

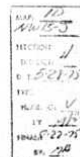
PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Jarumir Babicka, 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 1802.3B (208.3) to permit a side yard setback of 8.5 feet in lieu of the required 10 feet.

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



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 _____ Legal Owner _____
Address _____
Baltimore, Md. 21136
Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of July, 1975, 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 15th day of July, 1975, at 10:45 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

July 11, 1975

Mr. Jarumir Babicka
37 Greenview Avenue
Baltimore, Maryland 21136

RE: Petition for Variance
N/S of Greenview Avenue, 700.62'
E of Walgrove Road - 4th Election
District
Jarumir Babicka - Petitioner
NO. 76-9-A (Item No. 229)

Dear Mr. Babicka:

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

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

cc: Hsuan

PETITION FOR VARIANCE
to permit a side yard of 8.5
feet instead of the required
10 feet.
North side of Greenview Avenue
700.62 feet East of Walgrove
Road - 4th District.

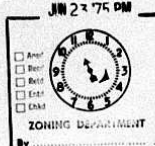
JARUMIR BABICKA

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 76-9-A, Item #229

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.



John W. Hession, III
People's Counsel

Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 23rd day of June, 1975 to Jarumir Babicka, 37 Greenview Avenue, Baltimore, Maryland 21136, Legal Owner.

John W. Hession, III

I will not attend JWH.

DESCRIPTION FOR VARIANCE Jerry Babicka

Beginning at a point on the north side of Greenview Avenue, 700.62 feet east of Walgrove Road, and being Lot No. 50, of Block "K", Section Three of "Academy Acres" (Liber 26 Folio 59). Also known as #37 Greenview Avenue.

RE: PETITION FOR VARIANCE
N/S of Greenview Avenue, 700.62'
E of Walgrove Road - 4th Election
District
Jarumir Babicka - Petitioner
NO. 76-9-A (Item No. 229)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Variance that would permit a side yard setback of 8.5 feet in lieu of the required ten feet. The property in question has a frontage of 53.58 feet on Greenview Avenue, with an approximate depth of 160 feet, and is improved with an existing one and one-half story dwelling.

Testimony and evidence presented during the course of the hearing established that the Petitioner's residence was well landscaped and maintained in a manner considered to be a credit to the neighborhood. The Variance is necessitated by a needed garage addition that will be attached to the east side of the dwelling, which presently has a yard area that far exceeds the minimum requirements established by the zoning regulations. The testimony also established that many other dwellings in the neighborhood have had carports added which are closer to the property line than the herein requested setback.

In view of the evidence and testimony presented, it is the opinion of the Deputy Zoning Commissioner that the Petitioner is faced with a hardship and that the granting of the herein requested Variance will not be detrimental to the health, safety and general welfare of the community and should, with certain restrictions, be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 11th day of July, 1975, that the herein requested Variance to permit a side yard setback on the east side of the subject property of 8.5 feet in lieu of the required ten feet, should be GRANTED, subject to the following restrictions:

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

Bureau of Engineering
ELLSWORTH M. DYER, P.E. CHIEF

June 25, 1975

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

Re: Item #229 (1974-1975)
Property Owner: Jarumir Babicka
N/S of Greenview Ave., 700.62' E. of Walgrove Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Sec. 1802.3B (208.3) to permit a side yard setback of 8.5' in lieu of the required 10'.
No. of Acres: 73.58 x 153.60
82.62 x 169.46
District: 4th

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 #229 (1974-1975).

