

**PETITION FOR ZONING VARIANCE  
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, NORMAN I. SINES, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 11-103 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

I desire to build a two story frame house on Lot 144 of the subdivision of Oliver Beach, Section B, as recorded in the Land Records Office of Baltimore County in Plat Book J.W.D. 14, Folio 17

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

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 \_\_\_\_\_ Legal Owner \_\_\_\_\_  
Address \_\_\_\_\_  
Petitioner's Attorney \_\_\_\_\_  
Address \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 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 108, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 1978, at 10:00 o'clock A.M.

(over)

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

To: S. Eric DiNenna, Zoning Commissioner, Date: October 17, 1978

From: Leslie H. Graef, Director of Planning

Subject: Petition 79-91-A, Item #34

Petition for Variance for lot width Northwest side of Patuxent Road, 336.71 Southwest of Greenbank Road  
Petitioner: Norman I. Sines

15th District

HEARING: Monday, October 23, 1978 (10:00 A.M.)

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

Leslie H. Graef  
Director of Planning

LHG:JGH:hw

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
NW 1/4 of Patuxent Rd., 336.71' :  
SW of Greenbank Rd., 15th District : OF BALTIMORE COUNTY  
NORMAN I. SINES, Petitioner : Case No. 79-91-A

**ORDER TO ENTER APPEARANCE**

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the posting of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Heslin, III  
People's Counsel  
County Office Building  
Towson, Maryland 21284  
474-2188

I HEREBY CERTIFY that on this 29th day of September, 1978, a copy of the foregoing Order was mailed to Norman I. Sines, Route 14, Box 7300, Baltimore, Maryland 21224, Petitioner.

John W. Heslin, III

Baltimore County  
Office of Planning and Zoning  
TOWSON, MARYLAND 21284  
474-4824

S. ERIC DINENNA  
ZONING COMMISSIONER  
George J. Martinek  
Deputy Zoning Commissioner

October 24, 1978

Mr. Norman I. Sines  
Rt. 14, Box 7300  
Baltimore, Maryland 21224

RE: Petition for Variance  
NW 1/4 of Patuxent Road, 336.71'  
SW of Greenbank Road - 15th  
Erection District  
Norman I. Sines - Petitioner  
NO. 79-91-A (Item No. 34)

Dear Mr. Sines:

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

Very truly yours,

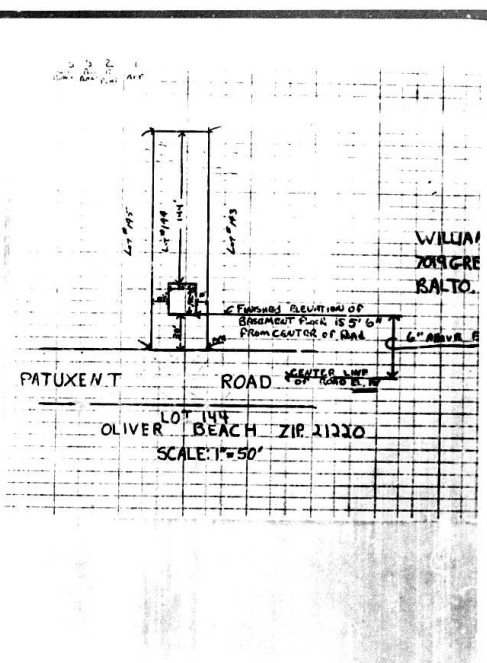
S. ERIC DINENNA  
Zoning Commissioner

SEND:

Attachments

cc: Mr. Anthony Weiner  
13210 Patuxent Road  
Baltimore, Maryland 21220

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



OFFICE OF THE ZONING COMMISSIONER  
TOWSON, MARYLAND 21284

PROJECT NO. 79-91-A  
SUBJECT: WILLIAM T. WALLACE JR.  
ADDRESS: 144 PATUXENT RD., BALTO. MD 21224

APPLICANT: CASIMIR CHIRACKI & RUTH V.  
ADDRESS: NW 1/4 of Patuxent Rd. SW of Greenbank Rd.

A. TYPE OF IMPROVEMENT: RESIDENTIAL

B. ZONING: RESIDENTIAL

C. TYPE OF USE: RESIDENTIAL

D. TYPE OF CONSTRUCTION: 2 STORY FRAME HOUSE

E. RESIDENTIAL ONLY: 2 STORY FRAME HOUSE

DATE: 10/24/78

APPLICATION FOR PERMIT  
BALTIMORE COUNTY MARYLAND  
OFFICE OF THE BUILDING DEPARTMENT  
TOWSON, MARYLAND 21284

PROJECT NO. 79-91-A  
SUBJECT: WILLIAM T. WALLACE JR.  
ADDRESS: 144 PATUXENT RD., BALTO. MD 21224

APPLICANT: CASIMIR CHIRACKI & RUTH V.  
ADDRESS: NW 1/4 of Patuxent Rd. SW of Greenbank Rd.

