

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 1.10 2.1.3B. (211.1) to permit a side yard setback of 15 feet instead of the required 25 feet and 40 feet from the center line of the street in lieu of the required 50 feet.

- 1. Kitchen is far too small for size of family and must be extended. There is very little room remaining after all four family members are seated at a small table. It is virtually impossible for a fifth person to be comfortably seated at this table. Spiralling prices and rising interest rates prohibit any move to a house which might otherwise provide for an adequate existing kitchen.
2. There is no place to sit outside the house much less a porch; accordingly, a modest screened porch would permit us to enjoy the exterior of the house while allowing for shade and shelter from rain.

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.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s): Sheldon S. Satsiky (Type or Print Name) Signature: Prova H. Satsiky (Type or Print Name) Signature: 6730 Chokeberry Road, 486-3207 (Address) Baltimore, Maryland, 21209 (City and State) Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Sheldon S. Satsiky (Name) 486-3207 (Phone No.) 6730 Chokeberry Road, 332-8732 (Address) Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of April, 1982, 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 8th day of June, 1982, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211 NORMAN E. GERDER DIRECTOR

May 18, 1982

Mr. William E. Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond: Comments on Item #203, Zoning Advisory Committee Meeting, April 20, 1982, are as follows:

Property Owner: Sheldon S and Prova H. Satsiky Location: NW corner Chokeberry and Darwood Roads Acres: 87.73/102.00 X 67.51/120.27 District: 3rd.

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 petition meets the requirements of the Division of Current Planning and Development.

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

JLW:sh

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 2, 1982

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

Nicholas B. Commodari Chairman

- MEMBERS: Bureau of Engineering, Department of Traffic Engineering, State Roads Commission, Bureau of Fire Prevention, Health Department, Project Planning, Building Department, Board of Education, Zoning Administration, Industrial Development

Mr. & Mrs. Sheldon S. Satsiky 6730 Chokeberry Road Baltimore, Maryland 21209

RE: Item No. 203 Petitioner - Sheldon S. Satsiky, et ux Variance Petition

Dear Mr. & Mrs. Satsiky:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file.

Very truly yours, Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee

NBC:bso Enclosures

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E. DIRECTOR

May 19, 1982

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item #203 (1981-1982) Property Owner: Sheldon S. & Prova H. Satsiky N/W corner Chokeberry and Darwood Roads Acres: 87.73/102.00 x 67.51/120.27 District: 3rd

Dear Mr. Hammond:

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:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 35711, executed in conjunction with the development of "Wellwood".

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.

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, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 203 (1981-1982).

Very truly yours, Robert A. Morton, P.E., Chief Bureau of Public Services

FAM:EAB:FWK:ms

cc: Jack Wimbley

O-SW Key Sheet 30 NW 15 Pos. Sheet NW 3 D Topc 78 Tax Map

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550

STEPHEN E. COLLINS DIRECTOR

May 20, 1982

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

RE: ZAC Comments for 4/20/82 Meeting

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for Item numbers 203 through 206 and Items 208 and 209.

Very truly yours, C. Richard Moore Assistant Traffic Engineer

CRM/GMJ/rj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner TO: Office of Planning and Zoning Date: April 23, 1982 FROM: Ian J. Forrest SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item # 172 - Salvatore & Deborah A. Prascetti
Item # 174 - North Park Associated
Item # 179 - Abell Communications
Item # 184 - Dorothy M. Markel
Item # 185 - Margaret E. Hickey
Item # 188 - Robert J. Romacka, Jr.
Item # 191 - Richard W. Ater
Item # 192 - Vernon E. & Patricia A. Hodges
Item # 195 - William E. & Jeannette M. Tunney
Item # 197 - Leonard Gordon
Item # 199 - Charles & Mary L. Gebhart
Item # 200 - Raymond A. & Linda M. DuVall
Item # 202 - William T. & Irene F. McKeever
Item # 203 - Sheldon S. & Prova H. Satsiky
Item # 207 - James J. Ward, III
Item # 209 - Charles H. & Ora P. Michael
Item # 213 - Frank A. & Rosemarie Luca
Item # 218 - Leonard & JoAnne Yaker
Item # 220 - Joseph Christopher Glomaco
Item # 221 - H H H Company
Item # 222 - Delair Beltwa Partnership

Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth

ZONING ADVISORY COMMITTEE

Meeting of April 20, 1982

To: William Hammond, Zoning Commissioner From: Charles E. Burnham, Plans Review Chief

- Item #202 - See comments.
Item #203 - Std. comments.
Item #204 - Std. comments.
Item #205 - See comments.
Item #206 - See comments.
Item #207 - See comments.
Item #208 - See comments.
Item #209 - Std. comments.

Satsiky 82-203-1 6/6

May 11, 1982

Mr. & Mrs. Sheldon S. Satsky
6730 Chokeberry Road
Baltimore, Maryland 21209

NOTICE OF HEARING

Re: Petition for Variances
NW/Corner of Chokeberry Rd. & Darwood Dr.
Sheldon S. Satsky, et ux
Case #82-267-A

TIME: 10:00 A.M.

DATE: Tuesday, June 8, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

June 14, 1982

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Sheldon S. and Freya H. Satsky

Location: NW/Cor. Chokeberry and Darwood Roads

Item No.: 203

Zoning Agenda: Meeting of April 20, 1982

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 _____ 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 operation.
- (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", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Nick Commodari* Noted and Approved: *Paul H. Rencke*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mb/cm
6/8/82

June 16, 1982

Mr. & Mrs. Sheldon S. Satsky
6730 Chokeberry Road
Baltimore, Maryland 21209

RE: Petition for Variances
NW/Corner of Chokeberry Road and
Darwood Drive - 3rd Election
District
Sheldon S. Satsky, et ux -
Petitioners
NO. 82-267-A (Item No. 203)

Dear Mr. & Mrs. Satsky:

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/arl

Attachments

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

*copy Henry
20-7-84
Mark MR
OK
2/1/82*

6730 Chokeberry Road
Baltimore, Maryland 21209
April 13, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

ATT: Room 102

RE: Item No. 203

Dear Sir:

Last week, I filed a Petition for Zoning Variance in order to permit a side yard set back of 15 feet instead of the required 25 feet and 40 feet from the center line of the street in lieu of the required 50 feet with respect to 6730 Chokeberry Road.

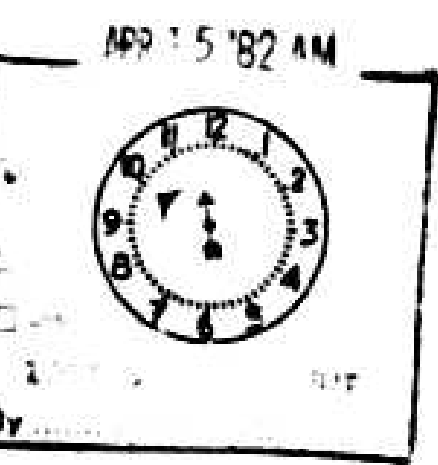
I had received several estimates for the cost of the addition which we are planning prior to my having submitted the Petition. Save for one estimate, all others were unaffordable. My problem, however, is that the person who gave us an affordable estimate, because of his teaching obligations, will have to start the construction no later than June 1 in order that he can be finished by the end of July in order to meet his other commitments. I have learned from the zoning office that a hearing for this matter takes approximately four months.

I would appreciate it very much if the hearing can be moved up so that it would be possible for me to use this person, otherwise, I must continue to shop for an affordable estimate. We are pleased with the estimate and design for the addition which this particular person gave us, and all neighbors who will be affected by this addition have already indicated to us that not only do they approve, but they, as well as we, feel that it will add value to the neighborhood.

Please, please, help us in this matter.

