

71-247-4 #128 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Chester Stefanowicz
1. or Mr. Rita Stefanowicz, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 23A.1 to permit a frontyard setback of 17' from the front lot line in lieu of the required 50'.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons (indicate hardship or practical difficulty)

1. Because of the location of the existing building, the only practical area in which to enlarge this building and meet all parking requirements creates an undue hardship.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Photo Stefanowicz
Contract purchaser
Rita Stefanowicz
Legal Owner
Address: 207 Maco Avenue

Protestant's Attorney

Alfred L. Brennan, 825 Eastern Blvd., Balto. 21221

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

February 1971, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of April, 1971, at 10:30 o'clock

Photo Stefanowicz
Zoning Commissioner of Baltimore County
(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 11, 1971

Alfred L. Brennan, Esq.,
825 Eastern Blvd.,
Baltimore, Maryland 21221

RE: Type of Hearing: Variance for front yard setback
Location: S/W Cor. Eastern Blvd and Marie Avenue
Petitioners: Chester Stefanowicz, et ux
Committee Meeting of Feb. 23, 1971
Item 128

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with a small existing masonry office building, with the property to the west improved with the Eastern Skating Rink and bingo hall. The property to the east is improved with a tire company and service garage. The property to the north is improved with several stores and a marine sales store. The property to the south is improved with dwellings. Eastern Blvd. in this location is improved insofar as conc. etc curb and gutter are concerned, however, Marie Avenue is not.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highway:

Eastern Boulevard (Md. 150) is a State road; therefore, all improvements, intersections and entrances on this road will be subject to State Roads Commission requirements.

Alfred L. Brennan, Esq.
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March 11, 1971

Marie Avenue, an existing road, is to be improved as a 36-foot closed section on a 50-foot right-of-way, between Eastern Boulevard and Virginia Avenue.

Highway Improvements will be required in connection with any present or subsequent grading or building permit applications. (See Highway Construction Drawing C-1925 on file in the Street, Road and Bridge Design Group of the Baltimore County Bureau of Engineering). The petitioner, or his engineer, is advised to contact the Chief of that Group for details in regard to proposed highway improvements and any revision or updating of the highway plan required.

The entrance locations are subject to approval by the Department of Traffic Engineering.

The entrances shall be constructed in accordance with Baltimore County Standards.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Eastern Boulevard (Md. 150) is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Water and Sanitary Sewers:

Both public water supply and sanitary sewerage are available to serve this property.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject front yard variance should have no effect on traffic.

The northernmost entrance on Marie should be moved southerly 10 feet so as not to interfere with parking space 1 and 2.

HEALTH DEPARTMENT:

Public water and sewer is available to this site, no health hazards are anticipated.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204
DATE: April 12, 1971
TO: Chester J. Stefanowicz
207 Maco Ave.
Baltimore, Md. 21221
Zoning Dept. of Baltimore County
INVOICE NO. 76631
TOTAL AMOUNT \$25.00
SUBJECT: Advertising and posting of property
H71-247-A
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204
DATE: Mar. 19, 1971
TO: Chester J. Stefanowicz
207 Maco Ave.
Baltimore, Md. 21221
Zoning Dept. of Baltimore County
INVOICE NO. 76604
TOTAL AMOUNT \$25.00
SUBJECT: Petition for Variance
H71-247-A
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 25, 1971.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on or about the 25th day of April, 1971, the first publication appearing on the 25th day of March, 1971.

THE JEFFERSONIAN
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

H71-247-A

District: 128
Posted for: Heavy, Monday, APR. 12, 1971, 10:30 A.M.
Petitioner: Chester Stefanowicz
Location of property: S/W Cor. of Eastern & Marie Aves.
Location of Signs: 2. 1. Sign for Eastern & Marie Aves. 1. Sign for Marie Ave.
Remarks: None
Posted by: [Signature]
Date of return: Mar. 26, 1971.

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BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

Fire hydrants for proposed site are required and shall be in accordance with Baltimore County Standards.

BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted.

STATE ROADS COMMISSION:

The subject plan indicates no access to the State Highway. Therefore, there will be no requirements from the State Roads Commission.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 50 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
[Signature]
OLIVER L. MYERS, Chairman

OLH:JD

Enc.

PETITION FOR A VARIANCE
FROM AREA AND HEIGHT REGULATIONS
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND 21204
DATE: APRIL 12, 1971
TO: Chester J. Stefanowicz
207 Maco Ave.
Baltimore, Md. 21221
Zoning Dept. of Baltimore County
INVOICE NO. 76604
TOTAL AMOUNT \$25.00
SUBJECT: Petition for Variance
H71-247-A
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

OFFICE OF THE ESSEX TIMES

ESSEX, MD. 21221 March 25, 1971

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Stromberg, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 25th day of March, 1971, that is to say, the same was inserted in the issue of March 25, 1971.

STROMBERG PUBLICATIONS, Inc.

By: [Signature]

ORDER RECEIVED FOR FILING

DATE *4/17/78* BY *John J. H. H. H.*

Pursuant to the advertisement, posting of property, and public hearing on the above Petition, and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved,

the above Variance should be had; and it further appearing that by reason of

a Variance to permit a front yard setback of seventeen (17) feet, should be granted from the front lot line instead of the required fifty (50) feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this *13* day of *April*, 197 *8*, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this Order, to permit a front yard setback of seventeen (17) feet from the front lot line instead of the required fifty (50) feet, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services, and the Office of Planning and Zoning.

Pursuant to the advertisement posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 197 that the above Variance be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

ORDER RETURNED TO
SENDER
BY
DATE
REASON
1978

Alfred L. Brannen, Esq.,
225 Eastern Blvd.,
Baltimore, Md. 21221

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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

23rd day of *February*, 197*8*

Edward P. Hardesty
EDWARD P. HARDESTY
Zoning Commissioner

Petitioner: Charles Steffensen, et al

Petitioner's Attorney Alfred L. Brannen

Reviewed by

Charles P. Hynes
Chairman of the
Advisory Committee

MICROFILMED