A. TYPE OF CONSTRUCTION: RESIDENTIAL

B. ZONING: RESIDENTIAL

C. TYPE OF USE: RESIDENTIAL

D. TYPE OF CONSTRUCTION: 2 STORY FRAME HOUSE

E. RESIDENTIAL ONLY: 2 STORY FRAME HOUSE

DATE: 10/24/78

UNDER RECEIVED FOR FILING  
DATE: 10/11/1978

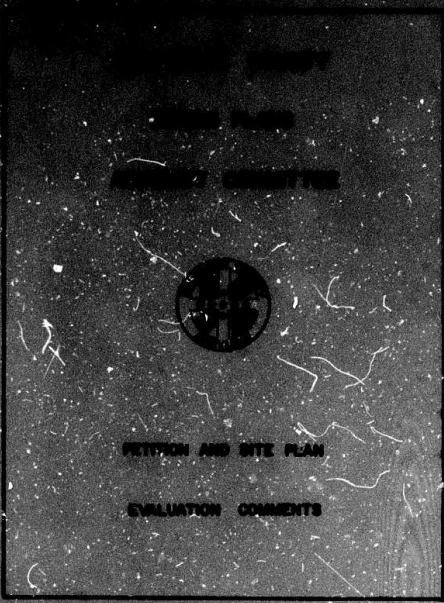
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s):

the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a lot width of 50 feet in lieu of the required 55 feet, for Lot No. 145, should be granted.

THIS ORDERED by the Zoning Commissioner of Baltimore County, this 24<sup>th</sup> day of October, 1978, that the herein Petition for the aforementioned Variance(s) should be and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of the 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 Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship:

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1978, that the aforementioned Variance(s) be and the same is/are hereby DENIED.



Mr. Norman I. Sines  
Route 14 Box 7300  
Baltimore, Maryland 21220

Item No. 34

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Ave.  
Towson, Maryland 21284

Your Petition has been received and accepted for filing  
this 12 day of August 67978.

*Eric Di Nenna*  
S. ERIC DI NENNA  
Zoning Commissioner

Petitioner: Sines  
Petitioner's Attorney: \_\_\_\_\_  
Reviewed by: *Nicholas B. Commodari*  
Nicholas B. Commodari  
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 11, 1978

COUNTY OFFICE BUILDING  
111 W. Chesapeake Ave.  
Towson, Maryland 21284

680  
Nicholas B. Commodari  
Chairman

RE: Variance Petition  
Item No. 34  
Petitioner - Sines

Hear Mr. Sines:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site filed inspection of the property. The following 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.

This currently vacant property is located on the north side of Patuxent Road approximately 330' southwest of Greenbank Road in the 15th Election District. Adjacent properties to the east and west are similarly zoned and consist of a vacant lot and a 50' lot with an existing dwelling, respectively. This latter property, as well as the subject property, was originally under one ownership. However, a building permit was issued inadvertently to construct the existing dwelling on the adjacent property without benefit of a Variance. Since this was discovered upon application for a building permit on lot No. 145, this Variance is now required in order to correct this situation.

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 B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

10/24 day sheet  
20 NE 50 Post. sheet  
NS & M Topo  
84 Tax Map

THORNTON M. MOYRING, P.E.  
DIRECTOR

September 28, 1978

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

Re: Item #34 (1978-1979)  
Property Owner: Norman I. Sines  
W/S Patuxent Rd. 336.71' S/W Greenbank Rd.  
Existing Zoning: DR 5.5  
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'.  
Acres: 0.2296 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.

Highways:  
Patuxent Road, an existing public road, is proposed to be improved in the future as a 30-foot of road section roadway on a 50-foot right-of-way.

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

Storm Drains:  
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Construction of any drainage facilities, including the proper sealing or impinger installation of drainage facilities, would be the full responsibility of the Petitioner.

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential and commercial development and other special construction features are required.

Water and Sanitary Sewer:  
Public water supply and sanitary sewerage are available to serve this property.

