

PETITION FOR ZONING VARIANCE 84-200-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 1004.3B.3 (102.2) to permit minimum side yard setbacks of 17 feet and 41 feet in lieu of the required 50 feet; and to permit a distance of 31 feet for a front or rear setback in lieu of the required 50 feet.

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

Practical and optimal situation of the improvement on the property requires variances from the setbacks. The configuration of the right-of-way easement into the lot prohibits construction without variance from same.

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 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)
Signature
Address
City and State

Legal Owner(s):
Richard Bruzdinski
(Type or Print Name)
Signature
Gloria Bruzdinska
(Type or Print Name)
Signature
John B. Contrum
(Type or Print Name)
Signature
6 Kingston Park Road 686-4888
Baltimore, Maryland 21220
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Contrum, Esquire
Name
809 Eastern Blvd. 686-8274
Address
Baltimore, Maryland
City and State
Attorney's Telephone No.: 686-8274

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of December, 1984, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 15th day of February, 1984, at 10:00 o'clock a.m.

Carl J. ...
Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
E/S Engleberth Rd., 2,300'
SW of Holly Neck Rd. (1137'
Engleberth Rd.), 15th Dist.

RICHARD BRUZZINSKI, et ux, : Case No. 84-200-A
Petitioners

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

I HEREBY CERTIFY that on this 25th day of January, 1984, a copy of the foregoing Entry of Appearance was mailed to John B. Contrum, Esquire, 809 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioners.

Phyllis Cole Friedman
Phyllis Cole Friedman

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 2, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
050
Nicholas B. Commodari
Chairman

John B. Contrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Item No. 134 - Case No. 84-200-A
Richard Bruzdinski, et ux - Petitioners
Petition for Variances

Dear Mr. Contrum:

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 of 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.

Particular attention should be afforded to comments submitted by the Bureau of Engineering concerning the proximity of the proposed dwelling to the existing pipe and the Department of Permits and Licenses. For further information, you may contact Mr. Fred Ringer at 494-3754 or Mr. Ted Burnham at 494-3987.

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/mc

Enclosures
cc: Bafitis & Associates
5482 Dunhaven Road 21222

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

STEPHEN E. COLLINS
DIRECTOR

January 12, 1984

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

Item No. 131, 132, 134, 137, 138, 139, 140, 141, 142 ZAC-Meeting of Dec. 13, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 131, 132, 134, 137, 138, 139, 140, 141, and 142.

MSF/cm

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 25, 1984

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

Re: Item #134 (1983-1984)
Property Owners: Richard & Gloria Bruzdinski
E/S Engleberth Road 2320' S/W from centerline
Holly Neck Road
Acres: 0.603 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:

Engleberth Road (formerly Eagle Nest Road), an existing road, is proposed to be further improved in the future on a minimum 40-foot right-of-way.

Sediment Control:

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.

Storm Drains:

The submitted plan indicates a 15-inch R.C.C.P. in close proximity to the proposed two story dwelling.

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.

Item #134 (1983-1984)
Property Owner: Richard & Gloria Bruzdinski
Page 2
January 25, 1984

Storm Drains: (Cont'd)

The Property to be developed is located adjacent to tidewater. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential and commercial development.

Water and Sanitary Sewers:

There is a public 8-inch water main in Engleberth Road, see Drawing 68-0154, File 3. Public sanitary sewerage is not available to serve this property, which is utilizing private onsite sewage disposal facilities. This property is within the Baltimore County Metropolitan District. Baltimore County Water Supply and Sewerage Plans W and S-23B, as amended through January 1982 indicate this property as beyond the Comprehensive Metropolitan Facilities Planning Area, and "No Planned Service" in the area.

Very truly yours,

Robert A. Minton
ROBERT A. MINTON, P.E., Chief
Bureau of Public Services

RAM:EMH:FWR:iss

22-MW Key Sheet
8 SE 42 Pos. Sheet
2 K Topo
105 Tax Map

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

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Date: 1/5/84

Z.A.C. Meeting of:
December 13, 1983
RE: Item No: 131, 132, 133, 134
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:
Dear Mr. Jablon:

The above items have no bearing on student population.

