

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Walter Kwarta & Anthony R. Bialoszyński, Jr.,
I or we, legal owner and 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 409.50 (3) parking variance to permit 325 spaces in lieu of 100 required by the existing regulations in the area of 104 Back River Neck Road, Baltimore, Maryland, to permit a front setback of 14'-0" in lieu of the required 20'-0" for a realization of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (indicate hardship or practical difficulty)

HARDSHIP: The new owners (listed below) are not able to support this establishment with ungraded facilities, services and entertainment, they feel the area will support a first class tavern. They must expand their capacity to balance their added expenditures.

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
Anthony R. Bialoszyński, Jr. (Legal Owner)
Address: 104 Back River Neck Rd.
Baltimore, MD. 21221
Petitioner's Attorney
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th day of February, 1978, 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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in To son, Baltimore County, on the 10th day of April, 1978, at 10:00 o'clock a.m.

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Walter Kwarta & Anthony R. Bialoszyński, Jr.,
I or we, 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Off-Street Parking in a Residential Zone.

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Special Hearing 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
Anthony R. Bialoszyński, Jr. (Legal Owner)
Address: 104 Back River Neck Rd.
Baltimore, Md. 21221
Petitioner's Attorney
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th day of February, 1978, 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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in To son, Baltimore County, on the 10th day of April, 1978, at 10:00 o'clock a.m.

(over)

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Walter Kwarta & Anthony R. Bialoszyński, Jr.,
I or we, 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 Special Exception and or Special Permit for a Variance from Section 409.50 (3) parking variance to permit 325 spaces in lieu of 100 required by the existing regulations in the area of 104 Back River Neck Road, Baltimore, Maryland, to permit a front setback of 14'-0" in lieu of the required 20'-0" for a realization of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (indicate hardship or practical difficulty)

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:
GROUND SITE AREA 12,602 S.F. DEED PLAT BOOK 47 folio 129
BUILDING SIZE 75.3' x 42.5' AREA 3,200.25 S.F.
NUMBER OF FLOORS 1 TOTAL HEIGHT 15' 0"
FLOOR AREA RATIO TOTAL FLOOR AREA DIVIDED BY THE AREA .2522
BUILDING USE TAVERN Basement - Mech. Rm. (50's)
GROUND FLOOR 50' 0" OTHER FLOORS 50' 0"

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 50' 0" OTHER FLOORS 50' 0" TOTAL 100
PROVIDED 11 PPD
AREA OF SITE TO BE PAID TO ACCOMPANY REQUIRED PARKING SPACES (SECTION 5.1)
FLOOR AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360
UTILITIES
WATER: PUBLIC (P) PRIVATE, TYPE OF SYSTEM
SEWER: PUBLIC (P) PRIVATE, TYPE OF SYSTEM
UTILITIES: SECURITY APPROVAL

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Walter Kwarta - Legal Owner
Address: 104 Back River Neck Rd.
Baltimore, Md. 21221
Anthony R. Bialoszyński, Jr.
Address: 104 Back River Neck Rd.
Baltimore, Md. 21221

THE PLANNING BOARD HAS DETERMINED ON 3-16-78 THAT THE PROPOSED DEVELOPMENT DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 5.1 OF THE BALTIMORE COUNTY ZONING LAW.
FEB 1 7 1978
IDCA FORM NO. 2 REVISED 8-8-77

RE: PETITION FOR VARIANCE
PETITION FOR SPECIAL HEARING
S/S of Back River Neck Rd. 180'
S/E of Homberg Ave., 15th District
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

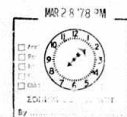
WALTER KWARTA, et al, Petitioners Case No. 78-215-ASP (Item 159)

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.
Charles E. Kountz, Jr.
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of March, 1978, a copy of the foregoing Order was mailed to Mr. Walter Kwarta and Mr. Anthony R. Bialoszyński, Jr., 104 Back River Neck Road, Baltimore, Maryland 21221, Petitioners.



PROPERTY DESCRIPTION

BEGINNING for the same at a point on the south side of Back River Neck Road 60 feet wide, said point beginning at a distance of 180 feet southeasterly from the point formed by the intersection of the southside of Back River Neck Road with the centerline of Homberg Avenue 40 feet wide thence being all of Lots Nos. 7 and 8, and the southeastermost 1/2 foot of Lot No. 9, as shown on Plat No. 3 of land belonging to Henry Homberg, which plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7 Folio 129.