Very truly yours,  
*Thomas H. Devlin*  
THOMAS H. DEVLIN, P.E.  
Chief, Bureau of Engineering

END: EAH: PWR:lls

10/6 day sheet  
20 NE 50 Post. sheet  
NS & M Topo  
84 Tax Map

THORNTON M. MOYRING, P.E.  
DIRECTOR

October 6, 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 #34, Zoning Advisory Committee Meeting, August 15, 1978, are as follows:

Property Owner: Norman I. Sines  
Location: NW/4 Patuxent Road 336.71' SW Greenbank Road  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'  
Acres: 0.2296  
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,  
*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development

10/9 day sheet  
20 NE 50 Post. sheet  
NS & M Topo  
84 Tax Map

THORNTON M. MOYRING, P.E.  
DIRECTOR

October 9, 1978

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

September 11, 1978

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

Dear Mr. DiNenna:

Comments on Item #34, Zoning Advisory Committee meeting, August 15, 1978, are as follows:

Property Owner: Norman I. Sines  
Location: NW/4 Patuxent Rd. 336.71' SW Greenbank Rd.  
Existing Zoning: DR 5.5  
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'.  
Acres: 0.2296  
District: 15th

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

Very truly yours,  
*Thomas H. Devlin*  
Thomas H. Devlin, Director  
Bureau of Environmental Services

THIS REPORT

10/11 day sheet  
20 NE 50 Post. sheet  
NS & M Topo  
84 Tax Map

THORNTON M. MOYRING, P.E.  
DIRECTOR

October 11, 1978

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

Attention: Mr. Commodari, Chairman  
Zoning Advisory Committee

Re: Property Owner: Norman I. Sines  
Location: NW/4 Patuxent Rd. 336.71' SW Greenbank Rd.  
Item No. 34 Zoning (agenda Meeting of 10/15/78)

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the sections below marked with an "X" are applicable and require 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 \_\_\_\_\_ EXCEEDS the maximum allowed by the P.W. Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
5. The building and structure 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. Hagenmatt*  
Special Inspection Division Fire Prevention Bureau

**BOARD OF EDUCATION OF BALTIMORE COUNTY**  
TOWSON, MARYLAND - 21204

Date: August 11, 1978

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

S.A.C. Meeting of: August 15, 1978

Item No: 34  
Property Owner: Norman I. Sines  
Location: HWY 6 Patuxent Rd. 336.71' SW Greenbank Rd.  
Present Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'.

District: 15th  
No. Acres: 0.2296

Dear Mr. Dismann:  
No hearing on student population.

Very truly yours,  
*W. Nick Petrovich*  
W. Nick Petrovich,  
Field Representative

MP/tp

JOSEPH H. BARNARD, JR., CLERK  
V. DAVAN WILLIAMS, JR., REGISTERED  
MARGUERITE W. DOTTAMER

THOMAS W. BOVEE  
MRS. LINDA M. F. GARDNER  
ROBERT W. HARRIS

ALVIN LOROCK  
DREW WILSON R. SMITH, JR.  
RICHARD W. FARLEY, D.V.M.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. October 5, 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 Monday, October 1, 1978, and continuing for 5 successive days before the 5th day of October, 1978, the 5th publication appearing on the 5th day of October, 1978.

THE JEFFERSONIAN  
B. Leach Struthers  
Print. Inc.

Cost of Advertisement, \$.....

**OFFICE OF THE TIMES NEWSPAPERS**

TOWSON, MD. 21204 October 5, 1978

THIS IS TO CERTIFY that the annexed advertisement of a VARIANCE - Norman I. Sines is the following:

Times  Towson Times  
Times  Arbutus Times  
Times  Community Times  
Times East  Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for 5 successive weeks before the 5th day of October, 1978, that is to say, the same was inserted in the issues of October 5, 1978

STROMBERG PUBLICATIONS, INC.  
BY *Esther Berger*

18433

25008

BALTIMORE COUNTY, MARYLAND No 76091

DATE: FEB 28 1978

4098MC

**CERTIFICATE OF PUBLICATION**  
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
Towson, Maryland

District: 15 Date of Filing: 10-5-78

Filed for: *Variance*

Petitioner: *Norman Sines*

Location of property: *HWY 6 Patuxent Rd. 336.71' SW of C. Greenbank Road*

Location of Sign: *Front of Property*

Remarks: *1 - sign*

Filed by: *Gary S. Emswold* Date of return: 10-5-78

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received \* this 4th day of August 1978 Filing Fee \$ 25.00 Received  Check  Cash  Other

*S. Eric Dismann*  
S. Eric Dismann  
Zoning Commissioner

Petitioner: *Norman I. Sines* Submitted by *Norman I. Sines*

Petitioner's Attorney: *W.C. K...* Reviewed by *W.C. K...*

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



**PETITION MAPPING PROGRESS SHEET**

FUNCTION	Work Map		Original		Duplicate		Tracing		GPO Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>W.C. K...</i>										
Previous case:										

Map # 465-117

