

**PETITION FOR ZONING VARIANCE** 84-108-A  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

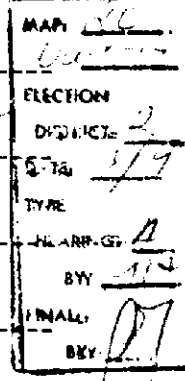
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.3.B (208.3) to permit a side yard setback of 22 feet instead of the required 30 feet, and a setback of 47 ft. from the centerline of street in lieu of the required 55 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)  
We purchased this INRM property June 16, 1983 & the shed in question was built by the previous owners. The attorney at Bay State Title recommended we file for a variance so that the size & location of this structure will not present a problem in the future.

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: (Type or Print Name)	Legal Owner(s): EDWARD I. KLAWANSKY (Type or Print Name)	
Signature	Signature	
Address	4100 Windridge Road 655-2709 Address Phone No.	
City and State	Baltimore, MD 21208 City and State	
Name, address and phone number of legal owner, contract purchaser or representative to be contacted		
Name		
Attorney's Telephone No.:	Address Phone No.	

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of August, 1983, 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 20th day of October, 1983, at 10:30 o'clock A.M.

*Carl John*  
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING  
DATE October 14, 1983

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
NW Corner Windridge & Streamwood  
Rds., 2nd District : OF BALTIMORE COUNTY

EDWARD I. KLAWANSKY, et ux, : Case No. 84-108-A  
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 of which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

*Peter Max Zimmerman* *John W. Hession III*  
Peter Max Zimmerman, III John W. Hession, III  
Deputy People's Counsel People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 3rd day of October, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Edward I. Klawansky, 4100 Windridge Road, Baltimore, MD 21208, Petitioners.

*John W. Hession, III*  
John W. Hession, III

**BALTIMORE COUNTY**

**ZONING PLANS**

**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**

**EVALUATION COMMENTS**

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

October 14, 1983

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21286

Mr. & Mrs. Edward I. Klawansky  
4100 Windridge Road  
Baltimore, Maryland 21208

ofo  
Nicholas B. Commodari  
Chairman

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

RE: Item No. 45 - Case No. 84-108-A  
Petitioner - Edw. I. Klawansky, et ux  
Variance Petition

Dear Mr. & Mrs. Klawansky:

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,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc  
Enclosures

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

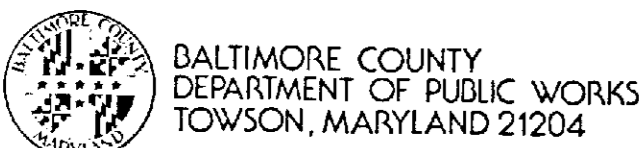
Arnold Jablon, Zoning Commissioner  
TO: Office of Planning and Zoning Date: September 20, 1983  
FROM: Ian J. Forrest  
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

- Item # 44 - George Mehring
- Item # 45 - Edward I. & Sharon Klawansky
- Item # 48 - Michael Rife

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

LJP/eth



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

September 16, 1983

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #45 (1983-1984)  
Property Owner: Edward I. & Sharon Klawansky  
NW cor. Windridge and Streamwood Roads  
Acreage: 92.07/95.00 X 107.07/110.00  
District: 2nd

Dear Mr. Jablon:

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 27001, executed in conjunction with the development of "Willow Glen North Addition - Section One", of which this property is a part.

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 45 (1983-1984).

Very truly yours,

*Robert A. Norton*  
ROBERT A. NORTON, P.E., Chief  
Bureau of Public Services

RAN:EM:FW:rss

P-SF Key Sheet  
29 NW 28 Pos. Sheet  
NW 8 G Topo  
77 Tax Map



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

STEPHEN E. COLLINS  
DIRECTOR

September 1, 1983

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

Item No. 43, 44, 45, 46, 47, and 48 ZAC - Meeting of August 16, 1983  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

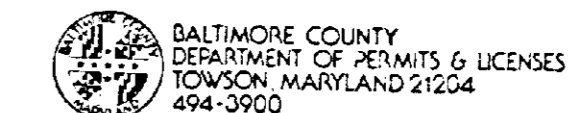
Acres:  
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 43, 44, 45, 46, 47, 48.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Assoc. II

MSF/ccm



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21284  
494-3600

September 21, 1983

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

Dear Mr. Hammond:

Comments on Item # 45 Zoning Advisory Committee Meeting are as follows:

Property Owner: Edward I. & Sharon Klawansky  
Location: NW/Cor. Windridge & Streamwood Roads  
Existing Zoning: B.M. 3-5  
Proposed Zoning: Variance to permit a side street setback of 12' in lieu of the required 30'.  
Area: 92.07/95.00 x 107.07/110.00  
District:

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1081/ Council Bill 1-82 except as otherwise noted in the Code 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.
- E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, Line 2, Section 1017 and Table 102.
- 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 comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- 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 Service) at 111 West Chesapeake Ave., 21204.

Very truly yours,

*Charles E. Dumbach*  
Charles E. Dumbach, Chief  
Plans Service

CEB:ej  
FORM 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/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit

### BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent  
Towson, Maryland - 21204  
Date: August 15, 1983

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

Z.A.C. Meeting of: August 16, 1983

RE: Item No: 43, 44, 45, 46, 47, & 48  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

The above referenced item numbers have no bearing on student population.

Very truly yours,  
*W. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

IN RE: PETITION ZONING VARIANCES  
NW corner of Windridge and  
Streamwood Roads - 2nd  
Election District  
Edward I. Klawansky, et ux,  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 84-108-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request variances to permit a side yard setback of 22 feet instead of the required 30 feet and a setback of 47 feet from the centerline of the street in lieu of the required 55 feet. The purpose of the request is to permit the continued existence of a shed which was built by the prior owner, as more fully described on Petitioners' Exhibit 1.

Petitioner Sharon Klawansky appeared and testified. No Protestants appeared. Testimony indicated, and was uncontested, that the property is zoned D.R.3.5. The Petitioners purchased their home in June, 1983, and at settlement were told that the existing shed, attached to the home, was in violation of the requisite zoning regulations. The Petitioners do not know when the shed was built but the house is seven years old.

The Petitioners seek relief from Section 1B02.3B. (208.3), pursuant to Section 207, of the Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. *McLean v. Soley*, 270 Md. 209 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

ORDER RECEIVED FOR FILING  
DATE October 24, 1983  
BY John P. Soley, act

2. whether the grant would do substantial injustice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

*Anderson v. Bd. of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance was to be granted, such use as proposed would not be contrary to the spirit of the regulations, and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not to be granted. It has been established that the requirements the Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons above given, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24 day of October, 1983, that the Petition for Variances to permit a side yard setback of 22 feet instead of the required 30 feet and a setback of 47 feet from the centerline of the street in lieu of the required 55 feet and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit, and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that their proceeding at this time is at their own

ORDER RECEIVED FOR FILING  
DATE October 24, 1983  
BY John P. Soley, act

risk until such time as the appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

*Arnold Jablon*  
Zoning Commissioner of  
Baltimore County

#### ZONING DESCRIPTION

Situated on the Northwest corner of Windridge & Streamwood Roads, being Lot #1, Block B, in the subdivision of Willow Glen North Addition. Book #34, Folio #149. Also known as 4100 Windridge Road, in the 2nd Election District.

