CLASSIC.					
5425 A. C.	350				
The state of the s	PETITION FOR ZONING VARIANCE 86-37-A				
	TO THE ZONING COMMISSIONER OF BALITMORE 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				
	102 3 1400 202 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4				
	Variance from Section 10).5 1A00.5B, to permit a side yard sectoack of 40 feet instead of the required 50 feet.				
言語をみずる	of the Zoning Regulations of Baitimore County, to the Zoning Law of Baitimore County; for the following reasons: (indicate hardship or practical difficulty)				
	10110Wing reasons: (indicate hardship or practical difficulty)				
	More fontage is needed to accomodate size of house, and to provide additional space for driveway				
	To create a more balanced look with adjacent houses "/25/85"				
	in create a more balanced look with adjacent houses			BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS IOWSON, MARYLAND 21204	
			PAITIMODE COUNTY TONING TO ANG ADVISODE COMME	IOWSON, MARYLAND 21204	
	Property is to be posted and advertised as prescribed by Zoning Regulations.	$A \approx A$	BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE July 15, 1985	HARRY I DISTEL D.C.	
	I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this	ω $\dot{\omega}$		HARRY 1 PISTEL P. E. DIRECTOR July 5, 1985	
	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.	$\frac{3}{2}$	COUNTY OFFICE BLDG. Mr. & Mrs. Steven Klecka		
	I/We do solemnly declare and affirm,	\mathcal{D}	111 W. Chesapeake Ave. 407 Joppa Farm Road Towson, Maryland 21204 Joppa, Maryland 21085		
	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.	The state of the s	000	Mr. Arnold Jablon Zoning Commissioner	
	A November 2 A. White A.		Nicholas B. Commodari RE: Item No. 350 - Case No. 86-37-A	County Office Building Towson, Maryland 21204	
	Contract Purchaser: Legal Owner(s): Mary Alexander Klecka		Petitioners - Steven Joseph Klecka, et ux Variance Petition		
	(Type or Print Name) (Type or Print Name)	Case No. 86-37-A	MEMBERS Dear Mr. & Mrs. Klecka:	Re: Item #350 (1984-1985) Property Owner: Steven Joseph Klecka	
	Signature Signature Signature		Engineering The Zoning Plans Advisory Committee has moviewed the electronic	S/W side Sweet Air Road, 784' NW of centerline Carroll Manor Road	
######################################	Staven Jesep View	BALTIMORE COUNTY OFFICE OF PLANNING & ZONING	Traffic Engineering mitted with the above referenced petition. The following comments	District 10th .	
	Address (Type or Print Name)	County Office Building	State Roads Commission are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or	Dear Mr. Jablon:	Z E
	City and State Signature	111 W. Chesapeake Avenue Towson, Maryland 21204	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 following comments are furnished to	
	Attorney for Petitioner:		Health Department the Zoning Commissioner with recommendations as to the suitability of Project Planning the requested zoning.	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.	
		Your petition has been received and accepted for filing this 18th day of June , 1985.	Building Department Enclosed are all comments submitted from the members of the		
	(Type or Print Name) Address Phone No. Joppa MD 21085		Board of Education Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received.	General Comments:	
	Signature City and State		I will forward them to you. Otherwise, any comment that is not	The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties,	
	Address and phone number of legal owner, con-	(D) all	accepted for filing on the date of the enclosed filing certificate and a	which may regula due a surface waters. Correction of any problem	
	tract purchaser or representative to be contacted	ARNOLD JABLON Zoning Commissioner	hearing scheduled accordingly.	of the Petitioner.	
	City and State Steven Klecka Name		Very truly yours,	Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging and stabilization	
	Atterney's Telephone No.:	Petitioner Steven Joseph Klecks, et ux Received by	Tichelas B Connadare auc	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.	
700000 7450000 7450000	Address Phone No.	Attorney Chairman, Zoning Plans Advisory Committee	NICHOLAS B. CCMMCDARI Chairman		
	ORDERED By The Zoning Commissioner of Baltimore County, this 18th day		Zoning Plans Advisory Committee	Since no public facilities are involved, this office has no comment.	
	June 1985 recovered by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Saltimore County, that property be posted, and that the public hearing be had before the Zoning County Saltimore of Baltimore County in Room 106, County Office Building in Towson, Baltimore		NBC:nr	Very truly yours,	
T 5	Commissioner of Baltimore County in Room 106, County Office Building in Towson Baltimore		Enclosures	Jam A. Muhl	Aller Santa
HTTT SAN THE S	County on the 24th day of July 19.85 at 10:00 o'clock			JAMES A. MARKLE, P.E., Chief Bureau of Public Services	
	≥ 1 0 clock			JAM:PMO:blp	.
	Si Charles Could be the			cc: File	
j chai	Zontro Compressioner of Posts			cc: File	
	Zoning Commissioner of Baltimore County.			cc: File	
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and the second of the collection of the second of the collection of the second of the	BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21/204	DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550	BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500	BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610	
	U U S (over)	DALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550 STEPHEN E. COLLINS DIRECTOR June 26, 1985	BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500 PAUL H. REINCKE CHIEF		
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	DALTIMORE COUNTY OFFICE OF RANNING AND ZONING TOWNS OF CREATER Mr. Arnald Jablon Zoning Commissioner County Office Building Towson, Haryland 21204 Re: Zoning Advisory Heeting of May 28, 1985 Item # 350 Property Owner: STEUEN JOSEPH KLECKA, 2TUX LOCATION: SUMSIDE SWEET AIR ROAD, 784'NW Dear Mr. Jablon: The Division of Current Planning and Development has reviewed the subject applicable.	DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550 Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 ZAC-Meeting of May 28, 1985 Item No. (350) 351,352,353,354,356,357,358,359,361,363,364,365, and 366 Property Owner: Location: Existing Zoning:	PAUL H. REINCKE CHIEF Mr. Arnold Jablon Zoning Commissioner June 5, 1985 Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee RE: Property Owner: Steven Joseph Klecka, et ux Location: S/W side Sweet Air Road, 784' NW of centerline Carroll Manor Road Item No.: 250 Zoning Agenda: Meeting of May 28, 1985	BALTIMORE COUNTY DEPARTMENT OF PERMITS & INCENSES June 7, 1985 TOWNSON, MARYLAND 21204 A94-3610 TED ZALESKI, JR. DIRECTOR The Annula Jubins, Soming Commissioners Office of Pisanting and Seniory Townson, Neryland 21204 Dear Mr. Jubins Comments on Itse # 350 Eming Advisory Committee Neeting are as follows: Property Owner: Steven Joseph Klecka, et ux Location: SW/Side Sweet Air Road, 784, NW of c/l Carroll Manor Road Districts: 10th. APPLIANTS TYPE AND CHICAGO. All STRUCTURE SHALL CHICAGO. A building and other miscellaneous permits shall be required before the start of any construction.	
	DALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 27204 994-271 NORMAN E GERDER DECTOR Mr. Arnold Jablon Zoning Commissioner County Office Building Tousin, Maryland 21204 Re: Zoning Advisory Neeting of May 28, 1985 Item # 350 Property Owner: STEVEN TOSE PIA KLECKA, of UX Location: SCU/Side Subject Air Rose 0, 764 Num Petition and offers the following comments. The Items reviewed the subject applicable. [X] There are no site planning factors requiring comment.	DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550 Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 ZAC-Meeting of May 28, 1985 Item No. (350) 351,352,353,354,356,357,358,359,361,363,364,365, and 366 Property Owner: Location: Existing Zoning:	PAUL H. REINCKE CHIEF Mr. Arnold Jablon Zoning Commissioner June 5, 1985 Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee RE: Property Owner: Steven Joseph Klecka, et ux Location: S/W side Sweet Air Road, 784' NW of centerline Carroll Manor Road Item No.: 350 Zoning Agenda: Meeting of May 28, 1985 Gentlemen:	BALTIMORE COUNTY DEPARIMENT OF PERMITS & INCENSES JUNE 7, 1985 IOWSON, MARYLAND 21204 494-3610 TED ZALESKI, JR. DIRECTOR Hr. Arnold Jahlon, Zoming Commissioner Office of Planning and Zoning Townon, Haryl and 21204, Dear Mr. Jahlons Comments on Item # 350 Zoning Advisory Committee Heeting are as follows: Property Owner: Steven Joseph Klecka, et ux Location: Sw/Side Sweet Air Road, 784, NW of c/l Carroll Manor Road Districts: 10th. APPLICABLE PTOS AND CIRCLED:	
