

75-157-A #11 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Piotr & Wanda Sokolinski 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

MAP 4-C
AC-9-F
SUBJECT 11
DATE 11/12/74
TYPE VAR
REASON 1802
TOWNSHIP 11-12
BY 427

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 Piotr Sokolinski
Wanda Sokolinski Legal Owner
Address 4207 Mispillion Road
Baltimore, Md. 21236
Petitioner's Attorney _____
Protestant's Attorney _____

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

of December 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of January 1975, at 10:30 o'clock A.M.

John P. Hanna
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 20, 1974

Mr. Piotr Sokolinski
4207 Mispillion Road
Baltimore, Maryland 21236

RE: Variance 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 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 side of Mispillion Road, 735 feet northwest of Blue Stone Lane. It is improved with a single family dwelling 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
Piotr Sokolinski, et ux - Petitioners
NO. 15-157-A (Rem 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,
James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc
Attachments

DESCRIPTION

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 Plat Book R.R.G. 30, folio 67. Also known as 4207 Mispillion Road.

December 30, 1974

Mr. Piotr Sokolinski
4207 Mispillion Road
Baltimore, Md. 21236

NOTICE OF HEARING

Re: Petition for a Variance
#15-157-A

TIME: 10:30 A.M.

DATE: Wednesday, January 23, 1975

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

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. WM. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

January 30, 1975

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

Re: Item 111 -ZAC- December 10, 1974
Property Owner: Piotr & Wanda Sokolinski
Location: SW/S of Mispillion Road 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 18 ft. in lieu of the required 20 ft.
No. of Acres: 70 X 152
District: 11th

Dear Mr. DiMenna:

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

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc.

MSF/lb

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: December 11, 1974

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

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

Re: Item 111
Property Owner: Piotr & Wanda Sokolinski
Location: SW/S of Mispillion Rd., 735 ft. N.W. of Blue Stone Lane
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3B (211.3) to permit a side yard setback of 8 ft. in lieu of the required 10 ft., which would result in a total side yard of 18 ft. in lieu of the required 20 ft.

District: 11th
No. Acres: 70 x 152

Dear Mr. DiMenna:

No bearing on student population.

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

H. EMILIE PARKS, President
EUGENE C. HERS, Vice President
WES ROBERT L. BERRY

MARCUS M. REDBANK
JOSEPH N. MORGAN
ALVIN LOPES

T. BRADY WILLIAMS, JR.
WILLIAM A. TRACY, JR.
WES ROBERT L. BERRY

Zoning Commissioner of Baltimore County

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

FTH:JD
Enclosure

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

M-NW Key Sheet
33 NE 24 Pos. Sheet
NE 9 F Topo
71 Tax Map

John L. Wimbley
Planning Specialist II
Project and Development Planning

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

EVALUATION COMMENTS