#### PETITION FOR VARIANCES

2nd Election District  
ZONING: Petition for Variances  
LOCATION: Northwest corner Windridge and Streamwood Roads  
DATE & TIME: Thursday, October 20, 1983 at 10:30 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 Variances to permit a side yard setback of 22 ft. instead of the required 30 ft. and a setback of 47 ft. from the centerline of street in lieu of the required 55 ft.

The Zoning Regulation to be excepted as follows:  
Section 1B02.3, B (208.3) - side yard setback and distance from centerline of street in D.R. 3.5 (R.10) zone

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

Being the property of Edward I. Klawansky, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

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

ARNOLD JABLON  
ZONING COMMISSIONER

October 13, 1983

Mr. & Mrs. Edward I. Klawansky  
4100 Windridge Road  
Baltimore, Maryland 21208

Re: Petition for Variances  
NW corner Windridge &  
Streamwood Rds.  
Edward I. Klawansky, et ux - Petitioners  
Case No. 84-108-A

Dear Mr. Klawansky:

This is to advise you that \$56.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
Commissioner

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

No. 122911

DATE 10-20-83 ACCOUNT R-01-615-010

AMOUNT \$56.00

RECEIVED FROM Edward I. Klawansky  
FOR Advertising & Posting Case # 84-108-A

0 03100000560010 2102A

VALIDATION OR SIGNATURE OF CARRIER

ORDER RECEIVED FOR FILING

DATE October 24, 1983  
BY John P. Soley, act

September 23, 1983

Mr. & Mrs. Edward I. Klawansky  
4100 Windridge Road  
Baltimore, Maryland 21208

**NOTICE OF HEARING**

Re: Petition for Variances  
NW/corner Windridge & Streamwood Roads  
Edward I. Klawansky, et ux - Petitioners  
Case No. 84-108-A

TIME: 10:30 A.M.

DATE: Thursday, October 20, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

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

No. 119439

DATE: 9-23 ACCOUNT: 84-108-A  
AMOUNT: 35.00

RECEIVED FROM: E.I. Klawansky  
FOR: 7/8/83

0 024\*\*\*\*\*350010 402-A

VALIDATION OR SIGNATURE OF CASHIER

**LEGAL NOTICE**

PETITION FOR VARIANCES  
and Election District

LOCALITY: Petition for Variances  
LOCATION: Northwest corner  
DATE & TIME: Thursday, October 20, 1983 at  
10:30 A.M.  
PUBLIC HEARING: Room 106, County Office  
Building, 111 W. Chesapeake Avenue,  
Towson, Maryland

**CERTIFICATE OF PUBLICATION**

48691

Pikesville, Md., Sept. 28, 1983

CERTIFY, that the annexed advertisement

published in the NORTHWEST STAR, a weekly

publication in Pikesville, Baltimore

County, Maryland, before the 20th

day of September, 1983

publication appearing on the

19th day of Sept., 1983

publication appearing on the

19th day of Sept., 1983

publication appearing on the

19th day of Sept., 1983

THE NORTHWEST STAR

*[Signature]*  
Manager

Cost of Advertisement \$30.00



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

ARNOLD JABLON  
ZONING COMMISSIONER

October 24, 1983

Mr. & Mrs. Edward I. Klawansky  
4100 Windridge Road  
Baltimore, Maryland 21208

IN RE: Petition Zoning Variances  
NW/corner of Windridge and  
Streamwood Roads - 2nd  
Election District  
Edward I. Klawansky, et ux,  
Petitioners  
Case No. 84-108-A

Dear Mr. & Mrs. Klawansky:

I have this date passed my Order in the above-referenced matter in ac-  
cordance with the attached.

Sincerely,

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

AJ/srl

Attachments

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: October 7, 1983  
FROM: Norman E. Gerber, Director  
Edward I. Klawansky and Zoning  
SUBJECT: 84-108-A

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

*[Signature]*  
Norman E. Gerber  
Director of Planning and Zoning

NEG:JGH:cav

**PETITION FOR VARIANCES**

2nd Election District

LOCATION: Northwest corner  
Windridge and Streamwood Roads  
DATE & TIME: Thursday, October 20, 1983 at 10:30 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 on the following:

Petition for Variances to permit a side yard setback of 20 ft. instead of the required 30 ft. and a setback of 20 ft. from the rear lot line instead of the required 35 ft.

The Zoning Regulation to be amended is Section 2102.2 (2)(3) - side yard setback and distance from rear lot line of 30 ft. to 20 ft.

All that parcel of land in the Second District of Baltimore County, Maryland, located on the Northwest corner of Windridge & Streamwood Roads, at the intersection of Willow Glen North Addition, Block 5, Folio 414. Also known as 4100 Windridge Road, in the 2nd Election District.

Being the property of Edward I. Klawansky, et ux, as shown on the plat filed with the Zoning Department on 8/14/83.

In the event that this petition is denied, a building permit may be applied for within the 60-day appeal period. The Zoning Commission will, however, entertain any request for a stay of the imposition of said permit during said period for good cause shown. This request must be received in writing by the date of the hearing set above or made at the hearing set above.

BY: ARNOLD JABLON, Zoning Commissioner of Baltimore County

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., September 22, 1983.

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 22nd day of September, 1983, before the 20th day of October, 1983, the next publication appearing on the 22nd day of September, 1983.

THE JEFFERSONIAN

Cost of Advertisement, \$ 21.00

Mr. & Mrs. Edward I. Klawansky  
4100 Windridge Road  
Baltimore, Md. 21208

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 16th day of August, 1983.

