PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

1253 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Ronald W. Minarik

I, or we. Bonnie P. Minarik legal owners of the property situate in Baltimore unty and which is described in the description and plat attached hereto and made a part hereof. hereby petition for a Variance from Section 1802.38 (208.4) to permit a rear yard setback of 24' instead of the required 30'.

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

ke plant on ded a recerciation room to be used for a variety of family games,

s.g., hamball, rackethall, volleyball. (We will not be received to the second of the second of the second of the second of the room (15) to the second of the second of the volley of the room (15) to the second of the varience; a shorter length would virtually eliminate the utility of the room for its intended use.

Because of the existing roof line of the souns it is sepreciated to locate the second of the

FOR

ORDER DATE Property is to be posted and advertised as prescribed by Zoning Regulations.

Lor we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this tities, and further agree to and are to be bound by the noning regulations and restrictions in light County adopted pursuant to the Zoning Law For Baltimore County.

Petitioner's Attorney

Royald W. Minarik 5/31/17 Bonni P. Musuk 5/31/77 Address 902 West Seminary Avenue Lutherville, Maryland 21093 Protestant's Attorney

day of Avena

RE: PETITION FOR VARIANCE f Seminary Ave. 120' W of son Rd., 8th District . BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

RONALD W. MINARIK, et ax, : Case No. 78-16-A

1111111

ORDER TO ENTER APPEARANCE

#853

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

John W. Alexian II John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204 494–2188

I HEREBY CERTIFY that on this 19th day of July, 1977, a copy of the aforegoing Order was mailed to Mr. & Mrs. Ronald W. Minarik. 902 W. Seminary Avenue. Lutherville, Maryland 21093, Petitioners

> 7) Herria III John W. Hessian, III



Bea

August 11, 1977

Mr. & Mrs. Ronald W. Minarik 902 West Seminary Avenue Lutherville, Maryland 21093

RE: Petition for Variance Position for Variance
N/S of Seminary Avenue, 120' W o
Jamies & Road - 8th Election District
Ronald V. Minarik, et ux - Petitioners
NO. 78-16-A (Item No. 253)

Dear Mr. & Mrs. Minarik

I have this date passed my Order in the above captioned matter in

Very truly yours. 151

S. ERIC DI NENNA Zoning Commissioner

SED/me Attachment

cc: '- 'a W. Hessian, III, Esquire People's Counsel

SURVEYOR'S DESCRIPTION OF PROPERTY LOCATED at

902 WEST SEMINARY AVENUE

8

Beginning at a point on the North side of Seminary Avenue approximately 120' West of Jamieson Road and known as lot 3, Plat 1 of Tallwood and recorded among Baltimore County Land Records in Liber 30 Folio 129 also known as 902 Seminary Avenue.

R. Minarth

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date July 20, 1977 TO S. Eric DiNenna, Zoning Commissioner Leslie H. Graef, Director of Planning

SUBJECT__Petition #78-16-A. Petition for Variance for a Rear Yard

North side of Seminary Avenue 120 feet West of Jamieson Road Petitioner – Ronald W. Minarik and Bonnie P. Minarik

8th District

HEARING: Monday, August 1, 1977 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition

LHG:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Nicholag, B. Commod Chairma

BUREAU OF

DEPARTMENT OF TRAFFIC ENGINEERS STATE ROADS COMM

BUREAU OF FIRE PREVENTION MEALTH DEPARTMEN PROJECT PLANNING BOARD OF EDUCATION DUSTRIAL

Mr. Ronald W. Minarik Mrs. Bonnie P. Minarik 902 West Seminary Avenue Lutherville, Maryland 21093

RE: Variance Petition Item No. 253 Petitioner - Ronald Minarik

Dear Mr. & Mrs. Minarik:

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.

July 21, 1977

These comments are not intended to indicate the appropriateness of the roning action requested, but the recommendation are made area of plans or problems with periods are made avera of plans and passes are also area. The Director of Planning may file a written report with the Joning and the propriation of the requested actions at to the appropriateness of the requested actions at to the appropriations of the requested actions.

Located on the north side of Seminary Avenue approximately 120 feet west of Janieron Road in the 8th Election District, this D.R. 3.5 mored site is presently improved with a single family dwelling. Adjacent properties are also zened D.R. 3.5 and are improved with similar type uses.

This Variance is requested as a result of your proposal to construct a recreation room to the rear of the existing dwelling within 24 feat of the property

Mr. Ronald W. Minarik Page 2 Item No. 253 July 21, 1977

line in lieu of the required 30 feet.

fits petition is accepted for filing on the date of the enclosed filing certificate. Notice of the fit of the

Very truly yours,

Michila B. Commoder NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:rf



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
W.S Beninary Ave. 120' W. Janieson RC.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a rear setback of
24' in lieu of the required 30'.
Acress: 0.2.2 District; 6th

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.

Seminary Avenue (Md. 131) is a State Boad; therefore, all improvements, inter-sections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Higheya Administration. Any utility construction within the State Boad 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 plan submitted for Zoning visory Committee review in connection with this Item #253 (1976-1977).

