

7/15/78 158 158 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Michael and Maria J. Kaczaniuk, legal owners, 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, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for, offices.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. If we, agree to pay expenses of above reclassification and/or Special Exception advertising, 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.

Property is to be posted and advertised as prescribed by Zoning Regulations. If we, agree to pay expenses of above reclassification and/or Special Exception advertising, 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: Michael Kaczaniuk
Legal Owners: Maria J. Kaczaniuk
Address: 222 Eastern Boulevard, Baltimore County, MD 21224
Petitioner's Attorney: Saunders M. Almond, Jr., 407 Mercantile-Townson Bldg., Towson, MD 21204 (825-7600)
Protestant's Attorney: [blank]

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th 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 property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of April, 1978 at 10:15 o'clock.

Zoning Commissioner of Baltimore County, (over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Michael Kaczaniuk and Maria J. Kaczaniuk, legal owners 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 1802.2B (V.B.2) to permit a side setback of 11 ft. in lieu of the required 25 ft. and a front setback of 15 ft. in lieu of the required 30 feet.

That the 2-1/2 story building on the property known as 7822 Eastern Boulevard is situate 11 feet from the easternmost boundary of the property, 15 feet from Eastern Boulevard, and has a residence for over 50 years. It would be a great hardship to move the valuable building.

Property is to be posted and advertised as prescribed by Zoning Regulations. If 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: Michael Kaczaniuk
Legal Owners: Maria J. Kaczaniuk
Address: 222 Eastern Boulevard, Baltimore County, MD 21224 (321-6600, Ext. 258)
Petitioner's Attorney: Saunders M. Almond, Jr., 407 Mercantile-Townson Bldg., Towson, MD 21204 (825-7600)
Protestant's Attorney: [blank]

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th 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 property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of April, 1978 at 10:15 o'clock.

Zoning Commissioner of Baltimore County, (over)

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Artemio S. Marlene, owner of the property situate in Baltimore County, the property outline of which is shown to scale, complete with bearings and distances on 200 ft. scale maps, which are attached hereto, hereby make application to file for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for offices.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:
GROSS SITE AREA 15,770 DEED REF. BRS 4-2-9/58
GRADING 0.00 % OF OVERALL SITE SHALL REQUIRE SHADING
BUILDING SIZE 20' x 50' AREA 1,400
NUMBER OF FLOORS 24 TOTAL HEIGHT 26.60ft
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = .09
BUILDING USE Ground Floor Residence Other Floors Residence
REQUIRED NUMBER OF PARKING SPACES 4 TOTAL 9
GROUND FLOOR 5 OTHER FLOORS 4

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES - 3240
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES: WATER: PUBLIC PRIVATE, TYPE OF SYSTEM
SEWER: PUBLIC PRIVATE, TYPE OF SYSTEM
UTILITIES SECURITY APPROVAL: [blank]

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND I AGREE TO DEFEND, MAINTAIN AND HOLD HARMLESS THE BALTIMORE COUNTY PLANNING BOARD FROM AND AGAINST ALL SUCH CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE BALTIMORE COUNTY PLANNING BOARD AS A RESULT OF MY APPLICATION FOR A SPECIAL EXCEPTION OR SPECIAL PERMIT.

THE PLANNING BOARD HAS DETERMINED ON 12-15-77 THAT THE PROPOSED DEVELOPMENT DOES OR SUBSTANTIALLY CONFORM TO THE REQUIREMENTS OF SECTION 21-21.01 OF THE BALTIMORE COUNTY CODE. 12-19-77 Signed: [blank] CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

IDCA FORM NO. 2 REVER 8-18-77

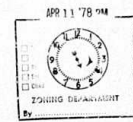
BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Petitioner: MICHAEL KACZANIUK, et ux, 7822 Eastern Blvd., 626' W of 54th St., 15th District
Cite No. 78-228-XA

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.

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 11th day of April, 1978, a copy of the foregoing Order was mailed to Saunders M. Almond, Jr., Esquire, 407 Mercantile-Townson Building, Towson, Maryland 21204, Attorney for Petitioners.



GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

January 26, 1978

Zoning Description
All that piece or parcel of land situate, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the north right of way line of Eastern Boulevard at the distance of 626 feet measured westerly along the north side of Eastern Boulevard from the center of 54th Street and running thence e-s-d binding on the north right of way line of Eastern Boulevard, South 76 degrees 27 minutes West 75.04 feet, thence leaving said boulevard and running North 13 degrees 41 minutes East 165.15 feet to the southwest side of a twenty foot alley, thence binding on said alley, South 73 degrees South 13 degrees 41 minutes East 163.66 feet to the place of beginning.