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	DALIMORE COUNTY OFFICE OF PLANNING AND ZONNIS TOWSON, MARYLAND 21/204 WOMAN E GRIDER PRECIOR APA-3211 NOMAN E GRIDER TOWSON, Haryland 21/204 Re: Zonning Advisory Neeting of MAY 28, 1985 Item # 3500 Re: Zonning Advisory Neeting of MAY 28, 1985 Item # 3500 Property Owner: STEVEN TOSEPH KLECKA, atvax Location: SW/SIDE SWEET FAIR ROOD, 784 NW OF CENTERLINE CORPOLL MANNING The Division of Current Planning and Development has reviewed the subject applicable. (X) There are no site planning factors requiring comment. A County Review Group Neeting is required. (X) A County Review Group Neeting is required. (X) A County Review Group Neeting is required. (X) A record plus bureau of Public Service receives. (X) A record plus will be recorded. (X) A record plus will be recorded. (X) A record plat will be required and use the record. (X) A record plat will be required. (X) A record plat will be required. (X) A record plat will be required and use the record. (X) A record plat will be required.	DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550 STEPHEN E. COLLINS DIRECTOR Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 ZAC-Meeting of May 28, 1985 Item No. (350) 351,352,353,354,356,357,358,359,361,363,364,365, and 366 Property Owner: Location: Existing Zoning: Proposed Zoning:	PAUL H REINCKE CHIEF Mr. Arnold Jablon 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: Steven Joseph Klecka, et ux Location: S/W side Sweet Air Road, 784' NW of centerline Carroll Manor Road Item No.: 250 Zoning Agenda: Meeting of May 28, 1985 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.	DALTIMORE COUNTY DEPARTMENT OF PERMITS & UCENSES Jume 7, 1985 TOWSON, MARYLAND 21204 We. armid Johlum, Zoning Commissioner Office of Financing and Soning Towers, Regry and 2300 Dear Nr. Johlum Comments on Fune # 350 Zoning Advisory Committee Meeting are as follows: Property Owner: Steven Joseph Klecks, et ur Location: Sw/Side Sweet Air Road, 784,* NW of c/I Carroll Manor Road Districts: 10th, APPLICABLE PIPOS AND CHARLES. All structures shall conform to the Baltimore County Building Code as adopted by Carroll Bill #37.45. Attructure shall conform to the Baltimore County Building Code as adopted by Carroll Bill #37.45. Attructure shall conform to the Baltimore County Building Code as adopted by Carroll Bill #37.45. Attructure shall not construction diversions to file a permit of the special suplication. Bestimatical Two costs of construction diversions to File as placed to place and stronger and the propriets of the place of a place and stronger and the stronger of Baltimore for Baltimore final by required to file as permit applications. Bayrochaed seals are not nonespeable.	
	DALTIMORE COUNTY OFFICE OF PLANNING AND ZONNS 10WON MARYLAND 21204 AND AMAYLAND CATEGORY DOCTOR Mr. Arnold Jablon Zoning Commissioner County Office Building Touson, Maryland 21204 Re: Zoning Advisory Heeting or MAY 28, 1985 Item # 350 Property Owner: STEUEN TOSEPH KLECKA, et OX Location: SUMSIDE SWEETEN ROAD, 784/NW Dear Mr. Jablon: The Division of Current Planning and Development has reviewed the subject petition and offers the following coments. The Items checked below are applicable: (X) There are no site planning factors requiring comment. (A) County Review Group Meeting is required. (A) A County Review Group meeting was held and the sinutes will be Convaried by the Bureau of Public Services. (Inits site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract. (A) Market place will be required and must be recorded prior (I) the access is not satisfectory.	DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550 STEPHEN E. COLLINS DIRECTOR Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 ZAC-Meeting of May 28, 1985 Item No. (350) 351, 352, 353, 354, 356, 357, 358, 359, 361, 363, 364, 365, and 366 Property Owner: Location: Existing Zoning: Proposed Zoning: Acres: District:	PAUL H. REINCKE CHIEF Mr. Arnold Jablon 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: Steven Joseph Klecka, et ux Location: S/W side Sweet Air Road, 784' NW of centerline Carroll Manor Road Item No.: 250 Zoning Agenda: Meeting of May 28, 1985 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	DALTIMORE COUNTY DEPARTMENT OF PERMITS & UCENSES Jume 7, 1985 TOWSON, MARYLAND 21204 We. armid Johlum, Zoning Commissioner Office of Financing and Soning Towers, Regry and 2300 Dear Nr. Johlum Comments on Fune # 350 Zoning Advisory Committee Meeting are as follows: Property Owner: Steven Joseph Klecks, et ur Location: Sw/Side Sweet Air Road, 784,* NW of c/I Carroll Manor Road Districts: 10th, APPLICABLE PIPOS AND CHARLES. All structures shall conform to the Baltimore County Building Code as adopted by Carroll Bill #37.45. Attructure shall conform to the Baltimore County Building Code as adopted by Carroll Bill #37.45. Attructure shall conform to the Baltimore County Building Code as adopted by Carroll Bill #37.45. Attructure shall not construction diversions to file a permit of the special suplication. Bestimatical Two costs of construction diversions to File as placed to place and stronger and the propriets of the place of a place and stronger and the stronger of Baltimore for Baltimore final by required to file as permit applications. Bayrochaed seals are not nonespeable.	
	DALTIMORE COUNTY OFFICE OF PLANNING AND ZONENG TOWON, MARYLAND 21204 494-5211 NOWANA E GEROBA PRESTOR Commissioner Connity Office Suitainer (**X) There are no site planning and Development has reviewed the subject epiticable. (**X) There are no site planning factors requiring comment. A County Review Group Meeting is required. (**X) There are no site planning factors requiring comment. A County Review Group Meeting is required. (**X) There is used to suitain the suitain of th	DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550 STEPHEN E. COLLINS DIRECTOR Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 ZAC-Meeting of May 28, 1985 Item No. (350) 351,352,353,354,356,357,358,359,361,363,364,365, and 366 Property Owner: Location: Existing Zoning: Proposed Zoning: Acres:	PAUL H REINCKE CHIEF Mr. Arnold Jablon 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: Steven Joseph Klecka, et ux Location: S/W side Sweet Air Road, 784' NW of centerline Carroll Manor Road Item No.: 250 Zoning Agenda: Meeting of May 28, 1985 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.	DALTIMORE COUNTY JEEN DEPARTMENT OF PERMITS & IKENSES JUNE 7, 1985 A94-3610 TED ZAISKI, JR DIRECTOR No. Armold Jahlon, Zoning Commissioner Office of Finning and Zoning Towers, Maryin and Zoning Towers, Maryin and Zold Dear Rr. Jahlon Comments on Item # 350	
