

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, no adverse effecting the health, safety, and general welfare of the community

to permit a rear yard setback of 34 feet instead of the required 30 feet should be granted.

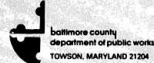
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of August, 1977, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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 August, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



THOMAS M. MOURING, P.E.
DIRECTOR

June 16, 1977

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

Re: Item #253 (1976-1977)
Property Owner: Ronald W. & Bonnie P. Minarik
N/S Seminary Ave. 120' W. Jamieson Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a rear setback of 24' in lieu of the required 30'.
Acres: 0.23 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:

Seminary Avenue (MD. 131) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Baltimore County highway and utility improvements are not directly involved.

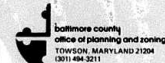
This office has no further comment in regard to the plat submitted for Zoning Advisory Committee review in connection with this item #253 (1976-1977).

Very truly yours,

Donald W. Tucker, P.E.
Acting Chief, Bureau of Engineering

DWT:RAM/PWR:SS

11-SE Key Sheet
47 NW 6 Pos. Sheet
NW 12 B Topo and No. 60 Tax Map



July 11, 1977

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

Dear Mr. DiNenna:

Comments on Item #253, Zoning Advisory Committee Meeting, June 14, 1977, are as follows:

Property Owner: Ronald W. & Bonnie P. Minarik
Location: N/S Seminary Ave. 120' W. Jamieson Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a rear setback of 24' in lieu of the required 30'.
Acres: 0.23
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
Planner III
Project and Development Planning



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

July 8, 1977

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

Dear Mr. DiNenna:

Comments on Item #253, Zoning Advisory Committee Meeting, June 14, 1977, are as follows:

Property Owner: Ronald W. & Bonnie P. Minarik
Location: N/S Seminary Avenue 120' W. Jamieson Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a rear setback of 25' in lieu of the required 30'.

Acres: 0.23
District: 8th

Since metropolitan water and sewer are available, no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD:KAS:pb



Paul H. Reincke
CHIEF

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

Attention: Nicholas B. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Ronald W. & Bonnie P. Minarik
Location: N/S Seminary Ave. 120' W. Jamieson Rd.

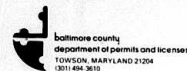
Item No. 253 Zoning Agenda June 14, 1977

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. Five hydrants for the referenced property are required and shall be located at intervals or 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 load and condition shown at _____ exceeds 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 operation.
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.

Noted and Approved: *George M. August*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau



JOHN D. SEFFERT
DIRECTOR

June 14, 1977

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

Dear Mr. DiNenna:

Comments on Item # 253 Zoning Advisory Committee Meeting, June 14, 1977, are as follows:

Property Owner: Ronald W. & Bonnie P. Minarik
Location: N/S Seminary Ave. 120' W. Jamieson Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a rear setback of 24' in lieu of the required 30'.

Acres: 0.23
District: 8th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.O.C.B.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☒ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burman
Charles E. Burman
Plans Review Chief
C258

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 9, 1977

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

Z.A.C. Meeting of: June 14, 1977

RE: Item No: 253
Property Owner: Ronald W. & Bonnie P. Minarik
Location: N/S Seminary Ave. 120' W. Jamieson Road
Present Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a rear setback of 24' in lieu of the required 30'.

District: 8th
No. Acres: 0.25

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH H. MCGOWAN, PRESIDENT
T. BALDWIN HALLMAN, JR., VICEPRESIDENT
MARCOUS W. BUTLAND

THOMAS H. ROYER
MRS. LOREANNE P. CONNORS
ROGER B. HAYDON

ROBERT T. RUEBEL, SUPERINTENDENT

ALVIN LUCKEY
MRS. NUTLEN K. SMITH, JR.
RICHARD W. TRACY, D.D.