THE improvements thereon being known as No. 104 Back River Neck Road Fifteen Election District of Baltimore County, Maryland.

CONTAINING .3995 Acres more or less.



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 386-2302
S. ERIC DINENNO
ZONING COMMISSIONER

April 25, 1978

Messrs. Walter Kwarta and
Anthony R. Bialoszyński, Jr.
104 Back River Neck Road
Baltimore, Maryland 21221

RE: Petitions for Variances and
Special Hearing
S/S of Back River Neck Road, 180'
S/E of Homberg Avenue - 15th
Election District
Walter Kwarta, et al - Petitioners
No. 78-215-A (Item No. 159)

Dear Mr. Kwarta and Bialoszyński:

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

Very truly yours,
George J. Heston
Deputy Zoning Commissioner

GJM:mr
Attachment
cc: John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: March 24, 1978
FROM: Leslie H. Groat, Director of Planning
SUBJECT: Petition #78-215-ASP ITEM #159

Petition for Variances for Parking and Front Yard Setback
Petition for Special Hearing for Off-Street Parking in a Residential Zone,
South side of Back River Neck Road 180 feet Southeast of Homberg Avenue
Petitioners - Walter Kwarta & Anthony R. Bialoszyński, Jr.
15th District

HEARING: Monday, April 10, 1978 (10:00 A.M.)

This office is not opposed to the use of permits for off-street parking; however, in view of the existing traffic problems in the area, we question the wisdom of granting the parking variance.

Further, it is requested that a landscaping plan be prepared by the petitioner for review and approval by the Division of Current Planning and Development.

Leslie H. Groat
Director of Planning

LHG:JCH:mr

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

RE: PETITIONS FOR VARIANCES AND
SPECIAL HEARING
S/S of Back River Neck Road, 180'
SE of Homberg Avenue - 15th Elec-
tion District
Walter Kwarta, et al - Petitioners
NO. 78-215-A (Item No. 159)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a re-
sult of a Petition for a Special Hearing for off-street parking in a residential
zone and Variances to permit 30 off-street parking spaces in lieu of the
required 71 parking spaces and a front yard setback of 14 feet in lieu of the
required 20 feet for an existing residence. The subject property is located
on the south side of Back River Neck Road, 180 feet southeast of Homberg
Avenue, in the Fifteenth Election District.

Testimony on behalf of the Petitioners indicated that they wish to
expand their existing tavern by approximately 44 per cent, or 1062 square
feet, on a .3995 acre tract. The property is zoned B.L. and D.R.10.5 and
contains a dwelling in addition to the tavern. The parking area at the rear,
zoned D.R.10.5, currently exists without benefit of zoning approval.

Without reviewing the evidence further in detail but based upon all the
evidence presented at the hearing and in accordance with the power granted
to the Deputy Zoning Commissioner by Section 500.7, it is the opinion of the
Deputy Zoning Commissioner that the prerequisites of Section 409.4 have
been met and that the health, safety, and general welfare of the community
will not be adversely affected by the granting of the Special Hearing. In
addition, the requested Variances should also be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of
Baltimore County, this 28th day of April, 1978, that the afore-
mentioned Special Hearing and Variances should be and the same are hereby
GRANTED, from and after the date of this Order, subject to the following:

1. Taxus Cusp data Capitata (Upright Japanese
Yew), three to four feet in height on three
foot centers, shall be planted to comprise
screening at the rear of the property.
2. Appropriate maintenance of all plantings.
3. Approval of a site plan by the Department of
Public Works, the Department of Health, and the
Office of Planning and Zoning, to include
landscaping approval by the Division of Cur-
rent Planning and Development.

Eric D. Dienna
Deputy Zoning Commissioner of
Baltimore County

Mr. Walter Kwarta - Mr. Anthony Bialozyski, Jr.
184 Back River Neck Road
Baltimore, Md. 21221
County Office Building
131 W. Chesapeake Ave.
Towson, Maryland 21204
Your Petition has been received and accepted for filing
this 28th day of April, 1978.
Mr. Eric D. Dienna
Zoning Commissioner
Petitioner: Walter Kwarta - A. Bialozyski
Petitioner's Attorney, _____
CG: Isambelle, Hofmann & Assoc., Inc.
118 Paterson Bldg.
Maryland Executive Park
8400 LaBelle Rd.
Towson, Md. 21204
ITEM #99
Department of Planning and Zoning
State Roads Commission
Bureau of Public Relations
Health Department
Project Planning
Building Department
Bureau of Education
Income Administration
Industrial Development
Reviewed by: *Richard M. Stenger*
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 28, 1978