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

Zoning Item # 134 Zoning Advisory Committee Meeting of Dec 13, 1983

Page 2

- (✓) Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 194-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned 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. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 194-3768.
- (✓) Soil percolation tests (have been/are to be) conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () 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 and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (✓) Others: Owner to appeal at a Building Permit by this office. The following order to be recorded in an agreement between the Baltimore County Health Dept. and the property owner. The proposed dwelling shall be limited to a maximum of three bedroom, single-family occupancy, and shall be connected to public sewer as soon as it becomes available. This agreement is to be recorded in the land records. In addition, the sewage disposal system must be reconstructed as per the recommendations made by this office and any existing system properly backfilled. Approval of a Building Permit by this office will also be contingent upon the use of water saving devices to be installed on all plumbing fixtures. No swimming, dishwater or garbage disposal will be permitted.

Ian J. Fyfe, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

IN RE: PETITION ZONING VARIANCES
E/S of Engleberth Road, 2,320' S/W of Holly Neck Road (1137 Engleberth Road) - 15th Election District
Richard Brudzinski, et ux, Petitioners
* * * * *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-200-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request variances to permit side yard setbacks of 17 feet and 41 feet instead of the required 50 feet and a front yard setback of 31 feet instead of the required 50 feet, as more fully described on Petitioners' Exhibit 1.

The Petitioners appeared and were represented by Counsel. Also appearing was William Bafitis, their engineer. There were no Protestants. A number of neighbors appeared in support of the Petitioners.

Testimony indicated that the subject property is zoned R.C.5. The subdivision known as Eagles Nest Point was created in 1925 and recorded among the Land Records of Baltimore County in Liber 8, folio 70. When the houses were constructed, they were built close together, thereby creating a higher density than allowed by the more recent rezoning to R.C.5. A deteriorated dwelling presently exists on the property which the Petitioners propose to raze in order to construct a new home. See Petitioners' Exhibit 2.

The proposed home will be more centrally located on the property but will still require the above-described variances. Due to the shape of the property, the sloping topography to the rear, and the location of the existing utilities, including the storm drain coming from Engleberth Road which bisects the lot, the dwelling cannot be located other than where proposed, the highest point on the site. See Petitioners' Exhibit 1. Also, a right of way appears on the 1925

ORDER RECEIVED FOR FILING
DATE 1/5/84 BY [Signature]

BALTIMORE COUNTY
DEPARTMENT OF PLANNING & DESIGN
100 SOUTH MARYLAND 21204
404-3610

110214104 A
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #134: Zoning Advisory Committee Meeting are as follows:

Property Owner: Richard & Gloria Brudzinski
Location: E/S Engleberth Road 2320' S/W from c/l Holly Neck Road
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit minimum side yard setback of 17' and 41' in lieu of the required 50' and to permit a distance of 31' for a front and rear yard setback in lieu of the required 50'.

Acres: 0.603
District: 15th.

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 11-82-4000-01 Maryland Code - see the Building and Code and other applicable Codes.
- X B. A building or structure shall be required before beginning construction. Separate permits are required for razing, bulkhead, building, etc., etc..
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seal and signatures are required on Plans and Technical Data.
- X 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' for Commercial uses or 3' for One & Two Family use group, or an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1007 and Table 1002, also Section 503.2.
- F. Requested variance appears to conflict 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, through 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 401.
- X I. Comments - The 1 foot above the flood elevation applies to basements as well as the main floor of the structure. See Section 519.0 as amended in Bill 11-82.

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. Burnham, Chief
Plans Review

CEB:es

subdivision plat, and although there are no plans to develop it, the road would prohibit any encroachment.

