PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Paltimore County and which is described in the description and plat attached hereto and made a pare hereof, hereby petition for a

Variance from Section .1. BC .2...3B [211.3] to permit a side yard settack

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

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

- 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.

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.

> 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. Satisky..... - (Type or Print Name) AMI- DA 5 14000 Signature .Preya.H. Satisky.... ------(Type or Print Name) or Petitioner 6730 Chokeberry Road 486-3207 Ave Dr Print Name) -Baltimore, Maryland __21209 ____ City and State Name, address and phone number of legal owner, con-tract purchaser or representative to be contacted .Sheldon_S._Satisky_____ ************************ 486-3207 Attorney's Telephone No.: _______6730 Chokeherry Road 332-8732

of April 19 82, 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

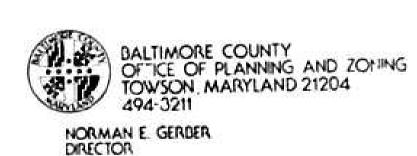
_A._M

FOR

RECEIVED

ORDER

(over)



May 18, 1982

Zoning Commissioner of Baltimore County.

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: Shyldon S and Preva H. Satisky Location: NW/corner Chokeberry and Darwood Roads Acres: 87.73/102/00 X 67.51/120.27 District: 3 rd.

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.

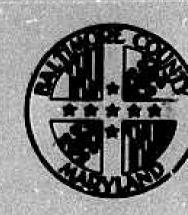
Very truly yours,

Current Planning and Development

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

May 20, 1982

Very truly yours,

C. Richard Moore

Assistant Traffic Engineer

The Department of Traffic Enginerring has no comments for

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 2, 1982

COUNTY OFFICE TLOG. 111 W. Chesapear Ave. Towson, Maryland 2120-

Nicholas B. Compodari Chai sman

MEMBERS Bureau of Engineering Department of Traffic Engineering State Posts Commission

Industrial .

Development

Bureau of Page Prevention Health Department Project Planning Building Department Board of Education Zonicy Administration

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

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

Dear Mr. & Mrs. Satisky:

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. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholae & Commadain, NICHOLAS B. COMMODARI Chairman

Zoming Plans Advisory Committee

Enclosures

MBC:bsc

Dear Hr. Hammond:

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS

TOWSON, MARYLAND 21204

HARRY J PISTEL P E

Mr. William E. Hammond

County Office Building

Towson, Maryland 21204

Zoning Commissioner

DIRECTOR

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.

Re: Item #203 (1981-1982)

District: 3rd

May 19, 1982

Property Cwner: Sheldon S. & Preya H. Satisky

N/W corner Chokeberry and Darwood Roads

Acres: 87.73/102.00 x 67.51/120.27

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 Facitioner.

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,

HOBERT A. MORTON, P.E., Chief Bureau of Public Services

PAM: EAL: FWR: 85

cc: Jack Wimbley

C-SW Key Sheet 30 NW 15 Pos. Sheet

NW 3 D Topc 78 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CCHRESPONDENCE

William E. Hammond, Zoning Commissioner Date April 29, 1982 TO Office of Planning and Zoning

FROM Jan J. Forrest

SUBJECT Zoning Variance Items

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

Item # 172 - Salvatore & Deborah A. Frascketti

Item # 174 . North Park Associated

Item # 179 - Aboll Communications

Item # 18h - Dorotny M. Markel

Item # 185 - Margaret E. Hickey

Item # 188 - Robert J. Romadka, Jr.

Item # 191 - Richard W. Ater

Tiem # 192 - Vermon E. & Patricia A. Hodges

Item # 195 - William E. & Jeannette M. Tunney

Item # 197 - Leonard Gordon

Item # 199 - Charles & Mary L. Gebhard

Item # 200 - Raymond A. & Linda M. DuVall Item # 202 - William T. & Irene F. McKeever

/Item # 203 - Sheldon S. & Preya H. Satisky

Item # 207 - James J. Ward, III

Iter # 209 - Charles H. & Ora P. Michael

Item # 213 - Frank A. & Rosemarie Luca

Item # 218 - Loonard & JoAnne Yaker

Ites # 220 - Joseph Christopher Glordosc Item # 221 - H M H Company

Item # 222 - Belair Beltwar Partgers

Ian J. Forrest Director BUREAU OF ENVIRONMENTAL SERVICES Prom Charles E. Burnham, Fland Review Cheif

See comments.