COUNTY OFFICE BLDG.
131 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Mr. Walter Kwarta
Mr. Anthony R. Bialozyski, Jr.
184 Back River Neck Road
Baltimore, Maryland 21221

MEMBERS

Bureau of
Planning and Zoning
Department of
Traffic Engineering
State Roads Commission
Bureau of
Public Relations
Health Department
Project Planning
Building Department
Bureau of Education
Income Administration
Industrial Development

RE: Variance and Special
Hearing Petition
Item Number 159
Petitioner - Walter Kwarta
Anthony R. Bialozyski, Jr.

Comments:

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 or
problems with regard to the development 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 suitability of the
requested zoning.

The subject property, partially zoned B.L. and
D.R. 10.5 and improved with a tavern and dwelling, is
located on the southwest side of Back River Neck Road,
southeast of Homberg Avenue in the 15th Election District.
The adjacent property to the north is also zoned B.L.
and is improved with a service station, while the property
to the south consists of vacant land zoned similar to the
subject property. To the west and rear of this property
are existing row homes.

At the present time, the parking provided for the
existing tavern does not satisfy the current zoning
requirements pertaining to same. Because of your proposal

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. INQUIRING P.E.
DIRECTOR

March 19, 1978

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

Re: Item #159 (1977-1978)
Property Owner: Walter Kwarta & Anthony R. Bialozyski, Jr.
S/S Back River Neck Rd. 180' S/E Homberg Ave.
Existing Zoning: B.L.-C&D.2 & D.R. 10.5
Proposed Zoning: Variance to permit 30 parking spaces in
lieu of the required 70 spaces and Special Hearing to
allow off street parking in a residential zone
(IDCA 78-10 SP).
Acre: 0.3995 District: 15th

Dear Mr. Dienna:

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:

Comments were supplied for this property for Project IDCA 78-10SP, and in
connection with the Zoning Advisory Committee review of this property for Item
#48 (1976-1977). Those comments are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning
Advisory Committee review in connection with this item #159 (1977-1978).

Very truly yours,

Richard M. Stenger
RICHARD M. STENGER, P.E.
Chief, Bureau of Engineering

IDCA/SP/15th

1-SE Key Sheet
6 NE 32 Pos. Sheet
NE 2 & 3 Maps
97 Tax Map

Attachment

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

June 8, 1977

Re: Item #246 (1976-1977)
Property Owner: Walter Kwarta & Richard Bialozyski
S/S Back River Neck Rd. 270' S/E Homberg Ave.
Existing Zoning: B.L.-C&D.2
Proposed Zoning: Variance to permit 15 parking spaces
in lieu of the required 32 spaces and a front setback
of 1' in lieu of the required 20'.
Acre: 0.3995 District: 15th

Dear Mr. Dienna:

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.

Highways:

Back River Neck Road is a County road. No further highway improvements are
required in this vicinity. The construction of concrete sidewalks, curb and gutter, entrance, apron, etc. will be the full responsibility of the petitioner.

The alley adjacent to the rear of this property is residential. The Petitioner
shall provide means to prevent ingress or egress of vehicular traffic.

The entrance locations are subject to approval by the Department of Traffic
Engineering, and shall be constructed in accordance with Baltimore County Standards.

Drainage Control:

Development of this property through striping, grading and stabilization could
result in a sediment pollution problem, damaging private and public holdings downstream
of the property. A grading permit is, therefore, necessary for all grading, including
the striping of top soil.

Storm Drainage:

Provisions for accommodating storm water as drainage have not been indicated
on the submitted plan.

Item #246 (1976-1977)
Property Owner: Walter Kwarta & Richard Bialozyski
Page 2
June 8, 1977

Storm Water: (Cont'd)

The Petitioner must provide necessary drainage facilities (to carry or permanent)
to prevent creating any nuisance or damages to adjacent properties, especially by the
concentration of surface waters. Collection of any problem which may result, due to
larger grading or improper installation of drainage facilities, would be the full
responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,
Richard M. Stenger
RICHARD M. STENGER, P.E.
Chief, Bureau of Engineering

IDCA/SP/15th

1-SE Key Sheet
6 NE 32 Pos. Sheet
NE 2 & 3 Maps
97 Tax Map

Mr. Walter Kwarta
Mr. Anthony Bialozyski
Page 2
March 28, 1978

to construct an addition to the existing building,
this variance to allow 10 parking spaces in lieu
of the required 71 spaces is necessitated. At the
time of field inspection and indication on the
revised site plans, the parking area to the rear,
which is presently zoned D.R. 10.5, is existing
without benefit of the proper zoning approval.
For this reason, a Special Hearing to legalize
this situation is included with this request.

