

PETITION FOR ZONING VARIANCE FROM AREA AN-1 HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William F. Mossowski, Jr., legal owner... 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 303.1 to permit a front yard setback of 21' in lieu of the required average setback of 24'.

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

Increase kitchen area to meet family requirements

See attached description

MAP
73-201-A
167

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: William F. Mossowski, Jr. Legal Owner
Address: 2923 Manns Avenue
Baltimore County, Maryland

Petitioner's Attorney: _____
Protestant's Attorney: _____

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

of April, 1973, 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 had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of May, 1973, at 10:15 o'clock

Eric DiNenna
Zoning Commissioner of Baltimore County

73-201-A
167

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 26, 1973

COUNTY OFFICE BLDG
111 E. CHESAPEAKE AVE
TOWSON, MARYLAND 21284

JOHN J. DILLON, JR.
Chairman

MEMBERS:
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

William F. Mossowski, Jr.
2923 Manns Avenue
Baltimore, Maryland 21234

Re: Variance Petition
Item 167
William F. Mossowski, Jr. - Petitioner

Dear Mr. Mossowski:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the south side of Manns Avenue, approximately 200 feet northwest of Aorella Avenue, in the 9th District of Baltimore County. The subject property is currently improved with a 1 1/2 story brick dwelling, is well maintained, and is adjacent to other dwellings of similar character in the neighborhood. Curb and gutter exists along Manns Avenue at this location. Proposed addition would project out approximately 7 feet from the front of the dwelling and then have a 21 foot 3" setback from the property line. Some of the homes along the street are staggered insofar as the front yards are concerned.

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 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
John J. Dillon, Jr.
Chairman, Zoning Advisory Committee

JJD:ljd
(Enclosure)

April 3, 1973

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #167 (1972-1973)
Property Owner: William F. Mossowski, Jr.
S/W/S of Manns Avenue, 200' N/W of Aorella Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 303.1 to permit a front yard setback of 21' instead of required 24'.
Dist. 9. No. Acres: 6750 sq. ft.

Dear Mr. DiNenna:

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

Highways:

Manns Avenue, an existing public street, is proposed to be improved in the future, as a 30-foot closed-type roadway cross-section on a 140-foot right-of-way. Highway improvements are not required at this time. Secondary highway right-of-way widening, based upon the centerline of the present right-of-way, including any necessary reversible easement for slopes will be required in connection with any grading or building permit application. The plan should be revised accordingly.

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.

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 and serving this property.

Very truly yours,
Ellsworth N. Diver
Chief, Bureau of Engineering

END:EAM:PR:ms

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Director
Wm. T. Nelson Deputy Traffic Engineer

Baltimore County Fire Department

J. Austin Deitz Chief
Towson, Maryland 21204
678-7210

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. John Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: William F. Mossowski, Jr.
Location: S/W/S of Manns Avenue, 200' N/W of Aorella Avenue

Item No. 167 Zoning Agenda Tuesday, March 20, 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
- () 4. _____ exceeds the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy. Site plans are approved as drawn.
- () 6. _____
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: H.J. Telford Noted and Approved: _____
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

ms
4/25/72

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF HEALTH

March 28, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 167, Zoning Advisory Committee Meeting March 20, 1973, are as follows:

Property Owner: William F. Mossowski, Jr.
Location: S/W/S of Manns Ave., 200' N/W of Aorella Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 303.1 to permit a front yard setback of 21' instead of req. 24'
District: 9
No. Acres: 6,750 sq. ft.