Containing 0.26 of an Acre of Land more or less.
Being the property of the petitioner herein as shown on a plat filed in the office of the Baltimore County Zoning Commissioner.

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 484-3283

S. ERIC DINENIA
ZONING COMMISSIONER

April 28, 1978

Saunders M. Almond, Jr.
407 Mercantile-Townson Building
Towson, Maryland 21204

RE: Petitions for Special Exception and Variance
N/S of Eastern Boulevard, 626' W of 54th Street - 15th Election District
Michael Kaczaniuk, et ux - Petitioners
NO. 78-228-XA (Item No. 158)

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

Very truly yours,
George J. Martiak
Deputy Zoning Commissioner

GJM/jhm
Attachments
cc: John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenia, Zoning Commissioner Date: April 12, 1978
FROM: Leslie H. Graef, Director of Planning
SUBJECT: Petition 78-228-XA, Petitioner for Special Exception - Offices and Office Building
Petition for Variance for Front and Side Yards.
North side of Eastern Boulevard 626 feet West of 54th Street.
Petitioner - Michael Kaczaniuk and Maria J. Kaczaniuk
15th District

HEARING: Wednesday, April 26, 1978 (10:15 A.M.)

Office use would be appropriate here. It is suggested that the possibility of providing on access point for both this site and the adjacent property to the east be considered at the very least, provision for internal traffic circulation should be made. These proposals along with landscaping detail should be reviewed by the Division of Current Development and Design and revised plans submitted.

Leslie H. Graef
Director of Planning

LHG:JGH/mw

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 484-3301
S. ERIC DINENIA
ZONING COMMISSIONER

Artemio S. Marlene
7822 Eastern Avenue
Baltimore, MD 21224

RE: Interim Development Control
Act (IDCA) Application 77-53-X

Dear Sir:
Please be advised that your IDCA application for a Special Exception hearing was approved by the Planning Board on December 6, 1977. Special Exception hearing in accordance with the Zoning Commissioner's rules for filing.

In order to assist you, we are enclosing a copy of the Zoning Commissioner's rules for filing and petition forms to be completed by you.

Very truly yours,
S. ERIC DINENIA
Zoning Commissioner

SKD/JED/scw
Enclosures

ORDER RECEIVED FOR FILING

DATE: April 2, 1978

FILED: Baltimore County

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 having been met, a Special Exception for an Office Building and Offices should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of April, 1978, that the aforementioned Special Exception should be granted and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, 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 following finding of facts that strict compliance with the Baltimore County Zoning Regulations having been met, a Special Exception for an Office Building and Offices should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of April, 1978, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby DENIED and that the above described property or area be and the same is hereby DENIED.

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 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 not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a side yard setback of 12 feet in lieu of the required 25 feet and a front yard setback of 15 feet in lieu of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of April, 1978, 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 State Highway Administration, 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 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 NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of April, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE: April 2, 1978
FILED: Baltimore County

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBMITTAL REVIEW COMMENTS
FROM: Ellsworth N. Liver, P.E.
Chief, Bureau of Engineering

DATE: November 22, 1977

PROJECT NAME:	HAIRFRAGE PROPERTY	IDCA PLAN	Y
PROJECT NUMBER:	IDCA NO. 77-53K	PRELIMINARY PLAN	
LOCATION:	7022 Eastern Avenue	INTERIM PLAN	
DISTRICT:	12C7	DEVELOPMENT PLAN	
		FINAL PLAN	

This application for special exception (No. 77-53K) was received by the Developers Design and Approval Section on October 11, 1977 and we comment as follows:

Water: (First Zone) Urban Area

There are 6 and 10-inch public water mains in Eastern Boulevard. There are no problems with water service reported in the area. This property is within the Urban-Rural Demarcation Line and in an area designated "Existing Service" on Baltimore County Sowerage Plan S-23A, as amended. The requested change in use will not adversely affect the system; therefore, this project may be approved.

