

PETITION FOR ZONING VARIANCE 85-292-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 1302.3-1 - TO ALLOW AN INTERIOR SIDE YARD OF 8' IN LIEU OF THE REQUIRED 10'.

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

IN ORDER TO DEVELOP THE NARROW LOT (50'), PER THE ZONING PLANS, IN THE PREVIOUSLY ESTABLISHED SUBDIVISION OF DUNDALK FARMS (1932) A VARIANCE IS REQUIRED. THIS VARIANCE WOULD ALLOW THE CONSTRUCTION OF AN ATTACHED GARAGE 10' IN WIDTH, WHICH WOULD EXTEND INTO THE REQUIRED SIDE YARD BY 2'.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Attorney's Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of March, 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 property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 10th day of April, 1985, at 10:00 o'clock.

(over)

1914 Merritt Blvd.

BEGINNING for the same at a point on the west side of Merritt Blvd. at the distance of 418.19 feet northeasterly from the corner formed by the intersection of the west side of Merritt Blvd. with the north side of Merritt Avenue. As recorded in the land records of Baltimore County (L. M. L. Plat Book 10, Folio 53) in the subdivision of Dundalk Farms, all of Lot 59, located in the 12th Election District, and known as 1914 Merritt Blvd.

1914 MERRITT BLVD.
BALTIMORE COUNTY, MARYLAND

DEED DESCRIPTION

WILLIAM P. MONK
land planner

p.o. box 11415
Baltimore, Maryland
21239

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO...Zoning Commission... Date...March 29, 1985
Norman E. Gerber, Director
FROM...Office of Planning and Zoning
SUBJECT...Zoning Petitions No. 85-287-A, 85-289-A, 85-290-A, 85-291-A, 85-292-A and 85-293-X

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

NEG/JCH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE March 29, 1985

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

Chairman
Nicholas B. Commodari

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. Dan Szydlowski
2027 Denbury Drive
Baltimore, Maryland 21222

RE: Item No. 238 - Case No. 85-292-A
Petitioner - Dan Szydlowski
Variance Petition

Dear Mr. Szydlowski:

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:nr

Enclosures

cc: Mr. William P. Monk
P. O. Box 11415
Baltimore, Maryland 21239

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

March 28, 1985

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

Re: Item #238 (1984-1985)
Property Owner: Dan Szydlowski
W/S Merritt Blvd. 418' N/E from center-line Merritt Ave.
Acres: 50 x 165
District: 12th

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:

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. Moser, P.E., Chief
Bureau of Public Services

JAM:EAM:PMO:ss

cc: File

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

NORMAN E. GERBER
DIRECTOR

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

Re: Zoning Advisory Meeting of 3/14/85
Item # 238
Property Owner: Dan Szydlowski
Location: W/S Merritt H. Hwy.
N.E. of Merritt Ave.

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 22-98 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 3/14/85.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () 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:

cc: James Hoswell

Eugene A. Sober
Chief, Current Planning and Development

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

STEPHEN E. COLLINS
DIRECTOR

March 15, 1985

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

Item No. 238 240, 241, 242, 243, 244, 245, 246, 247 ZAC-Meeting of February 26, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 238, 240, 241, 242, 243, 244, 245, 246, and 247.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm

AUG 21 1985

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 11th day of April, 1985, that the Petition for Zoning Variance(s) to permit a side yard setback of 8 feet in lieu of the required 10 feet be and the same is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

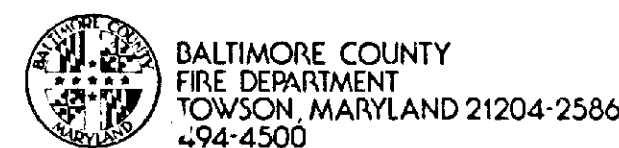
[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. Dan Szydlowski
People's Counsel

ORDER RECEIVED FOR FILING

DATE *April 10, 1985*
BY *[Signature]*
CLERK OF THE COURT



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4300

PAUL H. RENCKE
CHIEF

March 11, 1985

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: Dan Szydlowski

Location: W/S Merritt Blvd. 418' N/E from c/l Merritt Avenue

Item No.: 238

Zoning Agenda: Meeting of 2/26/85

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 100 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.

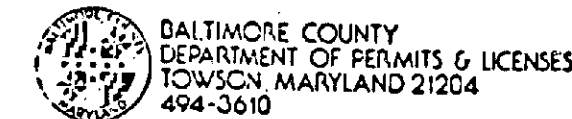
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

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

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

REVIEWED BY: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

March 11, 1985

TED JALSKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item #238 Zoning Advisory Committee Meeting are as follows:

Property Owner: Dan Szydlowski
Location: W/S Merritt Blvd. 418' N/E from c/l Merritt Avenue
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit a side yard setback of 8' in lieu of the required 10'.

