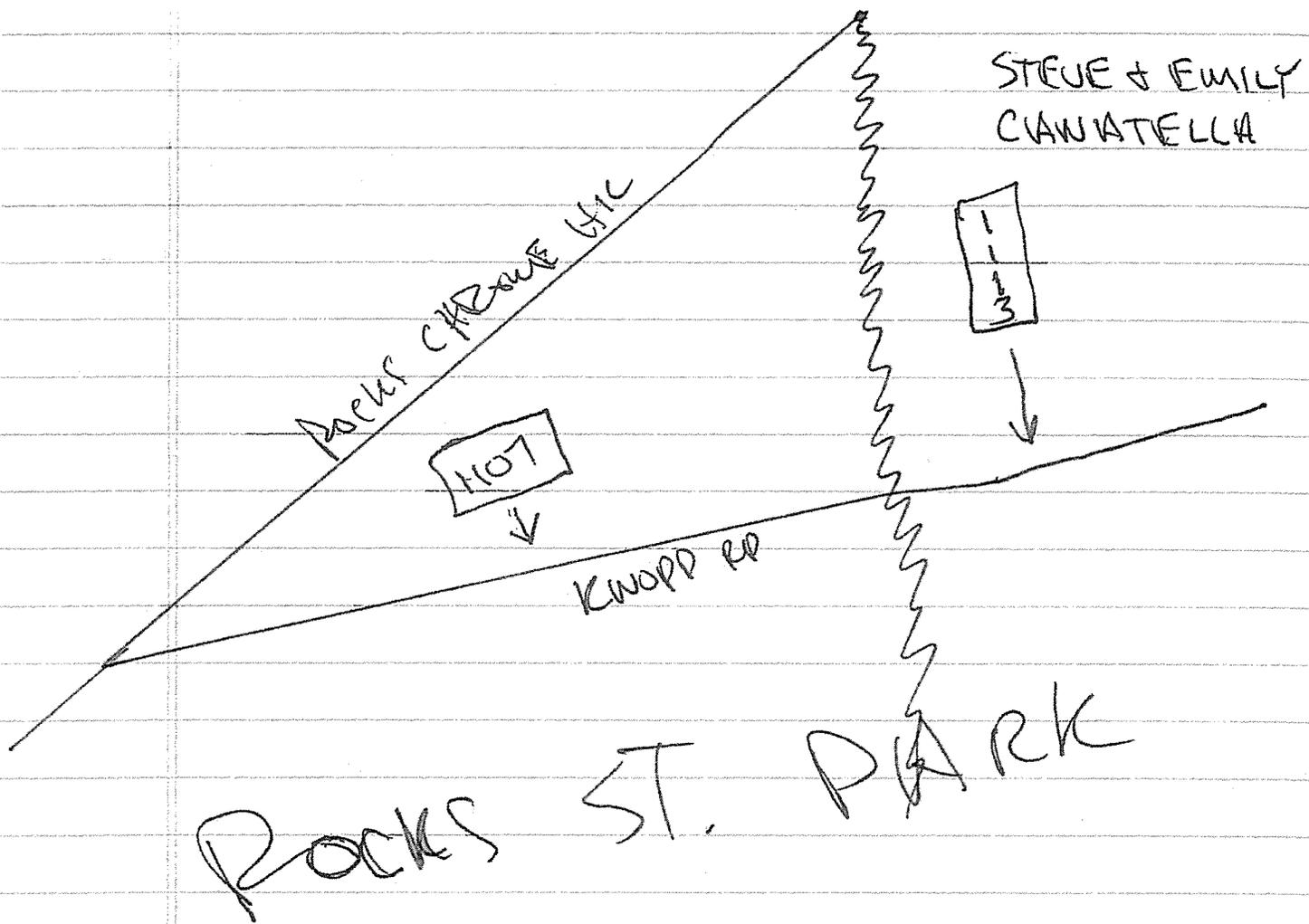
## Dornbusch-1/14/16

