

ORDER RELIED FOR FILING
DATE 10/18/78

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 side yard setback of 4 feet in lieu of the required 6 feet for an open carport, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of November, 1978, that the herein Petition for the aforementioned Variance(s) should be and the same is/are GRANTED. From and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the 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 12th day of November, 1978, that the aforementioned Variance(s) be and the same is/are hereby DENIED.

Zoning Commissioner of Baltimore County

Mr. & Mrs. Florian Mikulski
1406 Chesaco Avenue
Baltimore, Maryland 21237

cc: Albert Hechel and Sons, Inc.
4211 Hechel Avenue
Baltimore, Maryland 21206

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

Your Petition has been received and accepted for filing this 19th day of September 1978.

Eric Di Nenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Mikulski
Petitioner's Attorney: _____
Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

October 18, 1978

Mr. & Mrs. Florian Mikulski
1406 Chesaco Avenue
Baltimore, Maryland 21237

RE: Variance Petition
Item No. 63
Petitioner - Mikulski

Dear Mr. & Mrs. Mikulski:

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 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 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 40 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

NBC/af

cc: Albert Hechel and Sons, Inc.
4211 Hechel Avenue
Baltimore, Maryland 21206



THORNTON M. MOURING, P.E.
DIRECTOR

December 4, 1978

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

Re: Item #63 (1978-1979)
Property Owner: Florian & Thelma Mikulski
5406 Chesaco Ave. 250' NW Woodhaven Rd.
Existing Zoning: D-2.5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 6' for an open carport.
Access: Quiet, Eastern 1st

Dear Mr. DiNenna:

The following comments are furnished in reply to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and/or are not affected by this item. However, there is a 5-foot drainage and utility easement along the northwesterly side of this property, which easement line is Block "B" of the Plat of "Lancet" Section Twelve, recorded 8/11/77, Tr. 24, Public 149.

The petitioner is advised that no encroachment by construction of any structure, including footings, will be permitted within Baltimore County rights-of-way or utility easements.

This office has no further comment in reply to the plan submitted. Zoning Advisory Committee review in connection with this item was (1978-1979).

Very truly yours,

Thornton M. Mouring
THORNTON M. MOURING, P.E.
Chief, Bureau of Engineering

FSD:EDM:MMR

cc: 2. Wadley
3. Wadfield

2-500 Key Box
10 NE 19 Ave. Short
St. E Top
400 N.W. Hwy



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

October 11, 1978

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

Dear Mr. DiNenna:

Comments on #62, Zoning Advisory Committee Meeting, September 19, 1978, are as follows:

Property Owner: Florian & Thelma Mikulski
Location: 5406 Chesaco Ave. 250' NW Woodhaven Rd.
Existing Zoning: D-2.5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 6' for an open carport.
Access: Quiet
District: 14th

Metropolitan water and sewer exist. Therefore, no health hazards are anticipated.

Very truly yours,

Thornton M. Mouring
Thornton M. Mouring, Director
BUREAU OF ENVIRONMENTAL

TMD/ANG:ph



STEPHEN E. COLLINS
DIRECTOR

October 20, 1978

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

Item No. 63 - SAC - September 19, 1978
Property Owner: Florian & Thelma Mikulski
Location: 5406 Chesaco Ave. 250' NW Woodhaven Rd.
Existing Zoning: D-2.5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 6' for an open carport.

Access: 0.1641
District: 14th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

NMF/bza



JOHN L. WADLEY
DIRECTOR

October 24, 1978

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

Dear Mr. DiNenna:

Comments on Item #63, Zoning Advisory Committee Meeting, September 19, 1978, are as follows:

Property Owner: Florian and Thelma Mikulski
Location: 5406 Chesaco Avenue 250' NW Woodhaven Road
Existing Zoning: D-2.5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 6' for an open carport.
Access: 0.1641
District: 14th

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-plan factors requiring comment.

Very truly yours,

John L. Wadley
John L. Wadley
Planner III
Current Planning and Development



JOHN L. WADLEY
DIRECTOR

October 27, 1978

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

Dear Mr. DiNenna:

Comments on Item #63, Zoning Advisory Committee Meeting, September 19, 1978, are as follows:

Property Owner: Florian & Thelma Mikulski
Location: 5406 Chesaco Ave. 250' NW Woodhaven Road
Existing Zoning: D-2.5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 6' for an open carport.

