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 400:1 to permit an accessory structure (swimming pool) to be located in the side yard instead of the required rear yard of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) LOCATION OF SEPTIC SYSTEM IN REAR YARD DISTRICT: 3 E TG 4 27 HEAT O. A 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. Legal Owner(s) Contract Purchaser: ADOLPH KOMANI (Type or Print Name) Edolph Koman Signature CLAIRE KOMAN Cenus Item 219 or Print Name) STEVENEAN MARYLAND 2-1153 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Attorney's Telephone No.: ______ ORDERED By The Zoning Commissioner of Baltimore County, this _____ 9th _____ day County, on the _____ 28th ____ day of _____ June _____, 19.83 , at 10:00 o'clock Tues- gure 28, 1983 Zoning Commissioner of Baltimore County. Mr. & Mrs. Adolph Koman 8515 Keller Avenue Stevenson, Md. 21153

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

111 W. Chusapenke Avenue

WILLIAM E. HAMMOND

Zoning Commissioner

Towson, Maryland 21294

County Office Building

Your Petition has been received and accepted for filing this

Petitioner Adolph Lonen, et .x

Petitioner's Attorne

PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond TO Zoning Commissioner Norman E. Gerber, Director PROM Office of Planning and Zoning Zoning Petition No. 83-290-A SUBJECT Adolph Koman, et ux

Date_ June 16, 1983

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

Director of Planning and Zoning

nay 17, 1983

NEG:JGH:slc

Zoning Commissioner

County Office Building Townon, Maryland 21204

COMMENTS ARE AS FOLLOWS:

(5) square feet or more.

Office of Planning and Zoning

cc: Arlene January Shirley Hess

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 16, 1983

111 W. Chesapeake Ave. Towson, Maryland 21204

Nicholas B. Cosmodari

Chairman

MEMBERS

... wartment of

Traffic Engineer's

State Roads Commiss

Bureau of

Engineering

Day, loggent

Bureau of Fire Prevention Reviewed by: Jelolas B. Commoder Health Department Project Planning Chairman, Zoning Plans Building Department Advisory Committee Board of Education Industrial

Mr. & Mrs. Adouph Koman

Petitioner - Adolph Koman, et ux

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

: Case No. 83-290-A

John W. Hessian, III

Rm. 223, Court House Towson, Maryland 21204

John W. Hessian, III

494-2188

I HEREBY CERTIFY that on this 20th day of June, 1983, a copy of the foregoing

Order was mailed to Mr. and Mrs. Adolph Koman, 8615 Keller Avenue, Stevenson,

People's Counsel for Baltimore County

11:11:1

ORDER TO ENTER APPEARANCE

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.

Pursuant to the authority contained in Section 524.1 of the Baltimore County

RE: PETITION FOR VARIANCE

N/S of Keller Ave., 1,530 S of Hillside Rd., 3rd District

ADOLPH KOMAN, et ux,

Petitioners

Mr. Commissioners

Peter Max Zimmerman

Deputy People's Counsel

MD 21153, Petitioners.

plans submitted with the above referenced petition. The following comments are not intended to indicate the appropristeness 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 hav, 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.

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.

Chairman

Enclosures

NBC:bsc

Zoning Plans Advisory Committee

RAM: EAM: FWR: SS

S-SW Key Sheet 41 NW 17 Pos. Sheet NW 11 E Topo 68 Tax Kap

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J PISTEL P. E. DIRECTOR

May 27, 1983

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

> Re: Item #219 (1932-1983) Property Owner: Adolph Koman, et ux N/S Keller Avenue 1400' E. Hillside Rd. Acres: Lot #2 - "Rockcrest" 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 as secured by Public Works Agreement 37/06, executed in conjunction with the development of "Rockcrest", of which this p. perty is a part.

Development of this property through stripping, grading and stabilization could result in a sediran' ollution problem, damaging private and public holdings downstream of the reopency. A grading permit is, therefore, necessary for all grading, including the scripping 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 diffice has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 219 (1982-1983).

> Very truly yours, Bureau of Public Services

pool, wading pool, bathliouse, raunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support

BALL IMORE COUNTY DEPARTMENT OF HEALTH

Zoning Item (219, Zoning Advisory Committee Meeting of April 26,1983

Froperty Owner: Adolph Koman, et ux

Location: N/S Keller Avenue District 3

() Prior to approval of a Building Permit for construction, renovation and/or

Section, Environmental Support Services, for final review and approval.