To William Harmond, Zoning Commissioner

ZONING ADVISORY COMMITTEE

.meeting of April 20, 1982

 Se comments. Item #202

Std. comments. Item #203 Std. comments. Item #204

See comments.

Sea comments.

See comments.

 Std. comments. Item #209

In west former -

JLW:rh

CRM/GMJ/rlj

BALTIMORE COUNTY

STEPHEN E COLLINS DIRECTOR

TOWSON MARYLAND 21204

Mr. William Hammond

Zoning Commissioner

Dear Mr. Hammond:

County Office Building

Towson, Maryland 21204

DEPARTMENT OF TRAFFIC ENGINEERING

RE: ZAC Comments for 4/20/82 Meeting

Item numbers 203 through 206 and Items 208 and 209.

IJF/fth

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16 th day of ______, 19 82 , that the herein Petition for Variance(s) to permit a side yard setback of 15 feet in lieu of the required 25 feet and a distance of 40 feet from the centerline of the street (Darwood Drive) in lieu of the required 50 feet, for the expressed purpose of constructing an addition, including a screened-in porch, to the existing dwelling to increase the habitable area, in accordance with the site plan filed herein and marked Petitioners' Exhibit I, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Plagring and Zoning.

> Zoning Commissioner of Baltimore County

ORDER RECEIVED

Mr. William E. Hammond Zoning Commissioner Room 109, County Office Building Towson, Maryland 21204

> RE: Case No. 82-267-A **Building Permit Application** No. 1934 Chitcherry Ris **Election District**

1. 15 19:

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your O der being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 21, 1982

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: April 20, 1982

RE: Item No: 202, 203, 204, 205, 206, 207, 208, 209 Property Owner: Location: Present Zoning: Proposed Zoring:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours, Un le teterel Wm. Nick Petrovich, Assistant Department of Planning

KNP/bp

PETITION FOR VARIANCES

3rd Election District

ZONING:

Petition for Variances

LOCATION:

Northwest Corner of Chokebarry Road and Darwood Drive

DATE & TIME:

Tuesday, June 8, 1982 at 10:00 A. M.

PUBLIC HEARING:

Room 106, County Office Building, III W. Chesapeake Avenue,

Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a side yard setback of 15' instead of the required 25' and 40' from the centerline of the street in lieu of the required 50'

The Zoning Regulation to be excepted as follows: Section 1B02.3B (211.3) - minimum side yard setback on a corner lot and distance from centerline of street in a D.R. 5.5 zone

All that parcel of land in the Third District of Baltimore County

Being the property of Sheldon S. Satisky, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, June 8, 1982 at 10:00 A.M. Fiblic Hearing: Room 106, County Office Building, Ili W. Chesapeaka Avenue, Towson, Maryland

> BY CRDER OF WILLIAM E. 'IAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES NW corner of Chokeberry Rd. and

BEFORE THE ZONING COMMISSIONER

Darwood Dr., 3rd District

OF BALTIMORE COUNTY

SHELDON S. SATISKY, ET UX, : Case No. 82-257-A

:::::::

ORDER TO ENTER APPEARANCE

Ar. 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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Pm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 17th day of May, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Sheldon S. Satisky, 6730 Chokeberry Road, Baltimore, Maryland 21209, Petitioners.

John W. Hessian, III

Legal Description

Being known as the northwest corner of Chokeberry Road and Darword Drive as recorded in the Land Records of Baltimore County, Plat of Wellwood, in Plat Book G.L.B. 24, Folio 99, Lot 10, other ise known as 6730 Chokeberry Road, in the 3rd Election

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond Zoning Commissioner Norman E. Gerber, Director

Office of Planning and Zoning

Zoning Petition No. 82-267-A
Sheidon S. Satisky, et ux

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

Director of Planning and Zoning

Date Moy 21, 1982

NEG:JGH:slc

cc: Arlene January Shirley Hess

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E HAMMOND ZONING COMMISSIONER

June 7, 1982

Mr. & Mrs. Sheldon S. Satisky 3730 Chokeberry Road Baltimore, Maryland 21209

> Re: Petition for Variances NW/corner Chokeberry Rd. & Dagwood Dr. Sheldon S. Satisky, et ux - Petitioners Case #82-267-A item #203

Dear Mr. & Mrs. Satisky:

This is to advise you that ______ is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND

Commissioner M. 107669

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

DATE 6/8/82 ACCOUNT 01-662 449.45 HECEIVED Sheldon S. Satisky Advertising & Posting Case #82-267-A

8 028 ******** SASID USBEA

VALIDATION OR SIGNATULE OF CASPIER

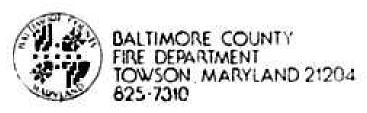
Baltimore, Maryland 21209

TOWSON, MARTIAND

BOTICE OF HEARING

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

TDE:_	· 10:00 A. M.						
DATE:_		Tuesday,	June 8,	1982			11-2 3
PLACE	ROCM	106 COU	TY OFFICE	BUILDING.	111 V.	CHESAPEAKE	AVENUE,



PAUL H PEINCKE

June 14, 1982

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

Attention: Nick Commodari, Chairman Zoning Plans Advisory Cormittee

PE: Property Owner: Sheldon S. and Preya H. Satisky

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.

- () i. 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 operation.
- (χ) 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.

REVIEW REST CON HOLD 1/15/10	Approved: 1 00000 M 1/Commo
Planning Group	Fire Prevention Buread
Special Inspection Division	
Α	

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

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

Dear Mr. & Mrs. Satisky:

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

Very truly yours,

June 16, 1982

WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachments

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

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 morths.

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, Shell sty SHELDON S. SATISKY, it wy

Pr. & Nov. Brokken P. Bottleby FFJD Statementy Real Military, Rt. 21207

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 WILLIAM E. HAMMOND

Petitioner's Attorney

Reviewed by John B. Commodari Chairman, Zoning Plans

Advisory Committee

Zoning Commissioner

CERTIFICATE OF POSTING

Date of Posting MAY 21-82 District 3rd Posted for I willow & Satisfy
Petitioner Shellow & Satisfy
nestion of property NV/Corner of Chopseberry Road and
Warwood Dirive
Uscation of Signs: NN/Corner of Chopseberry Road
Warlend Darwood Drive Posted by Signature

Number of Signature

Date of return May 25-82 CERTIFICATE OF PUBLICATION

Drive
DATE & TIME: Tuesday, June 2,
1982 at 16:00 A.M.
PUBLIC HEARING: Room 104,
County Office Building, 111 W.
Chesapeake Avenue, Townon,
Maryland The Zoning Commissioner of Bol-timore County, by authority of the Zoning Act and Regulations of Bal-timore County will hold a public timore County will hold a public hearing:

Petition for Variances to permit a sideyard setback of if instead of the required 25' and f from the centerities of the stree in lieu of the required LY.

The 'soning Fegulation to be excepted as follows:
Section 1802 18 (217.8) — minkyum side yard set. sck on a corner lot and distances from centerline of street in a D.R. \$5 sone

All that perret of land in the Third District of Saltimore County.

Being known as the northwest corner of Chekeberry Road and Darwood Drive as recorded in the Land Records of Baltimore Courf.

Plat of Wellwood, in Plat B.ok G.L.B. 24, Folio 19, Lot 10, otherwise known as \$720 Chekeberry Road. in the 3rd Election District.

Being the property of Sheldon S. Satisky, et ux, as shown on plat trian filed with the Ecolog Department.

ment.

Ifearing Date: Tuesday, June 2,
1982 at 10:00 A.M.

Public Hearing: Room 10t, County Office Building, 111 W. Cheanseake Avenue, Towson, Maryland.

Ry Order Of
WILLIAM R. HAMMOND,

Zoning Commissioner of Imitimore County

PETITION FOR VARIANCES

TOWSON, MD. May 20 19.62 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 6882 287 Cack the street before the Sth.

THE JEFFERSONIAN

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 Filing Fee \$ 25.00

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION

William E. Hammond, Zoning Commissioner

! the Petition for assignment of a

MISCELLANEOUS CASH RECEIPT

AMOUNT_ \$ 25.00 RECEIVED Sheldon S. Satisky 6730 Chokeberry Road

Filing fee for Variance petition for Sheldon S. Satisky Liter # 203

VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate Tracing 200 Sheet FUNCTION 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 Revised Plans: Reviewed by: 400 Change in outline or description___Yes Previous case: Map # _ Z C _ Negz



