

**PETITION FOR ZONING VARIANCE**  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

85-102-A

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 1802.3.C.1. to permit lot widths of 50' instead of the required 55' and side yard setbacks of 5' and 15' in lieu of the required 10' and 25' respectively.

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

- 1.) The owner of the adjoining lot will not subdivide because of the cost that would be incurred.
- 2.) The lot and dwelling will conform with other dwellings within the subdivision.
- 3.) All of the lots in this subdivision that were previously subdivided are 50'. The parcel size now required by the Zoning Office for building in Baltimore County is 55'.

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: Michael F. Kelly  
(Type or Print Name)  
Michael F. Kelly  
Signature  
641 S. Reisterstown St.  
Address  
Baltimore, Md. 21224  
City and State

Legal Owner(s): Louis P. Rolek  
(Type or Print Name)  
Louis P. Rolek  
Signature  
Louis P. Rolek  
Signature  
9125 Cuckold Point Rd. #226  
Address  
Baltimore, Md. 21219  
City and State


Ordering for Petitioner:  
(Type or Print Name) Myself  
Signature  
Address  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Michael Kelly  
Name  
641 S. Reisterstown St.  
Address  
Baltimore, Md. 21224  
City and State  
Attorney's Telephone No.: 522-2936  
Address  
Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 21st day of August, 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 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 16th day of October, 1984, at 10:00 o'clock A.M.

Carl Jablon  
Zoning Commissioner of Baltimore County.

(over)

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



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

MICROFILMED

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

MR. ARNOLD JABLON  
TO: Zoning Commissioner Date: September 20, 1984

FROM: PAUL J. SOLOMON, Head  
Environmental Planning Section, OPZ  
L. P. Rolek, et ux., Item #39  
SUBJECT: 15th Election District

I have reviewed this petition and have determined that it is consistent with the requirements of the Chesapeake Bay Critical Area legislation.

PAUL J. SOLOMON  
PAUL J. SOLOMON, Head  
Environmental Planning Section

PJS:vh

cc: Norman E. Gerber, Director  
Office of Planning & Zoning  
Robert W. Marriott, Jr.  
Deputy Director of Planning  
Andrea Van Arsdale  
Coastal Zone Planner  
Jim Hoswell, Planner  
Office of the Director

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

Arnold Jablon  
TO: Zoning Commissioner Date: September 24, 1984

FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
Zoning Petition Nos. 85-97-A,  
85-100-A, 85-101-A, and 85-102-A  
SUBJECT: 15th Election District

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

Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/JGH/sf

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

October 5, 1984

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

cc: 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

Mr. & Mrs. Louis P. Rolek  
9125 Cuckold Point Road  
Baltimore, Maryland 21219

RE: Case No. 85-102-A (Item No. 39)  
Petitioner - Louis P. Rolek, et ux  
Variance Petition

Dear Mr. & Mrs. Rolek:

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**  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL P. E.  
DIRECTOR

October 4, 1984

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

Re: Item #39 (1984-1985)  
Property Owner: Louis P. Rolek, et ux  
6/S 3rd Street 115' N/W from centerline  
Cuckold Point Rd.  
Acre: 50 X 150  
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.

General Comments:

Public water and sanitary sewer exists in 3rd Street.

3rd Street is an existing public road, which will ultimately be improved on a 40-foot right-of-way.

The property to be developed is located near tidewater in a "critical area." The first floor elevation of the house must be above Elevation 10.4 and no basement will be permitted.

No adverse impact is expected in the critical area.

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 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.

Very truly yours,  
James A. Marriott, P. E., Chief  
Bureau of Public Services

JAM:EAM:DFM:iss

**BALTIMORE COUNTY**  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211  
NORMAN E. GERBER  
DIRECTOR

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

9-6-84

Re: Zoning Advisory Meeting of 8.21.84  
Item # 39  
Property Owner: Louis P. Rolek, et ux  
Location: 6/S 3rd Street  
NW of Cuckold Point Rd.

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 forwarded 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 access 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 contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-38 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 \_\_\_\_\_.
- Landscaping should be provided on this site and shown on the plan.
- The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is \_\_\_\_\_.
- The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

(Additional comments:  
This site is located in the Chesapeake Bay Critical Area. Additional comments regarding environmental evaluation will be submitted by the Comprehensive Planning Division.

