



**BALTIMORE COUNTY, MARYLAND**  
JEFFERSON BUILDING TOWSON, MARYLAND 21204

**DEPARTMENT OF TRAFFIC ENGINEERING**

EUGENE J. CLIFFORD, P.E.  
DIRECTOR

WM. T. MELZER  
DEPUTY TRAFFIC ENGINEER

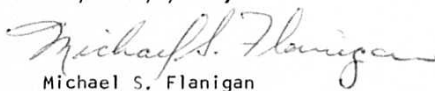
May 30, 1973

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

Re: Item 181 - ZAC - March 27, 1973  
Property Owner: The Stefanowicz Corporation  
S/S of Padonia Road, W/S of Eastridge Road  
Variance from Section 208.3 and 1802.3(B) to permit a side yard  
setback of 28.5' instead of required 30'  
District 8

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested  
variance to the side yard.

Very truly yours,  
  
Michael S. Flanigan  
Traffic Engineer Associate

MSF/pk

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

THE STEFANOWICZ CORPORATION  
I, or we, the 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 1.208.3 and 1902.3(B) to permit a side yard setback of 28.5' instead of the required 30' (a variance of 1.5') for Lot 8, Block "C", Coachford (#2428 Eastridge Road)

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 that the house is complete and ready to be moved into and it would not be economically feasible to try to move same. Stakeout stakes were removed apparently by children, in the neighborhood, causing the error. The error was not discovered until building certification was requested for final mortgage.

As attached description

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

THE STEFANOWICZ CORPORATION  
BY: *John M. Stepanowicz* V.P.  
Legal Owner  
Address: 10854 York Road  
Cockeysville, Maryland 21030

Robert J. DiNenna's Attorney  
Address: 809 Eastern Boulevard  
P.O. Box 121271  
Towson, Maryland 21287

ORDERED BY The Zoning Commissioner of Baltimore County, this 30th day of March 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 24th day of May 1973, at 10:15 o'clock A.M.

*John M. Stepanowicz*  
Zoning Commissioner of Baltimore County  
(over)

#73-288-A  
#181  
#73-288-A  
#181

**BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**



PETITION AND VARIANCE FROM ZONING REGULATIONS

**BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**

May 7, 1973

COUNTY OFFICE BLDG.  
111 N. 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

PLANNING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Robert J. Romacko, Esq.,  
809 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Variance Petition  
Item 181  
The Stefanowicz Corporation - Petitioner

Dear Mr. Romacko:

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 southwest corner of Padonia Road and Eastridge Road, in the 8th District of Baltimore County. The subject property is currently improved with a new single family dwelling, an 1 1/2 story rancher. This new dwelling is not yet occupied and is currently being used as a sample dwelling. Curb and gutter exists along Padonia Road and Eastridge Road in this location. It is interesting to note that although the driveway and garage are built the curb cut for the driveway has not yet been made. There are existing dwellings of like character adjacent on both sides of Eastridge Road and to the south and there are apartments on the north side of Padonia Road.

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.*  
JOHN J. DILLON, JR.,  
Chairman, Zoning Advisory Committee

JJD:rlj  
(Enclosure)  
cc: Katz, Childs & Associates  
1020 Cromwell Bridge Road (21204)

**Baltimore County, Maryland Department of Public Works**  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204

Division of Engineering  
ELLSWORTH H. DIVER, P. E. CHIEF

April 23, 1973

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

Re: Item #181 (72-173)  
Property Owner: The Stefanowicz Corporation  
S/S of Padonia Road, W/S of Eastridge Road  
Present Zoning: D.R. 3-5  
Proposed Zoning: Variance from Section 208.3 and 1902.3 (B) to permit a side yard setback of 28.5' instead of required 30'  
District: 8th No. Acres: 0.3131 acres

Dear Mr. DiNenna:

Baltimore County utilities and highway improvements are not involved. This Office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #181 (1972-173).