Very truly yours, Donald n. Jucker / Es Mes

DONALD W. TUCKER, P.E. Acting Chief, Bureau of Engineering

NW 12 B Topo and No. 60 Tax Map



July 11, 1977

Mr. Eric S. Di Nenna, 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. and Bonnie P. Minarik
Lazation: RVS Seminary Ave. 120' W. Jamieson Road
Esisting Zosing: 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 follow: a comments. These comments are not intended to indicate the appropriateness of the zoning in a vestion, 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



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

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

Property Owner: Ronald W. & Bonnie P. Minarik Location: N/S Seminary Avenue 120° W. Janieson Rd. Proposed Zoning: Variance to permit a rear setback of 25° in lieu of the recuired 30°.

July 8, 1977

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

Very truly yours.

Chone, A. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD: KAS: pb



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

Attention: Nicholas B. Commodari, Chairman

Property Owner: Ronald W. & Bonnie P. Minarik

Location: N/S Seminary Ave. 120' W Jamicson Rd.

Zoning Agenda June 14, 1977

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 _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The mits 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 shill comply with all applicable requirements of the Notional Fare Protection Association Stundard No. 101 "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.

Planning Group Special Inspection Division

Hoted and <u>Alegge M h legens of</u>
Approved:
Deputy Chief to Lugarest



June 1h. 1977

Mr. S. Eric Dikenna, 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: 3/5 Senianay Ave, 120' W. Jamieson Road Existing Zoning; p.R. 3.5 Proposed Zoning; Variance to permit a rear setback of 2½' in lieu of the required 30'.

The items checked below are applicable:

- (X) A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- (X) B. A building permit shall be required before construction can begin
- (X) 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 Karyland Architect or Engineer's original seal will be recuired 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.
- () G. Requested setback variance conflicts with the Baltimore County

Very truly yours.

Charle & Sumlan Charles E. Burnham

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: Iten No: 253 Item No: 255
Property Omer: Ronald N. & Bonnie P. Minarik
Location: N/S Seminary Ave. 120' N. Jamieson Road
Present Zoning: D.R. 3.5
Proposed Zoring: Variance to permit a rear setback of 24' in lieu
of the required 30'.

District: 8th No. Acres: 0.25

No bearing on student population.

Very truly yours, W. Wich Ketwoul W. Nick Petrovich, Field Representative

ROGER B. HAYDEN ROBERT Y. DUBEL. SUPERINTENEEN



July 26, 1977

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

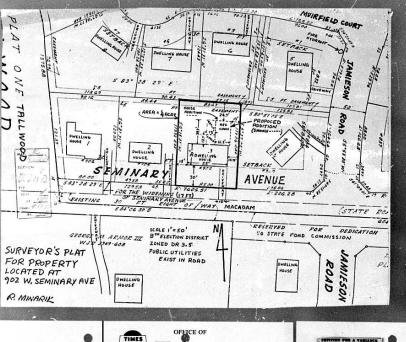
Ne: Item 253 - ZMC - Jume 14, 1977
Property Conner: Ronald N. 6 Bonné P. Minarik
Location, N/S Seminary Nev. 120' N Jamienon Bd.
Existing Zorling: D.R. J. 5
Proposed Zonling: Walfance to permit a cear sethack of 24' in lieu of
the required 30'.

Dear Mr. DiMonna

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

Sincerely,

Michael 2. Flamigan
Associate Traffic Engineer



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Hom No. 253 County Office Building 111 W. Chesapeake Ave. Towson, Maryland 21204 Your Petition has been received and accepted for filing this day of has 1977. Petitioner Rosald W. & Bossie P. Minarik Petitioner's Attorney Nichola B. Commodari Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Jur Petition has been received * this _1977. Filing Fee \$ \$5 00 .

Other

Petitioner Brane + Roseld Minesubmitted by Come Muse K Petitioner's Attorney

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

1-5,6N

78-16-A

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

Posted for PETITION FOR VARIANCE Petitioner BONALD W. MINABUK Location of property. N/S. SE. SEDILARRY AVE. 120' W. SE JAMIESER RE Location of Signs: FRONT 902 W. SEMINARY AVE. Posted by Thomas F. Raland Date of return July 22, 1977



July 14 1977

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

- ☐ Catonsville Times
- ☐ Dundalk Times
- ☐ Essex Times
- ☐ Arbutus Times
- M Towson Times ☐ Community Time
- ☐ 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 19 77, that is to say, the same was inserted in the issues of July 14, 1977

STROMBERG PUBLICATIONS, INC.

By & sthe Buga



CERTIFICATE OF PUBLICATION

TOWSON, MD. July 14 19.77 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., owen the part atc_one_time____inccessive/weeks before the____lnt____ day of ______ Sugust_______, 19_77_, the Torst publication appearing on the lith day of July 19.77

Cost of Advertisement, \$_____

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 51861	BALTIMORE COUNTY, MARYLAND OFFICE OF POLICE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 51825
DATE AUGUST 1, 1977 ACCOUNT01-662		DATE JULY 7, 1977 ACCOUNT 02-66	
AMOUNT 438,25 ROW'LD V. Minarth 902 V. 18 The Community of the 21093 Advertising and posting of proper #78-15-4		AMOUNT 255. ACCIVED Romald V. Minarik, 902 V. Service Intherville, Md. 21093 FOR Partial To Variance Statement 770-16-4	The second secon
VALIDATION OR MIGNATURE OF CAS	3825HSC	Beeth, e	25.00 kg
		VALIDATION OR SIGNATURE OF CASHIER	