The property is located on the water with the proposed house facing Engleberth Road. Since the neighbors' view of the water has been restricted by the existing dwelling, all are in favor of the proposal submitted by the Petitioner which will afford a more attractive view of the water and the other lots. The neighbor to the north, closest to the side property line, and the neighbor to the south do not object to the variance.

Mr. Bafitis testified that he felt there would be no adverse impact on the health, safety, and general welfare and, if granted, the variances would be within the spirit and intent of the Baltimore County Zoning Regulations (BCZR). In his opinion, the old dwelling cannot be renovated and should be razed. The proposed project shifts the location of the dwelling and would not effect density in any way. The Petitioners seek relief from Section 1A04.3.B.3, 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. See 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 1/5/84 BY [Signature]

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL 1-82 BALTIMORE COUNTY BUILDING CODE 1981

EFFECTIVE MARCH 25, 1982

SECTION 519 A section added to read as follows:

SECTION 519.0 CONSTRUCTION IN AREAS SUBJECT HAZARD TO FLOODING

519.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

- Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.
- Crawl space under buildings constructed in the Tidal Plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.
- New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

519.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

- No structures or additions shall be constructed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the Federal Flood Insurance study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.
- Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 519.1 of this section.
- Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 519.1 when damage exceeds 50 percent of physical value.

Form 02-82

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 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 given above, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of February, 1984, that the Petition for Variances to permit side yard setbacks of 17 feet and 41 feet instead of the required 50 feet and a front yard setback of 31 feet instead of the required 50 feet be and is hereby

GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable 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.
- Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZPAC), which

ORDER RECEIVED FOR FILING
DATE 1/5/84 BY [Signature]

are adopted in their entirety and made a part of this Order.

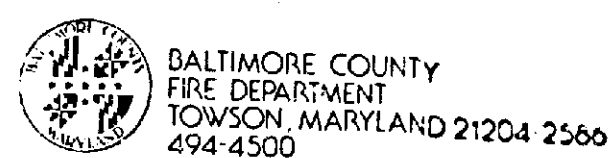
[Signature]
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE *February 23, 1984*

BY *John P. Lawrence*
ADMINISTRATIVE ASSISTANT

- 4 -



PAUL H. REINCKE
CHIEF

February 14, 1984

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: Richard and Gloria Bruzdinski

Location: E/S Engleberth Rd. 2320' S/W from c/l Holly Neck Road

Item No.: 134

Zoning Agenda: Meeting of 12/13/84

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: *[Signature]* *George M. McManis*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

2/15 84-200-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Richard Bruzdinski, et ux
SUBJECT: 84-200-A

Date: January 20, 1984

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

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

NEG/JGH/sf

John A. Arkuszewski - Applicant
1131 Engleberth Rd.
Bldg. MD 21221

WARD HOLDEN
1225 ENGELBERTH RD.
BALTO. MD 21221

CATHERINE HOLDEN
1225 ENGELBERTH RD.
ESSEX, Maryland 21221

PETITION FOR VARIANCES

15th Election District

ZONING: Petition for Variances

LOCATION: East side Engleberth Road, 2,320 ft. Southwest of Holly Neck Road (1137 Engleberth Road)

DATE & TIME: Wednesday, February 15, 1984 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

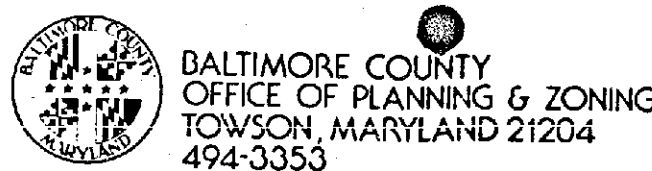
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit side yard setbacks of 17 ft. and 41 ft. in lieu of the required 50 ft. and a distance of 31 ft. for a front or rear setback in lieu of the required 50 ft.

