

PETITION FOR ZONING VARIANCE 84-190-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 238.1 to permit a front set back of 19.33 feet in lieu of the required 25 feet, and a set back to the center of the street of 44.33 feet in lieu of the required 50.0 feet, and section 238.2 to permit side yards of 3.0 feet and 0.0 feet in lieu of the required 5 feet and 0 feet in lieu of the required 10 feet, for the following reasons: (Indicate hardship or practical difficulty.)

These buildings are in existence and the legal owner wishes to sell No. 35 Eastern Boulevard to the present owner of No. 37 Eastern Boulevard as it has a common entrance, exit and parking spaces. The existing building to the rear of No. 35 Eastern Boulevard is not being sold by the legal owner and it has a separate operator.

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) _____
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
Alfred L. Brennan, Sr. 2902 Overlake Avenue
(Type or Print Name) _____ Phone No. _____
Orlando, Florida 32806
City and State _____
825 Eastern Boulevard _____
Address _____ Name, address and phone number of legal owner, con-
tract purchaser or representative to be contacted
Baltimore, Maryland 21221 _____
City and State _____ Name _____
Attorney's Telephone No. 687-3434 _____ Address _____ Phone No. _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 22nd day of November, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of February, 1984, at 11:00 o'clock A.M.

Cal J. J. J.
Zoning Commissioner of Baltimore County.

** Continued on next page

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 19, 1984

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

000
Nicholas B. Commodari
Chairman

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

Alfred L. Brennan, Sr., Esquire
825 Eastern Boulevard
Baltimore, Maryland 21221

RE: Item No. 113 - Case No. 84-190-A
Petitioner - Joseph M. Ciekot
Variance Petition

Dear Mr. Brennan:

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.

In view of your client's proposal to legalize the setbacks of the existing building, this hearing is required.

Particular attention should be afforded to the comments of the Department of Traffic Engineering.

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
cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237

** Continued from page 1

required 30 feet, and a rear set back of 4.0 feet instead of the required 30 feet and section 409.2 b (5) to allow 4 parking spaces in lieu of the required 7 parking spaces.

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

January 5, 1984

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

Re: Item #113 (1983-1984)
Property Owner: Joseph M. Ciekot
N/ES Marie Avenue 86.06' S/E of Eastern Blvd.
Acres: 0.07 District: 15th

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.

Highways:

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

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

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

RAN:EAM:FWR:iss

1-SW Key Sheet
3 NE 35 Pos. Sheet
NE 1 G Topo
97 Tax Map

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE/S Marie Ave., 86.06' SE of : OF BALTIMORE COUNTY
Eastern Blvd., 15th District :
JOSEPH M. CIEKOT, Petitioner : Case No. 84-190-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 23rd day of January, 1984, a copy of the foregoing Entry of Appearance was mailed to Alfred L. Brennan, Sr., 825 Eastern Boulevard, Baltimore, MD 21221, Attorney for Petitioner.

Phyllis Cole Friedman
Phyllis Cole Friedman

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

November 23, 1983

Mr. A. Jablon

The State Highway Administration requests the plan be revised to show the existing parking with no encroachment within the Eastern Avenue access.

It is requested that the plan be revised prior to a hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd

cc: Mr. J. Ogle

November 23, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Re: ZAC Meeting of 11-22-83
ITEM: #113.
Property Owner: Joseph M. Ciekot
Location: N/E side Marie Ave. 86.06' S/E of Eastern Blvd. (Route 150)
Existing Zoning: B.R.-CS-1
Proposed Zoning: Variance to permit a front yard setback of 19.33' in lieu of the required 25', a setback to the center of the street of 44.33' in lieu of the required 50', to permit side yard setbacks of 3.0' and 0.0' in lieu of the required 30', a rear setback of 4.0' in lieu of 30' and to allow 4 parking spaces in lieu of the required 7 spaces.
Acres: 0.07
District: 15th

Dear Mr. Jablon:

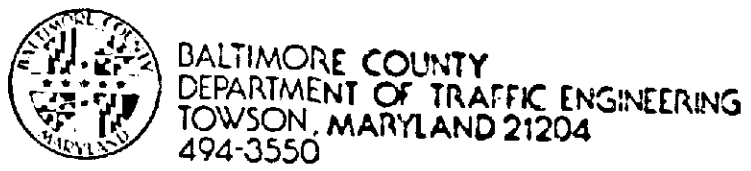
On review of the site plan of 9-29-83 and field inspection, the State Highway Administration offers the following comments.

At the time of inspection it was noted that ten (10) automobiles, one (1) Tow Truck and one (1) Tractor Cab were parked on Lot #1 for a total of twelve (12) vehicles.

The site (Lot #1) has access to Eastern Avenue by way of two (2) entrances, on the day of inspection vehicles encroached into the entrances and hampered free flow movement of traffic.

