

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Leo R. Dwojeski, 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 400.1 to permit an accessory structure to be placed six inches from side property line in lieu of required two and one-half feet.

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

1. Space limitation.
2. Structure is securely anchored and would be difficult to move.
3. Structure has been erected for over a year causing no difficulty or problem to adjoining property owners.

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: Leo R. Dwojeski Legal Owner
Address: 2225 Coralbush Road
Middle River, Balto. County, Md.
Petitioner's Attorney: _____
Protestant's Attorney: _____
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of July, 1976, 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 104, County Office Building in Towson, Baltimore County, on the 30th day of August, 1976, at 10:00 o'clock a.m.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

Mr. Leo R. Dwojeski
2225 Coralbush Road
Middle River
Baltimore, Md. 21220

Item 17

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 27th day of July, 1976.

S. Eric Dillema
S. Eric Dillema
Zoning Commissioner

Petitioner: Leo R. Dwojeski
Petitioner's Attorney: _____

Reviewed by: *Nicholas B. Connodari*
Nicholas B. Connodari
Planning & Zoning Associate III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 30, 1976

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Mr. Leo R. Dwojeski
2225 Coralbush Road
Middle River, Baltimore, Maryland 21220

RE: Variance Petition
Item 17
Leo R. Dwojeski - Petitioner

Dear Mr. Dwojeski:

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 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, part of an existing row house development, is located on the northwest side of Coralbush Road, approximately 260 feet northeast of Kingston Road. A Variance to Section 400.1 is being requested to allow the existing shed, indicated as proposed on the submitted site plan, to remain 6" from the side property line in lieu of the required 2-1/2 feet.

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 10, nor more than 90 days after the date on the filing certificate, will be forwarded to you.

Mr. Leo R. Dwojeski
Re: Item 17
August 30, 1976
Page 2

in the near future.

Very truly yours,

Nicholas B. Connodari
NICHOLAS B. CONNODARI,
Planning & Zoning
Associate III

NBC:JD
Enclosure

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

August 19, 1976

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

Re: Item #17 (1976-1977)
Property Owner: Leo R. Dwojeski
Location: NW/8 Coralbush Rd., NW/8 Kingston Rd.
Existing Zoning: DR 10.5
Proposed Zoning: Variance to permit an accessory structure (shed) 6" from property line in lieu of the required 2 1/2'.
Acres: 16 x 120 District: 15th

Dear Mr. Dillema:

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 highway and utility 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 #17 (1976-1977).

Very truly yours,

Edw. R. Dyer, P.E.
EDW. R. DYER, P.E.
Chief, Bureau of Engineering

END: EAM/PMS:ms

1-GE Key Sheet
10 NE 35 Pos. Sheet
NE 3 1 Topo
30 Tax Map

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 434-3500

STEPHEN COLLINS
DIRECTOR

August 5, 1976

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

Re: Item 17 - ZAC - August 3, 1976
Property Owner: Leo R. Dwojeski
Location: NW/8 Coralbush Rd. NW/8 Kingston Rd.
Existing Zoning: DR 10.5
Proposed Zoning: Variance to permit an accessory structure (shed) 6" from property line in lieu of req. 2 1/2'.
Acres: 16 x 120 District: 15th

Dear Mr. Dillema:

No traffic problems are anticipated by the requested variance to permit an accessory structure 6" from the property line.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:pc

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

August 16, 1976

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

Dear Mr. Dillema:

Comments on Item #17, Zoning Advisory Committee Meeting, August 3, 1976, are as follows:

Property Owner: Leo R. Dwojeski
Location: NW/8 Coralbush Rd. NW/8 Kingston Rd.
Existing Zoning: DR 10.5
Proposed Zoning: Variance to permit an accessory structure (shed) 6" from property line in lieu of the required 2 1/2'.

Acres: 16 x 120 District: 15th

Metropolitan water and sewer are existing. Therefore, no health hazards are anticipated.