STEPHEN COLLINS
DIRECTOR

July 26, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item 253 - ZAC - June 14, 1977
Property Owner: Ronald W. & Bonnie P. Minarik
Location: N/S Seminary Ave. 120' W. Jamieson Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a rear setback of 24' in lieu of the required 30'.
Acres: 0.23
District: 8th

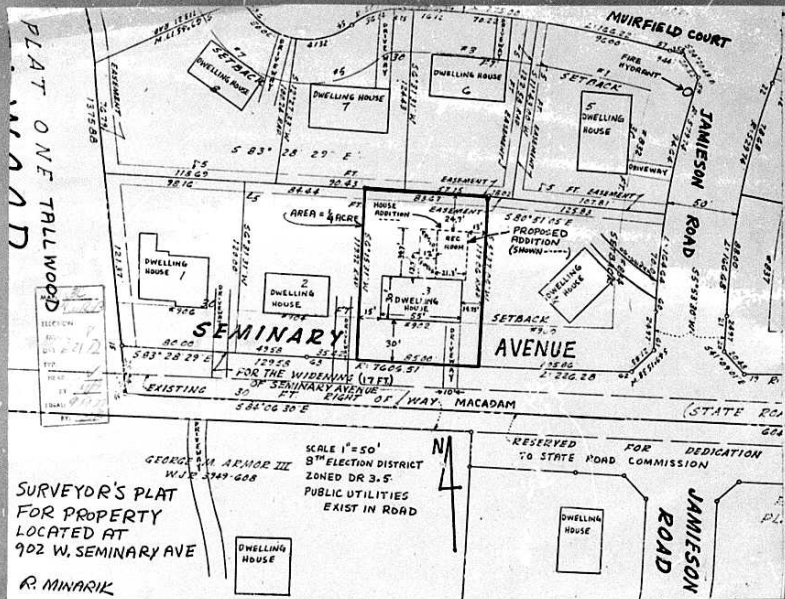
Dear Mr. DiNenna:

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

Sincerely,

Michael J. Fleming
Michael J. Fleming
Associate Traffic Engineer

MSF/jlf



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Item No. 253

Ronald W. Minarik
c/o Bonnie P. Minarik
902 West Seminary Avenue
Lutherville, Maryland 21093

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

Your Petition has been received and accepted for filing this 14th day of June 1977.

Petitioner's Attorney: Bonnie P. Minarik

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 2nd day of June 1977. Filing Fee \$ 25.00. Received _____ Check _____ Cash _____ Other _____

Petitioner: Bonnie P. Minarik Submitted by: Bonnie P. Minarik

Petitioner's Attorney: _____ Reviewed by: Bonnie P. Minarik

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

1-SIGN 78-16-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: July 15, 1977

Posted for: PETITION FOR VARIANCE

Petitioner: RONALD W. MINARIK

Location of property: N/S. OF SEMINARY AVE. 120' W. OF JAMIESON RD

Location of Sign: FRONT 902 W. SEMINARY AVE

Remarks: See map

Posted by: James R. Roland Signature Date of return: July 22, 1977



TOWSON, MD. 21204 July 14 1977

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Ronald A. Troutman S/S of Old York Road, 1575' E of Jordan Say Hill Rd. was inserted in the following:

- | | |
|--|--|
| ☐ Catonsville Times | ☐ Town-n-Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 15th day of July 1977, that is to say, the same was inserted in the issues of July 14, 1977

STROMBERG PUBLICATIONS, INC.

BY Esther Ruge

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 14, 1977

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 at the time of publication, before the 1st day of July 1977, the first publication appearing on the 14th day of July 1977.

THE JEFFERSONIAN
B. Leach
Manager

Cost of Advertisement, \$ _____

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

No. 51861

DATE: August 3, 1977 ACCOUNT: 01-662

AMOUNT: \$38.25

RECEIVED FROM: Ronald W. Minarik 902 W. Seminary Ave Lutherville, Md. 21093

FOR: Advertising and posting of property #78-16-A

3825 REC

VALIDATION OR SIGNATURE OF CASHIER

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

No. 51825

DATE: July 7, 1977 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Ronald W. Minarik 902 W. Seminary Ave., Lutherville, Md. 21093

FOR: Petition for Variance #78-16-A

2500 REC

VALIDATION OR SIGNATURE OF CASHIER