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,
Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:ms

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

W. D. Fromm
SUBORDINATE CHIEF
Director
Jefferson Building
Suite 301
Towson, Md. 21284
684-2311

J. ERIC DINENNA
Zoning Commissioner
County Office Building
111 E. Chesapeake Ave.
Towson, Md. 21284
684-2331

April 3, 1973

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #167, Zoning Advisory Committee Meeting, March 20, 1973, are as follows:

Property Owner: William F. Mossowski, Jr.
Location: S/W/S of Manns Avenue, 200' N/W of Aorella Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 303.1 to permit a front yard setback of 21' instead of required 24'
District: 9
No. Acres: 6750 square feet

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist III
Project Planning Division
Office of Planning and Zoning

Permit 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 Petitioner

the above Variance should be granted; and it further appearing that by reason of the granting of the Variance requested, not adversely affecting the health, safety and general welfare of the community

to permit a front yard setback of 21 feet instead of the required 24 feet. It is ORDERED by the Zoning Commissioner of Baltimore County this 21st day of May, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

James S. Fromm
 Deputy Zoning Commissioner of Baltimore County

Permit 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 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BOARD OF EDUCATION
 OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 20, 1973

Mr. S. Eric DiMenna
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Z.A.C. Meeting of: 3-20-73

Re: Item 167
 Property Owner: William F. Kosowski, Jr.
 Location: S/W/S of Manns Avenue, 200' N/W of Aorella Avenue
 Present Zoning: D.R. 5-5
 Proposed Zoning: Variance from Section 303.1 to permit a front yard setback of 21' instead of required 24'

District: 9
 No. Acres: 0.750 square feet

Dear Mr. DiMenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
 W. Nick Petrovich
 Field Representative

MPJ/ml

MICROFILMED

H. ENGLISH PARRY, President
 EUGENE C. HESS, Vice-President
 MRS. ROBERT L. BERRY

MARCUS M. ROTBARS
 JOSEPH H. MCDONAN
 ALVIN LOBECK
 JOSHUA R. WHEELER, Superintendent

T. SAYARD WILLIAMS, JR.
 RICHARD W. TRACY, V.M.D.
 MRS. RICHARD C. WUERTEL

Beginning at a point on the southwest side of Manns Avenue, said point being 200 feet northwest of Aorella Avenue, in the 9th Election District, and thence running the following courses and distances:

1. N 40° 55' W 50 feet,
2. S 49° 51' W 135 feet,
3. S 40° 55' E 50 feet,
4. N 49° 51' E 135 feet,

to the point of beginning.

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: May 15, 1973

FROM: William D. Fromm, Director

SUBJECT: Petition 73-281-A, Southwest side of Manns Ave 200 feet, more or less, northwest of Aorella Avenue. Petition for Variance for a front yard. Petitioner - William F. Kosowski, Jr.

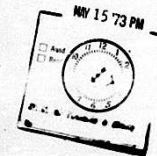
9th District

HEARING: Monday, May 21, 1973 (10:15 A.M.)

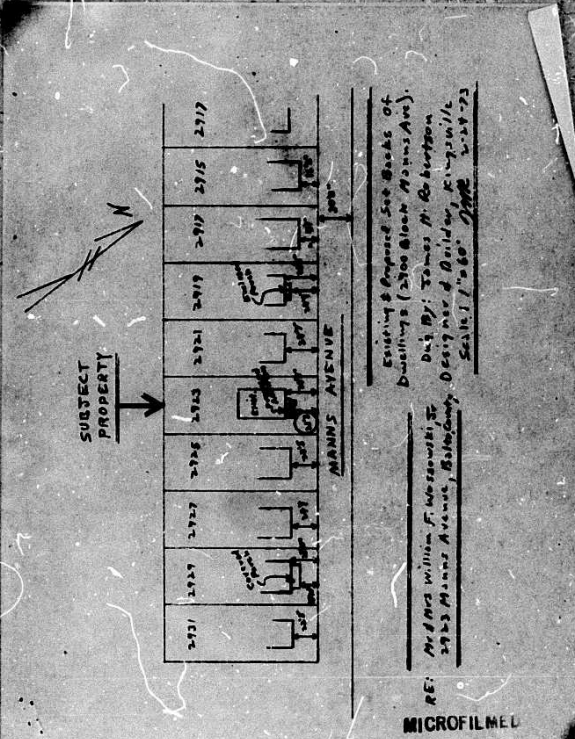
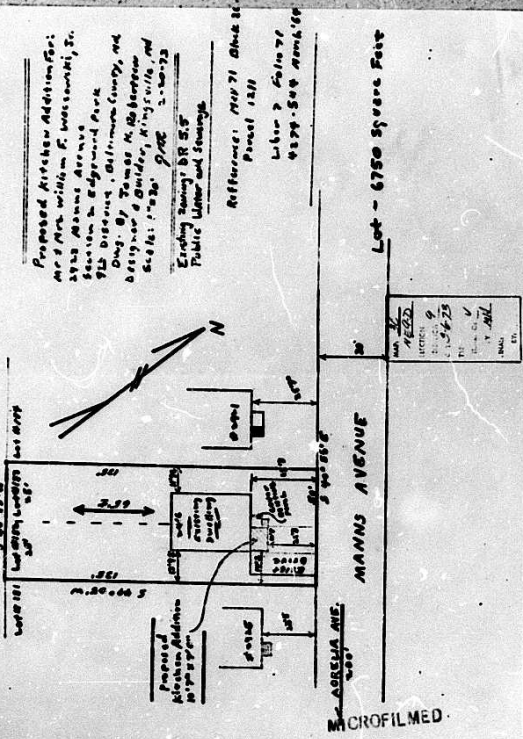
The staff of the Office of Planning and Zoning will offer no comments on this petition at this time.