Sanitary Sewer: (Back River Waste Water Treatment Plant)

There is an 8-inch public sanitary sewer in Eastern Boulevard. There are no dry weather flow problems in the area. This property is within the Urban-Rural Demarcation Line and in an area designated "Existing Service" on Baltimore County Sowerage Plan S-23A, as amended. The requested change in use will not adversely affect the system; therefore, this project may be approved.

Storm Drains: (Bacon Creek - Back River)

No storm drain problems have been reported downstream from this property. The proposed increase of onsite impervious area is indicated to be less than 11,000 square feet; therefore, the increase of storm water runoff will be minimal and this project may be approved. Estimated 100-year design storm runoff increase of 0.51 cfs.

END/ENR/PW/ES

RECEIVED
NOV 23 1977
OFFICE OF
PLANNING & ZONING

ELLSWORTH N. LIVER, P.E.
Chief, Bureau of Engineering

DEPARTMENT OF TRAFFIC ENGINEERING

IDCA NO. 77-53K

LOCATION: Eastern Ave

IDCA Analysis

- 1) Nearest Arterial Intersection Eastern Ave + North Point Blvd
- 2) Trip Generation from Site 2000^{ft} x 150^{ft} = 42 TRIPS/day
- 3) Proposed Road Improvements Programmed for Construction Within Next Two Years.

Recommendation

Approval: [Signature]

Denial:

Reason:

RECEIVED

OCT 26 1977
OFFICE OF
PLANNING & ZONING

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Saunders M. Almond, Jr., Esq.
407 Mercantile-Townsend Building
Towson, MD 21204

ITEM #150

County Office Building
111 N. Chesapeake Ave.
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 14th day of February, 1978.

BY: [Signature]
Eric D. Hanna
Zoning Commissioner

Petitioner: Michael Kazanik
Petitioner's Attorney: SAUNDERS M. ALMOND, Jr., Esq.
Reviewed by: [Signature]
Nicholas P. Comodori
Chairman, Zoning Plans
Advisory Committee

CC: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21204

April 11, 1978

CC: Michael P. Comodori
Chairman

Saunders M. Almond, Jr., Esquire
407 Mercantile-Townsend Building
Towson, Maryland 21204

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Public Planning
Building Department
Board of Education
County Administration
Industrial Development

RE: Special Exception and
Variance Petition
Item Number 150
Petitioner - Michael and
Maria J. Kazanik

De: Mr. Almond:

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 a result of this review and inspection. These comments are a result of this review and inspection. These comments are a result of this review and inspection.

Located on the north side of Eastern Boulevard approximately 626 feet west of 54th Street in the 15th Election District, the subject property is presently improved with a two story dwelling, garage and a building, indicated on the submitted plan as a shed, but at the time of field inspection, appears to be a living unit. Surrounding properties are improved with row homes to the north, individual dwellings to the east and the East Point Shopping Center to the south across Eastern Boulevard.

This petition is required as a result of your client's proposal to convert the building to an office building and to "legalize" the existing side and front setbacks.

Saunders M. Almond, Jr., Esq.
Page 2
Item Number 150
April 11, 1978

Revised plans that satisfy the comments from the State Highway Administration and/or the Office of Current Planning and Development must be submitted prior to the scheduled hearing date.

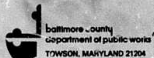
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

[Signature]
NICHOLAS P. COMODORI
Chairman
Zoning Plans Advisory Committee

NBC:cf

CC: Gerhold, Cross & Etzel
Registered Land Surveyors
412 Delaware Avenue
Towson, Maryland 21204



THORNTON M. MOURING, P.E.
DIRECTOR

March 14, 1978

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

Re: Item #158 (1977-1978)
Property Owner: Michael & Maria J. Kaczanluk
N/S Eastern Blvd. 626' W. 54th St.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-53-X)
Acres: 0.28 District: 15th

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:

Comments were supplied for this property for Project IDCA NO. 77-53X.

Highways:

Eastern Boulevard (Md. 150) 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.

The alleyways adjacent to the site are for residential use only. Therefore, the Petitioner shall provide means to prevent ingress or egress of vehicular traffic.

The construction or reconstruction of concrete sidewalks, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

Soilment Control:

Development of this property through stripping, 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 stripping of top soil.

