

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, LAURA AND PAUL SWINSKI, legal owner(s) 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 1A00.3B.3 to permit a side setback of 25 feet in lieu of the required 50 feet.

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

Because of the irregular lot, the odd shape of my home and present zoning, my home would be set back 240' measuring from the road to the front door. My property slopes from front to back with a high percentage of the drop from the road to the 240' mark on the lot. From the 240' mark to the end of the lot, the property is relatively flat. At a 240' setback, my house would essentially be sitting at the bottom of a hill with no slope-off at the back. This could cause water problems because of poor natural drainage away from the house. The septic system should be behind the house with the well in front. The property perched at 200' from the road, thus putting it in the same area as the well, if the house must be placed 240' back. Finally, the 240' setback would put my house out of alignment with other homes on Hunt Farms Court. A 25' side setback would allow a 155' front setback and would solve all the above problems.

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.

Address: 1546 KENNEDY RD.
BALTO, MD. 21218

Contract purchaser: _____ Legal Owner: _____

Address: _____

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RE: PETITION FOR VARIANCE
Southeast side of Hunt Farms Court
665 feet West of Priceville Road,
8th District
PAUL A. SWINSKI, Petitioner
Case No. 76-65-A

ORDER TO ENTER APPEARANCE

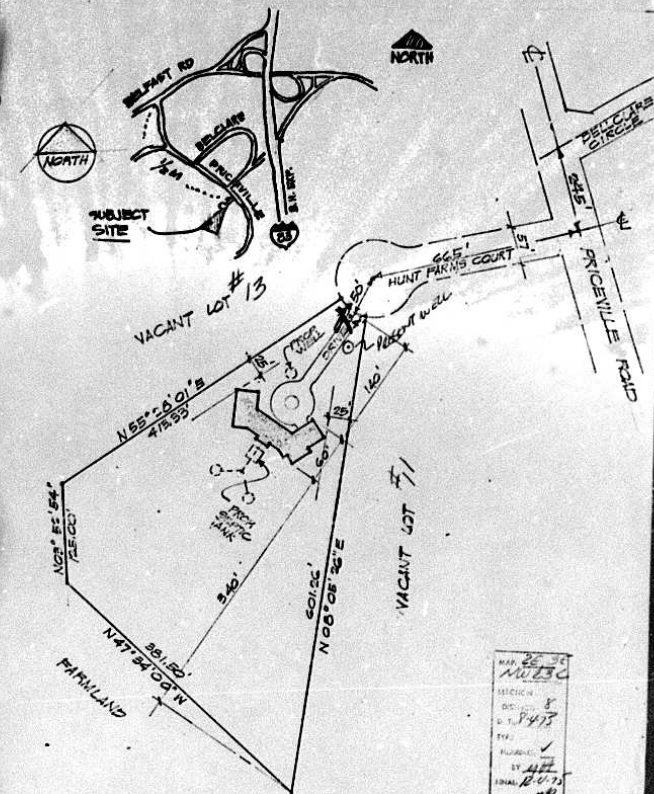
Mr. Commissioner:

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.

Charles E. Kountz, Jr.
Deputy People's Counsel

John W. Haslam, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2100

I hereby certify that on this 22nd day of September, 1975, a copy of the foregoing Order was mailed to Mr. Paul H. Swinski, 1546 Kennelwood Road, Baltimore, Maryland 21218, Petitioner.