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner: Edw. I. Klawansky, et ux  
Attorney: *[Signature]*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

84-108-A

District: 2nd Date of Posting: 10-3-83

Posted for: Variances

Petitioner: Edward I. Klawansky, et ux

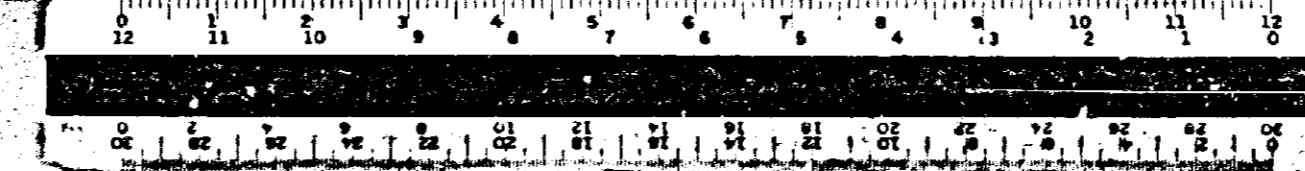
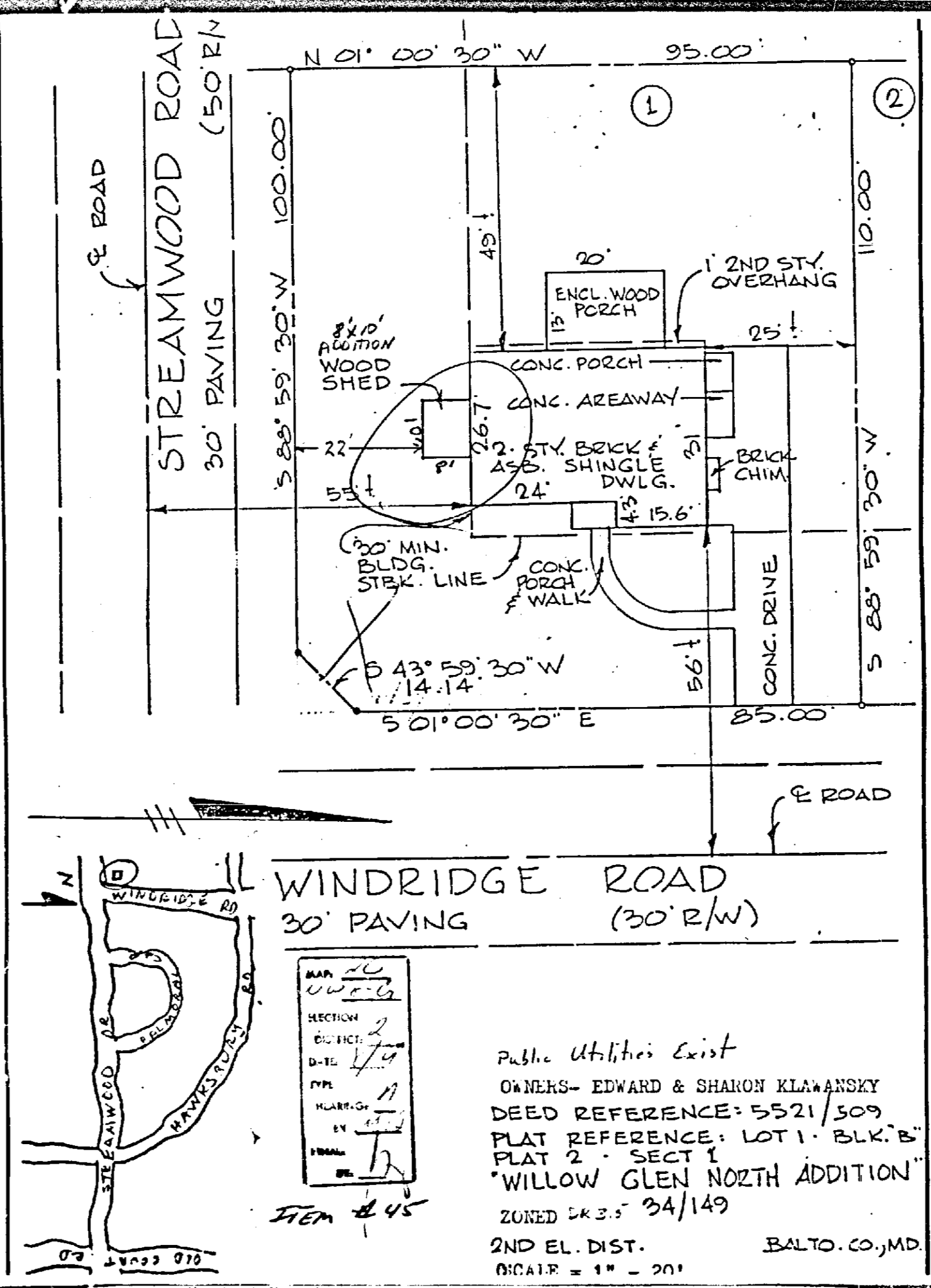
Location of property: NW/corner of Windridge and Streamwood Roads

Location of Signs: NW/corner of Windridge and Streamwood Roads

Remarks:

Posted by: *[Signature]* Date of return: October 7, 1983

Number of Signs: 1



Public Utilities Exist  
OWNERS- EDWARD & SHARON KLAUANSKY  
DEED REFERENCE: 5521/509  
PLAT REFERENCE: LOT 1, BLK. B  
PLAT 2 - SECT 1  
"WILLOW GLEN NORTH ADDITION"  
ZONED R-3.5 3A/149  
2ND EL. DIST. BALTO. CO., MD  
SCALE = 1" = 20'

**PETITION FOR ZONING VARIANCE** 84-108-A  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

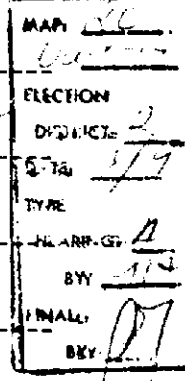
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.3.B (208.3) to permit a side yard setback of 22 feet instead of the required 30 feet, and a setback of 47 ft. from the centerline of street in lieu of the required 55 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)  
We purchased this INRM property June 16, 1983 & the shed in question was built by the previous owners. The attorney at Bay State Title recommended we file for a variance so that the size & location of this structure will not present a problem in the future.

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: (Type or Print Name)	Legal Owner(s): EDWARD I. KLAWANSKY (Type or Print Name)	
Signature	Signature	
Address	4100 Windridge Road 655-2709 Address Phone No.	
City and State	Baltimore, MD 21208 City and State	
Name, address and phone number of legal owner, contract purchaser or representative to be contacted		
Name		
Attorney's Telephone No.:	Address Phone No.	

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of August, 1983, 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 105, County Office Building in Towson, Baltimore County, on the 20th day of October, 1983, at 10:30 o'clock A.M.

*Carl John*  
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING  
DATE October 14, 1983

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
NW Corner Windridge & Streamwood  
Rds., 2nd District : OF BALTIMORE COUNTY

EDWARD I. KLAWANSKY, et ux, : Case No. 84-108-A  
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 of which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

*Peter Max Zimmerman* *John W. Hession III*  
Peter Max Zimmerman, III John W. Hession, III  
Deputy People's Counsel People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 3rd day of October, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Edward I. Klawansky, 4100 Windridge Road, Baltimore, MD 21208, Petitioners.