	DALIMONE COUNTY OFFICE OF PLANNING AND ZONNIS JOUNSON, MARYLAND 21/204 304-3211 NORMAN E GROEN DRECTOR Re: Zoning Advisory Neeting of MAY 28, 1985 Item 1 350 Property Owner: STEVEN JOSEPH KLEKING et UX Location: SLUJSIDE SLUEET AIR ROAD, 784'NW OF CENTERLINE CORROLL MANNIN The Division of Current Planning and Development has reviewed the subject applicable. (X) There are no site planning factors requiring consent. (X) There are no site planning factors requiring consent. (A) County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services. (J) This site is part of a larger tract; therfore it is defined as a studyless in the plan must show the entire tract. (I) It is a part of a larger tract; therfore it is defined as a studyless in the plan must show the entire tract. (I) The circulation on this site is not satisfactory. (J) The parting arrangement is not satisfactory. (J) Parking calculations must be shown on the plan. (J) Development of the satisfactory. (J) Parking calculations must be shown on the plan. (J) Development of the satisfactory. (J) Parking calculations must be shown on the plan. (J) Development of the satisfactory and the parting arrangement is not satisfactory. (J) Parking calculations must be shown on the plan. (J) Development of the parting area that the part of a substitute of the parting area that the part of a substitute of the parting area that the part of a substitute of the part of	DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550 STEPHEN E. COLUNS DIRECTOR Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 ZAC-Meeting of May 28, 1985 Item No. (350) 351, 352, 353, 354, 356, 357, 358, 359, 361, 363, 364, 365, and 366 Property Owner: Location: Existing Zoning: Proposed Zoning: Acres: District: Dear Mr. Jablon: The Department of Traffic Engineering has no comments	PAUL H REINCKE CHIEF Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee FE: Property Owner: Steven Joseph Klecka, et ux Location: S/W side Sweet Air Road, 784 NW of centerline Carroll Manor Road Item No.: 250 Zoning Agenda: Meeting of May 28, 1985 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 ircorporated 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.	DALTIMORE COUNTY DEPARTMENT OF PERMITS & IKENSES JUMB 7, 1985 A94-3010 TED ZALESKI, IR. DIRECTOR Towns, many and forming commissioner Office of Finning and forming Towns, flagring and other miscollaneous penalts shall be required before the start of any countration. Seminantial: Two sets of construction demotage are required to file a penalt application. The seal of a required to Sampling forming forming for the forming fo	
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	Mr. Arnold Jablon Zoning Commissioner Convicy Markand 2/204 Re: Zoning Advisory Heeting of May 28, 1985 Item # 3550 Re: Zoning Advisory Heeting of May 28, 1985 Item # 3550 Re: Zoning Advisory Heeting of May 28, 1985 Item # 3550 Property Owner: STEVEN JOSEPI KLECKA & Locations Sulfisione Superarian Robot, 764 June Dear Mr. Jablon: Of CENTRALING CORROLL MANAGE Applicable. (X) There are no sits bisning factors requiring comment. A County Review froum meeting vas haid and the sinutes will be forward by the Bureau of Public Services. (Inhis site is part of a larger track: therfore it is defined as a forward by the Bureau of Public Services. (Inhis site is part of a larger track: therfore it is defined as a forward by the Bureau of Public Services. (Inhis parting and public permit. (Inhis powerly contains soils with a we defined as wetlands, and development on these sails is gronibited. (Inhis proverty contains soils with are defined as wetlands, and development on these sails is gronibited. (Inhis property of the site as constitute a potential conflict with the memore Development of this site as operced by the Planning Board on the memore Development Plan was expressed by the Planning Board on the memore Development Plan was expressed by the Planning Board on the sunder in a service service are as a defined by	DEPTRIMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 2/204 494-3550 STEPHEN E. COLUNS DIRECTOR Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 2/204 ZAC-Meeting of May 28, 1985 Item No. (350) 351, 352, 353, 354, 356, 357, 358, 359, 361, 363, 364, 365, and 366 Property Owner: Location: Existing Zoning: Proposed Zoning: Acres: District: Dear Mr. Jablon: The Department of Traffic Engineering has no comments for item numbers 350, 351, 352, 353, 354, 356, 357, 358, 359, 361, 363, 364, 365, and 366.	Mr. Arnold Jablon Zoning Cormissioner June 5, 1985 Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee No.: Property Owner: Steven Joseph Klecka, et ux Location: S/W side Sweet Air Road, 784' NW of centerline Carroll Manor Road Item No.: 250 Zoning Agenda: Meeting of May 28, 1985 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 1-corporated 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.	DALTIMORE COUNTY DEPARTMENT OF PERMITS 6 LICENSES JUN9 7, 1985 JONSON, MARYLAND 21204 FED ZALESKI, JR DIRECTOR No. Armid failon. Joning Commissions Office of Froming and Soning Transa, Rays and 126e. Park No. Johns Commerce on New 3 350 Louing Advisory Commission Persing are as follows. Fromercy Onces: Extern Joseph Klecka, et ur Location: Sw/Side Sweet Air Road, 784, NW of c/l Carroll Manor Road Devictor: 10th. APPLIANT PTS AN CHIEBE APPLIANT PTS AN CHIEBE APPLIANT POS AND CHIEBE APPLIANT POS	
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	(over) DALIDACIS COUNT OFFICE OF NAMES AND ZONNS TOWSON MARYLAND 21204 Mr. Arnold Jablon Joning Cowsissioner Construction for the State of State	ACTIMORE COUNTY PARTMENT OF TRAFFIC ENGINEERING IOWSON, MARYLAND 21204 Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 ZAC-Meeting of May 28, 1985 Item No. (350) 351,352,353,354,356,357,358,359,361,363,364,365, and 366 Property Owner: Location: Existing Zoning: Proposed Zoning: Acres: District: Dear Mr. Jablon: The Department of Traffic Engineering has no comments for item numbers 350,351,352,353,354,356,357,358,359,361,363,364,365, and 366.	PANL H RENCKE CHIEF Mr. Arnold Jablon 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: Steven Joseph Klecka, et ux Location: S/W side Sweet Air Road, 78L* NW of centerline Carroll Manor Road Item No.: 350 Zoning Agenda: Meeting of May 28, 1985 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 1-corporated 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 1:0. 101 "Life Safety Code", 1976 edition prior to occupancy.	DALIMORE COUNTY DEPARMENT OF PERMITS 6 INCENSES JUMB 7, 1985 474-3610 TED ZAIESKI, JR. DIRECTOR No. Annals stations, forming Communications formers, Perry and 2120, Dear No. Julius Communication Town of 350 Stating Advisory Committee Newting sum as follows Property Owners Stevens Joseph Elevica, et ur Locations SW/Sidde Sweet Air Road, 784, "NW of c/l Carroll Manor Road Secretics 10th, DOWNLINES FINE SES CHALES. All surveycose shall note me to the Maltimore County Palling Code as adopted by Consult Bill \$17-55, EXTENSIONAL PRINTED SESS CHALES. A building and other miscallaneous penuits shall be required before the start of any construction. Projection of the state of construction functions may required to file a penuit application. The small of a report code in Servician Annalstee for Registers 194/s sex requires a place and the state of the start of any construction. Locations Three acres of construction functions may required by a required in Servician Annalstee to Registers 194/s sex requires a place of the construction devices. Locations Three acres of construction functions may require the file a penuit application. Expendence shall now a subject of the location of the start of the start of any construction. Communical Three acres of construction functions may require the file a penuit application. Locations and the start of the start of the service of the start of the construction function of the start of the	
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	OALTHOUGH COUNTY CONTROL OF RAINING AND ZONNG OFFICE OFFIC	ACTIMORE COUNTY PARTMENT OF TRAFFIC ENGINEERING IOWSON, MARYLAND 21204 Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 ZAC-Meeting of May 28, 1985 Item No. (350) 351,352,353,354,356,357,358,359,361,363,364,365, and 366 Property Owner: Location: Existing Zoning: Proposed Zoning: Acres: District: Dear Mr. Jablon: The Department of Traffic Engineering has no comments for item numbers 350,351,352,353,354,356,357,358,359,361,363,364,365, and 366.	PAUL H. RENCKE CHEF Mr. Arnold Jabion Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Haryland 21204 Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee RE: Property Owner: Steven Joseph Klecka, et ux Location: S/W side Sweet Air Road, 784, NW of centerline Carroll Manor Road Item No.: 250 Zoning Agenda: Meeting of May 28, 1985 Centlemen: 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 Mocks. () 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 File Department. () 4. The site shall be made to comply with all applicable parts of the Pire 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 10. 101 "Life Safety Code", 1976 edition prior to occupancy.	DALIJMORE COUNTY DERRITADET OF PERMITS 6 IKENSES JUMP 7, 1985 JUMP 7,	

