

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 1B02.3B (Sec. 10. A. 2 - 1945 Regulations) to permit a side setback of 2 feet in lieu of the required 7 feet of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Please see attached letter.

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): _____
 (Type or Print Name) (Type or Print Name)
 Signature _____ Signature _____
 Address _____ Address _____
 City and State _____ City and State _____
 Telephone No. _____ Telephone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of August, 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 7th day of October, 1982 at 9:30 o'clock A. M.

ORDER RECEIVED FOR FILING
 DATE October 11, 1982

Andrew Styka, et ux
 N/S of Main Blvd., 450' E of York Rd., 8th
 83-90-A
 83-90-A

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 N/S Main Blvd., 450' E of York Rd., 8th District : OF BALTIMORE COUNTY
 ANDREW STYKA, et ux, : Item 24
 Petitioners

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

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Rm. 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 4th day of August, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Andrew Styka, 10 East Main Boulevard, Timonium, Maryland 21093, Petitioners; and Mr. Bill O'Connor, 2916 Montebello Terrace, Baltimore, Maryland 21214, who requested notification.

Peter Max Zimmerman
 Peter Max Zimmerman

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 28, 1982

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

o6o
 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. Andrew Styka
 10 East Main Blvd.
 Timonium, Maryland 21093

RE: Case #83-90-A (Item No. 24)
 Petitioner - Andrew Styka, et ux
 Variance Petition

Dear Mr. & Mrs. Styka:

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 Commission 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 according.

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

NEC/mch
 Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
 DIRECTOR
 August 31, 1982

Re: Item #24 (1982-1003)
 Property Owner: Andrew & Maria Styka
 N/S Main Blvd. 450 E. of York Rd.
 Acres: 55 X 184.50 District: 8th

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. Main Boulevard, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. 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.

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

RAM:EAM:PWR:ms
 cc: Jack Wibley
 5-NE Key Sheet
 57 & 58 NW 3 Pos. Sheets
 NN 15 A Topo
 51 Tax Map

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

STEPHEN E. COLLINS
 DIRECTOR
 August 25, 1982

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

RE: ZAC Meeting of August 10, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items number 21, 24 and 25.

Very truly yours,
Michael S. Flanagan
 Michael S. Flanagan
 Engineering Associate II

MSP/r1j

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
 TO: Office of Planning and Zoning Date: September 10, 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 # 3 - Marriott Corporation
- Item #24 - Andrew & Maria Styka
- Item #25 - Samuel J. Salvo
- Item #27 - Virginia L. Baker, et al
- Item #28 - Villa Maria, Incorp.
- Item #29 - Wade J. & Joan B. Webster
- Item #30 - Stanley Larry Posner
- Item #31 - Glenn C. & Karen L. Snyder
- Item #32 - Clay Stanbaugh
- Item #33 - The White Marsh Joint Venture
- Item #34 - Preston G. & Ann D. Shelton
- Item #36 - Gary B. & Leslie P. Plotnick
- Item #43 - Jay I. & Ellen Morstein

Ian J. Forrest
 Ian J. Forrest, Director
 BUREAU OF ENVIRONMENTAL SERVICES

LJF/ftb

1017
 83-90-A

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
 494-3000

September 8, 1982

TED ZALESKI, JR.
 DIRECTOR
 Mr. William E. Hammond, Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 24, Zoning Advisory Committee Meeting of August 10, 1982 are as follows:

Property Owners: Andrew & Maria Styka
 Location: 478 Main Blvd. E. of York Road
 Existing Zoning: R.H. 3.5
 Proposed Zoning: V-1 to permit a side yard setback of 2' in lieu of the required 5.25'.
 Acres: 55 x 184.50
 District: 8th

The items checked below are applicable:

X.A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 6-81 State of Maryland Code for the Handicapped and Aged and other Applicable Codes.

X.B. A building and other miscellaneous permits shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

X.E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 1'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 601, Item 2, Section 1407 and Table 1402.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed con comply with the height/area requirements of Table 505 and the required construction classification of Table 601.

I. Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
Charles E. Burnham
 Charles E. Burnham, Chief
 Plans Review

CEB:rvj
 PDR 01-82

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the ^{Deputy} Zoning Commissioner of Baltimore County, this 11th day of October, 1982, that the herein Petition for Variance(s) to permit a side yard setback of two feet in lieu of the required seven feet, for the existing carport, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- All downspouts shall direct rain water away from the adjoining property.
- Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland - 21204

Date: August 10, 1982

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

Z.A.C. Meeting of: August 10, 1982

RE: Item No: 23, 24, 25
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Mr. Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

PETITION FOR VARIANCE

8th Election District

ZONING: Petition for Variance
LOCATION: North side of Main Boulevard, 450 ft. East of York Road
DATE & TIME: Thursday, October 7, 1982 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 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 Variance to permit a side yard setback of 2 ft. in lieu of the required 7 ft.

The Zoning Regulation to be excepted as follows:
Section 1B02.3B (Sec. 10. A. 2 - 1945 regulations) - side yard setback for open structure

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

Being the property of Andrew Styka, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, October 7, 1982 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Date: September 27, 1982
SUBJECT: Zoning Petition No. 83-90-A
Andrew Styka, et ux

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

Norman E. Gerber per J. Howell
Norman E. Gerber
Director of Planning and Zoning

NEG:JGHale

cc: Arlene January
Shirley Hess

ORDER RECEIVED FOR FILING

DATE October 11, 1982
BY *Shirley Hess*
ADMINISTRATIVE SERVICES

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 29, 1982

Mr. & Mrs. Andrew Styka
10 East Main Boulevard
Timonium, Maryland 21093

Re: Petition for Variance
N/S of Main Blvd., 450' E. of York Rd.
Andrew Styka, et ux - Petitioners
Case #83-90-A Item #24

Dear Mr. & Mrs. Styka:

This is to advise you that \$51.31 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
WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 112305

DATE 10/6/82 ACCOUNT R-01-615-000

AMOUNT \$51.31

RECEIVED FROM Andrew Styka
FOR Advertising & Posting Case #83-90-A

C 015*****51315 8078A

VALIDATION OR SIGNATURE OF CASHIER

September 3, 1982

Mr. & Mrs. Andrew Styka
10 East Main Boulevard
Timonium, Maryland 21093

NOTICE OF HEARING

Re: Petition for Variance
N/S of Main Blvd., 450' E of York Rd.
Case #83-90-A Item #24

TIME: 9:30 A.M.

DATE: Thursday, October 7, 1982

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

TOWSON, MARYLAND

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 11, 1982

Mr. & Mrs. Andrew Styka
10 East Main Boulevard
Timonium, Maryland 21093

RE: Petition for Variance
N/S of Main Blvd., 450' E of York Rd. - 8th Election District
Andrew Styka, et ux - Petitioners
NO. 83-90-A (Item No. 24)

Dear Mr. & Mrs. Styka:

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

Very truly yours,

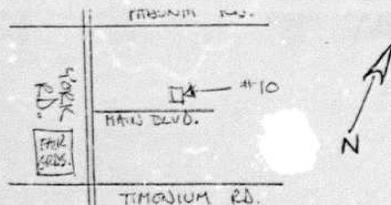
Jan M. H. Jung
JAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

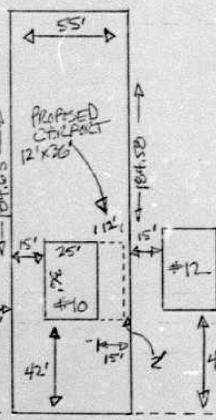
cc: Mr. Bill C'Conner
2916 Montebello Terrace
Baltimore, Maryland 21214

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



PLAT FOR ZONING VARIANCE
OWNERS: ANDREW & MARIA STYKA

DISTRICT - 8TH
ZONING - D.R.3.5
UTILITIES EXIST
FIRE HYDRANTS EXIST



SCALE: 1" = 40'

450' TO
& OF YORK RD. MAIN BLVD. 50' RIGHT-OF-WAY
21' PAVING

OWNERS: #8 - HARRY & BETTY BETSILL
#10 - ANDREW & MARIA STYKA
#12 - LEONARD & EDNA PHELPS



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

October 8, 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: Andrew & Maria Styka

Location: N/S Main Blvd. 450' E. of York Road

Item No.: 24 Zoning Agenda: Meeting of August 10, 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 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.
- (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.