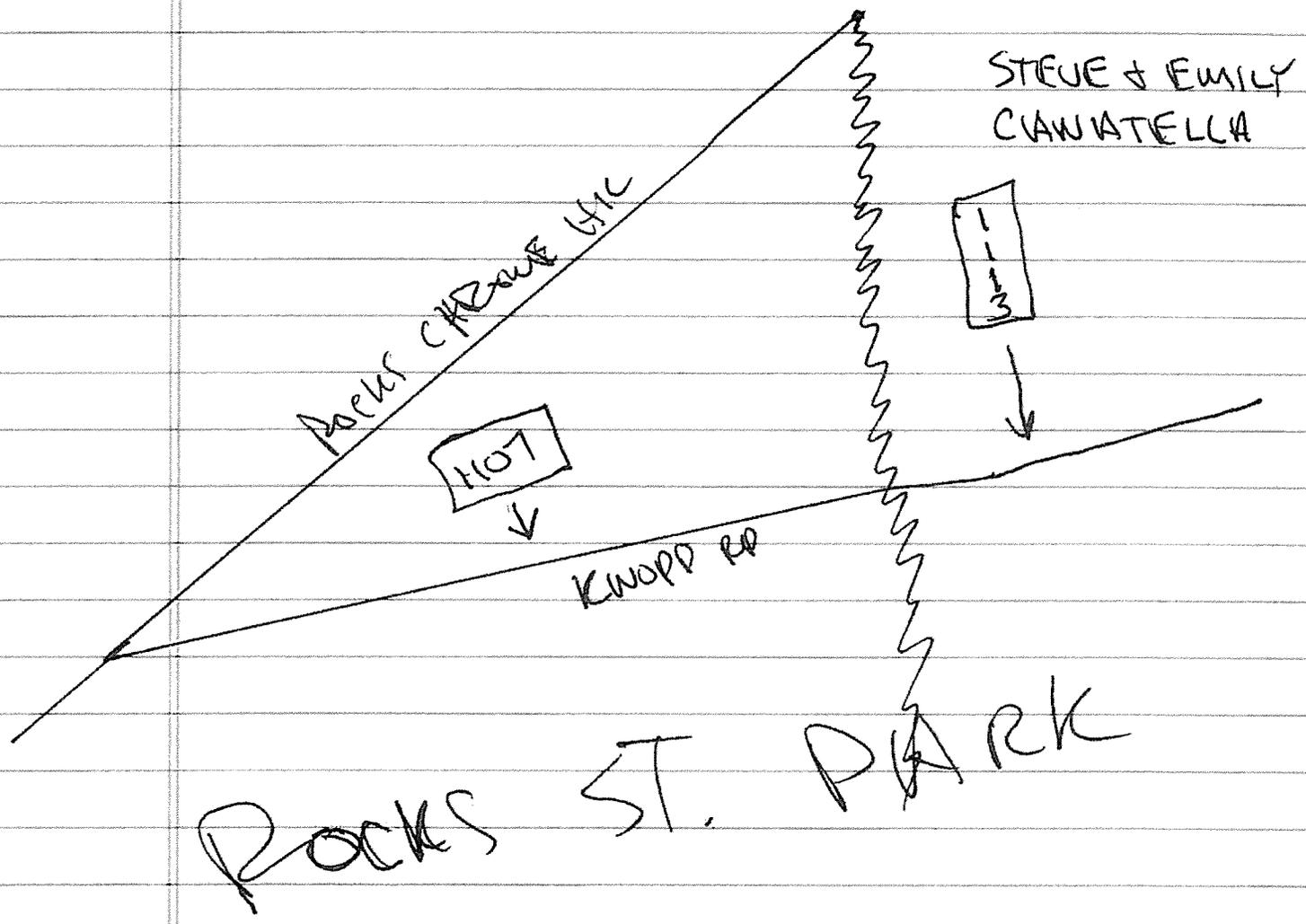
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