Storm Drains:

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

Item #158 (1977-1978)
Property Owner: Michael & Maria J. Kaczanluk
Page 2
March 16, 1978

Storm Drains: (Cont'd)

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

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering

END/BN:PKH:es

P-W Key Sheet
1 x 2 SE 20 Pos. Sheets
SE 1 E Topo
96 Tax Map



Maryland Department of Transportation
State Highway Administration

Herbert K. Johnson
Secretary
Edward M. Evans
Administrator

February 17, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.G. Meeting, Feb. 14, 1978
Item: 158
Property Owner: Michael & Maria J. Kaczanluk

Location: N/S Eastern Blvd. (Rte. 150)
626' W. 54th Street
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-53-X)
Acres: 0.28
District: 15th

Dear Mr. DiNenna:

Due to the location of the existing residential building, it is impossible to provide a proper safe entrance for the proposed use, however, the entrance must be widened within the State highway right of way, at least to a width of 20' and then taper to the existing entrance along the side of the building.

The plan must be revised accordingly.

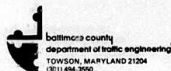
Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyer
By: John E. Meyer

CL:JEM:dj

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



STEPHEN E. COLLINS
DIRECTOR

March 17, 1978

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

Item No. 158 - ZAC - February 14, 1978
Property Owner: Michael & Maria J. Kaczanluk
Location: N/S Eastern Blvd. 626' W. 54th St.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-53-X)

Acres: 0.28
District: 15th

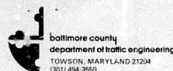
Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception for offices. The driveway should be twenty feet wide.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MEF/hms



STEPHEN E. COLLINS
DIRECTOR

May 4, 1978

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

Item No. 158 - ZAC - February 14, 1978 - R-vised Comments
Property Owner: Michael & Maria J. Kaczanluk
Location: N/S Eastern Blvd. 626' W. 54th St.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-53-X)
Acres: 0.28
District: 15th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception for offices. The driveway, as shown on the revised plans, will help facilitate turning movements at the entrance. However, the driveway will still not accommodate two-way traffic and should be twenty feet wide.

Very truly yours,

Stephen E. Collins
Stephen E. Collins
Engineer I

SEK/ann



Paul H. Heinicke
Chief

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Michael & Maria J. Kaczanluk
Location: N/S Eastern Blvd. 626' W. 54th St.

Item No. 158 Zoning Agenda Meeting of 2/14/78

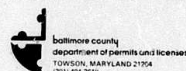
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "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 _____ is not in accordance with 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 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.

APPROVED: *John E. Meyer*
Planning Group
Special Inspection Division

Noted and Approved: *George M. Hegmann*
Fire Prevention Bureau



J. AND SEVENTH
DIRECTOR

February 22, 1978

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

Comments on Item #158 Zoning Advisory Committee Meeting, February 14, 1978 are as follows:

Property Owner: Michael & Maria J. Kaczanluk
Location: N/S Eastern Blvd. 626' W. 54th Street
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-53-X)

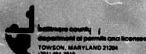
Acres: 0.28
District: 15th

The items checked below are applicable:

- (X) 1. 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 Use, Zoned and Aged.
- (X) 2. A building permit shall be required before construction can begin to upgrade building to new use. A change of occupancy shall be required.
- () 3. Three sets of construction drawings will be required to file an application for a building permit.
- (X) 4. 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.
- () 5. Wood frame walls are not permitted within 3' of a property line. Contact Building Department if distance is between 3' and 6' of property line.
- () 6. No comment.
- () 7. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Barnham
Charles E. Barnham
Plan Review Chief
CBB:jj



JOHN D. SLIPPERT
DIRECTOR

April 19, 1978

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

Dear Mr. DiNenna: **REVISOR**
Comments on item # 158 Hearing Advisory Committee Meeting, April 25, 1978
are as follows:

Property Owner: Michael & Maria J. Kaszanik
Location: 626' N Eastern Blvd. 626' W 54th Street
District: 15th
Proposed Zoning: Special Exception for offices (IDCA 77-53-X)

Area: 0.28
District: 15th

The items checked below are applicable:

- X. 1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Building and other applicable codes.
- X. 2. A building permit shall be required before construction can begin.
- X. 3. Additional Change of occupancy shall be required.
- X. 4. Building shall be upgraded to new use - requires attention permit.
- X. 5. Three sets of construction drawings will be required to file an application for a building permit.
- X. 6. 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.
- X. 7. Wood frame walls are not permitted within 3' of a property line. Contact Building Department if distance is between 3' and 6' of property line.
- X. 8. Reported without variance compliance with the Baltimore County Building Code, Section 104-2.3 Item C Existing wood frame building is on property line.
1. No Comment.
- X. 9. Comment: Compliance with the Maryland State Handicapped and Aged Code is required.