*John W. Hession, III*  
John W. Hession, III

**BALTIMORE COUNTY**

**ZONING PLANS**

**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**

**EVALUATION COMMENTS**

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

October 14, 1983

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21286

Mr. & Mrs. Edward I. Klawansky  
4100 Windridge Road  
Baltimore, Maryland 21208

ofo  
Nicholas B. Commodari  
Chairman

RE: Item No. 45 - Case No. 84-108-A  
Petitioner - Edw. I. Klawansky, et ux  
Variance Petition

MEMBERS

Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Protection  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Dear Mr. & Mrs. Klawansky:

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,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

**BALTIMORE COUNTY, MARYLAND**

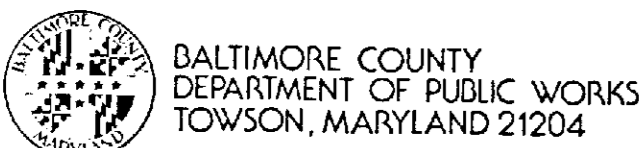
**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon, Zoning Commissioner  
TO: Office of Planning and Zoning Date: September 20, 1983  
FROM: Ian J. Forrest  
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.  
Item # 44 - George Mehring  
Item # 45 - Edward I. & Sharon Klawansky  
Item # 48 - Michael Rife

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

LJP/eth



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

September 16, 1983

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #45 (1983-1984)  
Property Owner: Edward I. & Sharon Klawansky  
NW cor. Windridge and Streamwood Roads  
Acre: 92.07/95.00 X 107.07/110.00  
District: 2nd

Dear Mr. Jablon:

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 27001, executed in conjunction with the development of "Willow Glen North Addition - Section One", of which this property is a part.

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 45 (1983-1984).

Very truly yours,

*Robert A. Norton*  
ROBERT A. NORTON, P.E., Chief  
Bureau of Public Services

RAN:EM:FW:rss

P-SF Key Sheet  
29 NW 28 Pos. Sheet  
NW 8 G Topo  
77 Tax Map



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

STEPHEN E. COLLINS  
DIRECTOR

September 1, 1983

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

Item No. 43, 44, 45, 46, 47, and 48 ZAC - Meeting of August 16, 1983  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

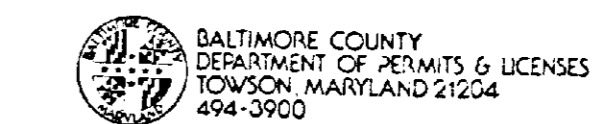
Acres:  
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 43, 44, 45, 46, 47, 48.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Assoc. II

MSF/ccm



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21284  
494-3600

September 21, 1983

TED ZALESKI, JR.  
DIRECTOR

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

Dear Mr. Hammond:

Comments on Item # 45 Zoning Advisory Committee Meeting

are as follows:

Property Owner: Edward I. & Sharon Klawansky  
Location: NW/Cor. Windridge & Streamwood Roads  
Existing Zoning: B.M. 3-5  
Proposed Zoning: Variance to permit a side street setback of 12' in lieu of the required 30'.  
Area: 92.07/95.00 x 107.07/110.00  
District:

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1081/ Council Bill 1-82 except as otherwise noted in the Code 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.
- E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, Line 2, Section 1017 and Table 102.
- 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 complies with the height/area requirements of Table 505 and the required construction classification of Table 101.
- 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 Service) at 111 West Chesapeake Ave., 21204.

Very truly yours,

*Charles E. Dumbach*  
Charles E. Dumbach, Chief  
Plans Service

CEB:ej

F08 01-83

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/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit

### BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent  
Towson, Maryland - 21204  
Date: August 15, 1983

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

Z.A.C. Meeting of: August 16, 1983

RE: Item No: 43, 44, 45, 46, 47, & 48  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

The above referenced item numbers have no bearing on student population.

Very truly yours,  
*W. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

IN RE: PETITION ZONING VARIANCES  
NW corner of Windridge and  
Streamwood Roads - 2nd  
Election District  
Edward I. Klawansky, et ux,  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 84-108-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request variances to permit a side yard setback of 22 feet instead of the required 30 feet and a setback of 47 feet from the centerline of the street in lieu of the required 55 feet. The purpose of the request is to permit the continued existence of a shed which was built by the prior owner, as more fully described on Petitioners' Exhibit 1.

Petitioner Sharon Klawansky appeared and testified. No Protestants appeared. Testimony indicated, and was uncontested, that the property is zoned D.R.3.5. The Petitioners purchased their home in June, 1983, and at settlement were told that the existing shed, attached to the home, was in violation of the requisite zoning regulations. The Petitioners do not know when the shed was built but the house is seven years old.

The Petitioners seek relief from Section 1B02.3B. (208.3), pursuant to Section 207, of the Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. *McLean v. Soley*, 270 Md. 209 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

ORDER RECEIVED FOR FILING  
DATE October 24, 1983  
BY John P. Soley, act

2. whether the grant would do substantial injustice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

*Anderson v. Bd. of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance was to be granted, such use as proposed would not be contrary to the spirit of the regulations, and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not to be granted. It has been established that the requirements the Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons above given, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24 day of October, 1983, that the Petition for Variances to permit a side yard setback of 22 feet instead of the required 30 feet and a setback of 47 feet from the centerline of the street in lieu of the required 55 feet and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit, and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that their proceeding at this time is at their own

ORDER RECEIVED FOR FILING  
DATE October 24, 1983  
BY John P. Soley, act

risk until such time as the appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

*Arnold Jablon*  
Zoning Commissioner of  
Baltimore County

#### ZONING DESCRIPTION

Situated on the Northwest corner of Windridge & Streamwood Roads, being Lot #1, Block B, in the subdivision of Willow Glen North Addition. Book #34, Folio #149. Also known as 4100 Windridge Road, in the 2nd Election District.

#### PETITION FOR VARIANCES

2nd Election District  
ZONING: Petition for Variances  
LOCATION: Northwest corner Windridge and Streamwood Roads  
DATE & TIME: Thursday, October 20, 1983 at 10:30 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 Variances to permit a side yard setback of 22 ft. instead of the required 30 ft. and a setback of 47 ft. from the centerline of street in lieu of the required 55 ft.