Very truly yours,

HER:mah

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

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 Petitioner

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 an accessory structure to be placed 6 inches from a Variance the side property line instead of the required 2 1/2 feet should be granted.

IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of September, 1976, that the herein Petition for the aforementioned Variance should be and the same is hereby 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 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 2, 1976

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

Z.A.C. Meeting of: August 3, 1976

Re: Item 17
Property Owner: Leo R. Dwojeski
Location: NW/4 Corallithorne Rd. 260' N.E. Kingston Rd.
Present Zoning: D.R. 10.5
Proposed Zoning: Variance to permit an accessory structure (shed) 6" from property line in lieu of the required 2 1/2'.

District: 15th
No. Acres: 16 x 120

Dear Mr. DiNenna:

No bearing on student population,

Very truly yours,

W. Nick Petrovich,
Field Representative.

KNP/ml

JOSEPH M. MCCORMACK, PRESIDENT
V. BRADY WILLIAMS, JR., VICE-PRESIDENT
DAVE ROBERTS, SECRETARY

MARTIN W. B. BROWN
EDWARD M. BROWN
WILLIAM W. C. CUNNINGHAM

ROGER M. WITTEEN
ALVIN LORICK
RICHARD M. TROTT, DEAN

JOSEPH M. MCCORMACK, PRESIDENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: August 30, 1976

FROM: Norman E. Serber, Assistant Director of Planning

SUBJECT: Petition 77-51-A

Northwest side Corallithorne Rd. 260' NE Kingston Road
Petition for a Variance to permit an accessory structure 6" from property line in lieu of required 2 1/2 feet
Petitioner - Leo R. Dwojeski

15th District

HEARING: Wednesday, September 8, 1976 (10:00 A.M.)

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

Norman E. Serber
Norman E. Serber
Acting Director of Planning

NEG:JGH:m

September 10, 1976

Mr. Leo R. Dwojeski
2225 Corallithorne Road
Middle River, Maryland 21220

RE: Petition for Variance
NW/4 of Corallithorne Road, 260' NE
of Kingston Road - 15th Election
District
Leo R. Dwojeski - Petitioner
NO. 77-51-A (Item No. 17)

Dear Mr. Dwojeski:

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

Very truly yours,

George F. Martinak
George F. Martinak
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mrs. Ruth Kuehn
2223 Corallithorne Road
Middle River, Maryland 21220

John W. Hession, III, Esquire
People's Counsel



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

August 5, 1976

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

Dear Mr. DiNenna:

Comments on Item #17, Zoning Advisory Committee Meeting, August 3, 1976, are as follows:

Property Owner: Leo R. Dwojeski
Location: NW/4 Corallithorne Road 260' NE Kingston Road
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit an accessory structure (shed) 6" from property line in lieu of the required 2 1/2'
Acres: 16 x 120
District: 15th

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
John L. Wimbley
Planner III
Project and Development Planning



Paul H. Heinicke
Chief

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

Attention: Mr. Frank Hession, Chairman
Zoning Advisory Committee

Re: Property Owner: Leo R. Dwojeski

Location: NW/4 Corallithorne Rd. 260' NE Kingston Rd.

Item No. 17 Zoning Agenda August 3, 1976

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 EXHIBIT 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 National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: [Signature] Noted: [Signature]
Special Inspection Division Fire Prevention Bureau

RE: PETITION FOR VARIANCE
NW/4 of Corallithorne Rd. 260 feet NE
of Kingston Rd., 15th District
LEO R. DWOJESKI, Petitioner
Case No. 77-51-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 therewith, and of the passage of any preliminary or final Order in connection therewith.

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

John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HERESY CERTIFY that on this 20th day of August, 1976, a copy of the foregoing Order was mailed to Mr. Leo R. Dwojeski, 2225 Corallithorne Road, Middle River, Maryland 21220, Petitioner.

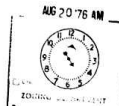
John W. Hession, III

TO: Zoning Commissioner of Baltimore County

Beginning at a point on the Northwest side of Corallithorne Road, two-hundred and sixty feet (260') more or less NE of Kingston Road and being lot No. 31 of Block 15 of Section 5 of "Wethers" (G.B.L. No. 19 folio 141).