PETITION FOR ZONING VARIANCE
FOR
LAURA & PAUL SWINSKI
1546 KENNELWOOD RD.
BALTO, MD. 21218
DISTRICT NO. 8 ZONED RDP
"WOODBROOK FARMS"
LOT 12

SCALE: 1"=100'

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: September 24, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-65-A. Petition for Variance for a Side Yard
Southeast side of Hunt Farms Court 665 feet West of Priceville Road.
Petitioner - Paul A. Swinski and Laura J. Swinski

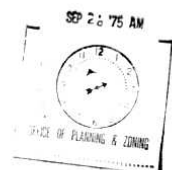
8th District

HEARING: Monday, September 29, 1975 (10:30 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

William D. Fromm
William D. Fromm, Director
Office of Planning and Zoning

WDF:NEG:rw



From: P.A. Swinski
To: JEDyer
Subject: Zoning Case
76-65-A

I will accept any and all responsibility in the event of an appeal to your order in the above reference case. It is hoped this letter will be accepted in order to expedite the processing of my building permit.

Paul A. Swinski
10/6/75

October 6, 1975

Mr. & Mrs. Paul A. Swinski
1546 Kennelwood Road
Baltimore, Maryland 21218

RE: Petition for Variance
SE/S of Hunt Farms Ct., 665' W of
Priceville Road - 8th Election District
Paul A. Swinski, et ux - Petitioners
NO. 76-65-A (Item No. 28)

Dear Mr. & Mrs. Swinski:

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

cc: John W. Haslam, III

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: Sept. 13, 1975
Posted for: PETITION FOR VARIANCE
Petitioner: PAUL A. SWINSKI
Location of property: SE/S of HUNT FARMS CT. 665' W of
PRICEVILLE RD.
Location of Sign: SE/S of HUNT FARMS CT. 665' W of
PRICEVILLE RD.
Remarks: _____
Posted by: Thomas R. Boland Date of return: Sept. 17, 1975
Signature: _____

DEC 17 1975

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that 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 welfare of the community

to permit a side yard setback of 25 feet instead of the required 50 feet should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th

day of October, 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 hearing 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 day

of 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Mr. Paul H. Swinski
1544 Kennard Road
Baltimore, Maryland 21218

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

Your Petition has been received and accepted for
filing this 16th day of August 1975

S. Eric DiNenna,
Zoning Commissioner

Petitioner Laura A. Paul Swinski

Petitioner's Attorney

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

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



August 27, 1975

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

For Mr. DiNenna:

Comments on Item 28, Zoning Advisory Committee Meeting, August 12, 1975, are as follows:

Property Owner: Laura and Paul Swinski
Location: Beg. at a point on the Southeasternmost side of the Hunt Farms Court Cul-De-Sac, said point being 665' Westerly of a point on the centerline of Priceville Road 245' South of Belclare Circle (South).
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit a side setback of 25' in lieu of the required 50'
No. of Acres:
District: 8th

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 434-3211 ZONING 484-3281

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

ROBERT J. CLIFFORD, P.E. Wm. T. MELER
DIRECTOR DEPUTY TRAFFIC ENGINEER

August 19, 1975

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

Re: Item 28 - ZAC - August 12, 1975
Property Owner: Laura & Paul Swinski
Location: Beg. at a point on the Southeasternmost side of the Hunt Farms Court Cul-De-Sac, said point being 665' Westerly of a point on the centerline of Priceville Rd. 245' South of Belclare Circle (South).
Existing Zoning: R. D. P.
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit a side setback of 25' in lieu of the required 50'.
No. of Acres:
District: 8th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Traffic Engineering Associate

MSF/bza

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

August 6, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning & Zoning
County Office Building
Baltimore, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #28, Zoning Advisory Committee Meeting, August 12, 1975, are as follows:

Property Owner: Laura & Paul Swinski
Location: Beg. at a point on the Southeasternmost side of the Hunt Farms Court Cul De Sac, said point being 665' Westerly of a point on the centerline of Priceville Rd. 245' South of Belclare Circle (south).

Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit a side setback of 25' in lieu of the required 50'.
No. of Acres:
District: 8th

Soil evaluation has been conducted. An approved water well must be drilled prior to issuance of a building permit.