The Zoning Regulation to be excepted as follows:  
Section 1B02.3, B (208.3) - side yard setback and distance from centerline of street in D.R. 3.5 (R.10) zone

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

Being the property of Edward I. Klawansky, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING  
DATE October 24, 1983  
BY John P. Soley, act

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

ARNOLD JABLON  
ZONING COMMISSIONER

October 13, 1983

Mr. & Mrs. Edward I. Klawansky  
4100 Windridge Road  
Baltimore, Maryland 21208

Re: Petition for Variances  
NW corner Windridge &  
Streamwood Rds.  
Edward I. Klawansky, et ux - Petitioners  
Case No. 84-108-A

Dear Mr. Klawansky:

This is to advise you that \$56.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

Sincerely,  
*Arnold Jablon*  
ARNOLD JABLON  
Commissioner

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

No. 122911

DATE 10-20-83 ACCOUNT R-01-615-010

AMOUNT \$56.00

RECEIVED FROM Edward I. Klawansky

FOR Advertising & Posting Case # 84-108-A

0 03100000560010 2102A

VALIDATION OR SIGNATURE OF CARRIER

September 23, 1983

Mr. & Mrs. Edward I. Klawansky  
4100 Windridge Road  
Baltimore, Maryland 21208

**NOTICE OF HEARING**

Re: Petition for Variances  
NW/corner Windridge & Streamwood Roads  
Edward I. Klawansky, et ux - Petitioners  
Case No. 84-108-A

TIME: 10:30 A.M.

DATE: Thursday, October 20, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 119439

DATE: 9-23 ACCOUNT: 84-108-A  
AMOUNT: 35.00  
RECEIVED FROM: E.I. & E. Klawansky  
FOR: 7/8/1  
C 024\*\*\*\*\*350010 402-A  
VALIDATION OR SIGNATURE OF CASHIER

**LEGAL NOTICE**

PETITION FOR VARIANCES  
2nd Election District  
ZONING: Petition for Variances  
LOCATION: Northwest corner  
Windridge and Streamwood Roads  
DATE & TIME: Thursday, October 20, 1983 at  
10:30 A.M.  
PUBLIC HEARING: Room 106, County Office  
Building, 111 W. Chesapeake Avenue,  
Towson, Maryland

**CERTIFICATE OF PUBLICATION**

Pikesville, Md., Sept. 28, 1983

CERTIFY, that the annexed advertisement  
published in Pikesville, Baltimore  
County, Maryland before the 20th  
day of September, 1983  
publication appearing on the  
19th day of September, 1983  
publication appearing on the  
19th day of September, 1983

THE NORTHWEST STAR

*[Signature]*  
Manager

Cost of Advertisement \$30.00

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

ARNOLD JABLON  
ZONING COMMISSIONER

October 24, 1983

Mr. & Mrs. Edward I. Klawansky  
4100 Windridge Road  
Baltimore, Maryland 21208

IN RE: Petition Zoning Variances  
NW/corner of Windridge and  
Streamwood Roads - 2nd  
Election District  
Edward I. Klawansky, et ux,  
Petitioners  
Case No. 84-108-A

Dear Mr. & Mrs. Klawansky:

I have this date passed my Order in the above-referenced matter in ac-  
cordance with the attached.

Sincerely,

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

AJ/srl

Attachments

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

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Zoning Commissioner Date: October 7, 1983  
FROM: Norman E. Gerber, Director of Planning and Zoning  
Edward I. Klawansky  
SUBJECT: 84-108-A

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

*[Signature]*  
Norman E. Gerber  
Director of Planning and Zoning

NEG:JGH:cav

**PETITION FOR VARIANCES**

2nd Election District  
ZONING: Petition for Variances  
LOCATION: Northwest corner  
Windridge and Streamwood Roads  
DATE & TIME: Thursday, October 20, 1983 at 10:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., September 22, 1983

THIS IS TO CERTIFY, that the annexed advertisement  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., before the  
20th day of September, 1983, the first publication  
appearing on the 22nd day of September,  
1983.

THE JEFFERSONIAN  
*[Signature]*  
Manager

Cost of Advertisement, \$ 21.00

Mr. & Mrs. Edward I. Klawansky  
4100 Windridge Road  
Baltimore, Md. 21208

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  
16th day of August, 1983.

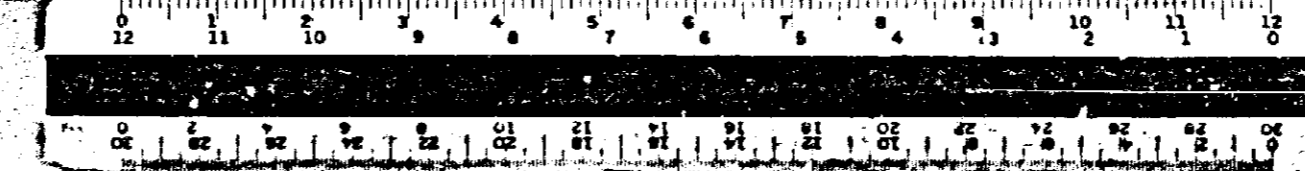
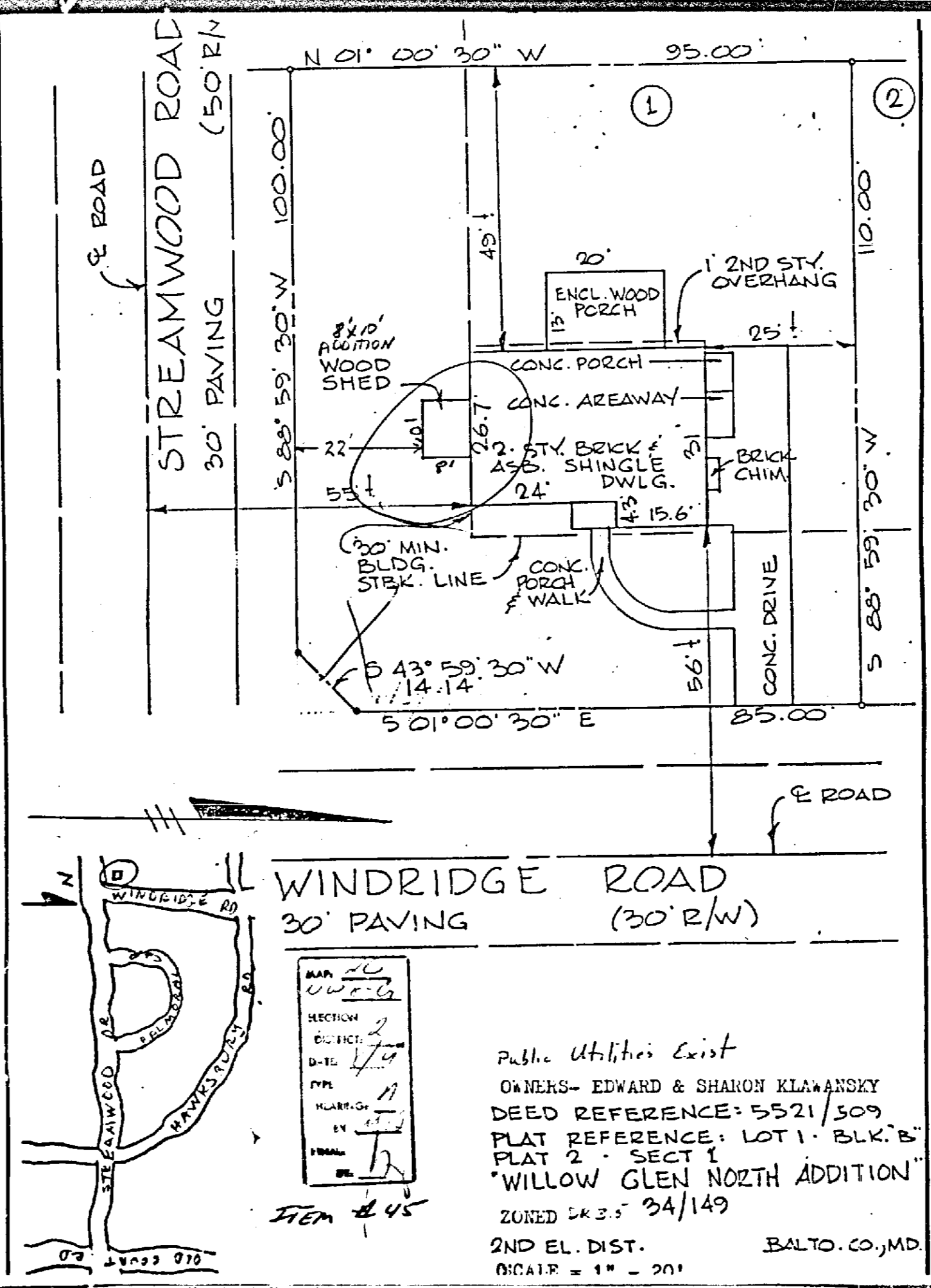
*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner: Edw. I. Klawansky, et ux  
Attorney: *[Signature]*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 2nd Date of Posting: 10-3-83  
Posted for: Variances  
Petitioner: Edward I. Klawansky, et ux  
Location of property: NW/corner of Windridge and Streamwood Roads  
Location of Signs: NW/corner of Windridge and Streamwood Roads  
Remarks:  
Posted by: *[Signature]* Date of return: October 7, 1983  
Number of Signs: 1