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



STEPHEN E. COLLINS
DIRECTOR

December 21, 1983

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

Item No. 113 -ZAC- Meeting of November 22, 1983
Property Owner: Joseph M. Ciekot
Location: NE/S Marie Avenue 86.06' S/E of Eastern Blvd.
Existing Zoning: B.R.-CS-1
Proposed Zoning: Variance to permit a front yard setback of 19.33' in lieu of the required 25', a setback to the center of the street of 44.33' in lieu of the required 50', to permit side yard setbacks of 3.0' and 0.0' in lieu of the required 30', a rear setback of 4.0' in lieu of the required 30' and to allow 4 parking spaces in lieu of the required 7 spaces
Acres: 0.07
District: 15th

Dear Mr. Jablon:

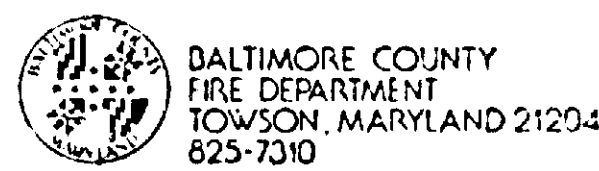
This plan should be revised to show the driveway, roadway and vehicle doorway and other features of the site.

We will not approve any parking plan that requires vehicles to back onto a public street.

Should there be any overflow, parking from this site, it will tend to park in the residential area to the south of the site.

Michael S. Flanagan
Traffic Engineering Assoc. I

MSF/ccm



PAUL H. RINCKE
CHIEF

November 29, 1983

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Joseph M. Ciekot

Location: NE/S Marie Avenue 86.06' S/E of Eastern Blvd.

Item No.: 113 Zoning Agenda: Meeting of November 22, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

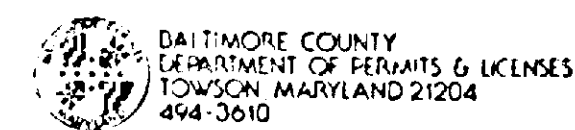
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWER: *R. J. Kelly* 11/29/83 Noted and Approved: *James E. Hammond*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



JOSEPH M. CIEKOT
TOWSON, MARYLAND 21204

113 Zoning Advisory Committee Meeting are as follows:
Property Owner: Joseph M. Ciekot
Location: NE/S Marie Avenue - 86.06' S/E of Eastern Blvd.
Existing Zoning: B.R.-CS-1
Proposed Zoning: Variance to permit a front yard setback of 19.33' in lieu of the required 25', a setback to the center of the street of 44.33' in lieu of the required 50', to permit side yard setbacks of 3.0' and 0.0' in lieu of the required 30', and to allow 4 parking spaces in lieu of the required 7 spaces.

Dear Mr. Jablon:

Comments on Item # 113 Zoning Advisory Committee Meeting are as follows:

Property Owner: Joseph M. Ciekot
Location: NE/S Marie Avenue - 86.06' S/E of Eastern Blvd.
Existing Zoning: B.R.-CS-1
Proposed Zoning: Variance to permit a front yard setback of 19.33' in lieu of the required 25', a setback to the center of the street of 44.33' in lieu of the required 50', to permit side yard setbacks of 3.0' and 0.0' in lieu of the required 30', and to allow 4 parking spaces in lieu of the required 7 spaces.

Acres: 0.07
District: 15th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

B. A building/_____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

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

X E. An exterior wall erected within 6'0" for Commercial use or 3'0" for One & Two Family use group 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 1007 and Table 1002, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section 503.2.

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. Renovation 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 can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

X I. Comments - A three hour firewall without any openings is required when a building is constructed to the property line. It is understood this wall currently exists.

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

Very truly yours,

Charles E. Burdham
Charles E. Burdham, Chief
Plans Review

CEB:es

IN RE: PETITION ZONING VARIANCES
NE/S of Marie Avenue, 86.06'
SE of Eastern Boulevard -
15th Election District

Joseph M. Ciekot,

Petitioner

BEFORE THE
ZONING COMMISSIONERS
OF BALTIMORE COUNTY
Case No. 84-190-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit a front yard setback of 19.33 feet instead of the required 25 feet, a front setback to the center of the street of 44.33 feet instead of the required 50 feet, side yard setbacks of three feet and zero feet instead of the required 30 feet, a rear yard setback of four feet instead of the required 30 feet, and four parking spaces instead of the required seven spaces, as more fully described on Petitioner's Exhibit 1.

The Petitioner was represented by Counsel. Testifying in behalf of the Petitioner was Frank Lee, a registered land surveyor. Four Protestants appeared at the hearing.