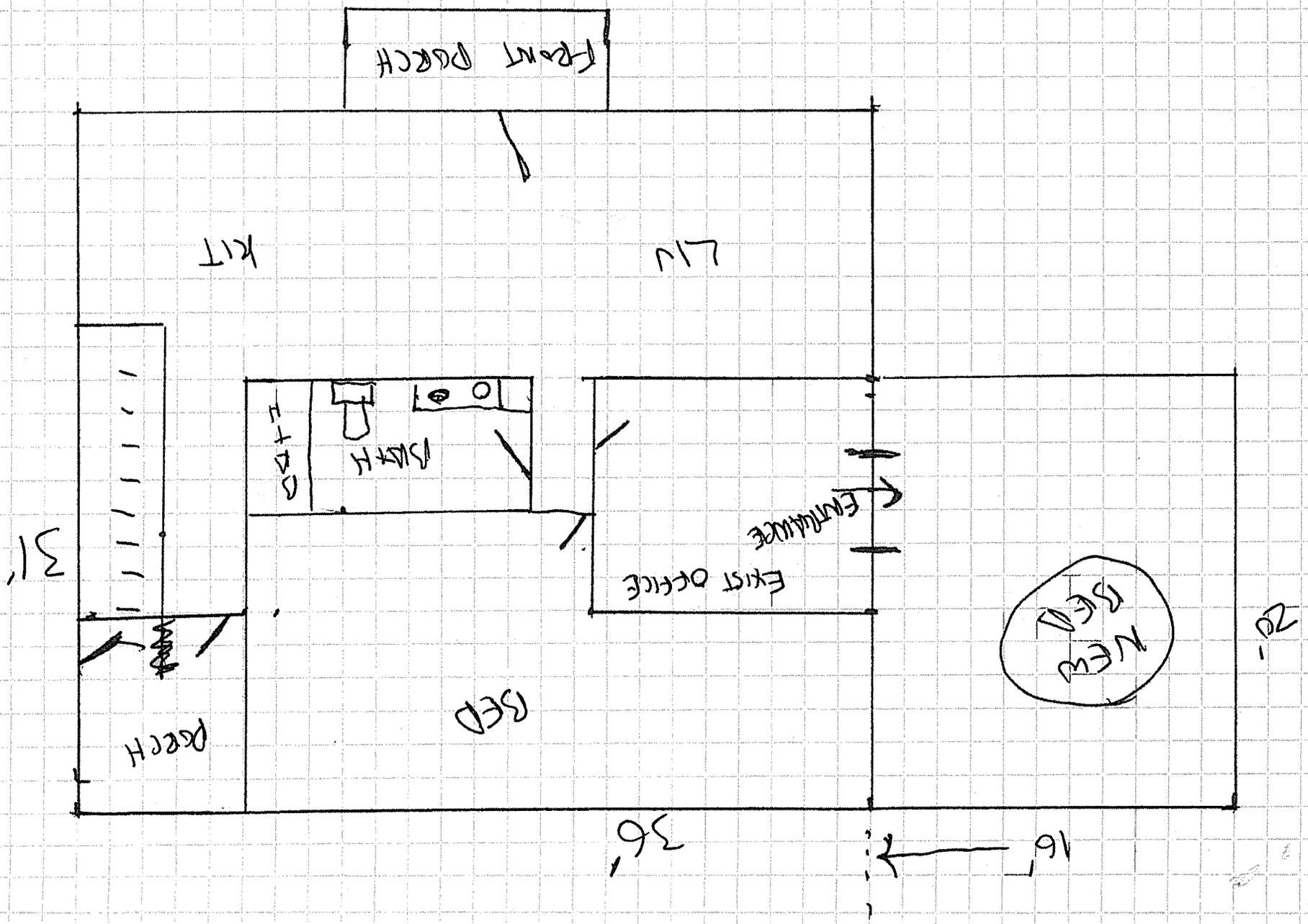
Copyright 2012, Harford County Government