Very truly yours,

Ellsworth M. Dyer
Chief, Bureau of Engineering

EN:EAM:PW:ms

T-W Key Sheet
69 NY 37 Top. Sheet
NW 15 J Topo
L-8 Tax Map

1. The herein established 8.5 foot setback and the existing setback on the west side of 15 feet shall be maintained without any further building encroachment in the future.
2. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of
Baltimore County

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



June 27, 1975

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

Dear Mr. DiNenna:

Comments on Item #229, Zoning Advisory Committee Meeting, June 10, 1975, are as follows:

Property Owner: Jarumir Babicka
Location: N/S of Greenview Avenue 700.62' E. of Walgrove Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Sec. 1802.3B (208.3) to permit a side yard setback of 8.5' in lieu of the required 10'.
No. of Acres: 73.58 x 153.60
82.62 x 169.46
District: 4th

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 parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning

Pla 76-9-A

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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 17th day of May 1975

S. Eric DiNenna
 S. Eric DiNenna,
 Zoning Commissioner

Petitioner: Jarumir Babicka

Petitioner's Attorney: _____

Reviewed by: *Franklin T. Hogans, Jr.*
 Franklin T. Hogans, Jr.,
 Chairman,
 Zoning Plans
 Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Franklin T. Hogans,
 Chairman

June 19, 1975

Mr. Jarumir Babicka
 37 Greenview Avenue
 Baltimore, Maryland 21136

RE: Petition for Variance
 Item 229
 Jarumir Babicka - Petitioner

Dear Mr. Babicka:

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 north side of Greenview Avenue, 700.62 feet east of Valgrove Road. It is improved with a single family detached dwelling.

The petitioner is requesting a side yard setback of 8.5 feet in lieu of the required 10 feet, in order that a garage can be built on the side of his dwelling.

Field inspection revealed a well landscaped and maintained property, and a wooden deck constructed on the rear of the dwelling. Adjacent properties are developed with single family dwellings.

Mr. Jarumir Babicka
 Item 229
 June 19, 1975
 Page 2

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,

Franklin T. Hogans, Jr.
 FRANKLIN T. HOGANS, JR.,
 Chairman,
 Zoning Plans Advisory Committee

FTH:JD

Enclosure

Baltimore County Fire Department

J. Austin Deitz
 Chief



Towson, Maryland 21204
 823-7310

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

Attention: Mr. Jack Dillon, Chairman
 Zoning Advisory Committee

Re: Property Owner: Jarumir Babicka

Location: N/S of Greenview Ave. 700.62' E of Valgrove Road

Item No. 229 Zoning Agenda June 10, 1975

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 _____
- () 4. EXCEEDS the maximum allowed by the Fire Department.
- () 5. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations. 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.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: *Michael S. Flanagan*
 Planning Group
 Special Inspection Division

Noted and
 Approved:
 Deputy Chief
 Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Director
 WM. T. MILLER Deputy Traffic Engineer

June 9, 1975

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

Re: Item 229 - ZAC - June 10, 1975
 Property Owner: Jarumir Babicka
 Location: N/S of Greenview Ave. 700.62' E of Valgrove Rd.
 Existing Zoning: D. R. 3.5
 Proposed Zoning: Variance from Sec. 1802.3B (208.3) to permit a side yard setback of 8.5' in lieu of the required 10'.
 No. of Acres: 73.58 x 153.60
 82.62 x 169.46
 District: 4th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variance to the sideyard.

Very truly yours,

Michael S. Flanagan
 Michael S. Flanagan
 Traffic Engineering Associate

NSP/bza

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH



JEFFERSON BUILDING
 TOWSON, MARYLAND 21204

June 5, 1975

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

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

Dear Mr. DiNenna:

Comments on Item 229, Zoning Advisory Committee Meeting, June 10, 1975, are as follows:

Property Owner: Jarumir Babicka
 Location: N/S of Greenview Ave. 700.62' E of Valgrove Rd.
 Existing Zoning: D. R. 3.5
 Proposed Zoning: Variance from Sec. 1802.3B (208.3) to permit a side yard setback of 8.5' in lieu of the required 10'.
 No. of Acres: 73.58 x 153.60
 82.62 x 169.46
 District: 4th

Since this is a variance for a garage, and public water and sewers are existing, no health hazards are anticipated.

