

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or Mr. & Mrs. Thomas Kalenowski, legal owner(s) of the property situate 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 12-22. To permit a driveway setback for one side of 8 feet and the sum of both 20 feet in lieu of the required 8 feet and 20 feet respectively

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty), to enable us to build a dwelling of a size and type that would conform with the immediate neighborhood.

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.

Contract purchaser Thomas D. Kalenowski
Address 1245 Delbert Avenue
Baltimore, Maryland 21222
Petitioner's Attorney Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of October 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 through Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of November, 1971, at 11:00 o'clock.

Eric D. Henson
Zoning Commissioner of Baltimore County.
(Seal)

FRANK S. LEE
1277 NEIGHBORS AVENUE
BALTIMORE, MARYLAND 21237

July 6, 1971

South side of German Hill Road 166 more or less northeast of 48th Street.
12th District Baltimore County, Maryland

Beginning for the same on the south side of German Hill Road at the distance of 166 feet more or less measured along the south side of German Hill Road from the east side of 48th Street and thence running and bounding on the south side of German Hill Road the two following courses and distances, by a line curving to the right with a radius of 875 feet for a distance of 53.16 feet and by a line curving to the right with a radius of 11,953 feet for a distance of 1.51 feet thence leaving German Hill Road for three lines of division as follows: South 00 degrees 28 minutes West 21.54 feet, South 77 degrees 45 minutes West 23.17 feet and North 7 degrees 02 minutes West 245.86 feet to the place of beginning.

Containing .26 acres of land more or less.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 31, 1971

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

SEN. TOLSON

BUREAU OF ENGINEERING

DEPARTMENT OF TRANSPORTATION

STATE ROAD COMMISSION

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

Mr. Thomas Kalenowski
1245 Delbert Avenue
Baltimore, Maryland 21222

RE: Type of Hearings Variance
Location: 5/3 German Hill Rd., 166' to E/S 48th Street
Petitioner: Thomas Kalenowski
Committee Meeting of July 27, 1971
12th District
Item 23

Dear Sirs:

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 an unimproved lot, with the surrounding properties improved with dwellings and some commercial operations. German Hill Road in this location is improved insofar as concrete curb and gutter is concerned.

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.

Highways:

German Hill Road, a County road, is improved as a 40-foot close type highway cross section within a right of way of varying width (50 feet in vicinity of this property). No further highway improvements are required.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#72-117-A

District 12th Date of Posting Oct. 14, 71
Posted for Thomas Kalenowski
Petitioner Thomas Kalenowski
Location of property 5/3 German Hill Rd. 166' to E/S 48th St.
Location of Sign Sign posted on corner of German Hill Rd. & 48th St.
Remarks Visible
Posted by Eric D. Henson Date of return Oct. 21, 71
Signature

Mr. Thomas Kalenowski
Page 2
Item 23

Storm Drains

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.

Water and Sanitary Sewer

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

DEPT. OF TRAFFIC ENGINEERING:

The subject variance should have no effect on traffic.

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

BUILDINGS ENGINEER'S OFFICE:

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

HEALTH DEPARTMENT:

Since public water and sewer is available, no health hazards are anticipated.

ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted to this office showing the proposed dwelling with a 40 foot front yard setback. This revised plan must be submitted prior to the hearing.

This petition is accepted for filing on the date of this enclosed filing certificate. Notice of the hearing date and time.

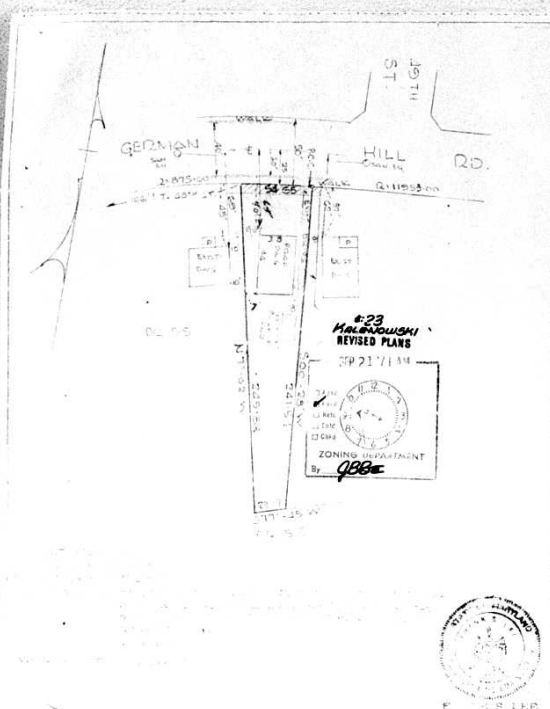
Mr. Thomas Kalenowski
Page 3
August 31, 1971

which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JO
Enc.