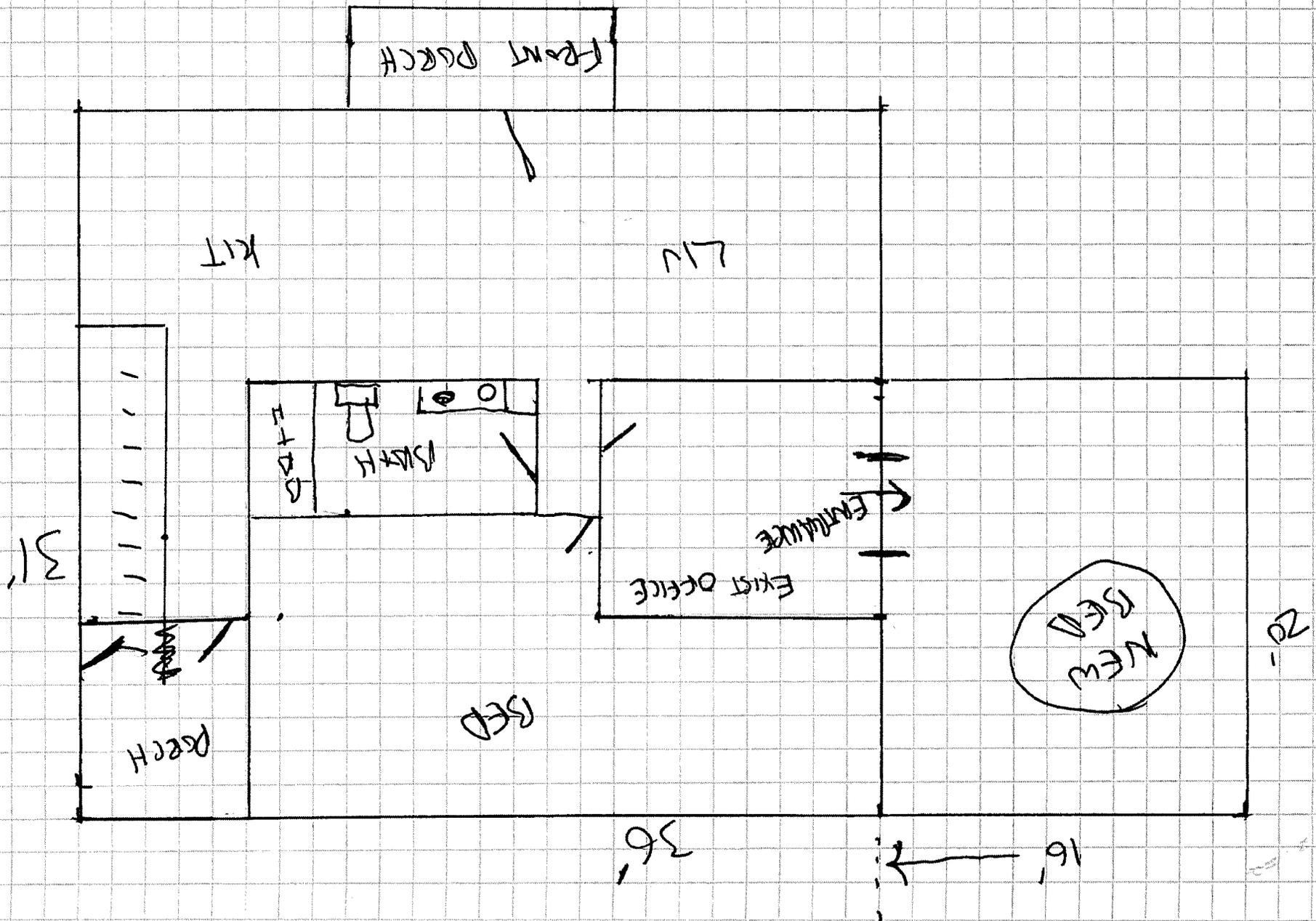






1 Block  
15'







35'9" x 31'9" house size