It is my understanding that the revised site
plans do reflect the comments from the Office of
Current Planning and Development. However, it should
be emphasized that if the petition is granted and at
the time of application for the necessary building
permits, the site plan must completely satisfy
Mr. John Wimbley's comments.

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 30 nor more than 90 days after the
date on the filing certificate, will be forwarded
to you in the near future.

Very truly yours,

Nicholas R. Conodare
NICHOLAS R. CONODARE
Chairman
Zoning Plans Advisory Committee

IDCA/SP

CG: Isambelle, Hofmann and Associates, Inc.
118 Paterson Building
Maryland Executive Park
8400 LaBelle Road
Towson, Maryland 21204

SUBJECT: SUPERVISION REVIEW COMMENTS

DATE: March 2, 1978

FROM: Ellsworth H. River, P.E.
Chief, Bureau of Engineering

PROJECT NAME:	Bialoszyński Property	IDCA PLAN	1
PROJECT NUMBER:	IDCA NO. 78-10SP	PRELIMINARY PLAN	
LOCATION:	Back River Neck Road	TENTATIVE PLAN	
DISTRICT:	15C3	DEVELOPMENT PLAN	
		FINAL PLAN	

This application for special exception (No. 78-10SP) was received by the Development Design Approval Section on February 3, 1978, and we comment as follows:

Water: (First Zone) Urban Area

There are 12-inch and 24-inch public water mains in Back River Neck Road. There are no problems with water service reported in the area. This property is within the Urban-Rural Dedication Line and in an area designated "Existing Service" on Baltimore County Water Plan W-219, as amended. The requested Special Permit/Variance will not adversely affect the system. This project is recommended for approval.

Sanitary Sewer: (SEWER PUMPING STATION - Back River Waste Water Treatment Plant) Essex Pumping Station 4.75 mgd

There is a 16-inch public sanitary sewer in Back River Neck Road. No dry weather flow problems are reported in the area. This property is within the Urban-Rural Dedication Line and in an area designated "Existing Service" on Baltimore County Sewerage Plan S-219, as amended. The requested Special Permit/Variance will not adversely affect the system. This project is recommended for approval.

Storm Drains: (Deep Creek - Back River - Chesapeake Bay)

This property drains to Deep Creek. This project, subject to Baltimore County Storm Water Management Policy will present no impact downstream from further development of this property; therefore, it is recommended for approval. Estimated 100-year design storm runoff increase of 1.59 cfs.

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

END/BAH:RFB:as

March 17, 1978

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 # 159, Zoning Advisory Committee Meeting, February 14, 1978, are as follows:

Property Owner: Walter Kwarta and Anthony R. Bialoszyński, Jr.
Location: SW/S Back River Neck Road 180' SE Homberg Avenue

Existing Zoning: R.L.-C.S.2 and D.R.10.5
Proposed Zoning: Variance to permit 33 parking spaces in lieu of the required 70 spaces and Special

Hearing to allow off street parking in a residential zone (IDCA 78-10-SP)
Acres: 0.3995
District: 15C3

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.

Verbal comments have been given to the architect.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

STEPHEN COLLINS
DIRECTOR

March 17, 1978

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

Item No. 159 - RMC - February 14, 1978
Property Owner: Walter Kwarta & Anthony R. Bialoszyński, Jr.
Location: SW/S Back River Neck Rd. 180' SE Homberg Ave.
Existing Zoning: R.L.-C.S.2 & D.R.10.5
Proposed Zoning: Variance to permit 33 parking spaces in lieu of the required 70 spaces and Special Hearing to allow off street parking in a residential zone (IDCA 78-10-SP).
Acres: 0.3995
District: 15C3

Dear Mr. DiNenna:

The request variance to parking can be expected to cause parking problems in the area.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF/tms

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
6-148-5000

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

March 15, 1978

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

Dear Mr. DiNenna:

The following are comments on Item # 159, Zoning Advisory Committee Meeting of February 14, 1978:

Property Owner: Walter Kwarta & Anthony R. Bialoszyński, Jr.
Location: SW/S Back River Neck Rd. 180' SE Homberg Ave.
Acres: 0.3995
District: 15C3

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TBD/KS/etm

REC 35 118

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
(301) 725-7210

Paul H. Reincke
CHIEF

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

Attention: N. Comandari, Chairman

Re: Property Owner: Walter Kwarta & Anthony R. Bialoszyński, Jr.