() A permit to construct from the Division of Air Pollution Control is required

() A permit to construct from the Division of Air Pollution Control is required

() Prior to approval of a Building Permit Application for renovations to exist-

specifications of the building, food service area and type of equipment to

be used for the food service operation must be submitted to the Plans Review

and Approval Section, Division of Engineering and Maintenance, State Depaytment

ing or construction of new health care facilities, complete plane and

() Prior to any new construction or substantial alteration of public swimming

() Prior to new installation/s of fuel burning equipment, the owner should

ments for such installation/s before work begins.

of Health and Mental Hygiene for review and approval.

installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Peview

contact the Division of Air Pollution Control, 494-3775, to obtain require-

for such items as spray paint processes, underground gasoline storage tank/s

for any charbroiler operation which has a total cooking surface area of five

(5,000 gallens or more) and any other equipment or process which exhausts

() Prior to approval for a nursery school, owner or applicant must comply with all Balt more County regulations. For more complete information, contact the Division . Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

88 20 1082 (1)

8615 Keller Avenue Stevenson, Maryland 21153

> PF: Item No. 219 - Case No. 83-290-A Variance Petition

Dear Mr. & Mrs. Koman:

The Zoning Plans Advisory Committee has reviewed the

Enclosed are all comments submitted from the members

Very truly yours,

Rechalas B. Commedani. NICHOLAS B. COMPODARI

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12 day of July , 19 83 , that the herein Petition for Variance(s) to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard, in accordance with the site plan filed herein, is hereby GRANISD, from and after the date of this Order, subject, however, to the approval of said plan by the Department of Public Works and the Office of Planning and

Zoning.

RECEIVED FOR FILING

WILLIAM E HAMMOND ZONING COMMISSIONER

July 12, 1983

Mr. and Mrs. Adolph Woman 8615 Keller Avenue Stevenson, Maryland 21153

> RE: Petition for Variance N/S of Keller Ave., 1,530' S of Hillside Rd. - 3rd Election District Adolph Koman, et ux - Petitioners "D. 83-290-A (Item No. 219)

Dear Mr. and Mrs. Koman:

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

Very truly yours,

Attaclments

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

() Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.

() Soil percolation tests have been conducted.

The results are valid until Revised plans must be submitted prior to approval of the percolation

() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

() In accordance with Section 13-117 of the Baltimore County Code, the water

well yield test shall be valid until is not accomptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit

() All roads and parking areas should be surfaced with a dustless, bonding material.

(X) No health hazards are anticipated.

(X) Others The existing dwelling is served by a drilled well and septic system, both of which appear to be functioning properly. The proposed pool will Not well or septic system.

September 14, 1983

88 20 1080 (2)

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON MARYLAND 21204-2586 494-4500

PAUL H REINCKE CHEF

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

Actention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Adolph Koman, et ux

Location: N/S Keller Avenue 1400: E. Hillside Road

Item No.: 219

Gent lemen:

Zoning Agenda: Meeting of April 26, 1983

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 Feginning of operation.

() 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.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: La be Gray Yelly 4-14-17 X8520 ved? Fire Prevention Bureau/ Special Inspection Division

JK/mb/cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas Commodari TO. Zoning Department Date May 17, 1983 PROM Plans Review C9.B Zoning Advisory Committee SUBJECT Meeting of April 26, 1983

DESCRIPTION

1530 feet south of Hillside Road being known and

designated as Lot No. 2, as shown on the Plat entitled "Rockcrest", which Plat is recorded among the Land Records of Baltimore County in Plat Book

No. E.H.K.Jr. No. 37, Folio 86. The improvements

thereon being known as No. 8615 Keller Avenue in the 3rd Election District.

Located on the north side of Keller Avenue,

See Comments See Comments No Comments See Comments Item #218 Standard Comments Item #219 No Comments See Comments No Comments See Comments

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Tomon, Maryland - 21204

Date: April 25, 1983

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

Z.A.C. Meeting of: April 26, 1983

RE: Item No: 213, 214, 215, 216, 217, 218, 219, 220, 221, 222 Property Owner: Location: Present Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours Wow wich Letword Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp

PETITION FOR VARIANCE

3rd Election District

ZONING:

LOCATION:

North side of Keller Avenue, 1,530 ft. South of Hillside Road

DATE & TIME: Tuesday, June 28, 1983 at 10:00 A.M.

Petition for Variance

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 an accessory structure (swimming

pool) to be located in the side yard instead of the required rear yard The Zoning Regulation to be excepted as follows:

Section 400.1 - location of accessory structure

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

Being the property of Adciph Koman, et ux, as shown or plat plan filed with the Zoning Department,

Hearing Date: Tuesday, June 28, 1983 at 10:00 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

REVISED PLANS

MAY 9 REC'D +Tery #219

STEPHEN E COLLINS

July 12, 1983

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

Item No. 213, 214, 215, 216, 217, 218 219 April 26, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres: District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 213, 214, 215, 216, 217, 218, 219, 220, and 221.

Michael S. Flanigan Traffic Engineer Assoc. II

MSF/ccm

Kenan 300 b

PRTITION I ON VARIANCE

Prof Elon as District

ZONING: Petition for Variance
LOCATION: North side of Yells
Avenue, 1.20 f. Both of Hillaid
Road

DATE & TIME: Therday, June 2:
1963 at 10:00 A.M.