Testimony indicated that the property is zoned B.R.-CS-1 and comprises two lots, one known as No. 35 Eastern Boulevard and the other as "the rear of No. 35 Eastern Boulevard". In fact, one cannot traverse from one lot to the other due to a drop in elevation at the lot lines. Entrance to No. 35 is from Eastern Boulevard and to the rear lot, which is the subject of this Petition, from Marie Avenue only. The front of the existing garage on the rear lot faces Marie Avenue. Both lots are owned by the Petitioner, who leases them as service garages to others. The Petitioner is selling No. 35 Eastern Boulevard but is keeping the rear lot. As a result thereof, the herein variances are required. The Contract Purchaser will continue to use No. 35 as a service garage in that he proposes to expand the business he owns and operates from 37 Eastern Boulevard.

ORDER RECEIVED FOR FILING

DATE BY

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

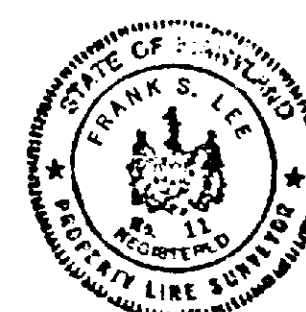
1227 NEIGHBORS AVE. - BALTIMORE, MD. 21237

October 7, 1983

Lot 2
Northeast side of Marie Avenue 86.60 feet southeast of Eastern Blvd.
15th District Baltimore County, Maryland

Beginning for the same on the northeast side of Marie Avenue at the distance of 86.60 feet measured southeasterly along the northeast side of Marie Avenue from the southeast side of Eastern Blvd. thence running and binding on the northeast side of Marie Avenue South 36 degrees 07 minutes 25 seconds East 38.40 feet thence leaving Marie Avenue for three lines of division as follows: North 53 degrees 52 minutes 35 seconds East 83.33 feet, North 36 degrees 07 minutes 25 seconds West 38.40 feet and South 53 degrees 52 minutes 35 seconds West 83.33 feet to the place of beginning.

Containing 0.07 acres of land more or less.



The operator of the service garage on the rear lot proposes to cease operation; however, the Petitioner testified that the parcel will continue to be used as a service garage.

No. 35 has previously legitimized the setbacks for the present use as a service garage in Case No. 63-101-A, but this case did not involve the building on the rear lot. There is no way to relocate the existing building to meet the setbacks required. The building has been there for many years, and the area is heavily commercial. Other buildings in the area have setbacks less than those required by the Baltimore County Zoning Regulations (BCZR).

The Protestants do not oppose the requested setbacks but do object to the parking of vehicles on Marie Avenue which impede the free traffic flow and cause severe congestion for those using Marie Avenue.

The Petitioner seeks relief from Sections 238.1, 238.2, and 409.2.b.(5), pursuant to Section 307, of the 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. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 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).

ORDER RECEIVED FOR FILING

DATE BY

ADMINISTRATIVE ASSISTANT

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR 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 granted. It has been established that the requirement the Petitioner seeks 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 given above, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7 day of February, 1984, that the Petition for Variances to permit a front yard setback of 19.33 feet instead of the required 25 feet, a front yard setback to the center of the street of 44.33 feet instead of the required 50

feet side yard setbacks of three feet and zero feet instead of the required 30 feet and rear yard setback of four feet instead of the required 30 feet, and four parking spaces instead of the required seven spaces be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- There shall be no storage of vehicles, parts, equipment, or material of any kind outside of the building, except for temporary parking or storage during the workday, but such temporary storage shall not occur after 6:00 p.m. any workday or all day Sunday.
- The hours of operation shall be between 8:00 a.m. and 6:00 p.m., Monday through Saturday.

ORDER RECEIVED FOR FILING

DATE BY

ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING

DATE BY

ADMINISTRATIVE ASSISTANT

PETITION FOR VARIANCES

15th Election District

ZONING: Petition for Variances
 LOCATION: Northeast side Marie Avenue, 86.60 ft. Southeast of Eastern Boulevard
 DATE & TIME: Monday, February 6, 1984 at 11:00 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 front yard setback of 19.33 ft. in lieu of the required 25 ft., and a setback to the center of the street of 44.33 ft. in lieu of the required 50 ft., to permit side yard setbacks of 3 ft. and 0 ft. in lieu of the required 30 ft., a rear yard setback of 4 ft. instead of the required 30 ft. and to allow 4 parking spaces in lieu of the required 7 parking spaces

Being the property of Joseph M. Ciekot, 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

February 5, 1984

Alfred L. Brennan, Sr.
 825 Eastern Boulevard
 Baltimore, Maryland 21221

IN RE: Petition Zoning Variances
 NE/S of Marie Avenue, 86.60' SE
 of Eastern Boulevard - 15th
 Election District
 Joseph M. Ciekot, Petitioner
 Case No. 84-190-A

Dear Mr. Brennan:

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

Sincerely,

ARNOLD JABLON
 Zoning Commissioner

AJ/srl

Attachments

cc: Mr. Joseph Wayne Short
 13 Marie Avenue
 Baltimore, Maryland 21221

Mr. George C. Baker
 15 Marie Avenue
 Baltimore, Maryland 21221

People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

060
 Nicholas B. Commodari
 Chairman

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

January 23, 1984

Alfred L. Brennan, Sr., Esquire
 825 Eastern Boulevard
 Baltimore, Maryland 21221

RE: Item No. 113 - Case No. 84-190-A
 Petitioner - Joseph M. Ciekot
 Variance Petition

Dear Mr. Brennan:

Enclosed please find additional comments submitted after my original comments of January 19, 1984.