Also known as #2225 Corallithorne Road.

Leo R. Dwojeski
2225 Corallithorne Road
Baltimore, Md. 21220
7 July 1976



INTER-OFFICE CORRESPONDENCE

15th District

HEARING: Wednesday, September 8, 1976 (10:00 A.M.)
There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:DM



ballimore county
fire department
TOWSON, MARYLAND 2120
(301) 825-7310

Paul H. Heincke
CHIEF

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

Attention: Mr. Frank Rogers, Chairman
Finance and Monetary Committee

Re: Property Owner: Leo R. Dwojeski

Location: NW/3 Coraltherne Rd. 260' NE Kingston Rd.

Zoning Agenda August 3, 1976

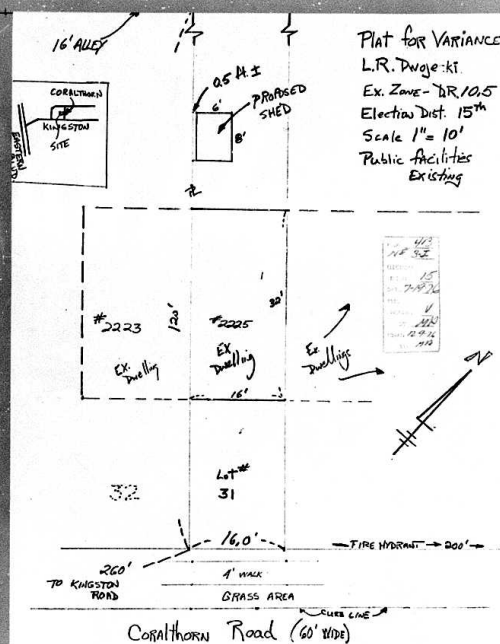
Gentlemen:

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 shown on 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 as specified in the standards of 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: _____
XXXXXXXXXX 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.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standards No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Reviewer: LT J. Kelly Noted and Approved: George M. McDonald
Planning Group Fire Prevention Bureau
Investigation Division



TOWSON, MD August 12 1976

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 consecutive weeks before the 15th day of September 1976, the said publication appearing on the 10th day of August 1976.

THE JEFFERSONIAN
S. Frank Smith
Manager

Cost of Advertisement \$

[illegible]

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

No. 38903

DATE July 15, 1976 ACCOUNT 07-662

RECEIVED \$25.00
FROM Shah - Leo R. Rajacki

FOR Portion for a Variable

108957200 19

250.00 REC

VALIDATION OR SIGNATURE OF CARRIER



OFFICE OF
THE
TIMES
NEWSPAPERS

TOWSON, MD. 21204

AUG. 18, 1934

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

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

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 8th day of Sept. 1976, that is to say, the same was inserted in the issues of Aug. 18, 1976.

STROMBERG PUBLICATIONS, INC.

BY the clerk

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#77-51-A

District. 15 Date of Posting. 8-19-26
 Posted for: Henry Ed. Apt. 8 1926 E. 16th C.O.
 Petitioner: Lee G. Duvigzaki
 Location of property: N.W. 1/4 Cherokee Rd Sec. 26 N. of Maple St
 Location of Sign: 1 sign. Road in front of Sec. 26 N. of Maple St
 Remarks: _____
 Posted by: Paul H. Hess Date of return: 8-26-26

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 1972 day of 1976 Item # _____.

Petitioner L.R. Dwyer Submitted by Pena
Petitioner's Attorney _____ Reviewed by Pena Att.

* 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. 40405

DATE Sept. 21, 1976 ACCOUNT 01-668

AMOUNT \$79.75

RECEIVED Leo Dwjeski 2225 Conalthorn Rd., Baltco, Md. 212
FROM Advertising and posting of property 77-51-A
FOR

30254

RECEIVED AND SIGNATURE OF CASHIER