Many thanks.

Sincerely,
Sheldon S. Satsky
SHELDON S. SATSKY, et ux



Mr. & Mrs. Sheldon S. Satsky
6730 Chokeberry Road
Baltimore, Md. 21209

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 13th day of April, 1982.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Sheldon S. Satsky, et ux

Petitioner's Attorney

Reviewed by: *Nick Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 20, 1982.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~8000-36-4400~~ of one time, ~~successive~~ weeks before the 8th day of June, 1982, the first publication appearing on the 20th day of May, 1982.

THE JEFFERSONIAN

L. L. ...
Manager

Cost of Advertisement: \$ _____

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 6 day of April, 1982.

Filing Fee \$ 25.00 Received: Check

Cash

Other

Item # 203

William E. Hammond
William E. Hammond, Zoning Commissioner

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

No. 106884

DATE: 4/6/82 ACCOUNT: 01-662

AMOUNT: \$ 25.00

RECEIVED FROM: Sheldon S. Satsky
6730 Chokeberry Road
Balto. Md. 21209

OR: Filing fee for Variance petition for: Sheldon S. Satsky - Item # 203 250.00

VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

82-267-A

District 3ad Date of Posting May 21-82

Posted for: Variance

Petitioner: Sheldon S. Satsky

Location of property: NW/Corner of Chokeberry Road and

Darwood Drive

Location of Signs: NW/Corner of Chokeberry Road

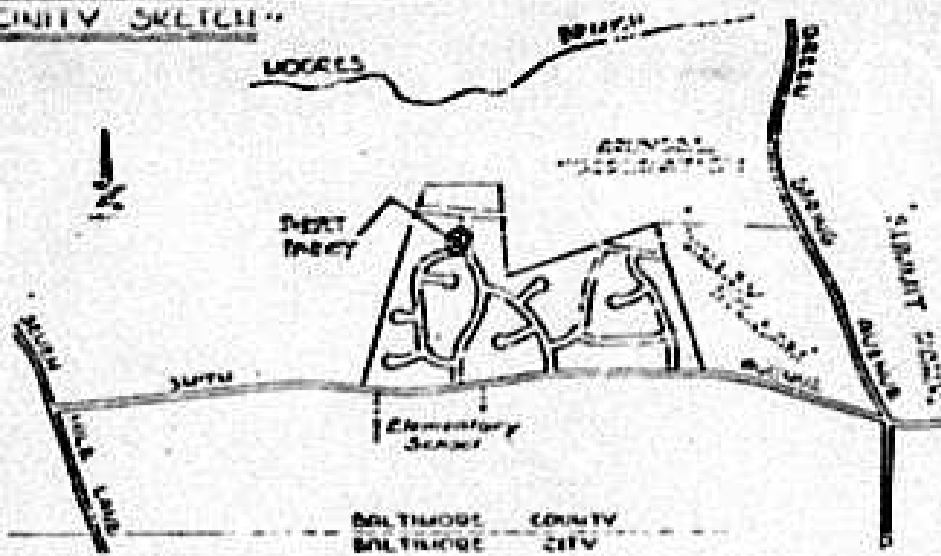
and Darwood Drive

Remarks:

Posted by: *L. J. ...* Date of return: May 25-82

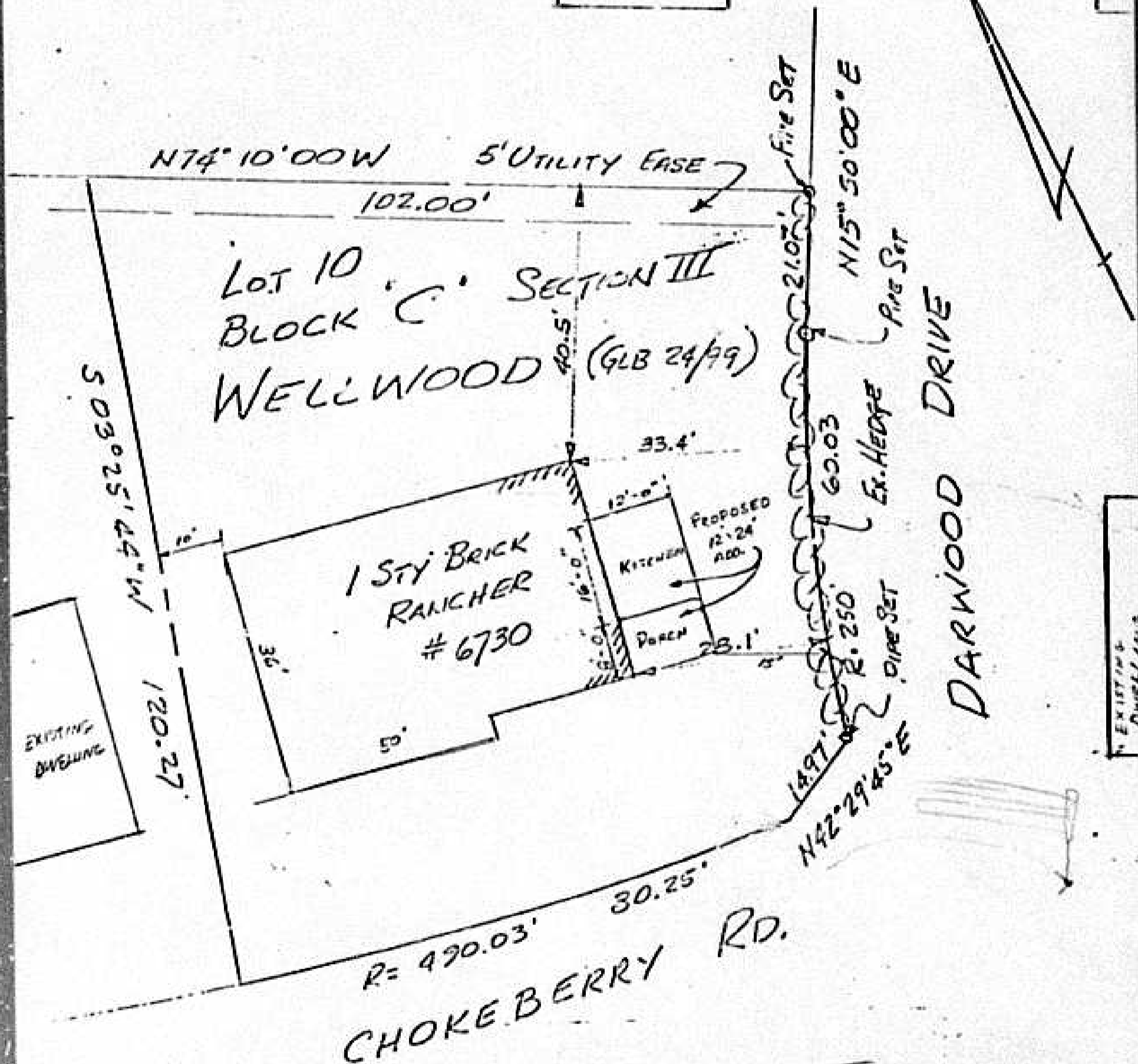
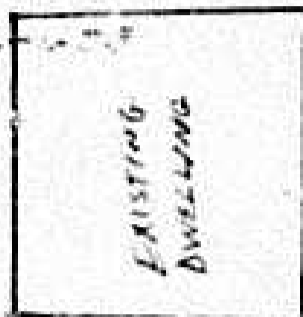
Number of Signs: 1





PETITIONER'S EXHIBIT

WARD DISTRICT
BALTIMORE CITY



SCALE 20 ft. = 1 inch (as to Lot 10)

ITON #203

VARIANCE PLAT FOR SIDE SETBACK
 ZONING DR 5.5 and LR 3.5
 Public Utilities existing in road