Very truly yours,

Thomas H. Devlin, R.S., Director
Bureau of Environmental Services

BVB/akc

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 9, 1975

Mr. Paul H. Swinski
1544 Kennard Road
Baltimore, Maryland 21218

Re: Variance Petition
Item 28
Laura & Paul Swinski - Petitioners

Dear Mr. Swinski:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you under date of August 25 under the above referenced subject.

Very truly yours,

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

PTH:JD

Enclosure

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

September 3, 1975

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

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

Re: Item #28 (1975-1976)

Property Owner: Laura and Paul Swinski
Beg. at a point on the southeasternmost side of the Hunt Farms Court cul-de-sac, said point being 665' westerly of a point on the centerline of Priceville Rd. 245' south of Belclare Circle (south).
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit a side setback of 25' in lieu of the required 50'.
District: 8th

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 as secured by Public Works Agreement #8730, executed in conjunction with the development of "Woodbrook Farms" subdivision. However, the submitted plan must be revised to indicate the correct boundary lines and dimensions thereof and the relationship of the proposed house thereto, and the existing drainage and utility easements as applicable to this lot #12 of "Woodbrook Farms" (E.H.K., Jr. 36 Folio 136).

Public water supply and sanitary sewerage are not available to serve this property which is located beyond the Baltimore County Metropolitan District and the Urban Rural Demarcation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended August 1974, indicates "No Planned Service" in the area.

Very truly yours,

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

END:PAM:FWP:ss

DD-SW Key Sheet
P9 NW 11 Pos. Sheet
NW 23 C Topo
3 1/4 Tax Map

DEC 17 1975

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 15, 1975

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

Z.A.C. Meeting of: August 12, 1975

Re: Item 28

Property Owner: Laura & Paul Swinski

Location: Reg. at a point on the Southeastmost side of the Hunt Farms Court Cul-De-Sac, said point being 665' Westerly of a point on the centerline of Priceville Rd. 245' S. of Belclare Circle(South). R.D.P.

Present Zoning: Variance from Section 1A00.38.3 to permit a side setback of 25' in lieu of the required 50'.

District: 8th

No. Acres:

Dear Mr. DiNenna: No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

CERTIFICATE OF PUBLICATION
TOWSON, MD. September 11, 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 a week for one time successive weeks before the 29th day of September, 1975, the first publication appearing on the 11th day of September 1975.
THE JEFFERSONIAN
Manager.
Cost of Advertisement, \$.....

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THE JEFFERSONIAN

Manager.

Cost of Advertisement, \$.....

OFFICE OF THE TOWSON TIMES
TOWSON, MD. 21204 Sept. 12, 1975
THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance- Paul and Laura J. Swinski was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 29th day of Sept. 1975 that is to say, the same was inserted in the issues of September 12, 1975.
STROMBERG PUBLICATIONS, Inc.
By: *Paul Swinski*

THE TOWSON TIMES

TOWSON, MD. 21204 Sept. 12, 1975

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance- Paul and Laura J. Swinski

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 29th day of Sept. 1975 that is to say, the same was inserted in the issues of September 12, 1975.

STROMBERG PUBLICATIONS, Inc.

By: *Paul Swinski*

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: <i>STP</i>										
Revised Plans: Change in outline or description										
Previous case:										
Map #										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 30th day of July 1975. Item # _____

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Swinski Submitted by SAAC
Petitioner's Attorney Reviewed by STP

* 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. 23384
DATE Sept. 26, 1975 ACCOUNT 01-662
AMOUNT \$43.75
RECEIVED FROM Paul A. Swinski, 1546 Kennelwick Rd., Balto, Md.
FOR Advertising and posting of property
#16-65-1
26 7 4 26 4 37 5 96
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 23332
DATE Aug. 15, 1975 ACCOUNT 01-662
AMOUNT \$25.00
RECEIVED FROM Paul A. Swinski, 1546 Kennelwick Rd., Balto. 21218
FOR Petition for Variance #16-65-1
26 4 5 5 18 2 50 0 00
VALIDATION OR SIGNATURE OF CASHIER