Very truly yours,

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

NBC:bsc

Enclosure

cc: Frank S. Lee
 1277 Neighbors Avenue
 Baltimore, Md. 21237

Dec 13, 1983
 1816

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Zoning Item # 113, Zoning Advisory Committee Meeting of Nov 22, 1983

Property Owner: Joseph M. Ciekot

Location: NE/S Marie Avenue District 15

Water Supply: public Sewage Disposal: public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charcoal/broiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and 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 Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, 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 Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of 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.

SS 20 1082 (1)
 84-190-A
 216

Zoning Item # 113
 Page 2

- () 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 tests.
- () 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 acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (✓) Others: Any abandoned underground storage tanks must be removed or properly abandoned. Owner must contact the Division of Water Quality and Waste Mgmt. at 494-3783 prior to removal or backfilling.
 Owner must contact the Division of Air Pollution Control regarding spray paint processes and any other equipment which exhausts into the atmosphere.
 If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

Jas J. Forrest, Director
 BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

January 9, 1984

Alfred L. Brennan, Sr., Esquire
 825 Eastern Boulevard
 Baltimore, Maryland 21221

NOTICE OF HEARING
 Re: Petition for Variances
 NE/S Marie Ave., 86.60' SE of Eastern Blvd.
 Joseph M. Ciekot - Petitioner
 Case No. 84-190-A

TIME: 11:00 A.M.

DATE: Monday, February 6, 1984

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

Arnold Jablon
 Zoning Commissioner
 of Baltimore County

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

No. 122924

DATE: 1/19/84 ACCOUNT: R-01-615-000

AMOUNT: 100.00

RECEIVED FROM: E.L. Brennan, Esq.
 FOR: 113 C.B.T.

C 605*****1061016 208-A

VALIDATION OF SIGNATURE OF CASHIER

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

ARNOLD JABLON
 ZONING COMMISSIONER

January 25, 1984

Alfred L. Brennan, Sr., Esquire
 825 Eastern Boulevard
 Baltimore, Maryland 21221

Re: Petition for Variances
 NE/S Marie Ave., 86.60' SE of
 Eastern Boulevard
 Joseph M. Ciekot - Petitioner
 Case No. 84-190-A

Dear Mr. Brennan:

This is to advise you that \$52.05 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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,

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

No. 126820

DATE: 2-6-84 ACCOUNT: R-01-615-000

AMOUNT: 52.05

RECEIVED FROM: Alfred L. Brennan, Esq.
 FOR: Advertising & Posting Case # 84-190-A
 (Joseph M. Ciekot)

C 033*****57214 208-A

VALIDATION OF SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

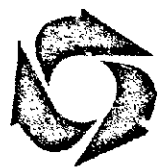
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
 TO: Zoning Commissioner Date: January 19, 1984
 Norman E. Gerber, Director
 FROM: Office of Planning and Zoning
 Joseph M. Ciekot
 SUBJECT: 84-190-A

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

Norman E. Gerber, Director
 Norman E. Gerber, Director
 Office of Planning and Zoning

NEG/JGH/sf



Maryland Department of Transportation
State Highway Administration

Lewell K. Bridwell
Secretary
M. S. Caltrider
Administrator

February 1, 1984

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 11-22-83
ITEM: #113.
Property Owner: Joseph M. Ciekot
Location: N/E Side Marie Ave., 86.06' S/E of Eastern Blvd. (Route 150)
Existing Zoning: B.R.-CS-1
Proposed Zoning: Variance to permit a front yard setback of 19.33' in lieu of the required 25', a setback to the center of the street of 44.33' in lieu of the required 50', to permit side yard setbacks of 3.0' and 0.0' in lieu of the required 30', a rear setback of 4.0' in lieu of 30' and to allow 4 parking spaces in lieu of the required 7 spaces.
Acres: 0.07
District: 15th

Dear Mr. Jablon:

On review of the revised site plan of 1-26-84, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

cc: Mr. J. Ogle My telephone number is _____
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free By: G. Wittman
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

* Joseph Wayne Edgett
13 Marie Ave. Essex 21221

* George C. Baker
15 Marie Ave Balto Co Essex 21221

Robert E. Raber
12 Marie Ave Balto. Co Essex 21221

Richard J. Lander
9 Marie Ave. Balto. Co. Essex 21221

Alfred L. Brennan, Sr., Esquire
425 Eastern Boulevard
Baltimore, Md. 21221

Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237

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
22nd day of November, 1983.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner
Received by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Petitioner Joseph M. Ciekot
Petitioner's Attorney Alfred L. Brennan, Sr., Esq.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 1/21/84
Posted for: Petition for Variance
Petitioner: Joseph M. Ciekot
Location of property: N/E Side Marie Ave., 86.06' S/E of Eastern Blvd.
Location of Signs: Marie Ave.
Remarks: _____
Posted by: *Don D. Herman* Date of return: 1/26/84
Signature
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 19, 1984

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 each~~ of one time ~~successive~~ weeks before the 6th day of February, 1984, the first publication appearing on the 19th day of January, 1984.

