PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

I, or we Meldom RecLountil, et. 61. legal owner, of the property situate in Relitinos many and which is described in the description and plat situached bereio and made a part berei by petition for a Variance from Section, \$17.6 (\$17.3) to permit a setbook from

the established line of division of six (6) foot in lies of the required

tem (10) feet for two (2) meering piles,

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

Hooring for visiting bosts,
Bosts moored at the front of the pier and parallel to the river are buffetted by
the value of passing beats
Leak of deep unter beined the pier. SE 3.K

See attached description

St. 2210

Baltimore, Md. 21220

Juleon Kozlonk

Address / 118 Frog Mortar Road

1 7H

Transfer by me 2 caning 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 Crassiantions of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 19th

_A___N.

Send & f. Jaylor 5 Venent ade

RE: PETITION FOR VARIANCE W/S of Frog Mortar Road, 275' S of Bengies Road - 15th Elec-tion District Nelson Koslowski - Petitioner NO. 76-217-A (Item No. 173) ZONING COMMISSIONER

BALTIMORE COUNTY

As the Petitioner has withdrawn his Petition, IT IS ORDERED by the Coning Commissioner of Baltimore County, this 7 day of May, 1976,

Property of Welson Koslsowski

Beginning at a point on the west side of Prog Mortar Road. sing 275' south of Bengies Road, and being Lot numbers May 7, 1976

RE: Potition for Variance W/5 of Freg Mortar Read, 275' S of Bengias Read - 15th Elec-tion District Nelson Keslawski - Potitionar NO. 76-217-A (Bem No. 173)

I have this date passed my Order in the above reference Copy of said Order is attached.

15/

S. ERIC DI NENNA

SED/sew

BALTIMORE COUNTY, MARTLAND

S. Eric DiMenna, Zoning Commissioner

April 12, 1976

William D. Fromm, Director of Planning

Petition #76-217-A. Petition for Variance for Mooring Piles

West side of Frog Mortar Road 275 feet South of Bengles Road. Petitioner - Melson Kozlowski

15th District

HEARING: Monday, April 19, 1976 (10;30 A.M.)

The Zoning Office informed us that the subject petition has been withdrawn; consequently, no comment will be offered at this time.

William D. From Directo

April 5 1976

Balto. County Office Of Pinance + Zoning

Att Miss Anderson

Please withdraw my request for a pitition of variance

I spoke to you by phone regarding this matter on April 2 if further information is necessary please contact me by calling 335 8428 .

Thank you Kindly Melson Kozlowski Box 118 Rt 15 Balto. Md 21220

APR 6'76 AM

send & L'Saylor adv. & Poeting



117 Frog Morter Road Baltimore County Baltimore, Nd. 21220

Zoning Commissioner of Beltimore County Towson, Md.

Dear Sire

This will constitute consent on my part for Mr. Nelson Kozlowski of 118 Prog Hortar Road, Baltimore, Ma., 21230, to place two (2) additional mooring pilings in front of his property, six (6) feet in from the property line instead of ten (10) feet, as shown on the attached drawing,

Yours truly, Lindsey J. Sport



Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Helson Konlowski

Location: W/S Frog Mortar Rd. 275' S of Bengies Rd.

Zoning Agenda Pebruary 24, 1976

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.

() 2. A second means of vehicle access is required for the site. () 3. The vehicle dead-end condition shown at___

EXCESS 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 Sational Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior

(II) 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

Beviewer H Man Approved:
Planning Group
Special Imspection Division
Approved:
Acting Deputy Chief
Fire Prevention Bureau



March 24, 1976

. S. Eric DiMenna ming Commissioner unty Office Building wson, Maryland 21204

Re: Itom 8173 (1975-1976)
Property Owner: Nelson Ecslowski
W/S From Nortar Rd., 275° S. of Bengias Rd.
Existing Ecology DR 5.5
Proposed Ecology Variance to parmit setback of 6°
in lies of required 10° for two mooring pilings.
No. of Acres: 100 x 200+ District: 15th

The following comments are furnished in regard to the plat submitted to this ce for review by the Zoning Advisory Committee in connection with the subject

Baltimore County highway and utility improvements are not directly involved.