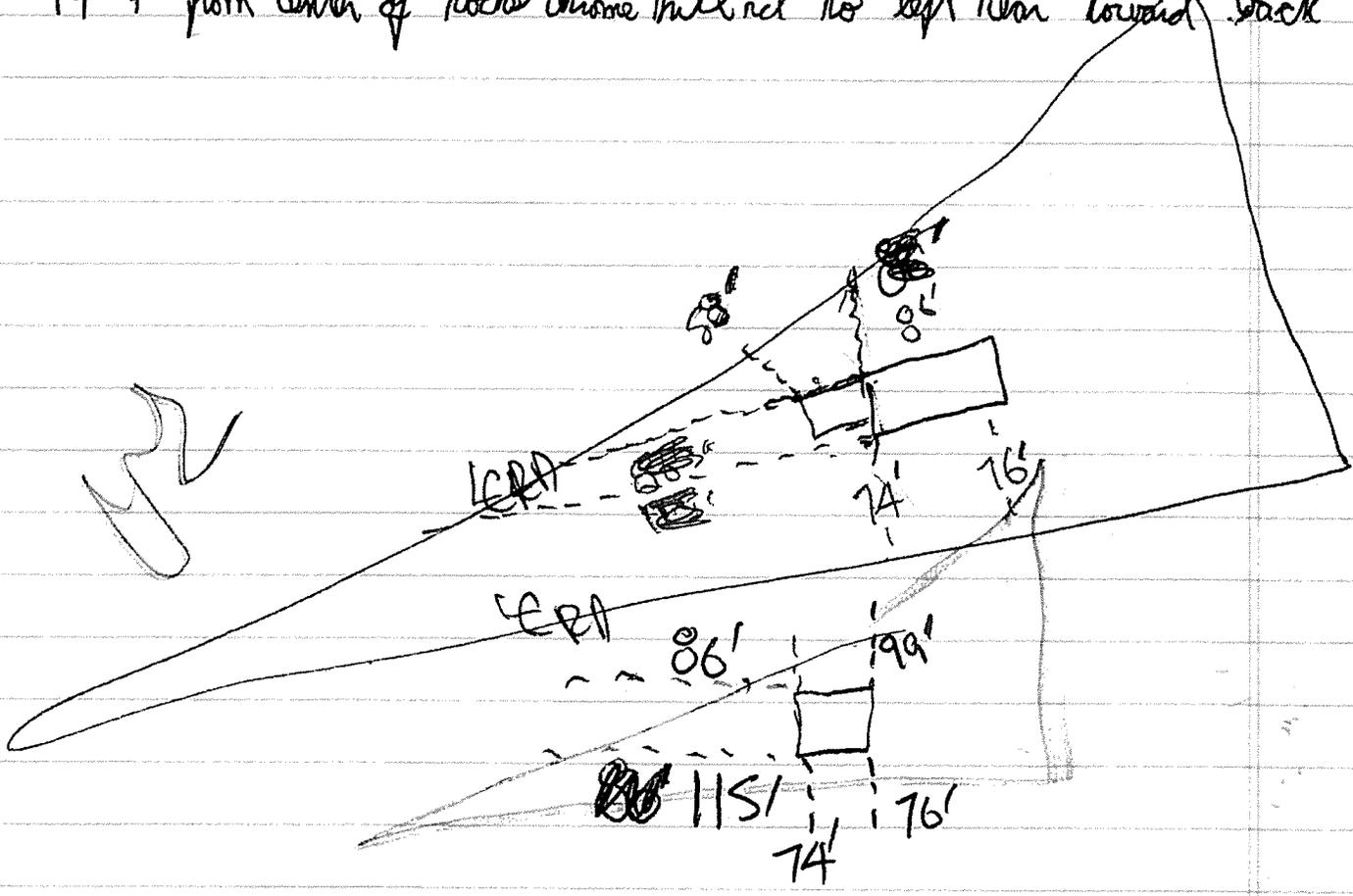
86'3" center of road rocks chrome hull left rear toward left