SIGNED: *William D. Fromm*
 William D. Fromm, Director

MPJ:REG:rv



MICROFILMED



CERTIFICATE OF PUBLICATION

TOWSON, MD. May 3, 1973

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on one time _____ before the _____ day of _____ 1973, the first publication appearing on the _____ day of _____ 1973.

THE JEFFERSONIAN
H. Frank Smith
 Manager

Cost of Advertisement, \$ _____

MICROFILMED

ORIGINAL

OFFICE OF
THE TOWSON TIMES
 TOWSON, MD. 21284 May 7 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiMenna Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 7th day of May 1973 that is to say, the same was inserted in the issue of May 3, 1973.

MICROFILMED STRONBERG PUBLICATIONS, Inc.
Ruth Morgan

CERTIFICATE OF POSTERS
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

#73-281-A

District: 9th Date of Posting: 5-9-73
 Posted for: Hearing May 21st 1973 @ 10:15 AM
 Petitioner: Wm. F. Wlaschowski
 Location of property: 5 1/2 S. of Wynn Ave. 2nd N.W. of Atlantic Ave
 Location of Signs: 1 Sign @ S. No. 2123 Wynn Ave
 Remarks:
 Posted by: Mark H. Shea Date of return: 5-10-73

William F. Wlaschowski, Jr., BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 225 (Second) Avenue
 Baltimore, Md. 21204

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21284

Case No. _____

Your Petition has been received and accepted for filing

this _____ day of _____ 1973.

Signature _____

 Zoning Commissioner

Petitioner _____

Petitioner: William F. Wlaschowski, Jr.

 Zoning Advisory Board Chair

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21284

Your Petition has been received & filed _____

Feb _____

 Signature

Petitioner: Wlaschowski

Petitioner's Attorney _____

This is not to be interpreted as a guarantee of any kind.

BALTIMORE COUNTY, MARYLAND No. 2304

OFFICE OF PUBLIC WORKS DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE: May 1, 1973 AMOUNT: 25.00

AMOUNT: 25.00

NAME - ADDRESS TELEPHONE NUMBER

Charles E. Wlaschowski
 2123 Wynn Ave
 Towson, Md. 21284
 Telephone and Telex to Wm. F. Wlaschowski, Jr.
 473-088-1 160-16737 2 250C

BALTIMORE COUNTY, MARYLAND No. 3380

OFFICE OF PUBLIC WORKS DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE: May 16, 1973 AMOUNT: 46.25

AMOUNT: 46.25

NAME - ADDRESS TELEPHONE NUMBER

Wm. F. Wlaschowski
 2123 Wynn Ave
 Towson, Md. 21284
 Telephone and Telex to Wm. F. Wlaschowski, Jr.
 473-088-1 160-16737 2 4625ms