Being the property of Richard Bruzdinski, 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



ARNOLD JABLON
ZONING COMMISSIONER

February 2, 1984

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

Re: Petition for Variances
E/S Engleberth Rd., 2,320' SW of Holly Neck Rd. (1137 Engleberth Road)
Richard Bruzdinski, et ux - Petitioners
Case No. 84-200-A

Dear Mr. Gontrum:

This is to advise you that \$42.85 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. 126864

DATE: 2-15-84 ACCOUNT: R-01-615-000

AMOUNT: \$42.85

RECEIVED FROM: Richard Bruzdinski
FOR: Advertising & Posting Case # 84-200-A

0 026*****42851b 8199A

VALIDATION OR SIGNATURE OF CASHIER

February 23, 1984

John B. Gontrum, Esquire
Germania Federal Building
809 Eastern Boulevard
Baltimore, Maryland 21221

IN RE: Petition Zoning Variances
E/S of Engleberth Road, 2,320'
SW of Holly Neck Road (1137
Engleberth Road) - 15th Elec-
tion District
Richard Bruzdinski, et ux,
Petitioners
Case No. 84-200-A

Dear Mr. Gontrum:

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

Sincerely,
[Signature]
ARNOLD JABLON
Zoning Commissioner

AJ/srl

Attachments

cc: People's Counsel

Description of Property Owned by Richard and Gloria Jean Bruzdinski and known as No. 1137 Engleberth Road, Baltimore, Maryland 21221, located in 15th Election District of Baltimore County, Maryland.

Beginning at a point on the east side of Engleberth Road, 20 feet wide, said point being 2320 feet, more or less, in a southwesternly direction from the center of the intersection of Holly Neck Road and Engleberth Road; thence running with and binding on the easterly side of said Engleberth Road the following courses as per recorded plat:

1. South 28°-22' West 65 feet to a point; thence
2. South 62°-58' East 82 feet, more or less, to a point; thence
3. North 34°-22' East 19.18 feet to a point; thence
4. South 53°-38' East 20 feet to a point; thence
5. South 34°-22' West 45 feet to a point; thence
6. South 45°-38' East 185 feet, more or less, to a point; thence
7. North 20°-50' East 148 feet, more or less, (North 21°-15'-14.3" East 149.71 feet, as now computed) to a point; thence
8. North 62°-58' West 259.45 feet, more or less, to the point of beginning.

JUN 20 1984

January 1984

John B. Contrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

NOTICE OF HEARING

Re: Petition for Variances
E/S Engleberth Rd., 2,320' SW of Holly
Neck Rd. (1137 Engleberth Road)
Richard Bruzdinski, et ux - Petitioners
Case No. 84-200-A

TIME: 10:00 A.M.

DATE: Wednesday, February 15, 1984

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. 122948

DATE 12-1-83 ACCOUNT R-01-615-000

AMOUNT 35.00

RECEIVED FROM: *[Signature]*
FOR: *[Signature]*

C 152*****35000 00224

VALIDATION OR SIGNATURE OF CASHIER

84-200-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15 Date of Posting 1/28/84
Posted for: *Petition for Variance*
Petitioner: *Richard Bruzdinski, et ux*
Location of property: *E/S Engleberth Rd., 2320' SW of*
Holly Neck Rd.
Location of Signs: *near property (#1137 Engleberth*
Rd.)
Remarks: _____
Posted by *[Signature]* Date of return: 2/12/84
Number of Signs: 1

Petition For Variances 15th ELECTION DISTRICT

ZONING: Petition for
Variances
LOCATION: East side
Engleberth Road, 2,320 ft.
Southwest of Holly Neck
Road (1137 Engleberth
Road)
DATE & TIME: Wednesday, February 15,
1984, at 10:00 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 side yard setbacks of 17 ft. and 41 ft. in lieu of the required 50 ft. and a distance of 31 ft. for a front or rear setback in lieu of the required 50 ft. Being the property of Richard Bruzdinski, 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

The Times

Middle River, Md., January 26, 1984

This is to Certify, That the annexed

[Signature]
Bruzdinski

was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of *one* successive
weeks before the *26th* day of
January, 19*84*
[Signature] Publisher.