**PETITION FOR ZONING VARIANCE** 84-108-A  
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 1B02.3.B (208.3) to permit a side yard setback of 22 feet instead of the required 30 feet, and a setback of 47 ft. from the centerline of street in lieu of the required 55 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)  
We purchased this INRM property June 16, 1983 & the shed in question was built by the previous owners. The attorney at Bay State Title recommended we file for a variance so that the size & location of this structure will not present a problem in the future.

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)	EDWARD I. KLAWANSKY
Signature	<i>Edward I. Klawansky</i>
Address	4100 Windridge Road 655-2709
City and State	Baltimore, MD 21208
Name, address and phone number of legal owner, contract purchaser or representative to be contacted	
Name	
Address	
Phone No.	
Attorney's Telephone No.:	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of August, 1983, 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 20th day of October, 1983, at 10:30 o'clock A.M.

*Carl Johnson*  
Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
NW Corner Windridge & Streamwood Rds., 2nd District : OF BALTIMORE COUNTY

EDWARD I. KLAWANSKY, et ux, : Case No. 84-108-A  
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 of which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

*Peter Max Zimmerman* *John W. Hession III*  
Peter Max Zimmerman John W. Hession III  
Deputy People's Counsel People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 3rd day of October, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Edward I. Klawansky, 4100 Windridge Road, Baltimore, MD 21208, Petitioners.

*John W. Hession III*  
John W. Hession, III

**BALTIMORE COUNTY**  
**ZONING PLANS**  
**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**  
**EVALUATION COMMENTS**

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**  
October 14, 1983

Mr. & Mrs. Edward I. Klawansky  
4100 Windridge Road  
Baltimore, Maryland 21208

RE: Item No. 45 - Case No. 84-108-A  
Petitioner - Edw. I. Klawansky, et ux  
Variance Petition

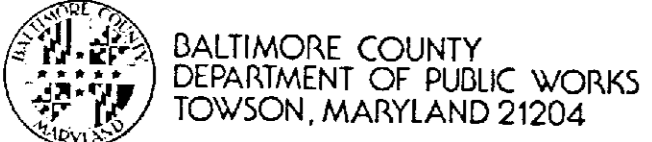
Dear Mr. & Mrs. Klawansky:  
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems 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,  
*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc  
Enclosures

ORDER RECEIVED FOR FILING  
DATE *October 14, 1983*



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR  
September 16, 1983  
Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #45 (1983-1984)  
Property Owner: Edward I. & Sharon Klawansky  
NW cor. Windridge and Streamwood Roads  
Acre: 92.07/95.00 X 107.07/110.00  
District: 2nd

Dear Mr. Jablon:  
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 27001, executed in conjunction with the development of "Willow Glen North Addition - Section One", of which this property is a part.

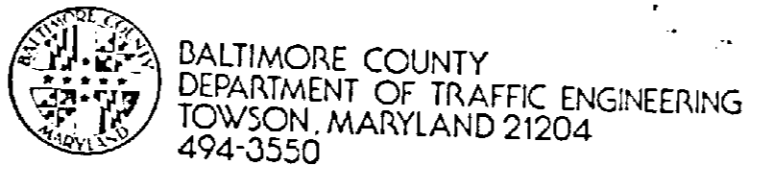
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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 45 (1983-1984).

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

RAN:EM:FR:ISS  
P-SF Key Sheet  
29 NW 28 Pos. Sheet  
NW 8 G Topo  
77 Tax Map



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

STEPHEN E. COLLINS  
DIRECTOR  
September 1, 1983

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

Item No. 43 44, 45, 46, 47, and 48 ZAC - Meeting of August 16, 1983  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Address:  
District:

Dear Mr. Hammond:  
The Department of Traffic Engineering has no comments for item numbers 43, 44, 45, 46, 47, 48.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Assoc. II

MSF/ccm

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE CORRESPONDENCE**

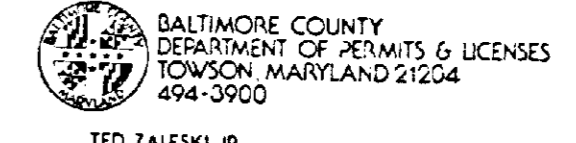
Arnold Jablon, Zoning Commissioner  
TO: Office of Planning and Zoning Date: September 20, 1983  
FROM: Ian J. Forrest  
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

- Item # 44 - George Mehring
- Item # 45 - Edward I. & Sharon Klawansky
- Item # 48 - Michael Rife

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

LJP/eth



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21284  
494-3600

September 21, 1983

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

Dear Mr. Hammond:  
Comments on Item # 45 Zoning Advisory Committee Meeting are as follows:

Property Owner: Edward I. & Sharon Klawansky  
Location: NW/Cor. Windridge & Streamwood Roads  
Existing Zoning: R.H. 3-5  
Proposed Zoning: Variance to permit a side street setback of 12' in lieu of the required 30'.  
Area: 92.07/95.00 x 107.07/110.00  
District:

- The items checked below are applicable:
- X A. All structure shall conform to the Baltimore County Building Code 1081/ Council Bill 1-82 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.
  - E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, Line 2, Section 1017 and Table 102.
  - 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 comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
  - 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 Service) at 11 West Chesapeake Ave., 21204.