74' left elev knopp rd. 76' right elev knopp rd. center of road

115' to the center of road from front left elev. rocks chrome hull rd - toward 6

53' to closest point of rocks chrome hull rd from addition to center of road

99'4" from center of rocks chrome hull rd to left rear toward back



0

35'9" x 31'9" house size

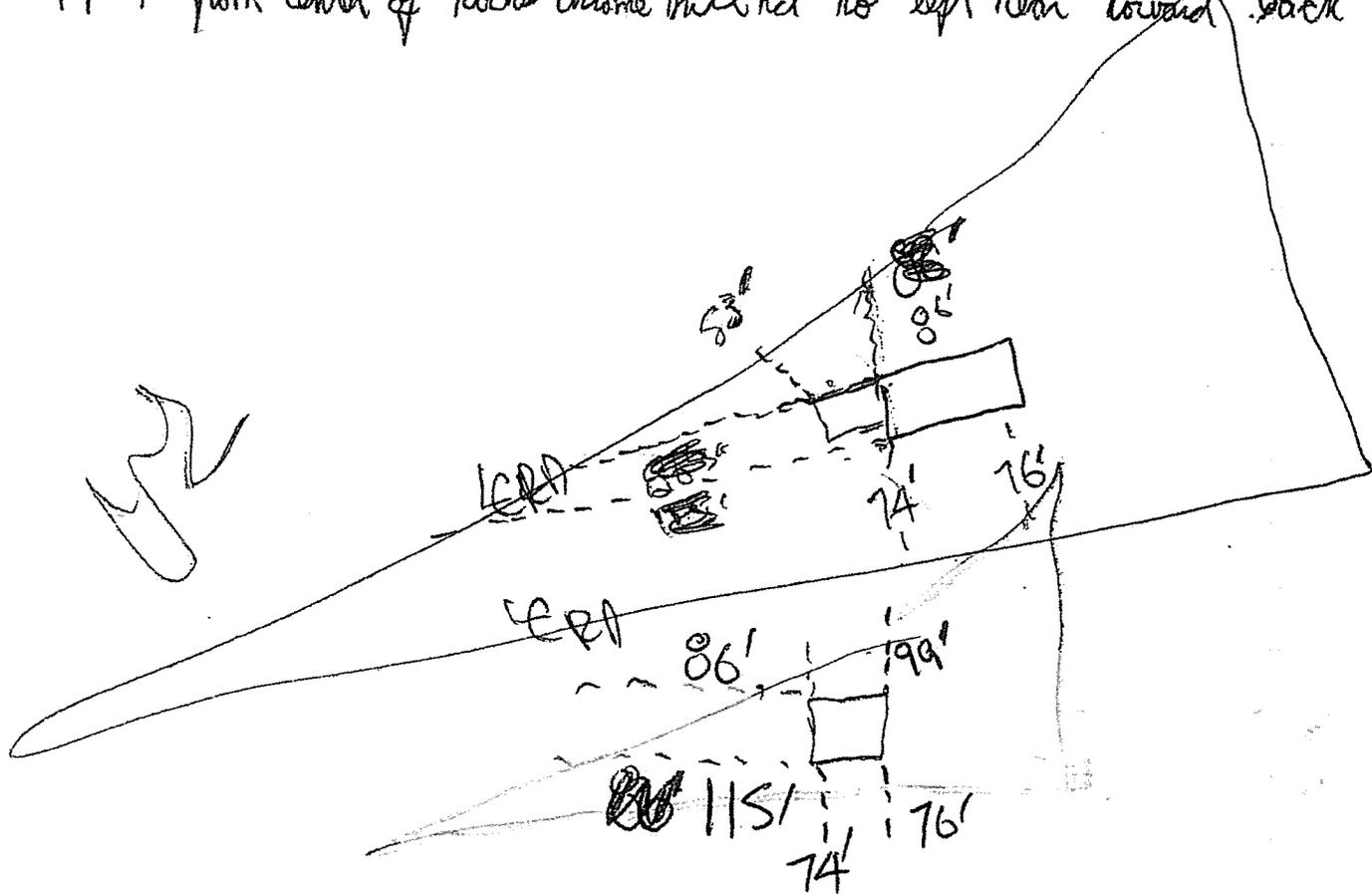
86'3" center of road rocks chrome hill left rear toward left