Address: 50 x 165
District: 12th.

The items checked below are applicable:

1. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82, and all other applicable codes, and other applicable codes.

2. A building/structure permit shall be required before beginning construction.

3. 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.

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

5. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family uses groups of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 401, line 2, Section 1007 and Table 1002, also Section 201d.

6. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____

7. 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.

8. Before this office can comment on the above structure, please have the owner, turn 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.

9. Comments _____

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 102 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burnham, Chief
Plans Review

PETITION FOR VARIANCE
12th Election District

LOCATION: West side Merritt Boulevard, 418 ft. Northeast of Merritt Avenue (1944 Merritt Boulevard)

DATE AND TIME: Wednesday, April 10, 1985 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 Variance to allow an interior side yard of 8 ft. in lieu of the required 10 ft.

Being the property of Dan Szydlowski 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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S Merritt Blvd., 418' : OF BALTIMORE COUNTY
NE of Merritt Ave., :
(1944 Merritt Blvd.), :
12th District :
DAN SZYDLOWSKI, Petitioner : Case No. 85-292-A

ENTRY OF APPEARANCE

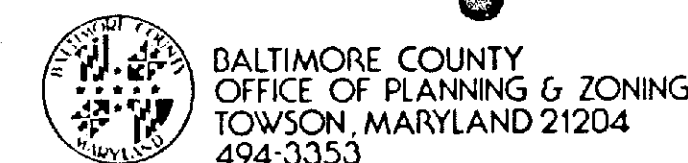
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
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 22nd day of March, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Dan Szydlowski, 2027 Denbury Drive, Baltimore, MD 21222, Petitioner; and Mr. William P. Monk, P. O. Box 11415, Baltimore, MD 21239, who requested notification.

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

April 4, 1985

Mr. Dan Szydlowski
2027 Denbury Drive
Baltimore, Maryland 21222

RE: Petition for Variance
W/S Merritt Blvd., 418' NE of Merritt Avenue
(1944 Merritt Boulevard)
Dan Szydlowski - Petitioner
Case No. 85-292-A

Dear Mr. Szydlowski:

This is to advise you that \$41.50 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,

[Signature]
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	
DATE 4/9/85	ACCOUNT R-01-415-000
AMOUNT \$ 41.50	
RECEIVED FROM Mrs. D. Szydlowski	
FOR advertising and posting Case No. 85-292-A	
B 0026*****41504 4094F	
VALIDATION OR SIGNATURE OF CASHIER	

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD, March 21, 1985

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 March 21, 1985.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

18.00

1944 Merritt Blvd.

BEGINNING for the same at a point on the west side of Merritt Blvd. at the distance of 418.19 feet northeasterly from the corner formed by the intersection of the west side of Merritt Blvd. with the north side of Merritt Avenue. As recorded in the land records of Baltimore County (L. McL. M. Plat Book 10, Folio 53) in the subdivision of Dundalk Farms, all of Lot 59, located in the 12th Election District, and known as 1944 Merritt Blvd.

1944 MERRITT BLVD.
BALTIMORE COUNTY, MARYLAND

DEED DESCRIPTION

WILLIAM P. MONK
land planner

p.o. box 11415
Baltimore, Maryland
21239

AUG 21 1985

Dundalk, MD., 3/22, 19 88
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 3/21, 19 88

A. Livero
Publisher

PETITION FOR VARIANCE
LOCATION: West side Merritt
 South of Dumbarton
 Annapolis (1944 Merritt Boulevard)
DATE AND TIME: Wednesday, April 10
 1963 at 10:00 A.M.
PUBLIC HEARING: Room 106, County
 Office Building, 111 West Chesapeake
 Avenue, Towson, Maryland

The Zoning Commission and the Board of Zoning Appeal and Regulations of Baltimore County, will hold a public hearing on the following:

Petition for Variance to allow an interior side yard of 8 ft. in lieu of the 10 ft. required by the Ordinance.

Being the property of Dan Szydzkowski as shown on the plot sheet with this Commission.

In granting this Variance it is intended, that a building permit may be issued within the thirty day appeal period. The Zoning Commission 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 five days of the hearing set above or made at the hearing.