4 3 com some .

Pursuant to the advertisement, posting of property, and public hearing on the Petition and appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Pelitioner(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 ___, 19____, that the herein Petition for Variance(s) to permit ි ඇයි මා ලබ් දීමුපතු කැම විදුලු මණුර්ට මුදුකුම් පසුපත්වන ඇති වෙනවා පතුර පතුන වෙනි සත්වේදයක්දී ඇතුළුවී Exercise to a regretary or exercised to another than the second of the

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, day of July, 1985, that the Petition for Zoning Variance to permit a side yard setback of 40 feet instead of the required 50 feet be and is

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

1. 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

AJ/srl

cc: Mr. & Mrs. Steven Joseph Klecka People's Counsel

PETITION FOR VARIANCE 10th Election District

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

SUBJECT Zoning Petitions No. 86-31-A, 86-36-A, 86-37-A, 86-38-X, 86-39-A and 86-40-A

There are no comprehensive planning factors requiring

Office of Planning and Zoning

Date July 11, 1985

LOCATION:

Arnold Jablon

NEG:JGH:s1m

TO Zoning Commissioner

Norman E. Gerber, Director

Office of Planning and Zoning

Southwest side of Sweet Air Road, 784 ft. Northwest of the centerline of Carroll Manor Road (4905 Sweet Air Rd.)

DATE AND TIME: PUBLIC HEARING: Wednesday, July 24, 1985 at 10:00 a.m.

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 from Section 103.3 (1A00.3.B.3) to permit a side yard setback of 40 feet in lieu of the required 50 feet.

Being the property of Steven Joseph Klecka, et ux 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

__ as shown on

IN RE: PETITION ZONING VARIANCE BEFORE THE SW/S of Sweet Air Road, 784' NW of the centerline of ZONING COMMISSIONER Carroll Manor Road (4905 Sweet Air Road) - 10th OF BALTIMORE COUNTY Election District Case No. 86-37-A Steven Joseph Klecka, et ux, Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 40 feet instead of the required 50 feet, as more particularly described on Petitioners' Exhibit 1.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the subject property, zoned R.C.2, is located on Sweet Air Road and is shown as Lot 3 on Petitioners' Exhibit 1. The Petitioners intend to construct a 55' x 28' dwelling with a 7' x 30' front porch on the 153' x 488' x 154' x 332' unimproved lot. Lot 2 to the northwest has a home presently under construction and Lot 4 to the southeast has an existing dwelling. The dwelling is to be situated in the rear of the property, as are the existing homes, due to the placement of the septic reservation area in the front yard. The driveway must also be located to the northwest side of the proposed home because of the required septic reservation area.

the Petitioners want to create a balanced look between the three homes and want their dwelling to be parallel to Sweet Air Road, requiring it to be situaterat an angle to the property lines. The topography of the property and the placement of the driveway necessitate that there be a side yard setback of 40 feet instead of the required 50 feet to the southeast property line. The owner t 4 does not object. There is no alternative.