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 26, 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., ~~once in each~~
of *one* time ~~successive weeks~~ before the *15th*
day of *February*, 19*84*, the ~~next~~ publication
appearing on the *26th* day of *January*,
19*84*.

THE JEFFERSONIAN,

[Signature]
Manager.

Cost of Advertiser: \$ *18.00*

John B. Contrum, Esquire
809 Eastern Blvd.
Baltimore, Md. 21221

Bafitis & Assoc.
3482 Dunhaven Road
Baltimore, Md. 21222

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

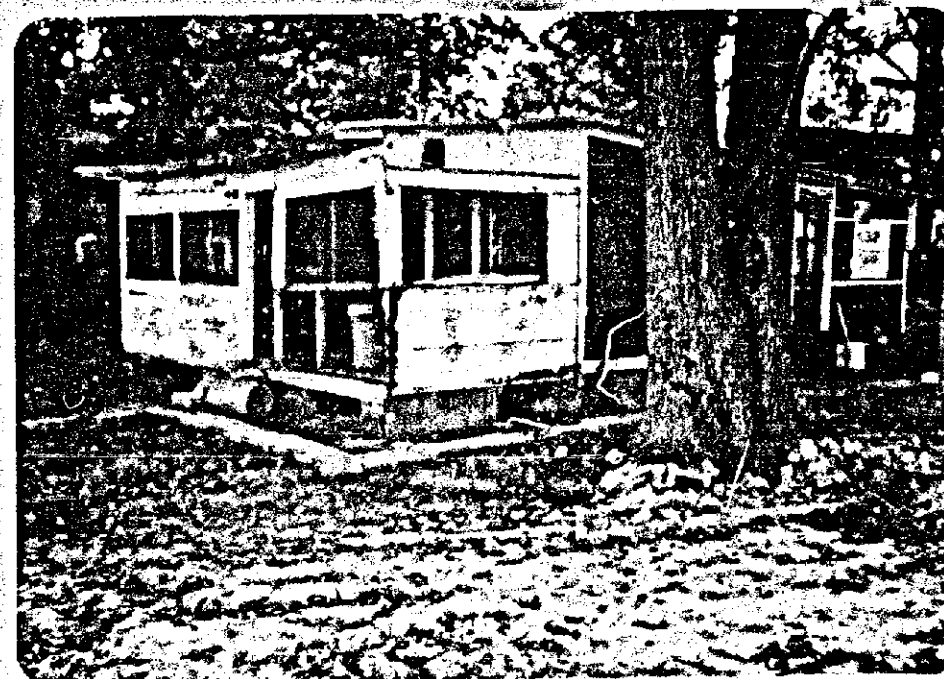
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