Very truly yours,

*Ellsworth H. Diver, P.E.*  
ELLSWORTH H. DIVER, P.E.  
Chief, Bureau of Engineering

END:RHR:WRR:bjh

2-NE Key Sheet  
58 NW 2 Position Sheet  
104 15 A Topo  
51 Tax Map

cc: Catherine Warfield

**Baltimore County Fire Department**

J. Austin Deitz  
Chief



Towson, Maryland 21204  
678-7516

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

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: The Stefanowicz Corporation

Location: S/S of Padonia Road, W/S of Eastridge Road

Item No. 181 Zoning Agenda Tuesday, March 27, 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "M" 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 \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. 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.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *John L. Wimbley* Noted and Approved: Deputy Chief  
Planning Group Special Inspection Division Fire Prevention Bureau

mls  
4/23/72

**BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH**



JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

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

March 30, 1973

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

Dear Mr. DiNenna:

Comments on Item 181, Zoning Advisory Committee Meeting March 27, 1973, are as follows:

Property Owner: The Stefanowicz Corporation  
Location: S/S of Padonia Rd., W/S Eastridge Rd.  
Present Zoning: D.R. 3-5  
Proposed Zoning: Variance from Section 208.3 and 1902.3(B) to permit a side yard setback of 28.5' instead of required 30'  
District: 8  
No. Acres: 0.3131

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

Very truly yours,

*Thomas R. Devlin*  
Thomas R. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mnq

William D. Fromm

Director  
Jefferson Building  
Bldg 201  
Towson, Md. 21204  
684-2811



S. ERIC DINENNA  
Zoning Commissioner  
County Office Building  
111 N. Chesapeake Ave.  
Towson, Md. 21204  
684-2811

**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING**

April 17, 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 181, Zoning Advisory Committee Meeting, March 27, 1973, are as follows:

Property Owner: The Stefanowicz Corporation  
Location: S/S of Padonia Road, W/S of Eastridge Road  
Present Zoning: D.R. 3-5  
Proposed Zoning: Variance from Section 208.3 and 1902.3 (B) to permit a side yard setback of 28.5' instead of required 30'  
District: 8  
No. Acres: 0.3131 acres

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

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planning Specialist II  
Project Planning Division  
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  
Towson, Maryland 21204

Re: Item 181  
Property Owner: The Stefanowicz Corporation  
Location: S/S of Padonia Road, W/S of Eastridge Road  
Present Zoning: D.R. 3-5  
Proposed Zoning: Variance from Section 208.3 and 1902.3 (B) to permit a side yard setback of 28.5' instead of required 30'

District: 8  
No. Acres: 0.3131 acres

Dear Mr. DiNenna:

No bearing on student population.

MWP/ml

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

EMILIE PARKS, Assistant  
EUGENE C. HESS, Superintendent  
MRS. ROBERT L. BERRY

MARCUS M. BOTTSBANK  
JOSEPH N. MCGOWAN  
ALVIN LOBECK  
JOSEPH A. WHEELER, Superintendent

T. HAROLD WILLIAMS, JR.  
RICHARD W. TRACEY, V.M.J.  
MRS. RICHARD H. WUERFEL



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

#73-288-A

District 8M Date of Posting 5-2-73  
Posted for Henry Thru May 24<sup>th</sup> 1973 @ 10:15 A.M.  
Petitioner The Significance  
Location of property: S.W. Cor. of Centage & Paulina Sts.  
Location of Sign: 1 Sign East on Corner of Paulina St. & Centage  
Remarks:  
Posted by Frank H. New Date of return: 5-10-73  
Signature

Robert J. Dundas, Esq.,  
519 Eastern Blvd.,  
Baltimore, Md. 21201

Form 100

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing  
this \_\_\_\_\_ day of \_\_\_\_\_ 1973

*[Signature]*  
S. ERIC DYRENNIA,  
Zoning Commissioner

The Statement of Corporation

Petitioner Robert J. Dundas  
one name, full name & address  
Petitioner's Address (and Zip)

Reviewed by *[Signature]*  
Chairman  
Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 13<sup>th</sup> day of

March 1973.

*[Signature]*  
S. ERIC DYRENNIA,  
Zoning Commissioner

Petitioner Significance Submitted by Romack

Petitioner's Attorney Romack Reviewed by J.P.H.

\* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 8311

DATE Mar 1, 1973 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

The Significance Corp.  
10054 York Rd.  
Cockeysville, Md. 21030  
Petition for Variance

713-287-4

25.00 C NSC

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 10803

DATE May 24, 1973 ACCOUNT 01-662

AMOUNT \$53.00

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

The Significance Corp.  
10054 York Rd.  
Cockeysville, Md. 21030  
Advertising and posting of property

713-287-4

53.00 C NSC