74' left elev Knopp rd. 76' right elev Knopp rd. center of road

115' to center of road from front left elev. rocks chrome hill rd. toward left

53' to closest point of rocks chrome hill rd from addition to center of road

99'4" from center of rocks chrome hill rd to left rear toward back



**BARRY GLASSMAN**  
HARFORD COUNTY EXECUTIVE

**BILLY BONIFACE**  
DIRECTOR OF ADMINISTRATION



**BRADLEY F. KILLIAN**  
DIRECTOR OF PLANNING & ZONING

April 5, 2016

**STAFF REPORT**

**BOARD OF APPEALS CASE NO. 5865**



APPLICANT/OWNER: John W. Dornbusch  
1107 Knopp Road, Jarrettsville, MD 21084

LOCATION: 1107 Knopp Road, Jarrettsville, MD 21084  
Tax Map: 25 / Grid: 2A / Parcel: 64  
Election District: Fourth (4)

ACREAGE: 1.70+/- acres

ZONING: AG/Agricultural District

DATE FILED: March 26, 2016

HEARING DATE: April 27, 2016

**APPLICANTS' REQUEST:**

*"Build addition on to existing structure 20' x 16' bedroom-will eliminate smaller bedroom existing which will act as way in and out".*

**JUSTIFICATION:**

*"Uniques of property-need another room on small house-only way addition work with water run-off is on that side of the house-well is on the other side-road behind is 15' higher grade where add is to be built but is only 58' from center of road (on horizontal) to edge of new roof-closest point of add to back road".*

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220 South Main Street, Bel Air, Maryland 21014

THIS DOCUMENT IS AVAILABLE IN ALTERNATIVE FORMAT UPON REQUEST

**CODE REQUIREMENTS:**

The Applicant has requested a variance pursuant to Section 267-23A(2) and Section 267-53C(1), Table 53-1 (Attachment 1), of the Harford County Zoning Code to allow an addition within the required 40-foot front yard setback, 53-feet from center of right-of-way, in the AG/Agricultural District.

**LAND USE and ZONING ANALYSIS:**

Land Use – Master Plan:

The Applicants' property is located on the south side of Knopp Road and the west side of Rocks Chrome Road. A location map and a copy of the Applicants' site plan are enclosed with the report (Attachments 2 and 3).

The subject property is located outside of the Development Envelope. The predominant land use designation in the vicinity of the subject property is Agricultural. The Natural Features Map reflects Stream Systems, the Deer Creek Scenic River District, Agricultural Preservation Districts and Easements and Sensitive Species Project Review Areas (SSPRA). The subject property is designated as Agricultural which is defined by the 2012 Master Plan as:

*Agricultural – Areas where agriculture is the primary land use, but where development rights are available. Residential development is possible at a density of 1.0 dwelling unit for every 10 acres. Commercial uses within this area are intended to serve the agriculture industry or residents of the area while maintaining the character of the surrounding countryside.*

Enclosed with the report are copies of the Jarrettsville Area portion of the 2012 Land Use Map and the Natural Features Map (Attachments 4 and 5).

Land Use – Existing:

The existing land uses in the area generally conform to the overall intent of the 2012 Master Plan. The immediate area is comprised of older single-family dwellings located on existing parcels of record and larger agricultural lots. Commercial uses are limited and include agricultural retail, and an automotive repair shop. Agricultural uses include crop and pasture land. Institutional uses in the area include churches and parks.