Eugene A. Bober  
Eugene A. Bober  
Chief, Current Planning and Development

ORDER RECEIVED FOR FILING

DATE: 8/23/84  
BY: Myself

6-21

85-102-A

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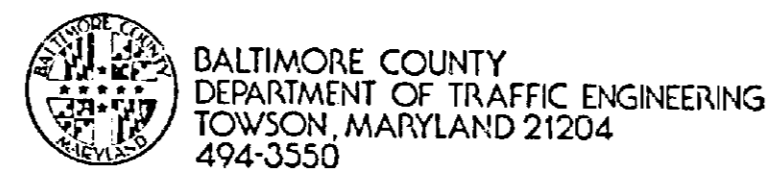
85-102-A

85-102-A

85-102-A

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



STEPHEN E. COLLINS  
DIRECTOR

August 27, 1984

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

Item No. 36, 38, 39, and 40 ZNC-Meeting of August 21, 1984  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

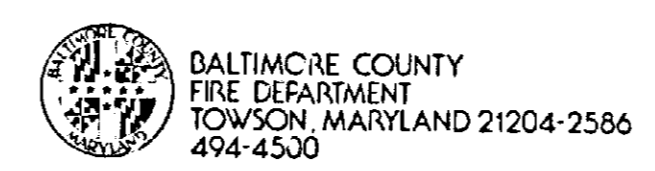
Acres:  
District:

Dear Mr. Jablon:  
The Department of Traffic Engineering has no comments for item numbers 36, 38, 39, and 40.

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineering Assoc. II

MSF/ccm

8/28/84  
85-102-A



PAUL H. REINCKE  
CHIEF

September 10, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

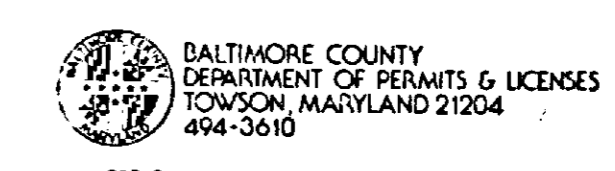
RE: Property Owner: Louis P. Rolek, et ux  
Location: E/S 3rd Street, 115' N/W from c/1 Cuckold Point Rd.  
Item No.: 39 Zoning Agenda: Meeting of 8/21/84  
Gentlemen:

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 or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or 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.

REVIEWED BY: *George M. Haganoff* Approved: *George M. Haganoff*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



TED ZALESKI, JR.  
DIRECTOR

August 30, 1984

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

Dear Mr. Jablon:  
Comments on Item # 39 Zoning Advisory Committee Meeting are as follows:

Property Owner: Louis P. Rolek, et ux  
Location: E/S 3rd Street 115' N/W from c/1 Cuckold Point Road  
Existing Zoning: D.R. 5-5  
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'.

Acres: 50 x 150  
District: 15th.

The items checked below are applicable:

- (A) All structures shall conform to the Baltimore County Building Code 1981, Council Bill 4-0-0222, and other applicable codes.
- (B) A building/structure permit shall be required before beginning construction.
- (D) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is 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.
- 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 lines, see Table 107, Line 2, Section 1107 and Table 1102, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section/...
- 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 can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- (I) Comments - This proposed structure could be subject to inundation by tidal waters; see the attached Code requirements.

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. Brookes*  
Charles E. Brookes, Chief  
Plans Review

CEB:ee

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:
1. Whenever building or additions are constructed in areas subject to inundation by tideswaters, 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.
  2. 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.
  3. 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.
1. 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.
  2. 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.
  3. 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.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
NE/Corner of Third St. and Cuckold Point Rd., 15th Dist. : OF BALTIMORE COUNTY  
LOUIS P. ROLEK, et ux, : Case No. 85-102-A  
Petitioners

