

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we, JERRY & BONNIE BAZENSKY, legal owners 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 00.1. To permit side and rear of 0 feet instead of required 24 feet.

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

The building was built and anchored in the manner it was because we are on a flood plane. To move it would cost more than I can afford.

The building is a necessity because we do not have nor could we put in a basement.

The area was hit by the flood of 1972. Everyone on lower plane, including we, was effected with loss of all equipment and buildings located in the back yards.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. We agree to pay expense 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 Jerry & Bonnie Bazensky
Address 733 Leafdale Terrace

Petitioner's Attorney _____
Protestant's Attorney _____

Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____ 1974, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____ 1974, at 10:00 o'clock

[Signature]
Zoning Commissioner of Baltimore County.
(over)

Description for Variance Petition

JERRY & BONNIE BAZENSKY

Beginning at a point on the northwest side of Judy Lane, said point being 155 feet northeast on Leafdale Terrace as designated as Lot No. 4, Block F in Plat Section 2 of Silver Creek which said Plat is recorded among the Land Records of Baltimore County in Plat Book GLB No. 17, folios 92, 93 and 94; the improvements thereon being known as No. 738 Leafdale Terrace

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 11, 1974

Mr. Jerry Bazensky
733 Leafdale Terrace
Baltimore, Maryland 21208

RE: Variance Petition
Item 142
Jerry & Bonnie Bazensky -
Petitioners

Dear Mr. Bazensky:

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 west side of Leafdale Terrace, approximately one hundred and fifty-five (155) feet north of Judy Lane and is presently improved with a frame residence and a pool in the rear yard. The surrounding properties are improved with similar frame dwellings.

The petitioners are requesting a Variance to permit an accessory structure, presently existing to be located zero (0) feet from the side and rear property lines instead of the required two and one-half (2.5) feet.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice

Mr. Jerry Bazensky
Re: Item 142
Page 2
March 11, 1974

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,

[Signature]
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

825 7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Jerry & Bonnie Bazensky

Location: NW/4 of Judy Lane, 155 feet NE on Leafdale Terrace

Item No. 142 Zoning Agenda February 19, 1974

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 _____ 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", 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: [Signature] Noted and Approved: [Signature]
Planning Group Special Inspection Division Deputy Chief Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Director
Wm. T. MULLEN Deputy Traffic Engineer

March 11, 1974

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

Re: Item 142 - ZAC - February 19, 1974
Property Owner: Jerry and Bonnie Bazensky
NW/4 Judy Lane, 155 feet NE on Leafdale Terrace
Variance to permit a side and rear of zero feet instead of the required two and one half feet
District 3

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the side and rear yards.

Very truly yours,

[Signature]
Michael S. Flanagan
Traffic Engineering Associate

NSF/pk

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

Branch of Engineering
ELLSWORTH A. DYER, P.E. CHIEF

March 12, 1974

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

Re: Item #142 (1973-1974)
Property Owner: Jerry and Bonnie Bazensky
NW/4 of Judy Lane, 155' N/W of Leafdale Terrace
Existing Zoning: D-3, S-5
Proposed Zoning: Variance to permit a side and rear of 0' instead of the required 24'
No. of Acres: 55' x 115' District: 3rd

Dear Mr. DiNenna:

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.

General:

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 #142 (1973-1974).

Very truly yours,

[Signature]
Ellsworth A. Dyer, P.E.
Chief, Bureau of Engineering

END:RAM:PM:iss

P-SE Key Sheet
25 NW 24 Pos. Sheet
NW 7 2 Topo
78 Tax Map

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



March 8, 1974

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 142, Zoning Advisory Committee Meeting, February 19, 1974, are as follows:

Property Owner: Jerry and Bonnie Bazensky
Location: NW/4 of Judy Lane, 155 feet NE on Leafdale Terrace
Existing Zoning: D.R.S.5
Proposed Zoning: Variance to permit a side and rear of zero (0) feet instead of the required two and one half (2 1/2) feet
No. of Acres: 55 feet X 115 feet
District: 3

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

Very truly yours,

[Signature]
John L. Wimbley
Planning Specialist II
Project & Development Planning Division

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

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

MARCUS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LONECK
JOSHUA R. WHEELER

I. RAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
JAMES M. HARRIS, JR., D.V.M.

William D. Fromm, Director
Office of Planning

WDF:NEG:12



This petition is accepted for filing on the date of the enclosed filing certificate. Notice

Enclosure

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

Cost of Advertisement. \$_____

1-SIGN 74-229-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting MARCH 23, 1974
 Posted for: PETITION FOR VARIANCE
 Petitioner: JERRY BAZZOSKY
 Location of property: NW/4 OF JURY LANE 155' NE OF LEAFYDALE TERRACE
 Location of Sign: FRONT 238 LEAFYDALE TERRACE
 Remarks: _____
 Posted by: Thomas R. Bazzosky Date of return: MARCH 29, 1974
 Signature

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	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: <u>MAC</u>										
Revised Plans: Change in outline or description										
Previous case:										

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

No. 14701

DATE April 8, 1974 ACCOUNT 01-662

AMOUNT \$4.35

WHITE - CASHIER
JERRY BAZZOSKY
738 Leafydale Terrace
Pikesville, Md. 21208
Advertising and posting of property
\$74-229-A

DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

4625 HSE

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 7th day of APRIL, 1974. Item # _____

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: J.B. Bazzosky Submitted by Jerry Bazzosky
 Petitioner's Attorney: _____ Reviewed by J.B.C.

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

Jerry Bazzosky
738 Leafydale Terrace
Baltimore, Maryland 21208

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 8th day of APRIL, 1974.

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Jerry & Linda Bazzosky

Petitioner's Attorney: _____ Reviewed by James R. Dinenna
 Chairman,
Zoning Advisory Committee

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

No. 13146

DATE March 14, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
JERRY BAZZOSKY
738 Leafydale Terrace
Pikesville, Md. 21208
Petitioner: Mr. William S.
\$74-229-A

DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

2500 HSE