

PETITION FOR ZONING VARIANCE 85-74-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 11B02.3.C.1. TO PERMIT SIDEYARD SETBACKS OF 5' & 6' IN LIEU OF THE REQUIRED 10' AND LOT WIDTHS OF 30' IN LIEU OF THE REQUIRED 55'.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
1. MY WIFE AND MYSELF BEING ELDERLY RETIREES, NOT IN THE BEST OF HEALTH, AND NOT FLUENT IN THE ENGLISH LANGUAGE WOULD LIKE OUR SON & FAMILY CLOSE BY TO HELP OUT WITH ROUTINE NECESSITIES AS WELL AS ANY EMERGENCIES WHICH MAY DEVELOP. WITHIN THE PAST YEAR AND A HALF MY WIFE WAS HOSPITALIZED AND REQUIRED MAJOR SURGERY FROM WHICH SHE HAS NOT COMPLETELY RECOVERED. I MYSELF HAVE HAD A STROKE AND AM NOT ABLE TO FUNCTION AS I ONCE DID. (SEE ATTACHMENT 1)
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 do solemnly declare and affirm, under the penalty of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: **N/A**
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Petitioner: **N/A**
(Type or Print Name)
Signature: _____
Address: **326 HOMBERG AVE. 682-2573**
City and State: **BALTIMORE, MD. 21221**
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: **STEFAN & ZOFIA WISNIEWSKI**
City and State: **326 HOMBERG AVE. 682-2573**
Address: _____
City and State: _____
Petitioner's Telephone No.: **326 HOMBERG AVE. 682-2573**
Address: _____
City and State: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of July, 1985, 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 106, County Office Building in Towson, Baltimore County, on the 10th day of September, 1985, at 10:00 o'clock A.M.

Carl J. Jablon
Zoning Commissioner of Baltimore County

(over)

85-74-A

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 24th day of July, 1985.

Arnold Jablon
Zoning Commissioner
Petitioner: **Stefan Wisniewski, et ux**
Petitioner's Attorney: **Nicholas B. Gomondari**
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

August 3, 1984

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

Re: Item #11 (1984-1985)
Property Owner: Stefan Wisniewski, et ux
W/S Homberg Ave. 550' S. of North Ave.
Acres: 100 X 200
District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

GENERAL COMMENTS

As no public facilities are involved, this office has no comment.

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.

Development of this property through striping, 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 striping of top soil.

Very truly yours,
Gilbert S. Benson
GILBERT S. BENSON, P.E., Asst. Chief
Bureau of Public Services

G081EM:REC138

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner, Date: September 5, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition Nos. 85-70-A, 85-74-A, 85-75-A,
SUBJECT: 85-70-A, 85-72-A, 85-70-A, 85-81-A, and 85-85-A

There are no comprehensive planning factors requiring comment on these petitions.

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

NEG/JGH/ef

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 11, 1985

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

Mr. & Mrs. Stefan Wisniewski
326 Homberg Avenue
Baltimore, Maryland 21221

Nicholas B. Gomondari,
Chairman

RE: Case No. 85-74-A (Item No. 11)
Petitioner - Stefan Wisniewski, et ux
Variance Petition

Dear Mr. & Mrs. Wisniewski:

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 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. Gomondari
Nicholas B. Gomondari
Chairman
Zoning Plans Advisory Committee

NBG:bac
Enclosures

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
494-3271
NORMAN E. GERBER
DIRECTOR

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

Re: Zoning Advisory Meeting of 9-24-84
Item # 11
Property Owner: Stefan Wisniewski, et ux
Location: 326 Homberg Ave.
of Baltimore, Md.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forward by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The record is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property creates both wetlands and is defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended development plan was approved by the Planning Board on 9/10/85.
- ☒ Landscaping should be provided on this site and shown on the plan. The property is located in a deficient service area as defined by 811 176-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The Deficient Service Area is defined by 811 176-79, and as conditions change, traffic capacity may become limited. The Basic Service Area is re-evaluated annually by the County Council.
- ☒ Additional comments:

James H. Howell
James H. Howell
Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

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

July 23, 1984

Item No. 10, 11, 13, 15 & 16 ZNC Meeting of July 24, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 10, 11, 12, 13, 15, and 16.

Michael B. Plamondon
Michael B. Plamondon
Traffic Engineering Assoc. II

MEP/cdm

APR 3 1987

85-76-A
85-76-A
85-76-A

Baltimore County, Maryland
PEOPLE'S COUNCIL
RM. 223, COURT HOUSE
TOWSON, MARYLAND 21204
494-3353

PHYLIS COLE FRIEDMAN
People's Counsel

October 3, 1984

10:00 A.M.
JULY 1984
BALTIMORE COUNTY
ZONING DEPARTMENT

Mr. and Mrs. Stefan Wisniewski
326 Homberg Avenue
Baltimore, Maryland 21221

RE: STEFAN WISNIEWSKI, et ux, Petitioners
Case No. 85-76-A

Dear Mr. and Mrs. Wisniewski:

This is to confirm my telephone conversation with you on Monday, October 1st. I have been instructed by Phyllis Cole Friedman, People's Counsel for Baltimore County, to advise you that this office does not plan to appeal the Deputy Zoning Commissioner's decision of September 25, 1984, granting side yard setbacks of 8 feet in lieu of the required 10 feet and lot width of 50 feet in lieu of the required 55 feet for the expressed purpose of constructing a dwelling within the building envelope, in accordance with the site plan filed herein.