Zoning Description

Beginning on the Southwest side of Sweet Air Rd., 80 feet wide, at a distance of 784 feet Northwest of the centerline of Carroll Manor Road.

Being Lot 3 in the subdivision of "Sweet Air Farms". Book E. H. K. Jr. No. 40 Folio 73, also known as 4905 Sweet Air Road in the 10th Election District.

The Petitioners seek relief from Sections 103.3 and 1A00.3.B.3, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

> 1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2. 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

3. 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).

It is clear from the testimony that if the variance 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 variance were not granted. It has been established that the requirement from which the Petitioners seek relief would unduly restrict the use of the land | due to the special conditions unique to this particular parcel. In addition the variance 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 variance requested should be granted.

- 2 -

RE: PETITION FOR VARIANCE SW/S of Sweet Air Rd., 784' NW of the Centerline of Carroll Manor Rd. (4905 Sweet Air Rd.), 10th District :

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

STEVEN JOSEPH KLECKA, et ux, : Case No. 86-37-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.

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

Peter Max Zimmerman Deputy People's Counsel Ran. 223, Court House Towson, MD 21204

I HEREBY CERTIFY that on this 9th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Steven Joseph Klecka, 407 Joppa Farm Rd., Joppa, MD 21085, Petitioners.

DALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 Steven J. Klecka, et ux 407 Joppa Farm Road Joppa, Maryland 21085 June 19, 1985 CERTIFICATE OF POSTING ARNOLD JABLON ZONING COMMISSIONER July 17, 1985 NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCE SW/S of Sweet Air Rd., 784 ft. NW of centerline of Carroll Manor Road Steven J. Klecka, et ux 407 Joppa Farm Road Joppa, Maryland 21085 (4905 Sweet Air Road) - 10th Elec. Dist. Storen Jesoph Klacka, et ux Steven J. Klecka, et ux - Petitioners Case No. 86-37-A Location of property: 5 W/S Sweet Riv Rd. 784' NW of Carroll Monor Rd. H905 Sweet Riv Rd. RE: Petition for Zoning Variance SW/S of Sweet Air Rd. 784' NW of centerline of Carroll Manor Road (4505 Sweet Air Road) - 10th Elec. Dist. Steven J. Klecka, et ux - Petitioners Case No. 86-37-A Location of Signer Facing 5 wood fix Rd, Appros. 8 Fr. 100 dway Wednesday, July 24, 1985 on proporty of Petitioner PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland Dear Mr. Klecka, This is to advise you that \$65.67 is due for advertising and posting of the above property. This fee must be paid before an Order is issued. This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the IFICATE OF PUBLICATION 17-A Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing. of Baltimore County BALTIMORE COUNTY, MARYLAND No. 007216 was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for ______ consecutive weeks, the first publication appearing on the ______ day of ______ 198 >. OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Star of the respond 50 frost.

Daing the property of Steven Joseph Models. of at an an electron an the past that with the Zervey Collect.

In the event that the Protect that provides a facility points may be immed within the thing (50) day appeal period. The Zervey Commonwer tot, itemacian, and retain any request for a may of the interests of said parent for a may of the interest of said parent for good counts often. Such expect fourth to received in writing by the State of the hearing set shows or name at the hearing on shows or name at the hearing of these of the hearing of the h COUNT R- 01-615-078 5 14.85 Zoning Commissioner SCALE 1' 100' The TOWSON TIMES PLAT FOR ZONING VARIANCE ONE STORY, ONE STEVEN J. A MARY C. KLECKA COWNERS FAMILY DWELLING 1906 TOTAL DISTRICT TO THE ZONED R.C.Z. FI SUBDIVISION ENTITY For Filington to the 350 Klock SWEET AIR FARMS LOT & BLOCK 8 013******3620:a 814%F the second state of the second BALTIMORE COUNTY, MARYLAND PARAGON KOE SI 1242 GERMANY. CERTIFICATE OF PUBLICATION OFFICE OF FINANCE - REVENUE DIVISION Social and an abundant and an abundant and an abundant and abundant and abundant and abundant and abundant abun MISCELLANEOUS CASH RECEIPT 7-24-85 01-615-000 RECEIVED Steven Alacka, et un ERSONIAN, a weekly newspaper printed ally Hoster Case 86-37-A B 8018************************* THE JEFFERSONIAN, VALIDATION OR SIGNATURE OF CASHIER Cost of Advertising