The subject property is an irregularly shaped parcel that is approximately 1.78+/- acres in size, with frontage along Knopp Road and Rocks Chrome Road. The subject property is improved with a single-story dwelling that was built circa 1959 according to State Department of Assessments and Taxation records. There is a deck attached to the dwelling. The driveway and parking area has access from Knopp Road. There is a small shed located on the west side of the property. The remainder of the property consists of maintained lawn, scattered large individual

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Board of Appeals Case Number 5865

John W. Dornbusch

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trees and forest to the east-northeast of the property. A minor tributary runs parallel to the west side of the subject property. The topography of the subject property is moderately sloping in the area adjacent to the existing dwelling, transitioning to significantly sloping towards the south and east of the property.

A copy of the topography map, aerial photograph and site photographs are enclosed with the report (Attachments 6, 7 and 8A-H).

### Zoning:

The zoning classifications in the area are generally consistent with the 2012 Master Plan as well as the existing land uses. The predominant zoning classification in this area of the County is AG/Agricultural. There are areas of residential development on the east and west side of Rocks Chrome Road. The subject property is zoned AG/Agricultural (Attachment 9).

### SUMMARY:

The Applicant has requested a variance pursuant to Section 267-53A(2) and 267-53C, Table 53-1, of the Harford County Code to allow an addition within the required 40-foot front yard setback, 53 feet from center of right-of-way in the AG/Agricultural District.

Variances of this nature may be approved by the Board of Appeals pursuant to Section 267-11 of the Harford County Code, provided it finds by reason of the uniqueness of the property or topographical conditions that literal enforcement of the Code would result in practical difficulty and undue hardship. Further, the Applicants must show that the request will not be substantially detrimental to adjacent properties or will not materially impair the purpose of the Code or the public interest.

The Applicant is proposing to construct a 320 square foot (16' x 20') bedroom addition on the east side of the existing dwelling (Attachment 10). The original dwelling was constructed in 1959 and totals 1,116 square feet. The existing dwelling is a single story structure with a covered entry. The exterior is clad in vinyl siding. The structure has a gable roof with grey asphalt shingles. An attached deck is located on the west side of the structure. The applicant proposes to access the addition by reconfiguring the interior of the existing house and creating an internal entry into the bedroom. The existing dwelling meets the required front yard setback(s).

The Applicant's property is a corner lot and is subject to two front yard setbacks. In order to establish a setback line on existing County roads without established right-of-way lines, the setback is measured 30-feet from the centerline of the road plus the required setback for the district. The front yard setback for parcels of record created prior to 1977 is 40-feet. Therefore, the setback for the subject property would be 70-feet from the centerline of Rocks Chrome Road. The applicant's proposed addition is located 53-feet from the centerline of Rock Chrome Road.

The Department finds that the subject property is unique. The buildable area of the parcel is limited due to a number of factors. The Applicant's property is uniquely shaped. The septic area is located to the north of the dwelling, extending into the front yard setback. The property is

STAFF REPORT

Board of Appeals Case Number 5865

John W. Dornbusch

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encumbered by steep slopes located to the northeast and east. The steep slopes also extend south along Rocks Chrome Road. There is a minor tributary stream that runs parallel to the west property line and the well servicing the dwelling is located adjacent to the existing deck on the west side of the structure. The requested variance, if granted, will not have an adverse impact on neighboring properties or the intent of the Code.

**RECOMMENDATION and or SUGGESTED CONDITIONS:**

The Department of Planning and Zoning recommends that the requested variance be approved subject to the following conditions:

1. The Applicant shall obtain all required permits and inspections for the construction of the new addition.
2. The addition shall be constructed to match the existing dwelling utilizing similar building materials and colors.
3. The Applicant shall obtain all required permits and inspections for the existing shed and the attached deck prior to the issuance of a permit for the addition.

jf

Eric L. Vacek  
Planner



Anthony S. McClune, AICP  
Chief, Current Planning Division

EV/ASM/jf