Very truly yours,
Charles E. Durnham

Charles E. Durnham
Plans Review Chief

CEB:rwj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 9, 1978

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

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

RE: Item No: 158
Property Owner: Michael & Maria J. Kaszanik
Location: N/S Eastern Blvd 626' W 54th Street
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-53-X)

District: 15th
No. Acres: 0.28

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
J. Nick Petrovich
J. Nick Petrovich,
Field Representative

WNP/tp

JOSEPH H. HUGHES, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
HAROLD H. ROSENBERG

THOMAS H. BOYER
WILLIAM L. LORRAINE, F. CHURCH
ROGER B. HAYDEN

ALVIN LORRAINE
WILLIAM H. H. SMITH, JR.
RICHARD W. TRACY, D.D.

ROBERT T. DUNEL, SUPER-VISOR

CERTIFICATE OF PUBLICATION

TOWSON, MD. APR 11 6 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on one time successive weeks before the 24th day of April 1978, the first publication appearing on the 6th day of April 1978.

THE JEFFERSONIAN
H. Frank Smith
Manager

Cost of Advertisement: \$



OFFICE OF
TOWSON, MD. 21204 April 6 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION AND VARIANCE was inserted in the following:

- | | |
|--|--|
| ☐ Catonsville Times | ☐ Towson 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 24th day of April 1978, that is to say, the same was inserted in the issues of April 6, 1978

STROMBERG PUBLICATIONS, INC.

BY: *Edith Singer*

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					19	19				
Petition number added to outline										
Denied										
Granted by: ZC, RA, CC, CA										
Reviewed by: <i>WJ</i>			Revised Plans: Change in outline or description		Yes					
Previous case:			Map # <i>W/E</i>		No					

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 2 day of Feb 1978. Filing Fee \$ 50. Received ☒ Check ☐ Cash ☐ Other

Shirley M. Thomas
S. E. Thomas
Zoning Commissioner

Petitioner *Michael Kaszanik* submitted by *Shirley M. Thomas*
Petitioner's Attorney *Shirley M. Thomas* Reviewed by *WJ*

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 4-6-78
Posted for: *S.E. for Office Building Variance for Food Storage*
Petitioner: *Michael Kaszanik*
Location of property: *N/S Eastern Blvd. 626' W of 54th St*
Location of Sign: *East of Property*
Remarks:
Posted by: *C. Freeman* Date of return: 4-6-78

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

DATE: April 3, 1978 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED: *Shirley M. Thomas, Jr., Reg. 107 Revenue*
FROM: *Michael Kaszanik 7022 Eastern Blvd. 21204*
FOR: *Posting & advertising property No. 78-228 Y*

365 PENA 2 50005

VALIDATION ON SIGNATURE OF CARRIER

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

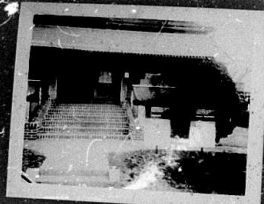
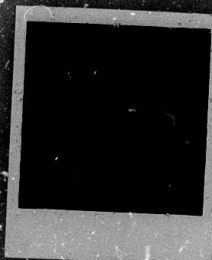
DATE: April 27, 1978 ACCOUNT: 01-662

AMOUNT: \$58.75

RECEIVED: *Michael Kaszanik 7022 Eastern Blvd. 21204*
FROM: *Michael Kaszanik*
FOR: *Posting & advertising property No. 78-228 Y*

314 PENA 27 58.75 NC

VALIDATION ON SIGNATURE OF CARRIER



19-10 SE



4





J-SE 1-SW
F-NE E-NW

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA





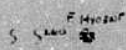
J-SE I-SW
F-NE E-NW

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT 1, 1976 & OCT 8, 1976
BLL 105-106, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS		SCALE
RY	DATE	1" = 200'
		DATE OF PHOTOGRAPHY
		DEC 1984
Topography Compiled By Photogrammetric Methods ADAMS AERIAL SURVEY CORP. LEANING MICH		





REVISED APRIL 17, 1978
SEA-LEADS 30 JANUARY 29, 1978
GEOGRAPHIC CROSS REFERENCE
REGISTERED LAND SURVEY 4063
+ 2 DEL. AVE. TOWSON, MD