Location: SW/S Back River Neck Rd. 180' SE Homberg Ave.

Item No. 159 Zoning Agenda Meeting of 2/14/78

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "m" 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 100 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 _____ 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 legitimate 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 shown.
- (7) The Fire Prevention Bureau has no comments, at this time.

REVIEWED: _____ Noted and Approved: _____
Planning Group Special Inspection Division Fire Prevention Bureau

Baltimore County
Department of permits and licenses
TOWSON, MARYLAND 21204
(301) 484-3610

JOHN D. SEYFFERT
DIRECTOR

February 22, 1978

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

Dear Mr. DiNenna:

Comments on Item # 159 Zoning Advisory Committee Meeting, February 14, 1978 are as follows:

Property Owner: Walter Kwarta & Anthony R. Bialoszyński, Jr.
Location: SW/S Back River Neck Road - 180' SE Homberg Ave.

Existing Zoning: R.L.-C.S.2 & D.R.10.5
Proposed Zoning: Variance to permit 33 parking spaces in lieu of the required 70 spaces and special hearing to allow off street parking in a residential zone. (IDCA 78-10-SP).

Acres: 0.3995
District: 15C3

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes, such as Maryland State Code for the Handicapped and Agc.
- ☒ 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. Burbanck
Plans Review Chief
CB-172

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 9, 1978

Z.A.C. Meeting of: February 14, 1978

RE: Item No. 159
Property Owner: Walter Kwarta & Anthony R. Bialoszyński, Jr.
Location: SW/S Back River Neck Rd. 180' SE Homberg Ave.
Present Zoning: R.L.-C.S.2 & D.R.10.5
Proposed Zoning: Variance to permit 33 parking spaces in lieu of the required 70 spaces and Special Hearing to allow off street parking in a residential zone (IDCA 78-10-SP).

District: 15C3
Acres: 0.3995

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
Field Representative

JOSEPH R. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARION H. ROYERMAN

THOMAS H. ROYER
MRS. LORRAINE F. CHURCH
ROBERT H. HARTMAN
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILDRED S. SMITH, JR.
RICHARD D. TRACY, CLERK