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The state of the s	PETITION FOR ZONING VARIANCE 86-37-A				
	TO THE ZONING COMMISSIONER OF BALITMORE 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				
	102 3 1400 202 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4				
	Variance from Section 10).5 1A00.5B, to permit a side yard sectoack of 40 feet instead of the required 50 feet.				
言語をみずる	of the Zoning Regulations of Baitimore County, to the Zoning Law of Baitimore County; for the following reasons: (indicate hardship or practical difficulty)				
	10110Wing reasons: (indicate hardship or practical difficulty)				
	More fontage is needed to accomodate size of house, and to provide additional space for driveway				
	To create a more balanced look with adjacent houses				
	in create a more balanced look with adjacent houses			BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS IOWSON, MARYLAND 21204	
			PAITIMODE COUNTY TONING TO ANG ADVISODE COMME	IOWSON, MARYLAND 21204	
	Property is to be posted and advertised as prescribed by Zoning Regulations.	$A \approx A$	BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE July 15, 1985	HARRY I DISTEL D.C.	
	I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this	ω $\dot{\omega}$		HARRY 1 PISTEL P. E. DIRECTOR July 5, 1985	
	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.	$\frac{3}{2}$	COUNTY OFFICE BLDG. Mr. & Mrs. Steven Klecka		
	I/We do solemnly declare and affirm,	\mathcal{D}	111 W. Chesapeake Ave. 407 Joppa Farm Road Towson, Maryland 21204 Joppa, Maryland 21085		
	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.	The state of the s	000	Mr. Arnold Jablon Zoning Commissioner	
	A November 2 A. White A.		Nicholas B. Commodari RE: Item No. 350 - Case No. 86-37-A	County Office Building Towson, Maryland 21204	
	Contract Purchaser: Legal Owner(s): Mary Alexander Klecka		Petitioners - Steven Joseph Klecka, et ux Variance Petition		
	(Type or Print Name) (Type or Print Name)	Case No. 86-37-A	MEMBERS Dear Mr. & Mrs. Klecka:	Re: Item #350 (1984-1985) Property Owner: Steven Joseph Klecka	
	Signature Signature Signature		Engineering The Zoning Plans Advisory Committee has moviewed the electronic	S/W side Sweet Air Road, 784' NW of centerline Carroll Manor Road	
######################################	Staven Jesep View	BALTIMORE COUNTY OFFICE OF PLANNING & ZONING	Traffic Engineering mitted with the above referenced petition. The following comments	District 10th	
	Address (Type or Print Name)	County Office Building	State Roads Commission are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or	Dear Mr. Jablon:	
	City and State Signature	111 W. Chesapeake Avenue Towson, Maryland 21204	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 following comments are furnished to	
	Attorney for Petitioner:		Health Department the Zoning Commissioner with recommendations as to the suitability of Project Planning the requested zoning.	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.	
		Your petition has been received and accepted for filing this 18th day of June , 1985.	Building Department Enclosed are all comments submitted from the members of the		
	(Type or Print Name) Address Phone No. Joppa MD 21085		Board of Education Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received.	General Comments:	
	Signature City and State		I will forward them to you. Otherwise, any comment that is not	The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties,	
	Address and phone number of legal owner, con-	(D) all	accepted for filing on the date of the enclosed filing certificate and a	which may regula due a surface waters. Correction of any problem	
	tract purchaser or representative to be contacted	ARNOLD JABLON Zoning Commissioner	hearing scheduled accordingly.	of the Petitioner.	
	City and State Steven Klecka Name		Very truly yours,	Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging and stabilization	
	Atterney's Telephone No.:	Petitioner Steven Joseph Klecks, et ux Received by	Tichelas B Connadare auc	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.	
700000 7450000 7450000	Address Phone No.	Attorney Chairman, Zoning Plans Advisory Committee	NICHOLAS B. CCMMCDARI Chairman		
	ORDERED By The Zoning Commissioner of Baltimore County, this 18th day		Zoning Plans Advisory Committee	Since no public facilities are involved, this office has no comment.	
	June 1985 recovered by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Saltimore County, that property be posted, and that the public hearing be had before the Zoning County Saltimore of Baltimore County in Room 106, County Office Building in Towson, Baltimore		NBC:nr	Very truly yours,	
T 5	Commissioner of Baltimore County in Room 106, County Office Building in Towson Baltimore		Enclosures	Jam A. Muhl	Aller Santa
HTTT SAN THE S	County on the 24th day of July 19.85 at 10:00 o'clock			JAMES A. MARKLE, P.E., Chief Bureau of Public Services	
	≥ 1 0 clock			JAM:PMO:blp	.
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and the second of the collection of the second of the collection of the second of the	BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21/204	DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550	BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500	BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610	
	U U S (over)	DALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550 STEPHEN E. COLLINS DIRECTOR June 26, 1985	BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500 PAUL H. REINCKE CHIEF		
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	DALTIMORE COUNTY OFFICE OF RANNING AND ZONING TOWNS OF CREATER Mr. Arnald Jablon Zoning Commissioner County Office Building Towson, Haryland 21204 Re: Zoning Advisory Heeting of May 28, 1985 Item # 350 Property Owner: STEUEN JOSEPH KLECKA, 2TUX LOCATION: SUMSIDE SWEET AIR ROAD, 784'NW Dear Mr. Jablon: The Division of Current Planning and Development has reviewed the subject applicable.	DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550 Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 ZAC-Meeting of May 28, 1985 Item No. (350) 351,352,353,354,356,357,358,359,361,363,364,365, and 366 Property Owner: Location: Existing Zoning:	PAUL H. REINCKE CHIEF Mr. Arnold Jablon Zoning Commissioner June 5, 1985 Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee RE: Property Owner: Steven Joseph Klecka, et ux Location: S/W side Sweet Air Road, 784' NW of centerline Carroll Manor Road Item No.: 250 Zoning Agenda: Meeting of May 28, 1985	BALTIMORE COUNTY DEPARTMENT OF PERMITS & INCENSES June 7, 1985 TOWNSON, MARYLAND 21204 A94-3610 TED ZALESKI, JR. DIRECTOR The Annula Jubins, Soming Commissioners Office of Pisanting and Seniory Townson, Neryland 21204 Dear Mr. Jubins Comments on Itse # 350 Eming Advisory Committee Neeting are as follows: Property Owner: Steven Joseph Klecka, et ux Location: SW/Side Sweet Air Road, 784, NW of c/l Carroll Manor Road Districts: 10th. APPLIANTS TYPE AND CHICAGO. All STRUCTURE SHALL CHICAGO. A building and other miscellaneous permits shall be required before the start of any construction.	
	DALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 27204 994-271 NORMAN E GERDER DECTOR Mr. Arnold Jablon Zoning Commissioner County Office Building Tousin, Maryland 21204 Re: Zoning Advisory Neeting of May 28, 1985 Item # 350 Property Owner: STEVEN TOSE PIA KLECKA, of UX Location: SCU/Side Subject Air Rose 0, 764 Num Petition and offers the following comments. The Items reviewed the subject applicable. [X] There are no site planning factors requiring comment.	DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550 Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 ZAC-Meeting of May 28, 1985 Item No. (350) 351,352,353,354,356,357,358,359,361,363,364,365, and 366 Property Owner: Location: Existing Zoning:	PAUL H. REINCKE CHIEF Mr. Arnold Jablon Zoning Commissioner June 5, 1985 Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee RE: Property Owner: Steven Joseph Klecka, et ux Location: S/W side Sweet Air Road, 784' NW of centerline Carroll Manor Road Item No.: 350 Zoning Agenda: Meeting of May 28, 1985 Gentlemen:	BALTIMORE COUNTY DEPARIMENT OF PERMITS & INCENSES JUNE 7, 1985 IOWSON, MARYLAND 21204 494-3610 TED ZALESKI, JR. DIRECTOR Hr. Arnold Jahlon, Zoming Commissioner Office of Planning and Zoning Townon, Haryl and 21204, Dear Mr. Jahlons Comments on Item # 350 Zoning Advisory Committee Heeting are as follows: Property Owner: Steven Joseph Klecka, et ux Location: Sw/Side Sweet Air Road, 784, NW of c/l Carroll Manor Road Districts: 10th. APPLICABLE PTOS AND CIRCLED:	
