PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

I, or we, Piotr & Wanda Sokolinsklegel 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 1802.3B (211.3) to permit a side yard setback of 8' in lieu of required 10', which would result in a total side yard sum of 18' in lieu of required 20'.....

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

See attached description

Petitioner's Attorney

NE.9.F 11-19-74 VAR W. 600

111

14 # 35

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

Lor we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this ride, and nutrher agree to and are to be bound by the zoning regulations and restrictions of interest County adopted pursuant to the Zoning Law For Baltimore County.

tion Sokolinski Haude Sovolinski Contract purchaser Wanda Sokolinski Legal Owner

Address 4207 Mispillion Road Baltimore, Md. 21236

Protestant's Attorney

197 5 at 10:30 o'clock

ORDERED By The Zoning Commissioner of Baltimore County, this 20th

December 199 ... that the subject matter of this petition be advertised, as required by the Zoning Law of Butimore County, in two newspapers of general circulation throughout Battimore County, that property be posted, and that they public hearing be had before the Zoning Commissioner of Bultimore County in Room 106, County Office Bullating in Townson, Battimore

Le Marsea

Zoning Commissioner of Baltimore County,

(8) BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUIL 111 W. Chesapeake 3 Towson, Maryland

...As..M

James B. Byrnes, III Chairman

MEMBERNE HEALTH DEPARTMENT BUBBLAU OF FIRE PREVENTION DEPARTMENT OF TRAFFIC ENGINEERS STATE HIGHNAY ADMINISTRATION

BUSEAU OF ENGINEERING PROJECT AND DEVELOPMENT PLAN

BOARD OF EDUCATION OFFICE OF THE BUILDINGS ENGINEER

Mr. Piotr Sokolinski 4207 Mispillion Road Baltimore, Maryland 21236

RE: Váriance Petition Item 111 Piotr & Wanda Sokolinski -Petitioners

Dear Mr. Sokolinski:

The Zoning Plans 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 indiate 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. with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southwest side of Mispillion Road, 735 feet northwest of Blue of Mispillion Road, 735 feet northwest of Blue of Mispilling with an open carport proposed to be enclosed, necessitating a Variance for side yard setback

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

February 20, 1975

Mr. & Mrs. Piotr Sokolinski 4207 Mispillion Road Baltimore, Maryland 21236

RE: Petition for Variance SW/S of Mispillion Road, 735'NW of Blue Stone Lane - 11th District Pitor Sokolinski, et ux - Petitioners NO. 75-157-A (I'em No. 111)

Dear Mr. & Mrs. Sokolinski:

I have this date passed my Order in the above captioned matter in accordance with the attached.

> Very truly yours, Camuz 21 ye JAMES E. DYER

Deputy Coning Commissioner

JED/mc

Attachment

Being located on the southwest side of Mispillion Road, approximately 735 feet northwest of Blue Stone Lane and Known as Lot No. 30 of Plat No. 3 of the subdivision of Sommers Heights, recorded amongst the Land Records of Baltimore County in Plac Book R.R.G. 30, folio 67. Also known as 4207 Mispillion Road.

6

December 30 974

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE.

TOWSON, MARYLAND

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIPPORD. P.E.

January 30, 1975

CASE # 75. 157A

Mr. S. Eric DiNenna

Zoning Commissioner County Office Building

Re: Item 111 -ZAC- December 10, 1974 Item III -ZAC- December 10, 1974
Property Owner: Piecr & Manda Sokolinski
Location: SW/S of Mispillion Road 735 ft. NW of Blue Stone Lane
Existing Zonnig: D.R. 5.7
Proposed Zoning: Dar. 5.7
Proposed Zoning: Variance from Soc. 1802.38 (211.3) to permit a
side yard setback of 8 ft. in 14eu of required
10 ft., which would result in a total side yard
of 18 ft. in 14eu of the required 20 ft.
No. of Acres: 70 X 152
District: 11th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the eide ward

> Michael & Hamigan Michael S. Flanigan Traffic Engineering Assoc.

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December II, 1974

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

Z.A.C. Meeting of: December 10, 1974

Item III
Property Ornor: Flott & Wanda Sokolinski
Location: SW/S of Mispillion Az., 735 ft. N.W. of Blue Stone Lane
Present Zonling: D.R. 5.5
Proposed Zonling: Variance from Section 1802.38 (211.3) to permit a side
yard setback of 8 ft. in Ilou of the required in ft.,
which would result in a total side yard of 18 ft; in
Ilou of the required 20.