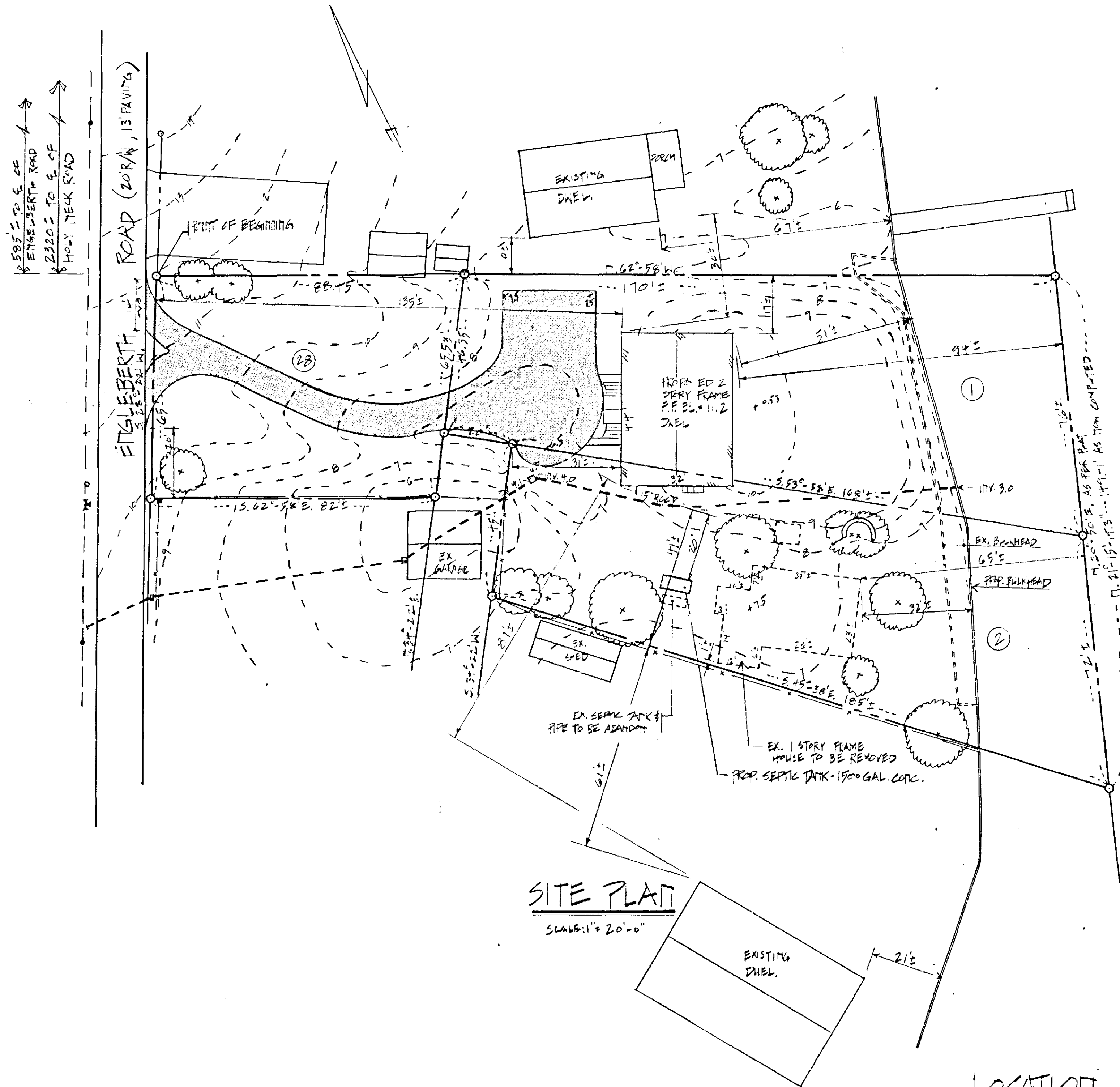
Your petition has been received and accepted for filing this
13th day of December, 1983.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner Richard Bruzdinski, et ux
Petitioner's Attorney John B. Contrum, Esq.