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	DALIMORE COUNTY OFFICE OF PLANNING AND ZONNIS TOWSON, MARYLAND 21/204 WOMAN E GRIDER PRECIOR APA-3211 NOMAN E GRIDER TOWSON, Haryland 21/204 Re: Zonning Advisory Neeting of MAY 28, 1985 Item # 3500 Re: Zonning Advisory Neeting of MAY 28, 1985 Item # 3500 Property Owner: STEVEN TOSEPH KLECKA, atvax Location: SW/SIDE SWEET FAIR ROOD, 784 NW OF CENTERLINE CORPOLL MANNING The Division of Current Planning and Development has reviewed the subject applicable. (X) There are no site planning factors requiring comment. A County Review Group Neeting is required. (X) A County Review Group Neeting is required. (X) A County Review Group Neeting is required. (X) A record plus bureau of Public Service receives. (X) A record plus will be recorded. (X) A record plus will be recorded. (X) A record plat will be required and use the record. (X) A record plat will be required. (X) A record plat will be required. (X) A record plat will be required and use the record. (X) A record plat will be required.	DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550 STEPHEN E. COLLINS DIRECTOR Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 ZAC-Meeting of May 28, 1985 Item No. (350) 351,352,353,354,356,357,358,359,361,363,364,365, and 366 Property Owner: Location: Existing Zoning: Proposed Zoning:	PAUL H REINCKE CHIEF Mr. Arnold Jablon 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: Steven Joseph Klecka, et ux Location: S/W side Sweet Air Road, 784' NW of centerline Carroll Manor Road Item No.: 250 Zoning Agenda: Meeting of May 28, 1985 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.	DALTIMORE COUNTY DEPARTMENT OF PERMITS & UCENSES Jume 7, 1985 TOWSON, MARYLAND 21204 We. armid Johlum, Zoning Commissioner Office of Financing and Soning Towers, Regry and 2300 Dear Nr. Johlum Comments on Fune # 350 Zoning Advisory Committee Meeting are as follows: Property Owner: Steven Joseph Klecks, et ur Location: Sw/Side Sweet Air Road, 784,* NW of c/I Carroll Manor Road Districts: 10th, APPLICABLE PIPOS AND CHARLES. All structures shall conform to the Baltimore County Building Code as adopted by Carroll Bill #37.45. Attructure shall conform to the Baltimore County Building Code as adopted by Carroll Bill #37.45. Attructure shall conform to the Baltimore County Building Code as adopted by Carroll Bill #37.45. Attructure shall not construction diversions to file a permit of the special suplication. Bestimatical Two costs of construction diversions to File as placed to place and stronger and the propriets of the place of a place and stronger and the stronger of Baltimore for Baltimore final by required to file as permit applications. Bayrochaed seals are not nonespeable.	
	DALTIMORE COUNTY OFFICE OF PLANNING AND ZONNS 10WON MARYLAND 21204 AND AMAYLAND CATEGORY DOCTOR Mr. Arnold Jablon Zoning Commissioner County Office Building Touson, Maryland 21204 Re: Zoning Advisory Heeting or MAY 28, 1985 Item # 350 Property Owner: STEUEN TOSEPH KLECKA, et OX Location: SUMSIDE SWEETEN ROAD, 784/NW Dear Mr. Jablon: The Division of Current Planning and Development has reviewed the subject petition and offers the following coments. The Items checked below are applicable: (X) There are no site planning factors requiring comment. (A) County Review Group Meeting is required. (A) A County Review Group meeting was held and the sinutes will be Convaried by the Bureau of Public Services. (Inits site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract. (A) Market place will be required and must be recorded prior (I) the access is not satisfectory.	DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550 STEPHEN E. COLLINS DIRECTOR Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 ZAC-Meeting of May 28, 1985 Item No. (350) 351, 352, 353, 354, 356, 357, 358, 359, 361, 363, 364, 365, and 366 Property Owner: Location: Existing Zoning: Proposed Zoning: Acres: District:	PAUL H. REINCKE CHIEF Mr. Arnold Jablon 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: Steven Joseph Klecka, et ux Location: S/W side Sweet Air Road, 784' NW of centerline Carroll Manor Road Item No.: 250 Zoning Agenda: Meeting of May 28, 1985 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	DALTIMORE COUNTY DEPARTMENT OF PERMITS & UCENSES Jume 7, 1985 TOWSON, MARYLAND 21204 We. armid Johlum, Zoning Commissioner Office of Financing and Soning Towers, Regry and 2300 Dear Nr. Johlum Comments on Fune # 350 Zoning Advisory Committee Meeting are as follows: Property Owner: Steven Joseph Klecks, et ur Location: Sw/Side Sweet Air Road, 784,* NW of c/I Carroll Manor Road Districts: 10th, APPLICABLE PIPOS AND CHARLES. All structures shall conform to the Baltimore County Building Code as adopted by Carroll Bill #37.45. Attructure shall conform to the Baltimore County Building Code as adopted by Carroll Bill #37.45. Attructure shall conform to the Baltimore County Building Code as adopted by Carroll Bill #37.45. Attructure shall not construction diversions to file a permit of the special suplication. Bestimatical Two costs of construction diversions to File as placed to place and stronger and the propriets of the place of a place and stronger and the stronger of Baltimore for Baltimore final by required to file as permit applications. Bayrochaed seals are not nonespeable.	
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	DALIMONE COUNTY OFFICE OF PLANNING AND ZONNIS JOUNSON, MARYLAND 21/204 304-3211 NORMAN E GROEN DRECTOR Re: Zoning Advisory Neeting of MAY 28, 1985 Item 1 350 Property Owner: STEVEN JOSEPH KLEKING et UX Location: SLUJSIDE SLUEET AIR ROAD, 784'NW OF CENTERLINE CORROLL MANNIN The Division of Current Planning and Development has reviewed the subject applicable. (X) There are no site planning factors requiring consent. (X) There are no site planning factors requiring consent. (A) County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services. (J) This site is part of a larger tract; therfore it is defined as a studyless in the plan must show the entire tract. (I) It is a part of a larger tract; therfore it is defined as a studyless in the plan must show the entire tract. (I) The circulation on this site is not satisfactory. (J) The parting arrangement is not satisfactory. (J) Parking calculations must be shown on the plan. (J) Development of the satisfactory. (J) Parking calculations must be shown on the plan. (J) Development of the satisfactory. (J) Parking calculations must be shown on the plan. (J) Development of the satisfactory and the parting arrangement is not satisfactory. (J) Parking calculations must be shown on the plan. (J) Development of the parting area that the part of a substitute of the parting area that the part of a substitute of the parting area that the part of a substitute of the part of	DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550 STEPHEN E. COLUNS DIRECTOR Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 ZAC-Meeting of May 28, 1985 Item No. (350) 351, 352, 353, 354, 356, 357, 358, 359, 361, 363, 364, 365, and 366 Property Owner: Location: Existing Zoning: Proposed Zoning: Acres: District: Dear Mr. Jablon: The Department of Traffic Engineering has no comments	PAUL H REINCKE CHIEF Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee FE: Property Owner: Steven Joseph Klecka, et ux Location: S/W side Sweet Air Road, 784 NW of centerline Carroll Manor Road Item No.: 250 Zoning Agenda: Meeting of May 28, 1985 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 ircorporated 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.	DALTIMORE COUNTY DEPARTMENT OF PERMITS & IKENSES JUMB 7, 1985 A94-3010 TED ZALESKI, IR. DIRECTOR Towns, many and forming commissioner Office of Finning and forming Towns, flagring and other miscollaneous penalts shall be required before the start of any countration. Seminantial: Two sets of construction demotage are required to file a penalt application. The seal of a required to Sampling forming forming for the forming fo	
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4 3 com some .