Very truly yours,

Thomas E. Devin
 Thomas E. Devin, Director
 BUREAU OF ENVIRONMENTAL SERVICES

BVB/ca

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: June 11, 1975

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

Z.A.C. Meeting of: June 10, 1975

Re: Item 229

Property Owner: Jarumir Babicka

Location: N/S of Greenview Ave. 700.62' E. of Valgrove Rd.

Present Zoning: D.R. 3.5

Proposed Zoning: Variance from Sec. 1802.3B (208.3) to permit a side yard setback of 8.5' in lieu of the required 10'.

District: 4th

No. Acres: 73.58 x 153.60
 82.62 x 169.46

Dear Mr. DiNenna:

No effect on student population.

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

INTER-OFFICE CORRESPONDENCE

FROM William D. Fromm, Director of Planning

SUBJECT Petition # 76-9-A. Petition for Variance for a Side Yard Setback.
North side of Greenvlew Avenue 700.62 feet East of Walgrove Road.
Petitioner - Jarumir Babicka

4th District

HEARING: Monday, July 7, 1975 at 10:45 A.M.

There are no comprehensive planning factors requiring comment on this petition at this time.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:nb



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1- Simon

76-9-A

District 4th Date of Posting June 21, 1925
 Posted for PETITION FOR VARIANCE
 Petitioner JARLENE BARSKA
 Location of property N/5 of GREENVIEW AVE. 700.62' E of
WALGROVE RD
 Location of Site FRONT 37' GREENVIEW AVE.
 Remarks _____
 Posted by Thomas R. Boland Date of return June 27, 1925
 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> JPH. </u>			Revised Plans: Change in outline or description <u> </u> Yes <u> </u> No							
Previous case: <u> </u>			Map # <u> </u>							

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 23 day of May 1975 Filing Fee \$ 55. Received Check Cash Other

 S. Eric Dinwiddie,
 Zoning Commissioner

 Submitted by _____
 Petitioner's Attorney _____ Review by FSZ

* 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. 21652

DATE June 30, 1975 ACCOUNT 01-662

AMOUNT 145.75

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Jerry Babicka
37 Greenview Ave.
Reisterstown, Md. 21136
Advertising and posting of property—#76-9-A

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

No. 21628

DATE June 16, 1975 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION

WHITE - CARRIER PINK - AGENCY YELLOW - CUSTOMER

WHITE CASHIER
Jarumir Babicka
37 Greenview Ave.
Baltimore, Md. 21136
Petition for Variance _____ #76-2-A

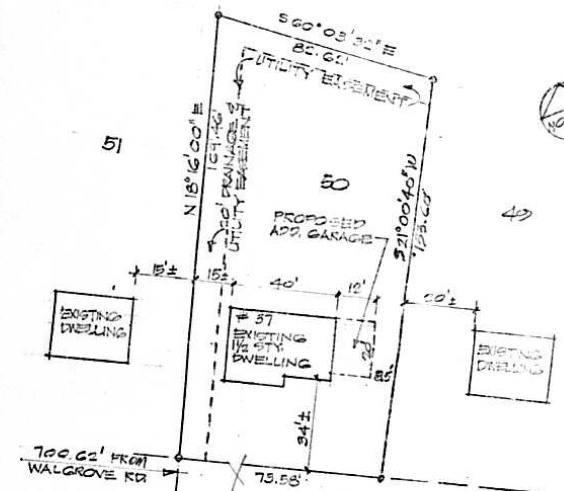
CERTIFICATE OF PUBLICATION

TOWSON, MD., June 19, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time ~~successive weeks~~ before the _____ 7th day of _____ July, 1975, the last publication appearing on the _____ 12th day of _____ June 1975.

THE JEFFERSONIAN

Cost of Advertisement, \$.....



GREENVIEW AVE

MR. JARUMIR BASICHA
NO. 37 GREENVIEW AVE
ELECTION DIST. NO. 4
ZONED D.R. 3.5
ACADEMY ACRES
SECT. 3 BLK. K FOLIO 50 BOOK 26

SCALE: 1"=300'