Access: 0.1641
District: 14th

The items checked below are applicable:

1. Interpretation of Baltimore County Zoning Code (B.C.Z.C.) 1978 Edition of the 1978 Supplement, and other applicable rules.
2. A building permit shall be required before construction can begin.
3. Additional _____ permits shall be required.
4. Building shall be approved by use of - requires alternate permit.
5. Three sets of construction drawings (2-1/2" x 3-1/2") required to file an application for a building permit.
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.
7. Wood frame walls are not permitted within 10' of a property line. Contact Building Department if distance is between 10' and 60' of property line.
8. Reviewed without variance conflicts with the Baltimore County Building Code, Use Section _____
9. No Comment.
10. Comments _____

Very truly yours,

Charles E. Burdum
Charles E. Burdum
Plans Section Chief

CEDW

MAR 13 1979

March 1979
S M T W T F S
4 5 6 7 8 9
11 12 13 14 15 16
17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 20, 1978

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

I.A.C. Meeting of: September 19, 1978

RE: Item No. 63
Property Owner: Florian & Thelma Mikulski
Location: 3075 Chesaco Ave. 250' W. Woodhaven Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 6' for an open carport.

District: 14th
No. Acres: 0.1641

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NDP/bp

JOSEPH W. MCGRAW, PRESIDENT
T. BARBAR WILLIAMS, JR., VICE PRESIDENT
MARCOUS W. BOSTERICH

THOMAS W. BOYER
MRS. LORNAE E. CORCORAN
ROBERT W. HARTLEY
ROBERT E. BOWEN, SECRETARY

ALVIN ECKHART
MRS. WILSON W. TAYLOR, JR.
EDWARD W. HANLEY, JR.



Paul H. Reische
Chief

October 22, 1978

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

Attention: Joseph DiNenna
Zoning Advisory Committee

Re: Property Owner: Florian & Thelma Mikulski

Location: 3075 Chesaco Ave. 250' W. Woodhaven Rd.

Item No. 63

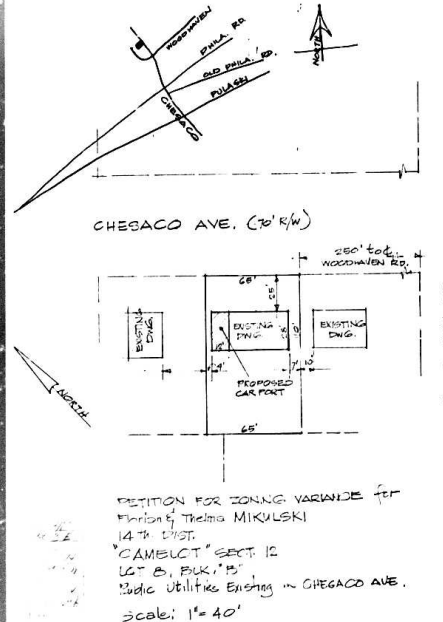
Zoning Agency: District 14

Gentlemen:

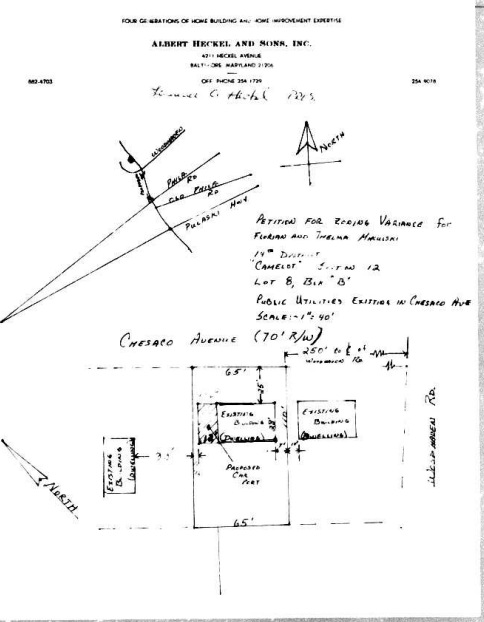
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle 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 beginning of 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 drawn.
7. The Fire Prevention Bureau has no comments at this time.