Because of the emergency nature of your request, we thought you'd like to know that rather than waiting until the thirty day appeal period has expired, because there were no Protestants and we do not plan to take an appeal, you may proceed to apply for your building permit at this time.

Very truly yours,
Shirley M. Hess
Legal Assistant

✓ Deputy Zoning Commissioner

Mr. & Mrs. Stefan Wisniewski
326 Homberg Avenue
Baltimore, Maryland 21221

NOTICE OF HEARING
Re: Petition for Variance
1/8 Homberg Ave., 550' S of North
Avenue (326 Homberg Avenue)
Stefan Wisniewski, et ux - Petitioners
Case No. 85-76-A

TIME: 10:00 A.M.
DATE: Tuesday, September 18, 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. 131992

DATE: 7/11/84 ACCOUNT: R-01-615-000
AMOUNT: \$39.00

RECEIVED FROM: John Wisniewski #11
FOR: City of Baltimore VARIANCE
0 071100000300012 5110A

VALIDATION OR SIGNATURE OF CASHIER

August 22, 1984

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 8/24/84
Posted for: 1/8 Homberg Ave., 550' S of North Avenue
Petitioner: Stefan Wisniewski, et ux
Location of property: 1/8 Homberg Ave., 550' S of North Avenue
Location of Sign: 1/8 Homberg Ave., 550' S of North Avenue
Remarks: [Blank]
Posted by: [Blank] Date of return: 9/17/84
Number of Signs: [Blank]

Petition for Variances

106 E. 10th Street
Baltimore, Maryland 21202
LOCATION: West side of Homberg Avenue, 550' S of North Avenue
DATE & TIME: Tuesday, September 18, 1984 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Baltimore County Board of Commissioners, hereby gives notice that a public hearing will be held on the petition for variance to permit a side yard setback of 8 feet, and 55 feet in lieu of required 10 feet and lot width of 50 feet in lieu of required 55 feet, for the purpose of constructing a dwelling within the building envelope, in accordance with the site plan filed herein, on the property of Stefan Wisniewski, et ux, as shown in plat filed with the Zoning Department.
It is to be noted that this petition is to be 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 hearing or adjournment during this period for good cause shown. Such request must be received in writing by the date of the hearing and shown at the hearing.
By Order Of
Ronald Jablon
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Aug 30 19 84
This is to Certify, That the annexed
[Signature]

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 30th day of August, 19 84.
[Signature] Publisher.

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

ARNOLD JABLON
ZONING COMMISSIONER

September 12, 1984

Mr. & Mrs. Stefan Wisniewski
326 Homberg Avenue
Baltimore, Maryland 21221

Re: Petition for Variance
1/8 Homberg Ave., 550' S of North Ave.
(326 Homberg Avenue)
Case No. 85-76-A

Dear Mr. & Mrs. Wisniewski:

This is to advise you that \$47.05 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. Ariane January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,
Arnold Jablon
Zoning Commissioner

No. 134342

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

DATE: 9-18-84 ACCOUNT: R-01-615-000
AMOUNT: \$47.05 (cash)

RECEIVED FROM: Stefan Wisniewski
FOR: [Signature] Case 85-76-A

0 02700000047054 8109F

VALIDATION OR SIGNATURE OF CASHIER

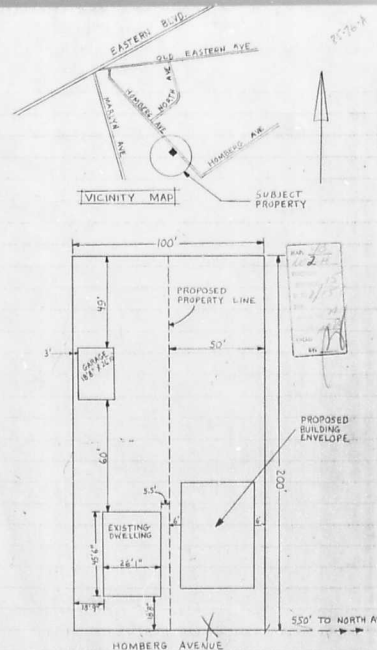


CERTIFICATE OF PUBLICATION

TOWSON, MD August 30, 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., appearing on August 30, 1984.

THE JEFFERSONIAN,
[Signature]
Publisher

Cost of Advertising 20.00



PLAT FOR ZONING VARIANCE
OWNER: STEFAN & ZOFIA WISNIEWSKI
DISTRICT-15, ZONED D.R.5.5 SUBDIVISION- HENRY HOMBERG
LOT 38, BOOK No. 6, FOLIO 124
EXISTING UTILITIES IN HOMBERG AVE
SCALE: 1" = 30'