The submitted plan must be revised to include a meridian (north arrow) and a location plan, and to correctly indicate this property, comprising Lots 36 thru 39, is approximately 200 feet in depth, not 100 feet; that Prog Mortar Road right-of-way is 40 feet in width, not 30 feet, all as shown on the record plat of "Revolea Beach", (W.P.C. 5, Polio 67).

From Nortar Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application. Purther information may be obtained from the Baltimore county Bureau of Engineering. The submitted plan must be revised accordingly.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings down-stream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of tog soil.

Item #173 (1975-1976) Property Owner: Nelson Kozlowski Page 2 March 24, 1976

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any mulsances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problemwhich may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The property to be developed is located adjacent to the water front. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation finitations are placed on first floor levels of residential and commercial development and other special construction features are

Mater and Sanitary Sewer:

Public water supply exists in Frog Mortar Road. Public sanitary sewerage is not available to sarve this property. The private onsite sewage disposal must also be shown on the revised plan. The Baltimore County Comprehensive Nater and Sewerage Plan, amended August 1974, indicates "Planned Service" as immediate priority in the

Additional fire hydrant protection may be required in the vicinity

Very truly yours,

ELISHORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: 85

Z-SW Key Sheet 9 NE 41 Pos. Sheet

March 3, 1976

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

Re: Item 173 - ZAC - February 24, 1976
Property Owner: Nelson Kozlowski
Location: W/S Froy Nortar Rd. 275' S. of Bengies Roed
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit setback of 6' in lieu of required
10' for two mooring pilings
No. of Acres: 100 x 100
District: 15th

No traffic engineering problems are anticipated by the requested variance mooring pilings.

michaeld. Thurin Michael S. Flanigan Traffic Engineer Associate

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 25, 1976

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

Z.A.C. Meeting of: February 24, 1976

Ro: Item 173
Property Owner:
Location: W/S Frog Mortar Rd. 275' 5 of Bengies Rd.
Present Zoning: D. R. 5.5
Proposed Zoning: Variance to permit setback of 6' in lieu of required 10' for two mooring pilings.

District: .

Dear Mr. DINenna:

No bearing on student population.

Very truly yours, White Strout

W. Nick Petrovich., Field Representative.

WNP/ml

ALVIN LOGECE JOSHUA R. WHEELER, 1-1-1-

RICHARD W. TELET, V W.

battimore county office of planning and zoning TOWSON, MARYLAND 21204 (301) 494-3211

April 2, 1976

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

Dear Mr. DiNenne

Comments on Item #173, Zoning Advisory Committee Meeting, February 24, 1976, are as follows:

Property Owner: Nelson Kozlowski
Location: W/S Frag Montar Road 275' S. of Bugles Road
Existing Zoning: D.R.5.5
Proposed Zoning: Variance to permit serback of 6' in lieu of required 10' for two mooring pilings
Acres: 100 x 100
District. 10th

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 one to assure that all parties are made 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,

Who Levelly John L. Wimbley Planning Specialist II Project and Development Planning

April 23, 1976

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

Comments on Item \$173, Zoning Advisory Committee Meeting, February 24, 1976, are as follows:

Property Owner: Nelson Korlowski
Location: W/S Frog Mortar Rd. 275' S. of Bengies Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit setback of 6' in lieu of required 10' for two mooring pilings.

