## **BALTIMORE COUNTY, MARYLAND**

JEFFERSON BUILDING TOWSON, MARYLAND 21204



## DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

WM. T. MELZER

DIRECTOR

DEPUTY TRAFFIC ENGINEER

May 30, 1973

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

Re: !tem 182 - ZAC - March 27, 1973

Property Owner: The Stefanowicz Corporation S/E/S of Tregarone Road and Burlwood Road

Variance from Sections 208.2 and 1802.3(B) to permit a front yard

setback of 29.1' instead of required 30'

District 8

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the side  $\mbox{\it vard}.$ 

Very truly yours,

Michael S. Flanigan

Traffic Engineer Associate

MSF/pk

# FROM AREA AND HEIGHT REGULATIONS

A

Cu

O

7

B SE

W Ma.

10,01

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

THE STEFANONICZ CORPORATION 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 SectionS. 208.2. and JR02.3(R) to permit a front yard setback of 29.1' instead of the required 30' (a variance o. 0.9')

for lot 1, Block "K", Coachford (#109 Tregarone Rd)

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

Hardship and practical difficulty in hat the house is complete and ready to be moved into and it would not be economically feasible to try to move same. The error occurred when the house was novel easterly to give a greater side yard from the street without realizing Tregarone Road curved to the South.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, br we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this titled and further agree to and are to be bound by the zoning regulations and restrictions of immed County adopted pursuant to the Zoning Law For Baltimore County. THE STEFANONICZ CORPORATION

Contract purchaser

CEIVED FOR

.

Robert J. Brillings & Attorney
Robert Boulevard
Address 805 Eastern Boulevard
Baltimore, Haryland 21221

ORDERED By The Zoning Commissioner of Baltimore County, this .... 30th

of 13.200 | 197.3 that the subject matter of this petition be advertised, as required by the Zoning Law of Ballimore County, in two newspapers of general circulation through of Ballimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Ballimore County in Room 106, County Office Building in Towson, Baltimore 2bth day of May

Zoning Commissioner of Battimore County.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 18, 1973

RE: Variance Petition Item 182 The Stefanowicz Corporation - Petitioner

Robert J. Romadka, Esq., 809 Eastern Boulevard Beltimore, Maryland 21221

JOHN J. DILLON, JR

DEPARTMENT OF TRAFFIC ENGINEERS

STATE BOADS COMM BUREAU OF HEALTH DEPARTMENT

PROJECT PLANNING BUILDING DEPARTMEN DUARD OF EDUCATION INDUSTRIAL DEVELOPMENT

Dear Hr. Romadka. 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 appro-priateness of the zoning action recuested, but to assure that all parties are made ware of plans or problems with regard to the development plans that may have a bearing on this case. The Ellrector of Planning may file a written recort with the Caning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northeast corner of Treparane Road and Burlwood Road, in the 8th discrict of Baltimore County. The subject property is improved with a new one-story brick duelling that is almost completed construction, the subject of the subject of the subject of the subject of this location. This is also subject homes similar in character under construction in this propa.

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

Vary truly yours, Sh. 1 Dillow JOHN J. DILLON, JR., Chairman Zoning Advisory Committee

JJDJr.:JD (Enclosure)

cc: Matz, Childs & Associates 1020 Cromwell Bridge Road Baltimore, Maryland 21204

Baltimore County, Margland Bepartment Of Publit Works

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

April 23, 1973

Mr. S. Eric DiNenna Zoning Cornissioner County Trice Juilding Towson, Earyland 2120

Re: Its #162 (1972-1973)
Property Amer: The Stefanowics Corporation
SAUS of Pregarace sound and Burlwood Road
Present Ioning: D.N. 3.5
Proposed Coning: Variance from Sections 208.2 and
1802.3 (8) to permit a front yard settack of 29.1\*
insteas of required job

Baltimore County utilities and highway improvements are not involved. This Office has no further consent in regard to the plan subsitted for loning Advisory Consistee review in connection with Item #182 (1972-1973).

Very truly yours.



ED:EAM:FWR:bjh

S-NE Key Sheet 58 NW 2 Position Sheet NW 15 A Topo 51 Tax Hap

cc: Catherine Warfield

## BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

March 30, 1973

DONALD J. ROOP, M.D., M.P.H.