REVIEWER: *[Signature]*
Planning Group
Special Inspection Division

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

/mb/tr

10/7 83-90-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8 Date of Posting: 9/19/82
Posted for: Robert J. Hammond
Petitioner: Andrew Styka et al.
Location of property: 215 York Rd., 450' E of York Rd.
Location of Signs: front of property (#10 Main Blvd.)
Remarks: _____
Posted by: Dean J. Hoffman Signature Date of return: 9/24/82
Number of Signs: 1

PETITION FOR VARIANCE
In Election District
ZONING: Petition for Variance.
LOCATION: North side of Main Boulevard, 450' E. East of York Road.
DATE & TIME: Thursday, October 7, 1982 at 9:30 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 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 Variance to permit a side yard setback of 2 ft. in lieu of the required 7 ft.
The Zoning Regulation to be exempted as follows:
Section 180.13 (Sec. 18.4.3-1981) (regulation)-side yard setback for open structures.
All that parcel of land in the 8th Election District of Baltimore County, beginning at a point on the North side of Main Blvd., 450 feet East of York Rd., as recorded in the Land Records of Balto. Co. in Plat Book G.C.B.N. No. 19, Folio 41, Lot 10, Part of wayside, otherwise known as 10 Main Blvd. in the 8th Election District.
Being the property of Andrew Styka, et al., as shown on plat filed with the Zoning Department.
Hearing Date: Thursday, October 7, 1982 at 9:30 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Sept. 16.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 16, 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., ~~October 13th~~ October 16th 1982, the ~~15th~~ 16th day of September 1982, appearing on the 16th day of September 1982.
THE JEFFERSONIAN
[Signature]
Manager.
Cost of Advertisement, \$_____

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										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>DI/DA5</u>	Revised Plans: Change in outline or description <u>Yes</u> <input type="checkbox"/> No <input type="checkbox"/>									
Previous case: <u>None</u>	Map # _____									

Mr. & Mrs. Andrew Styka
10 East Main Blvd.
Towson, Maryland 21093

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 10th day of August, 1982.

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Andrew Styka, et al.

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

To Whom It May Concern:

The carport on our premises was built for medical reasons and not for pleasure.

Mrs. Maria Styka has a Carpal Tunnel Syndrome in both hands. (A medical certificate to this effect can be presented at necessary). Due to this condition, both hands are weak and permanently sensitive to heat and cold. She is unable to scrape ice or shovel snow should the car be parked in the street in extremes of weather nor touch a hot steering wheel as this will aggravate the weakness. In order to perform her job in which use of both hands is necessary, every precaution to preserve her strength has been taken on medical advice.

Sincerely,

[Signature]
Andrew Styka

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 2nd day of July, 1982.

Filing Fee \$ 35.00 Received: Check Cash Other

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

No. 107961

DATE: 7/23/82 ACCOUNT: 01-662
AMOUNT: 35.00

RECEIVED FROM: A.H.O. Comm
FOR: Flg Fee for Variance for Styka + Maria Styka Item 24 10 E. Main Blvd

6 106*****359678 8268A

VALIDATION OR SIGNATURE OF CASHIER

Zoning Description:

Beginning at a point on the North side of Main Blvd., 450 feet East of York Rd., as recorded in the land records of Balto. Co. in Plat Book G.C.B.N. No. 19, Folio 41, Lot 10, Part of wayside, otherwise known as 10 Main Blvd. in the 8th Election District.