Received by *[Signature]*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

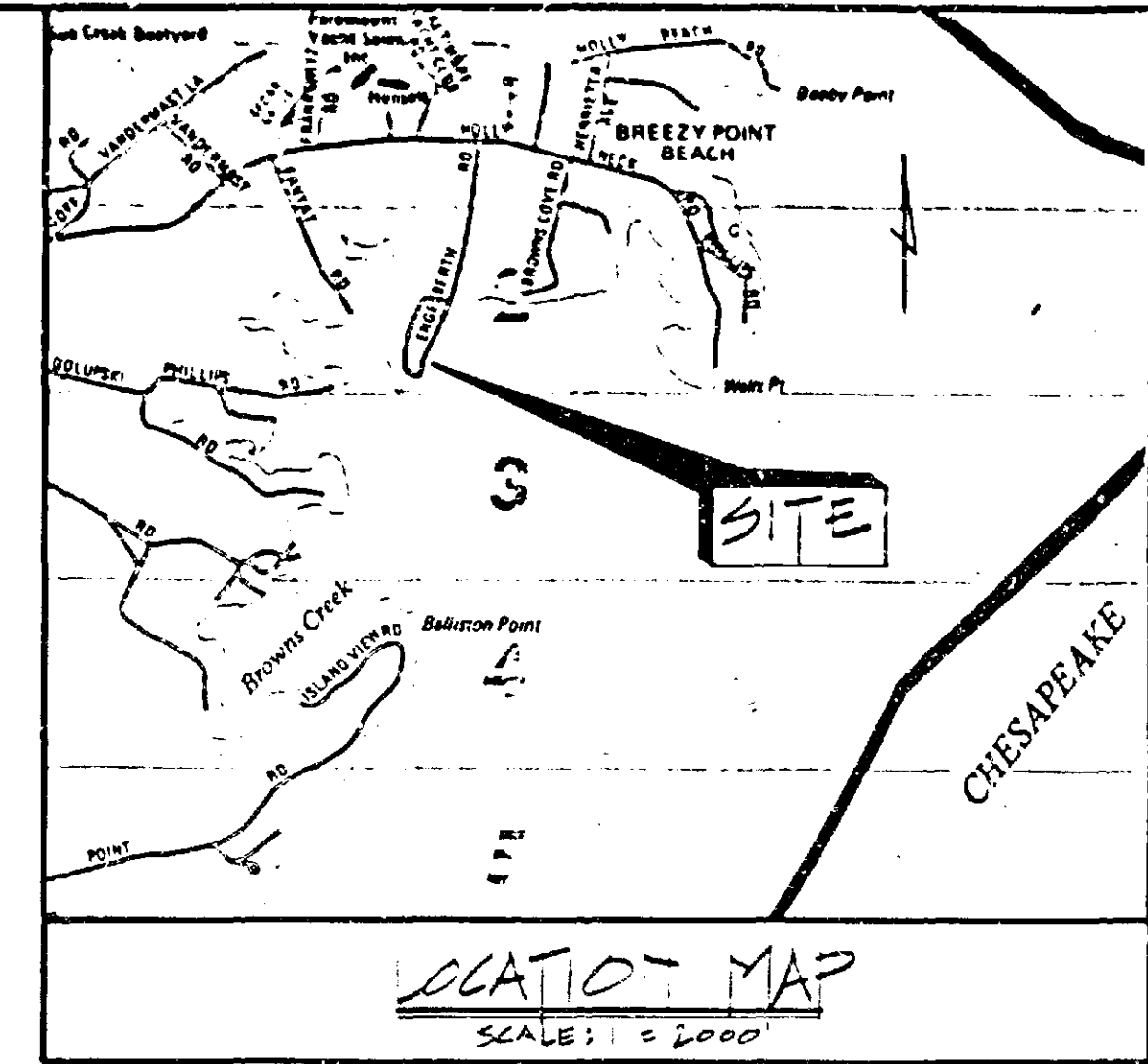




SITE PLAN
SCALE: 1" = 20'-0"

LOCATION

1137 ENGLEBERT ROAD
BALTO. MD. 21221
ELECTION DISTRICT #15, ZONED R.C.5
SUBDIVISION - EAGLE NEST POINT - SECTION A1B
LOTS 1 & 2 LIBER W.R. NO. 3750 P.O. 10 586
LOT 28 LIBER 1744 P.O. 40 57
PUBLIC WATER IN ENGLEBERT RD.
OWNER - RICHARD & GLORIA LEAN BRUJDZITSKI
TOTAL AREA 26,250 SQ. FT. OR 0.603 ACRES



**PETITIONER'S
EXHIBIT 1**

Item #1134

	REVISIONS		RICHARD BRUJDZITSKI PROPERTY -				
			PLAT FOR ZONING VARIANCE				
			SCALE	DESIGNED BY	DRAWN BY	DATE	SHEET 1 OF 1
			AS SHOWN	WJB	WJB	11/17/83	
	BAFITIS AND ASSOCIATES BALTIMORE, MD.						