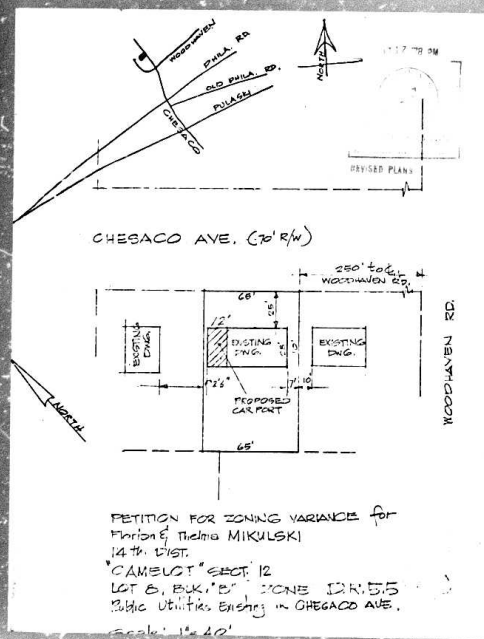
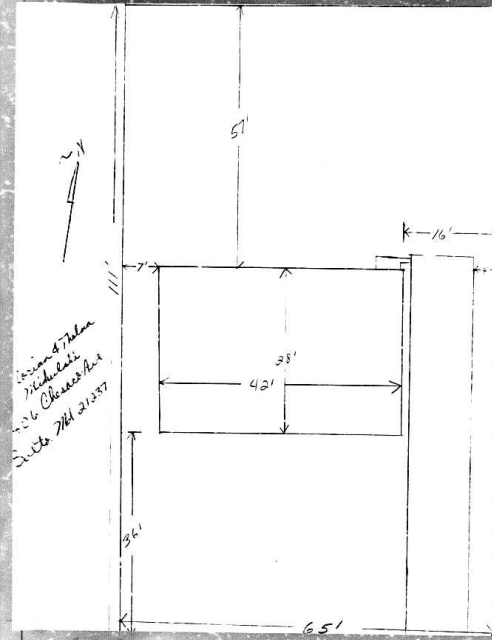
REVIEWED: *W. Nick Petrovich* Noted and Approved: *W. Nick Petrovich*
Planning Division Special Inspection Division Fire Prevention Bureau



PETITION FOR ZONING VARIANCE FOR
Florian & Thelma MIKULSKI
14th DIST.
"CAMBLOT" SECT. 12
LOT 6, BUK. "B"
Public Utilities Existing in CHESACO AVE.
Scale: 1" = 40'



PETITION FOR ZONING VARIANCE FOR
Florian & Thelma MIKULSKI
14th DIST.
"CAMBLOT" SECT. 12
LOT 6, BUK. "B"
Public Utilities Existing in CHESACO AVE.
Scale: 1" = 40'



PETITION FOR ZONING VARIANCE FOR
Florian & Thelma MIKULSKI
14th DIST.
"CAMBLOT" SECT. 12
LOT 6, BUK. "B"
Public Utilities Existing in CHESACO AVE.
Scale: 1" = 40'

MAR 1 1979

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

79-120-A

District 14 Date of Posting 11/5
Posted for: Variances
Petitioner: Florian Mikulski
Location of property: 541/2 of Chesapeake Ave. 250' NW of
W. Ardmore Rd.
Location of Sign: front of property (1400 Chesapeake Ave.)
Remarks: See Column 1
Posted by: Sean Coleman Date of return: 11/7
Signature: _____
No. of Signs 1

PETITION FOR VARIANCE
The undersigned, _____, of the County of Baltimore, State of Maryland, do hereby certify that the following is a true and correct copy of the petition for variance as filed with the Zoning Department of Baltimore County, Maryland, on this _____ day of _____, 1979.

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 2, 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., on the _____ day of _____, 1978, at _____ o'clock _____ before the _____ day of _____, 1978, the first publication appearing on the _____ day of _____, 1978.
THE JEFFERSONIAN
L. L. Smith, Jr., Manager
Cost of Advertisement, \$ _____

OFFICE OF THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 Nov. 3, 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE-Florian & Thelma Mikulski was inserted in the following

- ☐ Catonsville Times
- ☐ Dandak Times
- ☐ Essex Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for _____ successive weeks before the _____ day of _____, 1978, at _____ o'clock _____ before the _____ day of _____, 1978, the same was inserted in the issues of Nov. 3, 1978.

STROMBERG PUBLICATIONS, INC.
BY _____

PETITION MAPPING PROGRESS SHEET

FUNCTION	Web Map		Original		Duplicate		Tracing		200 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, RA, CC, CA										
Reviewed by: <u>LS</u>	Revised Plans: Change in outline or description Yes _____ No _____ Map # <u>LCB</u>									
Previous cases:										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 1 day of Sept 1978 Filing fee \$ 2 Received ☒ Check _____ Cash _____ Other _____

S. Eric Dineen
Zoning Commissioner
Petitioner's _____ Submitted by _____
Petitioner's Attorney _____ Reviewed by LS

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCY REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76148
DATE November 20, 1978 ACCOUNT 01-662
AMOUNT \$12.73 (cash)
RECEIVED Florian Mikulski
FOR Posting & Advertising property Case No. 79-120 A
42730
VALIDATION OR SIGNATURE OF CLERK



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCY REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76197
DATE Oct. 23, 1978 ACCOUNT 01-662
AMOUNT \$25.00
RECEIVED Thelma Mikulski
FOR Filing Fee for Case No. 79-120-A
250046
VALIDATION OR SIGNATURE OF CLERK