VALIDATION OR SIGNATURE OF CASHIER

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

No. 65508

DATE Mar. 17, 1978 ACCOUNT 01-662

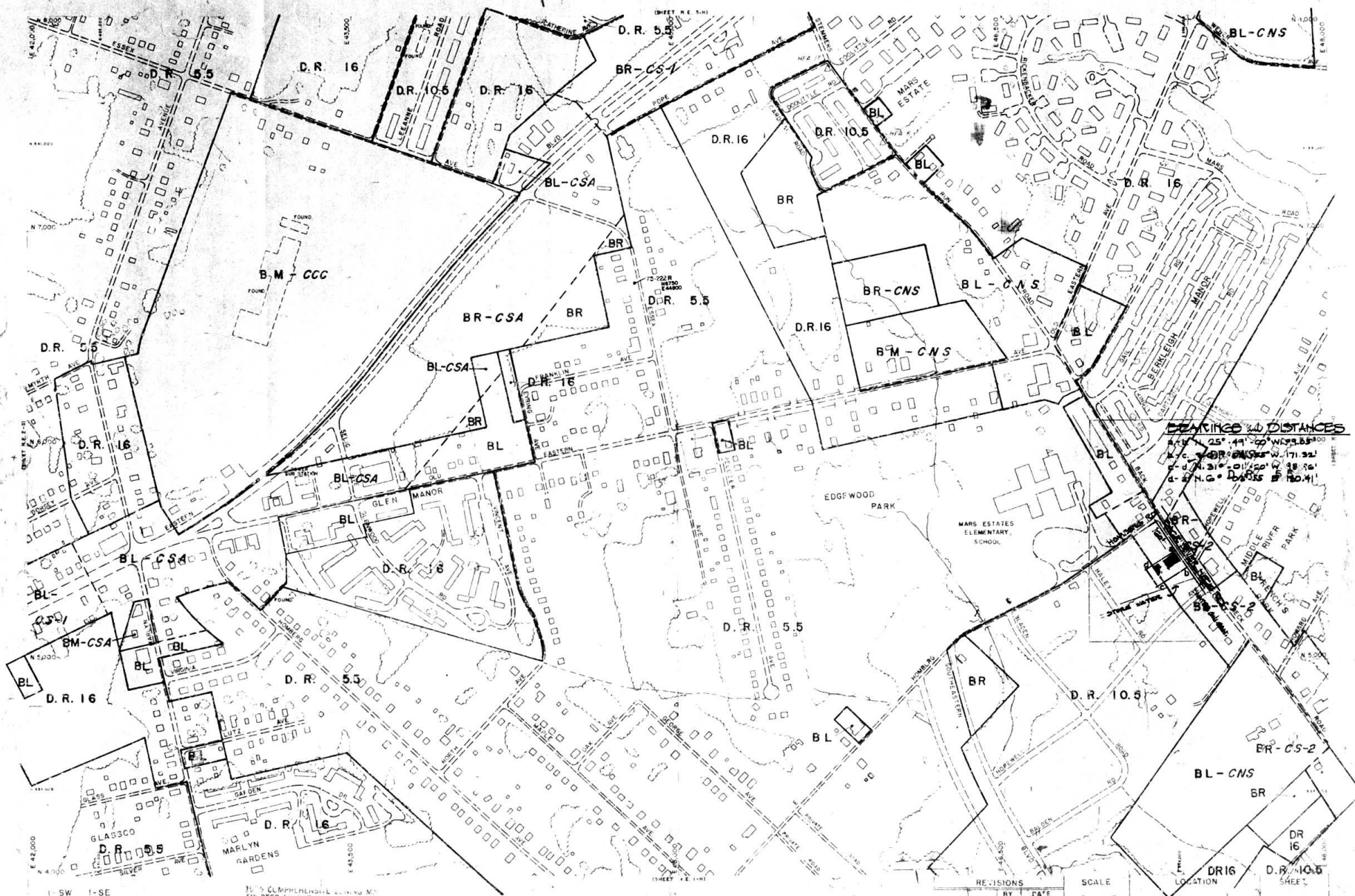
AMOUNT \$25.00

RECEIVED Robert T. Hofmann 13 Natucket Garth, Phoenix,
FROM PA 2-131
FOR Petition for Variance for Walter Kwart, et al
#78-215-ASPH