BY: Watty U Stefancus VP

Cockeysville, Maryland 21030

Address 10854 York Road

Mr. S. Eric DiNenna, Zoning Commissioner

Comments on Item 182, Zoning Advisory Committee Meeting March 27, 1973, are as follows:

Property Owner: The Stefanowicz Corperation Location: St/MS Tregatone Rd and Burlwood Rd. Present Zoning: D.R. 1.5 Proposed Zoring: Variance from Sections 208.2 and 1802.3(8) to perait a front yard setback of 29.1 instead of required 30. District: 8 No. Acres: 0.2994

Since metropolitan water and sewer are available, no health hazard is anticipated.  $% \begin{center} \end{center} \begin{center} \end{center}$ 

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

Baltimore County Fire Department

J. Austin Deitz

Towson, Maryland 21204 825-7310

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Attention: Mr. @bdccccxxxxxxxxxxxxx Chairman Zoning Advisory Committee

Re: Property Owner: The Stefanowicz Corporation

Location: S/E/S of Tregarone Road and Burlwood Road

Item No. 182

Zoning Agenda Tuesday, March 27, 1973

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

i. Fire hydrants for the referenced property are required and shall be located at intervals of 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 si
( ) 3. The vehicle dead-end condition shown at

() 3. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Fire Depariment.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of proposed on the cite shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101

"The Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: Noted and Approved:

Plaining Group
Special Inspection Division

Pire Preventi

Fire Prevention Bureau

mls 4/25/72

William D. Fromm



Zoning Commissioner County Office Building 111 W. Chesmonke Ave

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 17, 1973

Mr. S. Eric Di Nenna, Zoning Commissioner mr. 5. Enc Unenna, Zoning Co Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Comments on Item 182, Zoning Advisory Committee Meeting, March 27, 1973, are as follows:

Property Owner: The Stefanowicz Corporation
Lacation: S/E/S of Tregarane Road and Burhwood Road
Present Zoning: D.R.3.5
Proposed Zoning: Variance from Sections 208.2 and 1802.3(8) to permit a front yard
selbock of 29.1 instead of recuired 30°

No. Acres: 0.2994 acres

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

Very truly yours John L. Wempli

John L. Wimbley
Planning Specialist II
Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: March 26, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Z.A.C. Meeting of: March 27, 1973

Re: Item 182

Item 182

Property Omer: The Stefanowicz Corporation
Location: //2/S of Tregarone Read and Burlwood Read

Present Zoning: D.R. J.5

Proposed Zoning: Variance from Sections 208.2 and 1802.3 (8) to p.mit
a front yard setback of 29.1 instead of required 30'

0.2994 acres

No bearing on student population.

Very truly yours lo Tente lationel

WNP/ml

JUL 05 1973

|                      | 0   |
|----------------------|---|
| Pursuant to th       | he advertisement, posting of property, and public hearing on the above petition |
| and it appearing th  | hat by reason of the following finding of facts that strict compliance with     |
| the Baltimore        | County Zoning Regulations would result in practical difficulty an               |
| unreasonable h       | hardship upon the Petitioner  |
|                      |   |
|                      |   |
| the above Variance   | should be had; and it further appearing that oy reason of the granting of       |
| the Variance re      | equested not adversely affecting the health, safety and general                 |
| wellare of the       | community   |
| 15                   | ***************************************   |
|                      | mit a front yard setback of 29, 1' instead of the re-                           |
| a Vacance quired     | 30' for Lot 1, Block "K", Coachford should be granted                           |
| 18                   | Daniely a FF  |
| as ordere            | D by the Zoniag Commissioner of Baltimore County this                           |
| day May              | , 197 3, that the herein Petition for a Variance should be and the              |
|                      |   |
|                      | om and after the date of this order, subject to the approval of a site pl       |
| the Departm          | ent of Public Works and the Office of Planning and Zoning.                      |
|                      | Duty Zoning Commissioner of Baltimore County                                    |
|                      |   |
| Porsoant to the      | advertisement, posting of property and public hearing on the above petit on     |
|                      |   |
| and it appearing tha | it by reason of   |
|                      |   |
|                      |   |
|                      |   |
|                      |   |
|                      |   |
| the above Variance   | should NOT BE GRANTED.  |
|                      | should NOT DE GRANTED.  |
| IT IS ORDERED        | should NOT BE GRANTED.  |

issioner of Baltimore County

MCA 🗆 🗅 🗅

#### DESCRIPTION

0.2994 ACRE PARCEL, SOUTHEAST SIDE OF TREGARONE ROAD AND BURLWOOD ROAD, LOT 1, SLOCK K, SECTION FIVE, PLAT ONE, "COACHFORD", EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

## THIS DESCRIPTION IS FOR FRONT YARD VARIANCE

Beginning for the same at a point on the south side of Tregarone Road, 50 feet wide, and at 'he north end of the gusset line connecting the south side of regarone Road and the east side of Burlwood Road, 50 feet wide, shown cords of Baltimore County in Plat Book O. T. G. 34. Page 124. running inding on the south side of said Tregarone Road (1) easterly, by a curve to the right with the radius of 2212.92 feet, the distance of 110.51 feet, the said arc being S 88° 14' 42" E 110, 49 feet, thence binding on the division Lot 1 and Lot 21, Block K as shown on said plat, (2) S 03\* 11' 02" W K. (3) S 89° 17' 14" W 118, 24 feet to the east side of said Burlwood Road, thence binding on the east side or said Burlwood Road, (4) N 00\* 42' 46" W 94.80 feet Tregarone Road, then, sinding on said gusset line, (5) N 44 \* 42' 41" E 21.05



feet to the place of beginning.