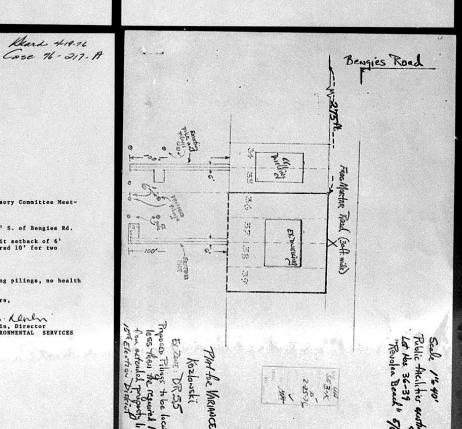
Acres: 100 X 100 District: 15th

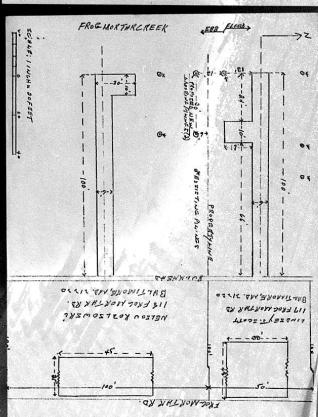
Since this is a variance for mooring pilings, no health hazard is anticipated.

Very truly yours, John A. Lenen Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

Deard 419.76

RJW: pb&





AUG 0 3 1976

19.76...

	TO SHIP STUDY	
OPPOPIDIO X 1	OH DE	BLICATION
CRUITICA	L OF PL	BLICATION
	Marie Co. L. San Service	TALE OF THE PERSON NAMED IN

TOWSON, MD. 19.76 THIS IS TO CERTIFY, that the annexed advertises ublished in THE JEFFERSONIAN, a weekly newspaper printed day of _____ April _____, 19 .76, the Spot pu appearing on the lot day of Aril

Cost of Advertisement, 8



TOWSON, MD. 21204

April 1, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance-- Kozlowski was inserted in the following:

- ☐ Catonsville Times ☐ Dundalk Times
- ☐ Towson Times ☐ Arbutus Times
- Ek Essex Times ☐ Suburban Times East
- ☐ Community Times ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one SHEERWING weeks before the lathday of April 19.76. that is to say, the same was inserted in the issues of April 1. 1976.

> STROMBERG PUBLICATIONS, INC. tallomak





TOWSON, MD. 21204

April 119 76

☐ Towson Times

☐ Arbutus Times

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance-- Kozlowski was inserted in the following:

- ☐ Catonsville Times ☐ Dundalk Times
- Ek Essex Times ☐ Suburban Times East
- ☐ Community Times ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 19thday of Anril 19.76., that is to say, the same was inserted in the issues of April 1, 1976.

STROMBERG PUBLICATIONS, INC.

CERTIFICATE OF POSTING NO DEPARTMENT OF BALTIMORE COUNTY # 16-219-8

District 15th	Date of Posting 4-1-76
Posted for: Hearing Down	gr. 19+ 1976 @ 10:30 AM.
Petitioner: Melaox Koplan	seahi
Location of property: NU/S 7	gr. 19+ 1926 & 10:36 AM. Dag Morter Rd 225? Sa Y til 1994 290 ft Box Bengin Rd
Bengana Ka	+1 shoul nor It From Buring Rd
Location of Signs Magaz D.E.	62 77 7 12 71 Case English
Remarks:	
Posted by Must H He	Date of return: 4-2-76

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this____ Received Leneck Toole

FER 196 Filing Fee \$ 25.

Cash Other

Petitioner KOZLOWSKI Petitioner's Attorney

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

Ma 33304 BALTIMORE COUNTY, MARYLAND OFFICE OF SINCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT March 30, 1976 PROM. Smest L. Paylor 5 Vincent Ave., Balto., Md. 21211 Petition for Variance for Felson Koslowski 400 4 9 1 RHIR 30 25.00 MSC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 33368 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT May 5, 1976 01-662 \$42.50 Ma. 21211 Advertising and pating of property property for Selson Residential advertising and pating of property 286512W 5 4 2.5 O MSC VALIDATION OR SIGNATURE OF CASHIER