84 1 1 MAR 20

25.00 MSC

VALIDATION OR SIGNATURE OF CASHIER

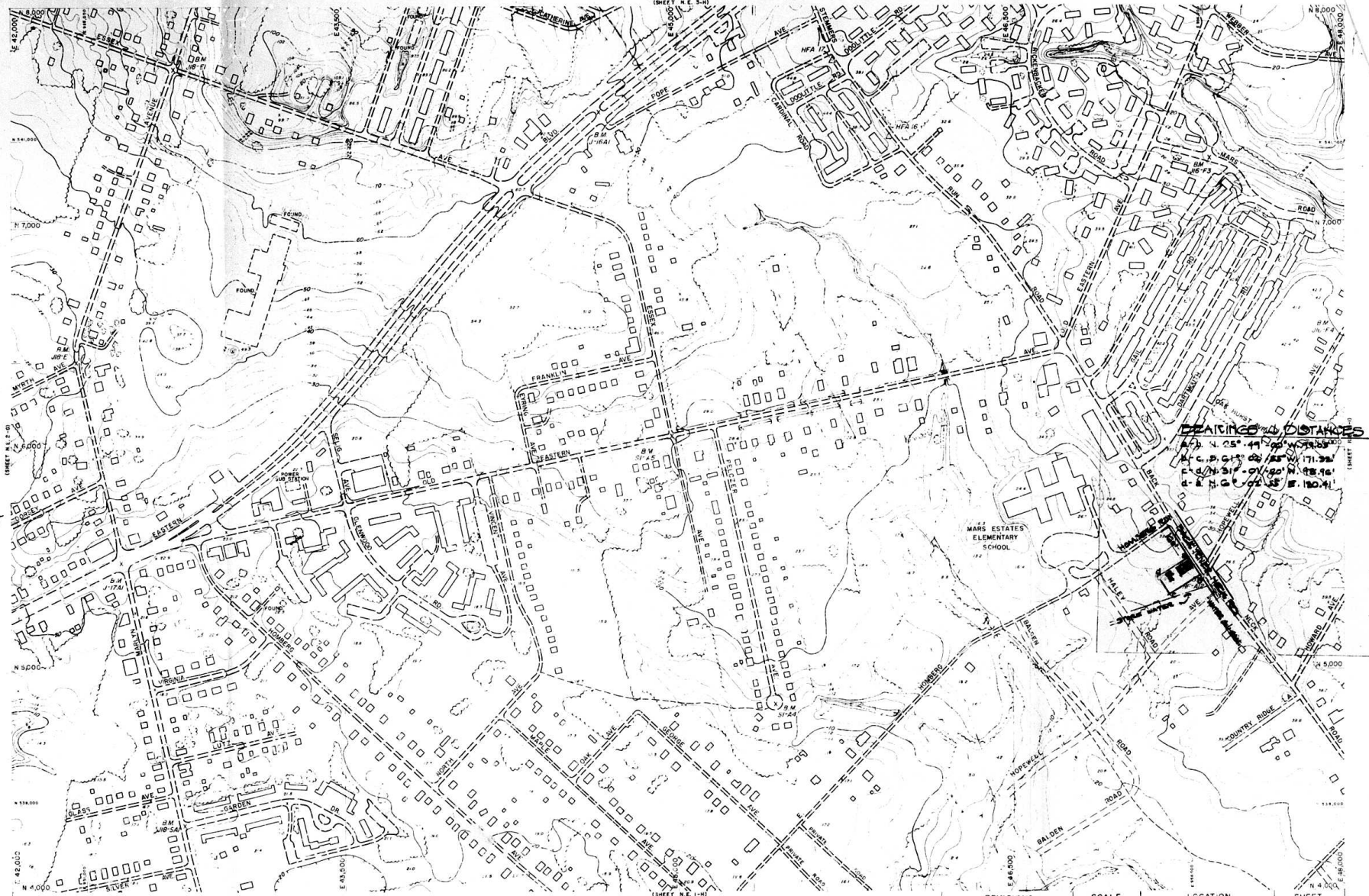


PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

1-SW 1-SE
 35% COMPREHENSIVE ZONING MAP
 ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 OCT. 7, 1976 & OCT. 8, 1976
 NOS. 108/5, 109/6, 110/6, 111/6, 112/6, and 114/6

REVISIONS		SCALE	DATE OF PHOTOGRAPHY DEC. 1974	STEMMERS RUN BACK RIVER NECK	N. 2-H
BY	DATE	1" = 200'			