ENTRY OF APPEARANCE

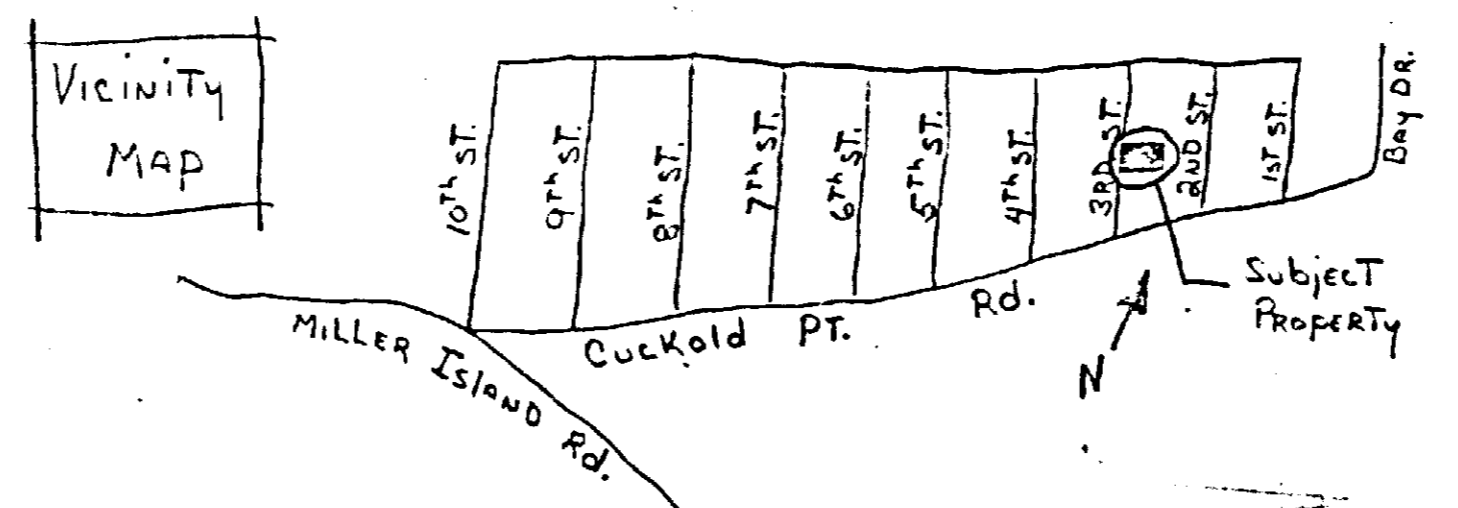
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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

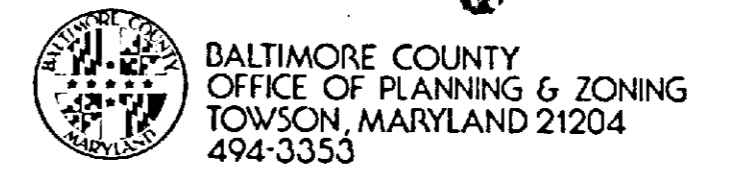
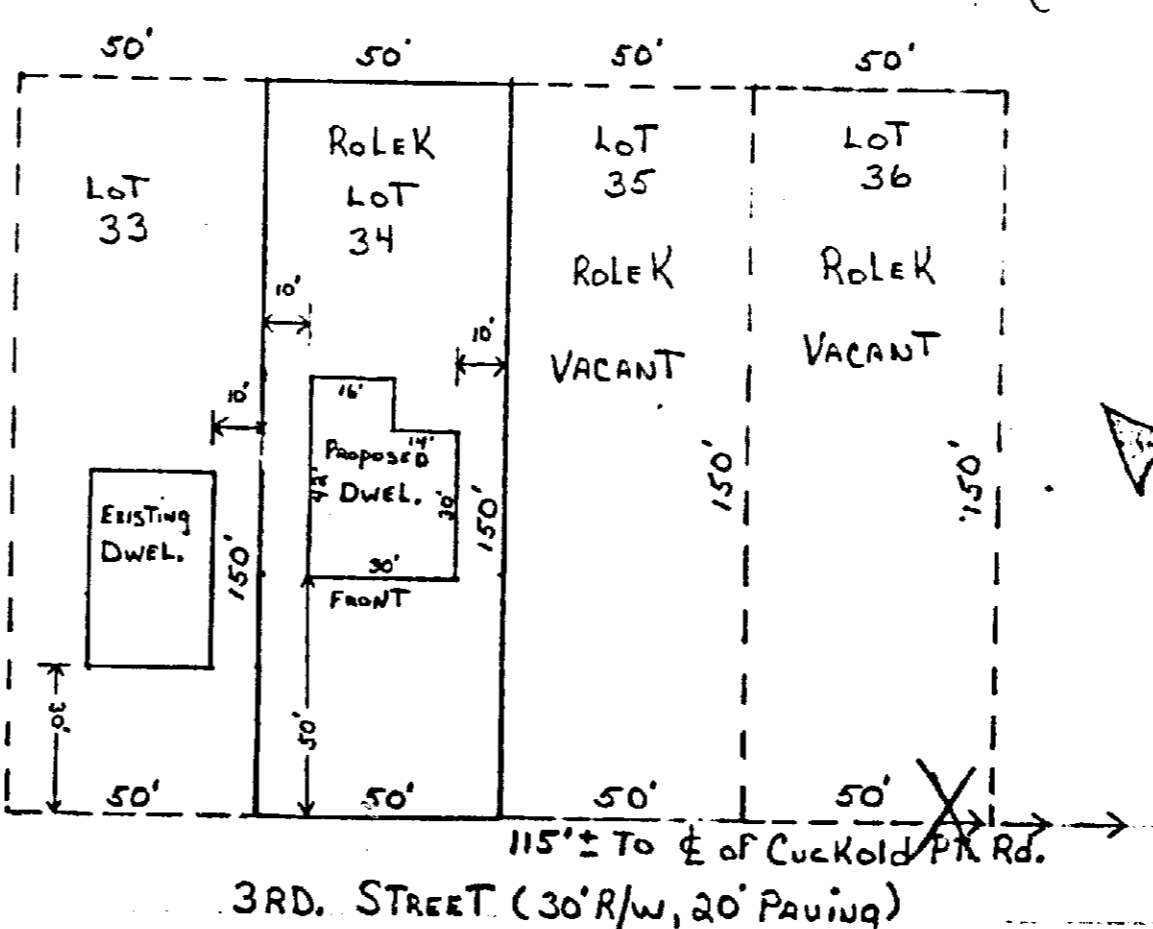
*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 221, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 25th day of September, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Louis P. Rolek, 9125 Cuckold Point Rd., Baltimore, MD 21219, Petitioners; and Mr. Michael Kelly, 621 S. Robinson, Baltimore, MD 21224, who requested notification.