Very truly yours,  
*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Service

CEB:ej  
F08 01-83

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/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit

### BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent  
Towson, Maryland - 21204  
Date: August 15, 1983

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

Z.A.C. Meeting of: August 16, 1983

RE: Item No: 43, 44, 45, 46, 47, & 48  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

The above referenced item numbers have no bearing on student population.

Very truly yours,  
*W. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

IN RE: PETITION ZONING VARIANCES  
NW corner of Windridge and  
Streamwood Roads - 2nd  
Election District  
Edward I. Klawansky, et ux,  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 84-108-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request variances to permit a side yard setback of 22 feet instead of the required 30 feet and a setback of 47 feet from the centerline of the street in lieu of the required 55 feet. The purpose of the request is to permit the continued existence of a shed which was built by the prior owner, as more fully described on Petitioners' Exhibit 1.

Petitioner Sharon Klawansky appeared and testified. No Protestants appeared. Testimony indicated, and was uncontested, that the property is zoned D.R.3.5. The Petitioners purchased their home in June, 1983, and at settlement were told that the existing shed, attached to the home, was in violation of the requisite zoning regulations. The Petitioners do not know when the shed was built but the house is seven years old.

The Petitioners seek relief from Section 1B02.3B. (208.3), pursuant to Section 207, of the Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. *McLean v. Soley*, 270 Md. 209 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

ORDER RECEIVED FOR FILING  
DATE October 24, 1983  
BY John P. Soley, act

2. whether the grant would do substantial injustice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

*Anderson v. Bd. of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance was to be granted, such use as proposed would not be contrary to the spirit of the regulations, and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not to be granted. It has been established that the requirements the Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons above given, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24 day of October, 1983, that the Petition for Variances to permit a side yard setback of 22 feet instead of the required 30 feet and a setback of 47 feet from the centerline of the street in lieu of the required 55 feet and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit, and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that their proceeding at this time is at their own

ORDER RECEIVED FOR FILING  
DATE October 24, 1983  
BY John P. Soley, act

risk until such time as the appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

*Arnold Jablon*  
Zoning Commissioner of  
Baltimore County

#### ZONING DESCRIPTION

Situated on the Northwest corner of Windridge & Streamwood Roads, being Lot #1, Block B, in the subdivision of Willow Glen North Addition. Book #34, Folio #149. Also known as 4100 Windridge Road, in the 2nd Election District.

#### PETITION FOR VARIANCES

2nd Election District  
ZONING: Petition for Variances  
LOCATION: Northwest corner Windridge and Streamwood Roads  
DATE & TIME: Thursday, October 20, 1983 at 10:30 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 Variances to permit a side yard setback of 22 ft. instead of the required 30 ft. and a setback of 47 ft. from the centerline of street in lieu of the required 55 ft.

The Zoning Regulation to be excepted as follows:  
Section 1B02.3, B (208.3) - side yard setback and distance from centerline of street in D.R. 3.5 (R.10) zone

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

Being the property of Edward I. Klawansky, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING  
DATE October 24, 1983  
BY John P. Soley, act

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

ARNOLD JABLON  
ZONING COMMISSIONER

October 13, 1983

Mr. & Mrs. Edward I. Klawansky  
4100 Windridge Road  
Baltimore, Maryland 21208

Re: Petition for Variances  
NW corner Windridge &  
Streamwood Rds.  
Edward I. Klawansky, et ux - Petitioners  
Case No. 84-108-A

Dear Mr. Klawansky:

This is to advise you that \$56.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

Sincerely,  
*Arnold Jablon*  
ARNOLD JABLON  
Commissioner

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

No. 122911

DATE 10-20-83 ACCOUNT R-01-615-010

AMOUNT \$56.00

RECEIVED FROM Edward I. Klawansky

FOR Advertising & Posting Case # 84-108-A

0 03100000560010 2102A

VALIDATION OR SIGNATURE OF CARRIER



September 23, 1983

Mr. & Mrs. Edward I. Klawansky  
4100 Windridge Road  
Baltimore, Maryland 21208

**NOTICE OF HEARING**

Re: Petition for Variances  
NW/corner Windridge & Streamwood Roads  
Edward I. Klawansky, et ux - Petitioners  
Case No. 84-108-A

TIME: 10:30 A.M.

DATE: Thursday, October 20, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

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

No. 119439

DATE: 9-23 ACCOUNT: 84-108-A  
AMOUNT: 35.00

RECEIVED FROM: E.I. Klawansky  
FOR: 7/8/83

024\*\*\*\*\*350010 402-A

VALIDATION OR SIGNATURE OF CASHIER

**LEGAL NOTICE**

PETITION FOR VARIANCES  
and Election District

LOCATION: Northwest corner  
Windridge and Streamwood Roads  
DATE & TIME: Thursday, October 20, 1983 at  
10:30 A.M.  
PUBLIC HEARING: Room 106, County Office  
Building, 111 W. Chesapeake Avenue,  
Towson, Maryland

**CERTIFICATE OF PUBLICATION**

48691

Pikesville, Md., Sept. 28, 1983

CERTIFY, that the annexed advertisement  
published in the NORTHWEST STAR, a weekly

publication appearing on the 20th

day of September, 1983

publication appearing on the 19th

day of September, 1983

publication appearing on the 19th

day of September, 1983

publication appearing on the 19th

day of September, 1983

THE NORTHWEST STAR

*[Signature]*  
Manager

Cost of Advertisement \$30.00

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

ARNOLD JABLON  
ZONING COMMISSIONER

October 24, 1983

Mr. & Mrs. Edward I. Klawansky  
4100 Windridge Road  
Baltimore, Maryland 21208

IN RE: Petition Zoning Variances  
NW/corner of Windridge and  
Streamwood Roads - 2nd  
Election District  
Edward I. Klawansky, et ux,  
Petitioners  
Case No. 84-108-A

Dear Mr. & Mrs. Klawansky:

I have this date passed my Order in the above-referenced matter in ac-  
cordance with the attached.

Sincerely,

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

AJ/srl

Attachments

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

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Zoning Commissioner Date: October 7, 1983  
FROM: Norman E. Gerber, Director of Planning and Zoning  
Edward I. Klawansky  
SUBJECT: 84-108-A

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

*[Signature]*  
Norman E. Gerber  
Director of Planning and Zoning

NEG:JGH:cav

**PETITION FOR VARIANCES**

2nd Election District

LOCATION: Northwest corner  
Windridge and Streamwood Roads

DATE & TIME: Thursday, October 20, 1983 at 10:30 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 on the following:

Petition for Variances to permit a side yard setback of 20 ft. instead of the required 30 ft. and a setback of 20 ft. from the rear lot line instead of the required 30 ft.