By Order Of:

 Zoning Commissioner
 Of Baltimore County

District 12E4 Date of Posting 3/23/85
 Posted for: Variance
 Petitioner: Dan Szydlowski
 Location of property: W.S. Marrett Blvd. N1/8 NE of Marrett Ave.
1944 Marrett Blvd
 Location of Signs: Facing Marrett Blvd. Across 15' Fr. Roadway,
on property of Petitioner
 Remarks:
 Posted by: M. Hedy Date of return: 3/29/85
 Number of Signs: Signers

Mr. Dan Szydowski
2027 Danbury Road
Baltimore, Maryland 21222

RE: Petition for Variance
W/S Merritt Blvd., 418' NZ of Merritt
Avenue (1944 Merritt Boulevard)
Dan Szydowski - Petitioner
Case No. 25-292-A

DATE: Wednesday, April 10, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

cc: Mr. William Monk
P. O. Box 11415
Baltimore, Maryland 21239


Zoning Commissioner
of Baltimore County

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

DATE 2/12/85 ACCOUNT R-01-615-000

DATE 3/12/85 ACCOUNT R-01-615-000

AMOUNT \$ 75.00

RECEIVED Bill Mott

74. 226 11 10

FOR 1000 Pieces, 10¢ each

VALIDATION OR SIGNATURE OF CASHIER

[illegible]

ALL DIMENSIONS ARE APPROXIMATE

GENERAL NOTES:

- 1) TENANTS - DR. J.S.
- 2) EXISTING USE - VACANT LAND
- 3) PROPOSED USE - SINGLE FAMILY DETACHED DWELLINGS WITH ATTACHED GARAGE
- 4) LOT AREA - 8204.5 SQ. FEET
- 5) A MINIMUM OF 2 OFF STREET PARKING SPACES ARE PROVIDED
- 6) SITE IS FLAT
- 7) SUBDIVISION OF DUNDALK FIELDS L.M.
- 8) LOT 59