Topography Provided By Photogrammetric Methods

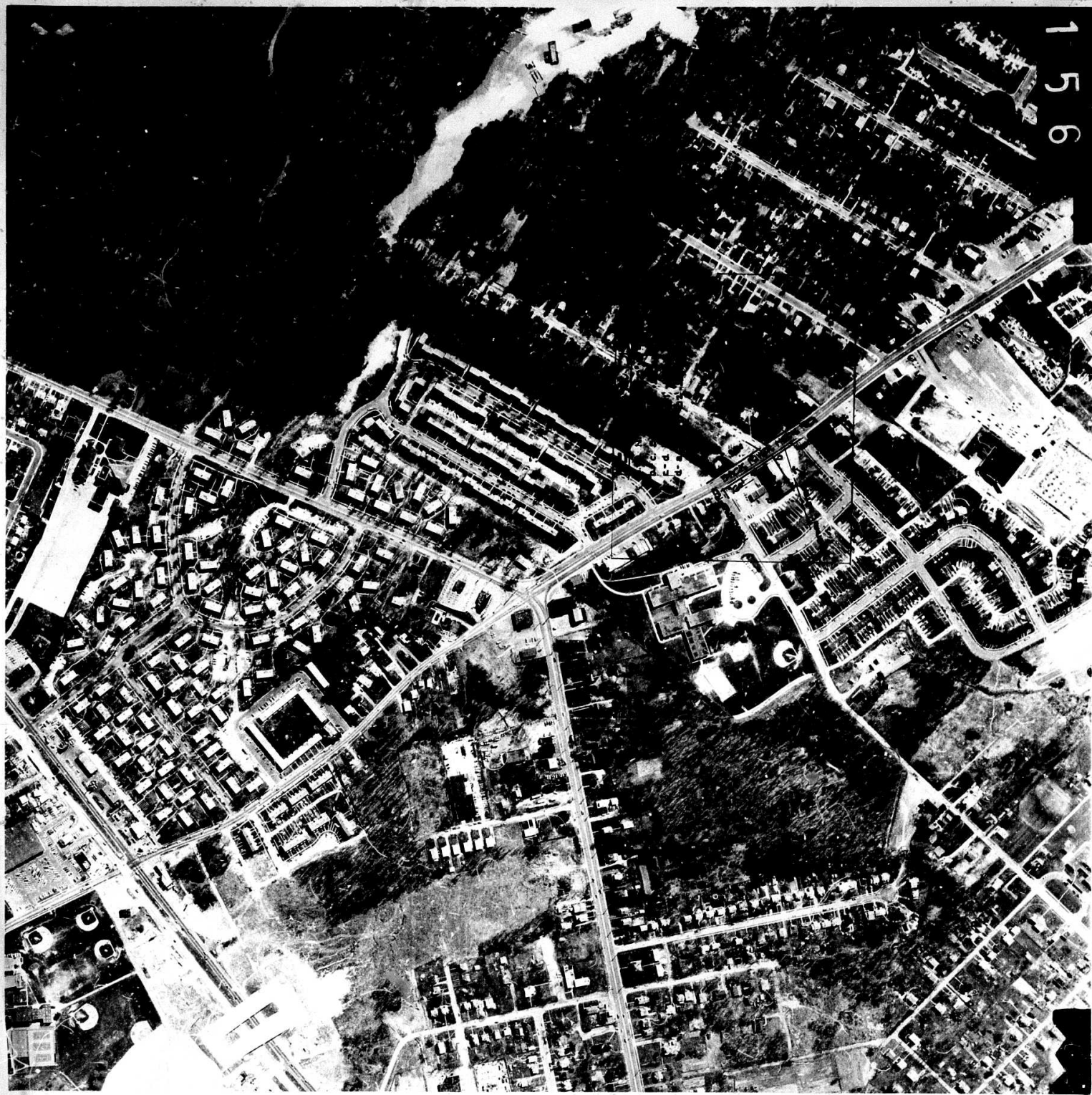


I-SW I-SE

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE
	BY	DATE
		1" = 200'
		DATE OF PHOTOGRAPHY
		DEC. 1954
Topography Compiled By Photogrammetric Methods		
ABRAMS AERIAL SURVEY CORP. LANSING, MICH.		





156



22-16 SE

4



A. The load used on off street parking adjoining the business area involved.

B. The parking area will be used by passenger vehicles only.

C. The parking area will be used by passenger vehicles and service of any type.

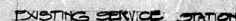
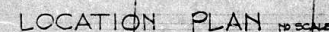
D. Lighting shall conform to the restrictions outlined in the plan for that location and specification.

E. The screening shall be installed as required. See plan for location, size, and type.

F. All parking areas will be paved, and drained to proper outlet.

G. See plan for parking arrangement.

H. The parking area will be open for general use (employees and visitors) during business hours. The use during off hours will be minor, such as the paving, curbing and landscaping.



AREA OF PARCEL:
17,403. SQ. FT.
.3995 AC.

PRESENT ZONING - BL-CS2
15TH ELECTION DISTRICT
FLAT BOOK 97 FOLIO 129
ZONING MAP 435-B-78-215-A-1



ADDITION
THE LOFT

104 back river neck rd.
balto. co. md.

IANNIFLO, HOFMANN and ASSOCIATES, INC.
118 POTOMAC BUILDING
MARYLAND EXECUTIVE PARK
8800 LxSALLE ROAD TOWSON, MD. 21204
ARCHITECTS 321-0144

DRAWING TITLE
Site plan

SCALE $1'' = 10' - 0$

COMM. NO.: 772

DATE: 3-15-78 DWG NO.

1

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: John F. [Signature]
DATE: 6-16-78
78-215A

SITE PLAN SCALE: 1" = 10'-0"

LOT #7 and 8 - HENRY HOMBERG

PARKING DATA

EXISTING TRAVEL	2,388	S.F.	
ADDITION	<u>1,067</u>	S.F.	
TOTAL	3,450	/50	= 69 SPACES
EXISTING RESIDENCE			<u>2 SPACES</u>
REQUIRED SPACES			71
PROVIDED SPACES			30



HEIGHT TENT SCALE: 1" = 10'