THE JEFFERSONIAN,
Don D. Herman
Manager.

Cost of Advertisement, \$ 26.00

PETITION FOR VARIANCE
15th Election District
ZONING: Petition for Variance
LOCATION: Northeast side Marie Avenue, 86.06' S/E of Eastern Boulevard.
DATE & TIME: Monday, February 6, 1984 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance to permit a front yard setback of 19.33 ft. in lieu of the required 25 ft., and a setback to the center of the street of 44.33 ft. in lieu of the required 50 ft., to permit side yard setbacks of 3 ft. and 0 ft. in lieu of the required 30 ft., a rear yard setback of 4 ft. instead of the required 30 ft. and to allow 4 parking spaces in lieu of the required 7 parking spaces.
Being the property of Joseph M. Ciekot, as shown on plat 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
Jan. 19

Petition For Variances
15TH ELECTION DISTRICT

ZONING: Petition for Variances
LOCATION: Northeast side Marie Avenue, 86.06 ft. Southeast of Eastern Boulevard
DATE & TIME: Monday, February 6, 1984 at 11:00 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 front yard setback of 19.33 ft. in lieu of the required 25 ft., and a setback to the center of the street of 44.33 ft. in lieu of the required 50 ft., to permit side yard setbacks of 3 ft. and 0 ft. in lieu of the required 30 ft., a rear yard setback of 4 ft. instead of the required 30 ft. and to allow 4 parking spaces in lieu of the required 7 parking spaces.

Being the property of Joseph M. Ciekot, as shown on plat filed with the Zoning Department.
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By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County