Mr. Thomas Kalenowski
1245 Delbert Avenue
Baltimore, Maryland 21222

Item 23

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 12th day of October 1971

Eric D. Henson
Zoning Commissioner

Petitioner: Thomas Kalenowski

Petitioner's Attorney Eric D. Henson Reviewed by Oliver L. Myers
Chairman of Advisory Committee

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 hardships upon the Petitioners and the Variances 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 is hereby ordered that the same be granted.

to permit a side yard setback for one side of seven (7) feet and the sum of fifteen (15) feet for both instead of a Variance the required eight (8) feet and twenty (20) feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of November, 1971, 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 side yard setback for one side of seven (7) feet and the sum of fifteen (15) feet for both instead of the required eight (8) feet and twenty (20) feet, subject to the approval of the site plan by the Bureau of Public Services, and the Office of Planning and Zoning, Deputy Zoning Commissioner of Baltimore County.

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 hardships upon the Petitioners and the Variances requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved,

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of November, 1971, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PETITION FOR A VARIANCE
1st DISTRICT

ZONING: Petition for Variance for Side Yard

LOCATION: South side of German Hill Road 146 feet Northeast of 4th Street

DATE & TIME: WEDNESDAY, NOVEMBER 17, 1971 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback for one side of 7 feet and the sum of both 15 feet instead of the required 8 feet and 20 feet.

The Zoning Regulation to be accepted as follows:

Section 18 (B)(3) - Side Yard - 8 feet for one side yard and not less than 20 feet for the sum of both.

All that parcel of land in the 1st District of Baltimore County, beginning for the same on the south side of German Hill Road at the distance of 146 feet more or less measured along the south side of German Hill Road from the east side of 4th Street and thence running and binding on the south side of German Hill Road to the right with a radius of 875 feet for a distance of 24.16 feet and by a line curving to the right with a radius of 15.93 feet for a distance of 1.51 feet thence leaving German Hill Road for three lines of division as follows: South 50 degrees 28 minutes West 24.17 feet; 77 degrees 45 minutes West 23.17 feet and North 7 degrees 05 minutes West 241.88 feet to the place of beginning.

Containing 0.28 acres of land more or less.

Being the property of Thomas and Shirley Kellinowski, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, November 17, 1971 at 11:00 A.M.

Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
ERIC EDENHIA
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

October 16, 1971

THIS IS TO CERTIFY, that the annexed advertisement of ZONING COMMISSIONER OF BALTIMORE COUNTY was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for successive weeks before the day of: 19th that is to say, the same was inserted in the issues of October 14, 1971

Kimbel Publication, Inc.

Publisher.

By *Kimbel & Co.*

PETITION FOR A VARIANCE
1st DISTRICT

ZONING: Petition for Variance for Side Yard

LOCATION: South side of German Hill Road 146 feet Northeast of 4th Street

DATE & TIME: WEDNESDAY, NOVEMBER 17, 1971 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback for one side of 7 feet and the sum of both 15 feet instead of the required 8 feet and 20 feet.

The Zoning Regulation to be accepted as follows:

Section 18 (B)(3) - Side Yard - 8 feet for one side yard and not less than 20 feet for the sum of both.

All that parcel of land in the 1st District of Baltimore County, beginning for the same on the south side of German Hill Road at the distance of 146 feet more or less measured along the south side of German Hill Road from the east side of 4th Street and thence running and binding on the south side of German Hill Road to the right with a radius of 875 feet for a distance of 24.16 feet and by a line curving to the right with a radius of 15.93 feet for a distance of 1.51 feet thence leaving German Hill Road for three lines of division as follows: South 50 degrees 28 minutes West 24.17 feet; 77 degrees 45 minutes West 23.17 feet and North 7 degrees 05 minutes West 241.88 feet to the place of beginning.

Containing 0.28 acres of land more or less.

Being the property of Thomas and Shirley Kellinowski, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, November 17, 1971 at 11:00 A.M.

Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
ERIC EDENHIA
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 14, 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., once a week for one time before the day of: 19th, the same publication appearing on the 14th day of October, 1971.

THE JEFFERSONIAN
L. Frank Smith
Manager.

Cost of Advertisement, \$

TELEPHONE 484-2812	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Former Division COURT HOUSE TOWSON, MARYLAND 21204	No. 81293 DATE July 9, 1971
To: Mr. & Mrs. Thomas Kellinowski 1245 Delbert Avenue Baltimore, Maryland 21222	Returning Office Baltimore County, Md.	
QUANTITY 1	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$ 25.00
Payment on a Petition for a Variance		\$ 25.00
4	MICROFILMED	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO
COURT HOUSE, TOWSON, MARYLAND 21204

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <i>JED</i>									
Previous case:									

Revised Plans: _____
Change in outline or description: Yes _____ No _____
Map # _____

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 274
DATE: Nov. 3, 1971	ACCOUNT: 01-662
AMOUNT: \$45.50	
DISTRIBUTION WHITE - CASHIER THOMAS O. KELLINOWSKI 1245 DELBERT AVE. BALTIMORE, MD. 21222 Advertising and posting of property -- #72-112-3	YELLOW - CUSTOMER