PITELIC REARING. Room to
County Office Building, 131 W
Chesspeaks Avenue Town of
Maryland

The Zoning Commissioner at Hallimore County, by authority of the
Zoning Act and Regulations of hallimore County, will hold a publishesing:

Petition for Variance to permit at
accessory atructure (swimming post)
to be located in the side yard in
stead of the required fear yard.

The Zoning Regulations to be excepted as fallows:
Section 600 1—location of accessory
atructure

All that parcel of land in the
Third District of Baltimore County
Located on the north side of Keler Avenue, 1430 feet south of Hillside Road being known and designated as Let No. 2, as shown on the
Plat entitled "Rockgraz", white
Plat sentitled "Rockgraz", white
Plat sentitled "Rockgraz", white
Plat sentitled "Rockgraz", white
Plat Book No. Ell W. Jr. No.

Fotio Bi Whe improvements thereon
reing known as No. 8615 K 2
Venue — are Caction for K

Venue — are Caction for K

Hearing Late: Tuesday, June 28,
1861 at 10:00 a.M.

blic Hearing: Room 106, Co. 21/
Otion, Building, 111 W. Chemps for
Avenue, Tomor, Maryland
By Orde Of
Will JAN J. HARMUND
Room J. Commissioner
of R. J. Room Commissioner

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 2, 19.83

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore County, Md., weekly newspaper printed and published in Towson, Baltimore

L. Frank Sinceton Manager.

Cost of Advertisement, \$ 19.25

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

RE: Case No. 83-290 A
Building Permit Application No.
Election District

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 Order being subject to a thirty (30) day appeal period, but wish to go ahead with the permit application prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland, and you from any liability or responsibility for any consequences which might arise during the appeal period.

Very truly jours,

a.D. Koman

WEH: bac

99/128/83

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

	revent, maryland	83-290-A
District 3rd	Date	of Posting June 10, 198
Posted for: Varian	***************************************	
Petitioner: adolph,	Koman st ur J Kelbr avenur, 1,	
Location of property: N/5	of Keller avenue 1.	530' 5 M
Hellade Road		0
Location of Signs: 20116	ide of Keller aren	10 - Q1 11.1
1,4001 Southof	Helleide Rock	1 of the
Memarks:		
Posted by J. arata	Date of retu	a Jum 17, 1953
Number of Signature		



WILLIAM E HAMMOND ZONING COMMISSIONER

June 21, 1983

Mr. & Mrs. Adolph Koman 8615 Keller Avenue Stevenson, Maryland 21153

Re: Petition for Variance
N/S of Keller Ave., 1,530' S of
Hillside Rd.
Case No. 83-290-A

Dear Mr. & Mrs. Koman:

This is to advise you that \$50.25 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.

WILLIAM E. HAMMOND

mmissioner

BALTIMOSSE COUNTY, MARYLAND
OFFICE OF FRANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 117665

MISCELLANEOUS CASH RECEIPT

DATE 6/28/13 ACCOUNT 01-615
AMOUNT #50.35

advertisers & Pasting

(06) a 032 - 28 3- 390- A.

VALIDATION OR SIGNATURE OF CASHIER

CE! TIFICATE OF PUBLICATION

Fikesville, Md., June 8 19 83

the first publication appearing on the

the secend publication appearing on the

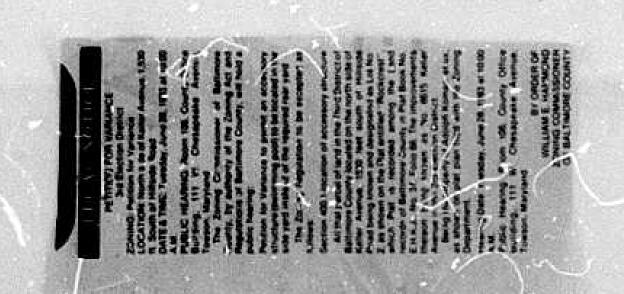
day of ______.19___

the third publication appearing on the

____day of______,

THE NORTHWEST STAR

Cost of Advertisement_ \$26.00



June 2, 1983

Mr. & Mrs. Adolph Koman 8615 Keller Avenue Stevenson, Maryland 21153

Re: Petition for Variance
N/S of Kelier Ave., 1,530' S of
Hillside Road
Adolph Koman, et ux - Petitioners
Case No. 83-290-A

TDE: 10:00 A.M.

DATE: Tuesday, June 28, 1983

PLACE: BOOM 106 COUNTY OFFICE BUILDING, 111 V. CHESAPEARE AVENUE.

TOWSON, MARYLAND

ING COMMISSIONER OF PINORE COUNTY

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

DATE 4/14/53

No. 117326

ACCOUNT R-01-615-000

AMOUNT_ \$35.00

Petition for Zoning Variance Item 219

6 104*****3500:D 5158A