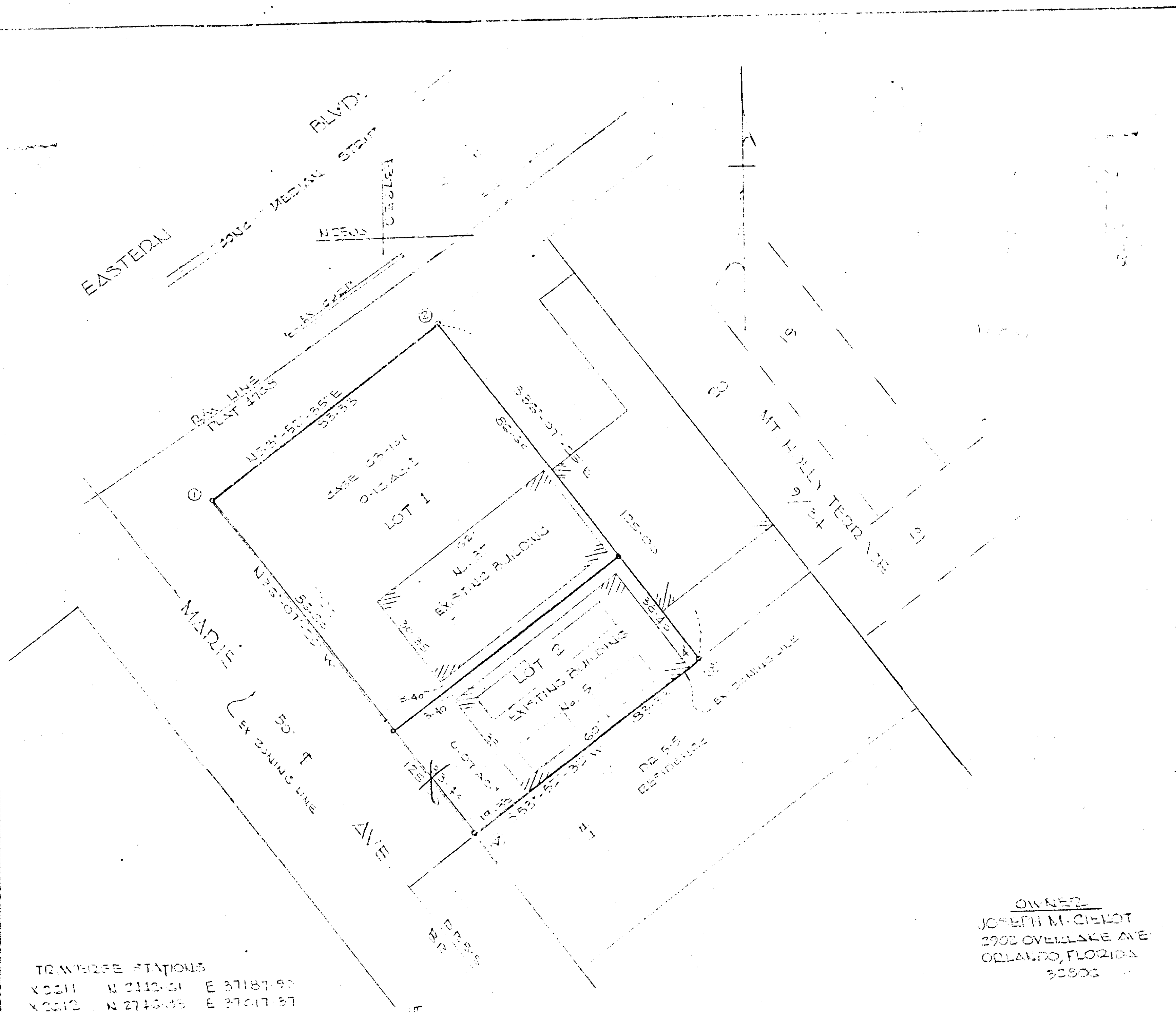
The Times

Middle River, Md., Jan 19 1984

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 19th day of January, 1984.
Don D. Herman
Publisher.

EASTERN BLVD.
300' MEDIAN STRIP
NEEDS



TRaverse STATIONS
X2511 N 2112.51 E 37187.97
X2512 N 2743.05 E 27017.37

COORDINATES	
N 2112.51 E	37187.97
N 2743.05 E	27017.37
N 2112.51 E	37187.97
N 2743.05 E	27017.37

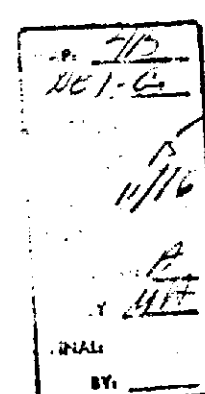
EXISTING USE - SERVICE GARAGE
EXISTING BUILDING - 20' x 20'
AREA OF WHOLE TRACT - 0.23 AC
AREA OF LOT 2 - 0.07 AC

NO. OF SPACES REQ. (1/2000 SQ FT) (BUDG 2100 SQ FT) = 7 SPACES
NO. OF SPACES PROVIDED = 4 SPACES
VARIANCE 3 SPACES

PLAN TO ACCOMPANY PETITION FOR
SIDE YARD VARIANCES OF 0' AND 3'-40" IN LIEU OF THE REG. 30'
FRONT YARD SETBACK OF 19'-33" IN LIEU OF THE REG. 25'
PARKING VARIANCE