The Zoning Regulation to be amended is as follows:

Section 200.2 (2)(3) - side yard setback and distance from rear lot line of 30 ft. (30, 30, 30)

All that parcel of land in the Second District of Baltimore County, Maryland, located at the Northwest corner of Windridge & Streamwood Roads, at the intersection of Willow Glen North Addition, Block 5, Folio 414, also known as 4100 Windridge Road, in the 2nd Election District.

Being the property of Edward I. Klawansky, et ux, as shown on the plat filed with the Zoning Department on 8/14/83.

In the event that this petition is denied, a building permit may be applied for within the 60-day appeal period. The Zoning Commission will, however, entertain any request for a stay of the imposition of said permit during this period for good cause shown. This request must be received in writing by the date of the hearing set above or made at the hearing set above.

By order of  
ARNOLD JABLON,  
Zoning Commissioner  
of Baltimore County  
Sept. 28

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., September 22, 1983.

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 22nd day of September, 1983, the 22th day of September, 1983.

of one time before the 20th day of October, 1983, the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

publication appearing on the 22th day of September, 1983.

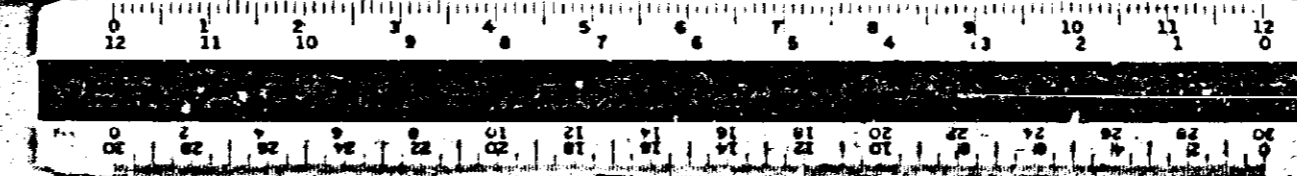
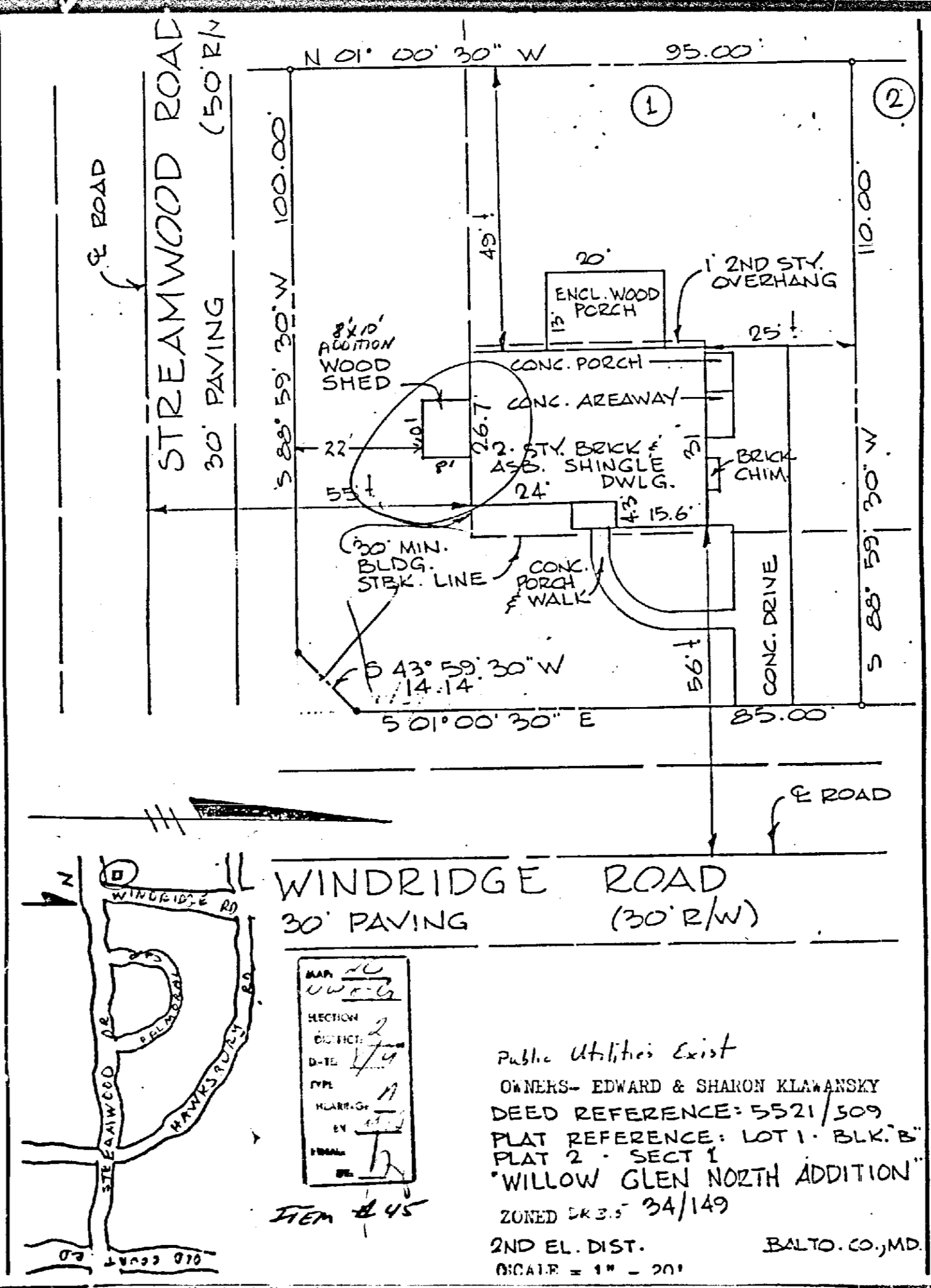
Mr. & Mrs. Edward I. Klawansky  
4100 Windridge Road  
Baltimore, Md. 21208

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  
16th day of August, 1983.

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner: Edw. I. Klawansky, et ux  
Attorney: *[Signature]*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee



**CERTIFICATE OF POSTING**

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

84-108-A

District: 2nd Date of Posting: 10-3-83

Posted for: Variances

Petitioner: Edward I. Klawansky, et ux

Location of property: NW/corner of Windridge and Streamwood Roads

Location of Signs: NW/corner of Windridge and Streamwood Roads

Remarks:

Posted by: *[Signature]* Date of return: October 7, 1983

Number of Signs: 1