No bearing on student population.

Very truly yours, le lick fetrouil W. Nick Petrovich Field Representative

Mr. Piotr Sokolinski Re: Item 111 December 20, 1974

Page 2

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,

Franklin T. Hogans, Jr.

Chairman, Zoning Plans Advisory Committee

FTH:JD

Enclosure

and it appearing that by reason of the following finding of facts that due to the topography strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners. the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general Variance welfare of the community, to permit a side yard setback of eight feet instead required ten feet, which would result in a total side yard sum of eighteen fent instead of the required twenty feet should be granted. IS ORDERED by the Zoning Commissioner of Baltimore County this 20TM day of February 1975, 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. Deputy Zoning Commissioner of Baltimore County Pursuant to the advertisement, posting of property and public Learing 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 _____ ..., 197 ... that the above Variance be and the same is hereby DENIED. Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

James B. Byrnes, III

December 20, 1974

MEMBERS REALTH DEPARTMENT Mr. Piotr Sokolinski 4207 Mispillion Road Baltimore, Maryland 21236 RE: Variance Petition Item 111 Piotr & Wanda Sokolinski -

Dear Mr. Sokolinski.

NUREAU OF FIRE PREVENTION DEPARTMENT OF TRAFFIC ENGINEERS

STATE HIGHWAY BUREAU OF ENGINEERING

PROJECT AND

The Zoning Plans 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 indiate 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 side of Mispillion Road, 735 feet northwest of Blue for all the side of the s

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

Mr. Piotr Sokolinski Re: Item 111 December 20, 1974

Ben

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,

Franklin T. Hogans, Jr. Chairman, Zoning Plans Advisory Committee

FTH:JD Englosure

Baltimore County, Margland Benartment Of Unblie Warba COUNTY OFFICE BUILDING

December 26, 197h

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

Re: Item #Ill (1771-1775)
Froporty Owner: Plots and Wands Sckollinski
5/85 of Mispillion Rei, 735 M/N of Blue Stone Lane
Existing Config: D.R. 5.5
Froposed Config: Variance from Sec. 1592,38 (211.3) to
permit a side yard setback of 8 in lieu of required 10,
which would result in a total side yard of 18 in lieu of
required 20:
No. of Areas: 70 x 152 District: 11th

Dear Mr. LiNenna.

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.

The submitted plan must be revised to correctly indicate the existing right-of-way width of Magallion Road as No feet and a future proposed right-of-way width of 50 feet. The additional 10-foot widening is proposed along the north side of the present b0-foot right-of-way.

The existing 10-foot utility easement across the rear of this and adjoining lots should also be shown on the revised plan.

The sub-rited plan states, "Existing Public Mater and Sewer Facilities", whereas an S-inch public water soin dose exist in Mispillion Read (Deading #85-0373-1), this property is apparently utilizing private counts eswage disposal. The subditied plan must be revised accordingly although Baltimore County utilities and nightway improves are not directly involved.

Very truly yours,

Ellaunth N. Third part

ELLSWORTH M. DIVER, P.E. Chief, Bureau of Engineering

END: BAM: FWR: se



December 18, 1974

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

Dear Mr. Di Nennas

Comments on Item #111, Zoning Advisory Committee Meeting, December 10, 1974, are as follows:

Property Owner: Piotr and Wanda Sokolinski rraperry Jowner Protr and Panda Sokolinks:
Lacations: 1947, of Missillian Rd 735 ft. NW of Blue Stone Lane
Existing Zoning: D.R.5.5
Proposed Zoning: Variance from Sec. 1802.38(211.3) to permit a side yard setback of
8 ft. in lieu of required 10 ft. which would result in a total side yard of

18 ft. in lieu of required 20 ft. No. of Acres: 70 x 152

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all porties are mode aware of plans or problems with regard to development plans that may have a

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

Very truly yours,

John X Wimbley

John L. Wimbley Planning Specialist II Project and Development Planning

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

December 4. 1974

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

Comments on Item 111, Zoning Advisory Committee Meeting, December 10, 1974, are as follows:

Property Owner: Piotr & Wanda Sokolinski
Location: SW/S of Mimpillion Rd. 735 ft. NW of
Blue Stone Lane.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3B (211.3)
to permit a side yard setback of 8 ft.
in lieu of required 10 ft. which
would result in a total side yard of
No. of Acres: 70 x 152
District: 11th

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

CHVB/ncs

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



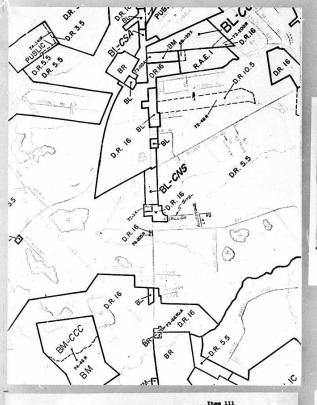
PETITION AND SITE PLAN

EVALUATION COMMENTS

Stone 26' 50' R/W 26' 152 Pot No. 30
Pot No. 30
Sommors Hoights
11th Election District
Zoned D.R.5.5
Exi up Public Water
and Sewer Facilities
Scale: 1" = 30'

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

LDING 105 WEST CHESAPEAKE AVENUE
AREA CODE 301 PLANNING 494-3211 ZONING 494-3351



CERTIFICATE OF PUBLICATION ROSEDALE, MD., January 6, 1975 Cost of Advertisement_\$18.88

CERTIFICATE OF PUBLICATION TOWSON, MD. ________, 19.75 THIS IS TO CERTIFY, that the annexed advertisement was appearing on the 20d day of January Cost of Advertisement, \$___

PETITION	M	MAPPING PROGRESS SHEET								
FUNCTION	Wal	Wall Map		Original		Duplicate		Tracing		Sheet
	date	by	date	by	date	by	date	by	date	
Descriptions checked and outline plotted on map								57_	Oute	by
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										_
Reviewed by:		-	CI	hange	d Plan	line o	or desc	riptio	nY	

BALTIMORE	COUNTY OFFICE OF PLANNING & ZONING
Mr. Piotr Sokolinski 4207 Mispillion Road Baltimore, Maryland 2123	County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204
filing this 19th	r Petition has been received and accepted for day of December 1974.
	S. Eric DiNenna, Zoning Commissioner
Petitioner Piotr & Wands	Sokolineki
Petitioner's Attorney	Reviewed by Franklin T. Hogans J Chairman, Zoning Plans Advisory Committee

BALTIM	MORE COUNTY OFFICE O	OF PLANNING AND ZONING	
	County Office 111 W. Chesape Towson, Maryla	eake Avenue	
Your	Petition has been	received * this	day of
Truce	1974. Item #	· · · · · · · · · · · · · · · · · · ·	
		Hin Mi Jane S. Eric DiNenna, Zoning Commissioner	-
etitioner 5	KONNSKI SI	ubmitted by	
etitioner's Atto	orney	Reviewed by	No.
	be interpreted as	(4)	The second second

-		
	ERTIFICATE OF POSTING	
ZONINO DI	Towsen, Maryland #75-159-16	,
District // 94		
	Date of Posting 1-2-75	
Posted for . Tikating Illik	Jan 22 1975 @ 10, 30 PM	
Petitioner Cales Strate	neli	
Location of property: SNU/S &	maplion Rd 735' NW. 7	
Blue Stone Janes		
Location of Signs / Sign	Bostd e 4207 Mispillian Kd	
	,	
Remarks:		
Posted by Mul H Hes	4 0 75	
rosted by	Date of return: 1-9-75	

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 17114
DATE NOV. 15, 1974 ACCOUNT	12-662
AMOUNT_	\$25,00
WHITE - CASHIER DISTRIBUTION FINK - AGENCY	AECTOM - CREADWEN
Petition for Variance for Pio	tr Sokolinaki
A 8 2 3 5 km 10	25.00m
SALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - JENUE DIVISION MISCELLANEOUS CASH RECEIPT Jan. 21, 1975 ACCOUNT	No. 17445
	The same of the sa
AMOUNT_	\$8.448
WHITE - CASHIER DISTRIBUTION	\$14.86
DISTRIBUTION	YE.LOW - CUSTOMEN
WHITE CASHER FINE AGENCY Honey Order-#11862989 Advertising and posting of prope	YE.LOW - CUSTOMER