Containing 6. 2994 of an acre of land.

J.O.# 71156

January 19, 1973

SAL MORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

φο S. Eric DiNenna, Zoning Commissioner Date. May 15, 1973

FROM William D. Fromm, Director

SUBJECT Polition #73-287-A. Southeast corner of Tregarone and Eurlwood Roads Petition for Variance for a Front Yard. Petitioner - The Stefanowicz Corporation

8th District

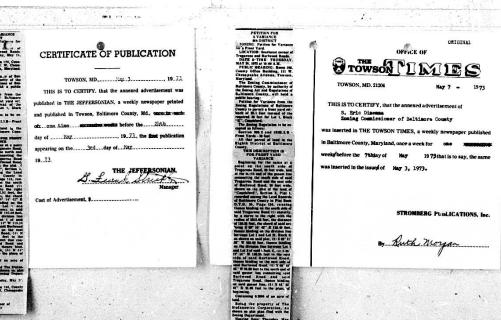
HEARING:

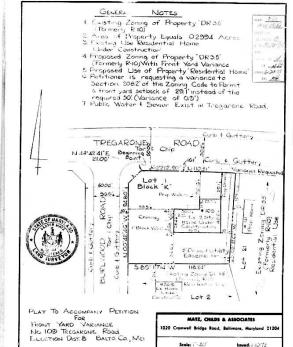
Thursday May 24, 1973 (10:00 A.M.)

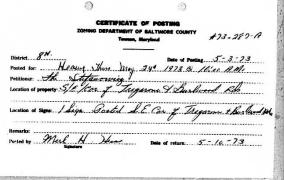
The staff of the Office of Planning and Zoning will offer no comments on this petition at this time.











## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Petitioner's Attorney RomaNbal Reviewed by

| PETITION  | M        | APPI | NG   | PRO      | GRE               | SS        | SHEE   | T       |      |          |  |
|---|----------|------|------|----------|-------------------|-----------|--------|---------|------|----------|--|
|   | Wall Map |      | Orig | Original |                   | Duplicate |        | Tracing |      | 200 Shee |  |
| FUNCTION  | date     | by   | date | by       | date              | ь         | date   | by      | date | ь        |  |
| Descriptions checked and outline plotted on map |          |      |      |          |                   |           |        |         |      |          |  |
| Petition number added to outline                |          |      |      |          |                   |           |        |         |      |          |  |
| Denied  |          |      |      |          |                   |           |        |         |      |          |  |
| Granted by<br>ZC, BA, CC, CA                    |          |      |      |          |                   |           | 1      |         |      |          |  |
| Reviewed by:                                    |          | _    |      |          | ed Pla<br>e in ou |           | or des | cripti  | on   | Yes      |  |
| Previous case:                                  |          |      | 1    | Map (    |                   |           |        |         |      | .No      |  |

|                | County Office<br>111 W. Chesap<br>Towson, Mary | peake Avenue                        |
|----------------|--|-------------------------------------|
|                | Your Petition has bee                          | en received and accepted for filing |
| this           | day of   | 1973.                               |
|                |  | Zor,ing Commissioner                |
| Petitioner The | Noheade Capacide                               |                                     |
| Petitioner's A | ttorney Odore & Combo                          | Reviewed by the Dille Co            |
|                | 6 Assaulates                                   | Zonida Advisory Comitt              |

| OFFICE | MORE COUNTY, I<br>OF FINAL REVENU<br>LLANEOUS CASH | UE DIVISION          | · {    | 313         |
|--------|--|----------------------|--------|-------------|
| DATE   | Hay 2, 1973  | ACCOUNT 01-          | -662   | <del></del> |
|        |  | AMOUNT               | 25.00  |             |
| 1 The  | Stefanowics Cor<br>Sty York Road                   |                      | AETTOM | - CUSTOMER  |
| Pet    | skeysville, Md.<br>sition for Varia<br>-288-A      | 21030<br>505 76707 E |        | 25.00 ksc   |

| 562                     |
|-------------------------|
| CONTRACTOR OF THE STATE |
| \$59.00                 |
| YELLOW - CUSTOMER       |
| of property 5 9.0       |
|                         |