JOSEPH M. CIEKOT PROPERTY
11.35 EASTERN BLVD.
15TH DISTRICT BALTIMORE CO, MARYLAND
SCALE 1"=20' DATE 9-29-83

OWNED
JOSEPH M. CIEKOT
2902 OVERLAGE AVE
ORLANDO, FLORIDA
32802

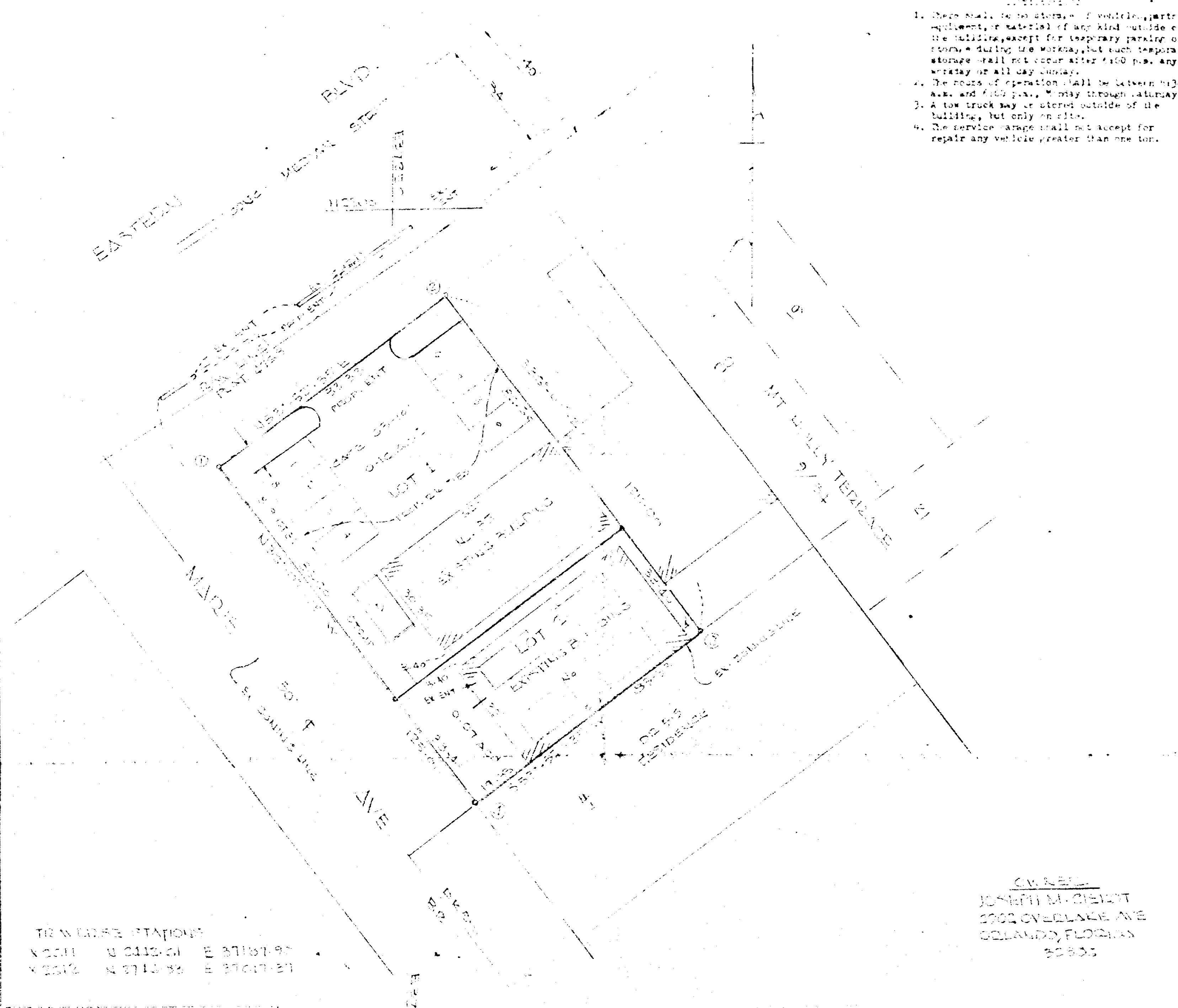


Old
10/1/83



FRANK B. LEE
1277 NEIGHBORS AVE
BALTIMORE, MD 21227
681-6922

EASTERN BLVD.
300' MEDIAN STRIP
NEEDS



TRaverse STATIONS
X2511 N 2112.51 E 37187.97
X2512 N 2743.05 E 27017.37

COORDINATES	
N 2112.51 E	37187.97
N 2743.05 E	27017.37
N 2112.51 E	37187.97
N 2743.05 E	27017.37

EXISTING USE - SERVICE GARAGE
EXISTING BUILDING - 20' x 20'
AREA OF WHOLE TRACT - 0.23 AC
AREA OF LOT 2 - 0.07 AC

LOT 2
NO. OF SPACES REQ. (1/2000 SQ FT) (BUDG 2100 SQ FT) = 7 SPACES
NO. OF SPACES PROVIDED = 4 SPACES
VARIANCE 3 SPACES

PLAN TO ACCOMPANY PETITION FOR
SIDE YARD VARIANCES OF 0' AND 3'-40" IN LIEU OF THE REG. 30'
FRONT YARD SETBACK OF 19'-33" IN LIEU OF THE REG. 25'
PARKING VARIANCE