*Peter Max Zimmerman*  
Peter Max Zimmerman



PLAT FOR ZONING VARIANCE  
OWNER - LOUIS & LOUISE ROLEK  
DISTRICT - 15 ZONED D.R.S.S  
SUBDIVISION - SWAN POINT  
LOT - 34 BLK - 15 BOOK NO. 9 FOLIO 4  
EXISTING UTILITIES IN 3RD STREET  
SCALE 1" = 40'



ARNOLD JABLON  
ZONING COMMISSIONER

October 22, 1984

Mr. and Mrs. Louis P. Rolek  
9125 Cuckold Point Road  
Baltimore, Maryland 21219

RE: Petition for Variance  
NE/Corner of Third Street and Cuckold Point Rd. - 15th Election District  
Louis P. Rolek, et ux - Petitioners  
No. 85-102-A (Item No. 39)

Dear Mr. and Mrs. Rolek:

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

Very truly yours,  
*Jean M.H. Jung*  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Michael F. Kelly  
621 South Robinson Street  
Baltimore, Maryland 21224

Mr. Joseph J. Trau  
2807 Third Street  
Baltimore, Maryland 21219

People's Counsel

Dear Sir,  
 This is to inform you that I give Michael Kelly and Naive Jurek the right to represent the property located on 3rd Street & Cuckold Rd. at the hearing to be held on October 16, 1984 in reference to the variance hearing.

Louis P. Rolek  
 Louis P. Rolek

85-102A

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

District: 15th Date of Posting: 10-1-84  
 Posted for: Variances  
 Petitioner: Louis P. Rolek, et ux  
 Location of property: N/E cor. 3rd St. & Cuckold Point Rd.  
 Location of Sign: 3rd St. near corner  
 Remarks: G. Froum  
 Posted by: G. Froum Date of return: 10-1-84  
 Number of Signs: 1

Zoning Description

Northeast corner of Third Street and Cuckold Point Road and known as Lot Numbers 34, 35, and 36 as shown on the plat of Swan Point which is recorded in the Land Records of Baltimore County in Liber 9, Folio 4.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., September 27, 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 September 27, 1984.

THE JEFFERSONIAN,

*Arnold Jablon*  
 Publisher

Cost of Advertising 20.00

85-102-A

PETITION FOR VARIANCES  
 15th Election District  
 LOCATION: Northeast corner of Third Street and Cuckold Point Road  
 DATE & TIME: Tuesday, October 16, 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 Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit lot widths of 50 feet instead of the required 55 feet and side yard setbacks of 5 feet and 15 feet in lieu of the required 10 feet and 25 feet respectively.  
 Being the property of Louis P. Rolek, et ux, as shown on the plat filed with the Zoning Office.  
 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  
 Room 106

PETITION FOR VARIANCES  
 15th Election District

LOCATION: Northeast corner of Third Street and Cuckold Point Road

DATE AND TIME: Tuesday, October 16, 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 Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit lot widths of 50 feet instead of the required 55 feet and side yard setbacks of 5 feet and 15 feet in lieu of the required 10 feet and 25 feet respectively.