RR 5.5

PLOT PLAN FOR VARIANCE APPLICATION
1944 MERRITT BLVD.
BALTIMORE, MARYLAND 21222

WILLIAM F. MONK
(501) 823-1883
PO BOX 11415
BALTIMORE, MD 21206
FEA 11 1985

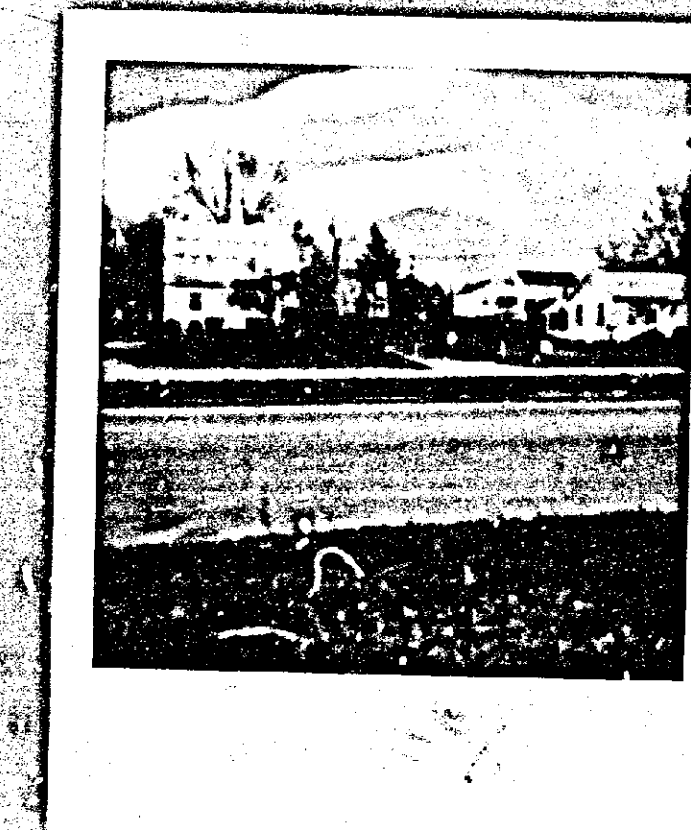
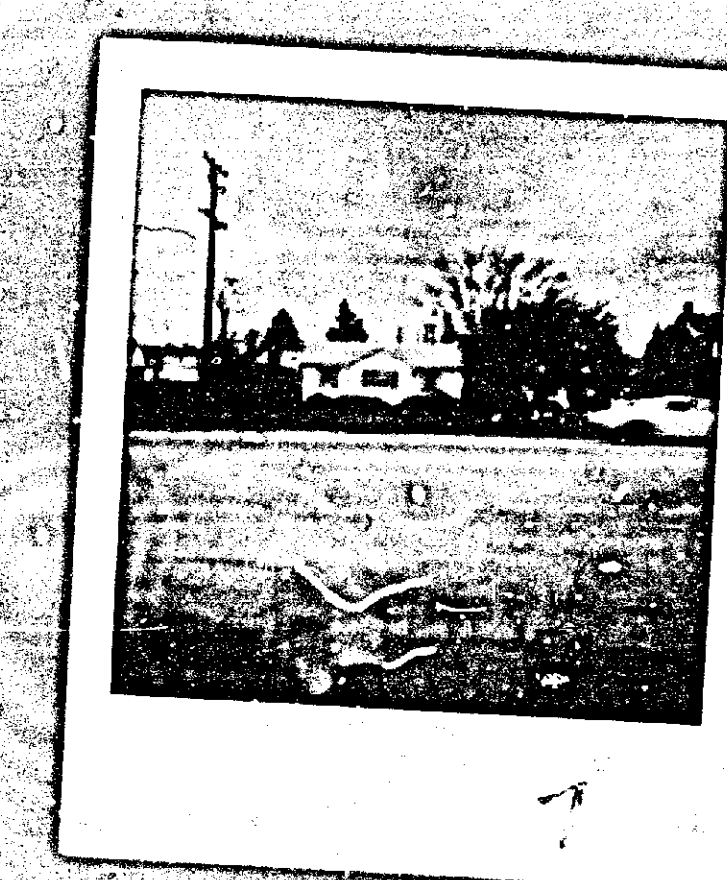
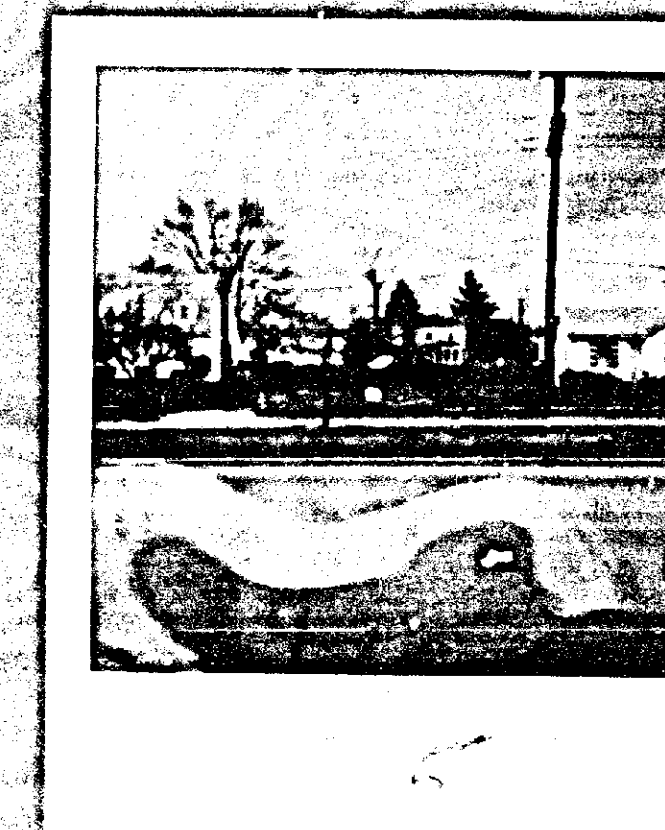
VARIANCE REQUEST:
SECTION 1B02.3C1 TO ALLOW
AN INTERIOR SIDE WARD OF 8'
IN LIEU OF THE REQUIRED 10'.

APPLICANT: DANIEL SZTOLANSKI
2027 CLAYBURN DRIVE
BALTIMORE MD 21222

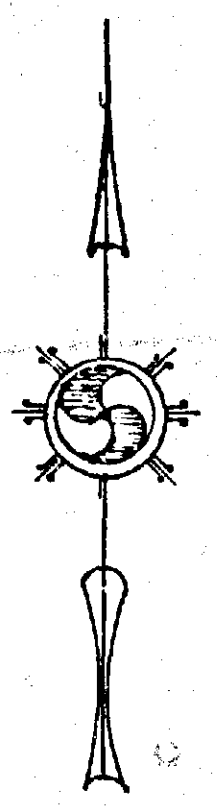
6TH COUNCILMANIC DISTRICT
12TH ELECTION DISTRICT
CENSUS TRACT - 4708
ZONING - DR S.S



ARNOOLD JALTON ZONING COMMISSIONER
BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204



AUG 21 1985'



ES, INC.
BLDG.
H

RECEIVED
JAN 11 1964
FBI

Filed for record
August 23, 1932
Test: Louis H. L. Maynard.