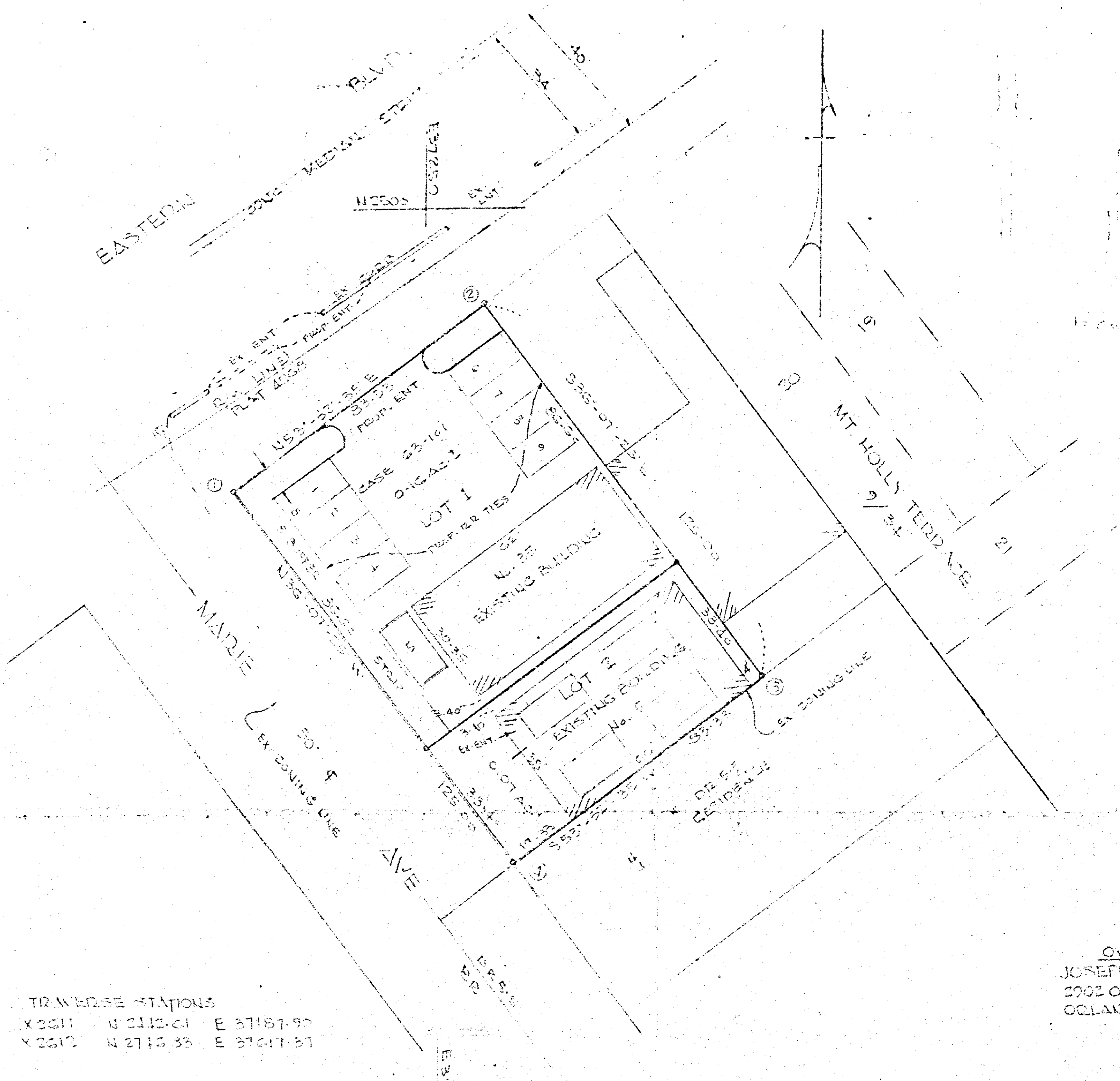
JOSEPH M. CIEKOT PROPERTY
11.35 EASTERN BLVD.
15TH DISTRICT BALTIMORE CO, MARYLAND
SCALE 1"=20' DATE 9-29-83
REVISED 1-26-84
REVISED 2-27-84

1. There shall be no storage of vehicle parts, equipment, or material of any kind outside of the building, except for temporary parking or storage during the workday, but such temporary storage shall not occur after 1:00 p.m. any weekday or all day Sunday.
2. The hours of operation shall be between 9:00 a.m. and 7:00 p.m. Monday through Saturday.
3. A tow truck may be stored outside of the building, but only on site.
4. The service ramp shall not accept for repair any vehicle greater than one ton.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 3/25/84



FRANK B. LEE
1277 NEIGHBORS AVE
BALTIMORE, MD 21227
681-6922



TRANSVERSE STATIONS
 X 2611 N 2113.01 E 37187.90
 X 2612 N 2715.33 E 37617.57

COORDINATES		
No.	NORTH	EAST
1	2123.48	37197.85
2	2173.65	37235.25
3	2372.55	37535.89
4	2514.35	37237.19

OWNER
 JOSEPH M. CIEKOT
 2902 OVERLAKE AVE
 OCLAND, FLORIDA
 32303

PETITIONER'S
 EXHIBIT 1

PLAT TO ACCOMPANY PETITION FOR
 SIDE YARD VARIANCES OF 0' AND 3'-40" IN LIEU OF THE REQ. 30'
 FRONT YARD SETBACK OF 19'-33" IN LIEU OF THE REQ. 25'
 PARKING VARIANCE

EXISTING USE - SERVICE GARAGE
 EXISTING ZONING - RE CH
 AREA OF WHOLE TRACT - 0.23 AC
 AREA OF LOT 2 - 0.07 AC

JOSEPH M. CIEKOT PROPERTY
 1511 E. 35 EASTERN BLVD.
 15TH DISTRICT BALTIMORE CO., MARYLAND
 SCALE 1" = 20'
 DATE 9-29-83
 REVISED 1-26-84

LOT 2
 NO. OF SPACES REQ. (1/3000 SQ. FT.) (BLDG 2100 SQ. FT.) = 7 SPACES
 NO. OF SPACES PROVIDED = 4 SPACES
 VARIANCE = 3 SPACES

Revised Plats
 1-30-84
 #113



FRANK B. LEE
 1277 NEIGHBORS AVE
 BALTIMORE, MD, 2127
 681-6922