Being the property of Louis P. Rolek, et ux as shown on the plat filed with the Zoning Office.

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

September 17, 1984

Mr. and Mrs. Louis P. Rolek  
 9125 Cuckold Point Road  
 Baltimore, Maryland 21219

**NOTICE OF HEARING**

RE: Petition for Variances  
 NE/corner Third Street and Cuckold Point Road  
 Louis P. Rolek, et ux - Petitioners  
 Case No. 85-102-A

TIME: 10:00 A.M.

DATE: Tuesday, October 16, 1984

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

At: eoh

cc: Mr. Michael Kelly  
 621 S. Robinson Street  
 Baltimore, Maryland 21224

*Arnold Jablon*  
 Zoning Commissioner  
 of Baltimore County

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

No. 133032

DATE: 8-10-84 ACCOUNT: R-01-615-072

AMOUNT: 35.00

RECEIVED FROM: Tues  
 FOR: File to be for 39 Rolek

0 087\*\*\*\*\*25601a 8132F

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR VARIANCE  
 NE/corner of Third Street and Cuckold Point Rd. - 15th Election District  
 Louis P. Rolek, et ux - Petitioners  
 No. 85-102-A (Item No. 39)

BEFORE THE  
 DEPUTY ZONING COMMISSIONER  
 OF  
 BALTIMORE COUNTY

The petitioners herein request a variance to permit lot widths of 50 feet in lieu of the required 55 feet and side yard setbacks of 5 feet and 15 feet in lieu of the required 10 feet and 25 feet, respectively. However, at the onset of the hearing a motion was made to amend the petition to read:

"herby Petition for a Variance from Section 1B02.3.C.1 to permit a lot width of 50 feet in lieu of the required 55 feet for Lot 34"

The motion was granted and the petition was so amended.

Testimony indicated that the petitioners propose to construct a dwelling on the subject property.

No one appeared at the hearing in opposition to the requested petition.

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 result in practical difficulty and unreasonable hardship upon the petitioners and the granting of a variance would not adversely affect the health, safety, and general welfare of the community, a variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22nd day of October, 1984, that a variance to permit a lot width of 50 feet in lieu of the required 55 feet for Lot 34 for the expressed purpose of constructing a dwelling, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order.

*Jan M. H. Davis*  
 Deputy Zoning Commissioner  
 of Baltimore County

**ORIGINAL**  
**CERTIFICATE OF PUBLICATION**

Dundalk, MD., OCT. 8, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE BALTIMORE COUNTY JOURNAL, a weekly newspaper, published in Dundalk, Baltimore County, Maryland, appearing on SEPTEMBER 27, 1984

The Baltimore County Journal,

Publisher

Petition For Variance  
 15th Election District  
 Location: Northeast corner of Third Street and Cuckold Point Road  
 Date and Time: Tuesday, October 16, 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 Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit lot widths of 50 feet instead of the required 55 feet and side yard setbacks of 5 feet and 15 feet in lieu of the required 10 feet and 25 feet respectively.  
 Being the property of Louis P. Rolek, et ux, as shown on the plat filed with the Zoning Office.  
 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  
 Room 106



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

ARNOLD JABLON  
 ZONING COMMISSIONER

October 9, 1984

Mr. and Mrs. Louis P. Rolek  
 9125 Cuckold Point Road  
 Baltimore, Maryland 21219

RE: Petition for Variances  
 NE/cor. Third St. and Cuckold Point Road  
 Louis P. Rolek, et ux, Petitioners  
 Case No. 85-102-A

Dear Mr. and Mrs. Rolek:

This is to advise you that \$45.00 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 21286.

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

No. 134369

DATE: Oct. 15, 1984 ACCOUNT: R-01-615-000

AMOUNT: \$45.00

RECEIVED FROM: Louis Rolek  
 FOR: Advertising and Posting for Case No. 85-102-A

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VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCES  
 15th Election District

LOCATION: Northeast corner of Third Street and Cuckold Point Road

DATE AND TIME: Tuesday, October 16, 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 Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit lot widths of 50 feet instead of the required 55 feet and side yard setbacks of 5 feet and 15 feet in lieu of the required 10 feet and 25 feet respectively.

Being the property of Louis P. Rolek, et ux as shown on the plat filed with the Zoning Office.

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: Oct 12, 1984  
 BY: Mary [unclear]