Pursuant to the advertisement, posting of property, and public hearing on the Petition and appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Pelitioner(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 ___, 19____, that the herein Petition for Variance(s) to permit ි ඇයි මා ලබ් දීමුපතු කැම විදුලු මණුර්ට මුදුකුම් පසුපත්වන ඇති වෙනවා පතුර පතුන වෙනි සත්වේදයක්දී ඇතුළුවී Exercise to a regretary or exercised to another than the second of the

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, day of July, 1985, that the Petition for Zoning Variance to permit a side yard setback of 40 feet instead of the required 50 feet be and is

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

1. 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

AJ/srl

cc: Mr. & Mrs. Steven Joseph Klecka People's Counsel

PETITION FOR VARIANCE 10th Election District

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

SUBJECT Zoning Petitions No. 86-31-A, 86-36-A, 86-37-A, 86-38-X, 86-39-A and 86-40-A

There are no comprehensive planning factors requiring

Office of Planning and Zoning

Date July 11, 1985

LOCATION:

Arnold Jablon

NEG:JGH:s1m

TO Zoning Commissioner

Norman E. Gerber, Director

Office of Planning and Zoning

Southwest side of Sweet Air Road, 784 ft. Northwest of the centerline of Carroll Manor Road (4905 Sweet Air Rd.)

DATE AND TIME: PUBLIC HEARING: Wednesday, July 24, 1985 at 10:00 a.m.

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 from Section 103.3 (1A00.3.B.3) to permit a side yard setback of 40 feet in lieu of the required 50 feet.

Being the property of Steven Joseph Klecka, et ux 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

__ as shown on

IN RE: PETITION ZONING VARIANCE BEFORE THE SW/S of Sweet Air Road, 784' NW of the centerline of ZONING COMMISSIONER Carroll Manor Road (4905 Sweet Air Road) - 10th OF BALTIMORE COUNTY Election District Case No. 86-37-A Steven Joseph Klecka, et ux, Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 40 feet instead of the required 50 feet, as more particularly described on Petitioners' Exhibit 1.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the subject property, zoned R.C.2, is located on Sweet Air Road and is shown as Lot 3 on Petitioners' Exhibit 1. The Petitioners intend to construct a 55' x 28' dwelling with a 7' x 30' front porch on the 153' x 488' x 154' x 332' unimproved lot. Lot 2 to the northwest has a home presently under construction and Lot 4 to the southeast has an existing dwelling. The dwelling is to be situated in the rear of the property, as are the existing homes, due to the placement of the septic reservation area in the front yard. The driveway must also be located to the northwest side of the proposed home because of the required septic reservation area.

the Petitioners want to create a balanced look between the three homes and want their dwelling to be parallel to Sweet Air Road, requiring it to be situaterat an angle to the property lines. The topography of the property and the placement of the driveway necessitate that there be a side yard setback of 40 feet instead of the required 50 feet to the southeast property line. The owner t 4 does not object. There is no alternative.

Zoning Description

Beginning on the Southwest side of Sweet Air Rd., 80 feet wide, at a distance of 784 feet Northwest of the centerline of Carroll Manor Road.

Being Lot 3 in the subdivision of "Sweet Air Farms". Book E. H. K. Jr. No. 40 Folio 73, also known as 4905 Sweet Air Road in the 10th Election District.

The Petitioners seek relief from Sections 103.3 and 1A00.3.B.3, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

> 1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2. 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

3. 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).

It is clear from the testimony that if the variance 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 variance were not granted. It has been established that the requirement from which the Petitioners seek relief would unduly restrict the use of the land | due to the special conditions unique to this particular parcel. In addition the variance 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 variance requested should be granted.

- 2 -

RE: PETITION FOR VARIANCE SW/S of Sweet Air Rd., 784' NW of the Centerline of Carroll Manor Rd. (4905 Sweet Air Rd.), 10th District :

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

STEVEN JOSEPH KLECKA, et ux, : Case No. 86-37-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.

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

Peter Max Zimmerman Deputy People's Counsel Ran. 223, Court House Towson, MD 21204

I HEREBY CERTIFY that on this 9th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Steven Joseph Klecka, 407 Joppa Farm Rd., Joppa, MD 21085, Petitioners.

DALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 Steven J. Klecka, et ux 407 Joppa Farm Road Joppa, Maryland 21085 June 19, 1985 CERTIFICATE OF POSTING ARNOLD JABLON ZONING COMMISSIONER July 17, 1985 NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCE SW/S of Sweet Air Rd., 784 ft. NW of centerline of Carroll Manor Road Steven J. Klecka, et ux 407 Joppa Farm Road Joppa, Maryland 21085 (4905 Sweet Air Road) - 10th Elec. Dist. Storen Jesoph Klacka, et ux Steven J. Klecka, et ux - Petitioners Case No. 86-37-A Location of property: 5 W/S Sweet Riv Rd. 784' NW of Carroll Monor Rd. H905 Sweet Riv Rd. RE: Petition for Zoning Variance SW/S of Sweet Air Rd. 784' NW of centerline of Carroll Manor Road (4505 Sweet Air Road) - 10th Elec. Dist. Steven J. Klecka, et ux - Petitioners Case No. 86-37-A Location of Signer Facing 5 wood fix Rd, Appros. 8 Fr. 100 dway Wednesday, July 24, 1985 on proporty of Petitioner PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland Dear Mr. Klecka, This is to advise you that \$65.67 is due for advertising and posting of the above property. This fee must be paid before an Order is issued. This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the IFICATE OF PUBLICATION 17-A Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing. of Baltimore County BALTIMORE COUNTY, MARYLAND No. 007216 was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for ______ consecutive weeks, the first publication appearing on the ______ day of ______ 198 >. OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Star of the respond 50 frost.

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