

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 1.022.3C.1.1.323.1.1 To permit a Front Yard Set back of 19' in lieu of the required average of 23.5' and to permit a side yard set back of 6' 6" 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)
By enclosing the porch the functionality will be increased. Now winter time usage is limited due to the cold and summer time usage is cut short because of the heat.
The chore of putting up and taking down the plastic sheathing will be eliminated.
As the porch now exists, it is quite a permanent structure. By enclosing it, as I proposed, I will be enhancing the appearance structural quality and marketability of the house.

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: Legal Owner(s):
(Type or Print Name) Edward J. Bielarski
Signature: *Edward J. Bielarski*
Address: Mary E. Bielarski
(Type or Print Name)
City and State: *Mary E. Bielarski*
Signature: *Mary E. Bielarski*
Attorney for Petitioner: (Type or Print Name) Address Phone No.
Signature: City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Address: Edward J. Bielarski
City and State: Name: 21220
Attorney's Telephone No.: 1205 Third Road 682-4153
Address: Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of June, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of July, 1985, at 10:00 o'clock.

Carl Jablon
Zoning Commissioner of Baltimore County.

(over)

Case No. 86-50-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this 25th day of June, 1985

Arnold Jablon
Zoning Commissioner
Received by *Nicholas B. Commodari*
Chairman, Zoning Plans Advisory Committee

Petitioner Edward J. Bielarski, et ux
Petitioner's Attorney

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 19, 1985

COUNTY OFFICE BUILDING
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. & Mrs. Edward J. Bielarski
1205 Third Road
Baltimore, Maryland 21220

RE: Item No. 366 - Case No. 86-50-A
Petitioners - Edward J. Bielarski, et ux
Variance Petition

Dear Mr. & Mrs. Bielarski:

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, Jr.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 5, 1985

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

RE: Item #366 (1984-1985)
Property Owner: Edward J. Bielarski
NE side Third Road, 103' SE of Dogwood Road
District 15th

Dear Mr. Jablon:

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

GENERAL COMMENTS:

This site is located in a critical area. This is to advise that in the course of the building operation on this lot, any regrading of the lot shall be accomplished in such a manner as not to create a storm drain problem on your lot or on adjacent properties. Correction of any problems which may result due to improper grading shall be the Petitioner's full responsibility.

In accordance with Bill No. 56-82, dredging, filling or construction in any wetland is prohibited.

Very truly yours,
James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:PMO:blp
cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning & Zoning
SUBJECT: Critical Area Evaluation
Oakdale, Inc. (86-44-SpHa-Item 356),
Edward J. Bielarski, et ux (86-50-A, Item 366),
and W. E. Foulke (86-60-A, Item 374)

These petitions have been reviewed for Critical Area consistency. In regard to Oakdale, Inc., it is recommended that the single downspout which drains the entire roof area be directed or discharged to a different location so that maximum infiltration be encouraged. The best location for release would be the middle of the yard on the same side of the building as the downspout is located. This site has a number of newly planted trees including large deciduous trees. Therefore, no additional trees should be required.

In regard to the case of E. J. Bielarski et ux, it has been determined that because of the small lot size and front setback, runoff reduction is not practical. Therefore, this project is deemed to be consistent with Critical Area requirements without mitigative water quality practices. Since the site is already covered with trees, additional plantings are not recommended.

With respect to the petition of W. E. Foulke, it is recommended that to satisfy the requirements of the Critical Area Program, the number of trees be planted based on an impervious area of 1800 square feet or 9 evergreen trees, or 18 minor or 3 major deciduous trees. In addition, the site based on the Baltimore County Soil Survey contains a sandy or pervious soil. It is, therefore, recommended that all downspouts be constructed to maximize infiltration by a combination of discharge into tile fields or other form of underground system, and spreading the flow over land.

Norman E. Gerber
Director of Planning and Zoning

NEC:PJS:eds

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
404-3211
NORMAN E. GERBER
DIRECTOR

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

July 8, 1985

Re: Zoning Advisory Meeting of May 28, 1985
Item # 366 (CRITICAL AREA)
Property Owner: Edward J. Bielarski, et ux
Location: NE side Third Rd. 103' SE of Dogwood Rd.

Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access to this site is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Erosion 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.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by B111.178-79. 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 B111.178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

THIS SITE IS LOCATED IN THE CHESAPEAKE BOY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.

cc: James Hoswell

Eugene A. Boker
Chief, Current Planning and Development

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

STEPHEN E. COLLINS
DIRECTOR

June 26, 1985

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

ZAC-Meeting of May 28, 1985

Item No. 350,351,352,353,354,355,356,357,358,359,361,363,364,365, 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 350,351,352,353,354,355,356,357,358,359,361,363,364,365, and 366.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/edm

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

June 5, 1985

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: Edward J. Bielarski, et ux (critical area)
Location: NE side Third Road, 103' SE of Dogwood Road
Item No.: 366
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 located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Carl Joseph* Noted and Approved: *Arnold M. Markowitz*
Special Inspection Division Fire Prevention Bureau

/mb

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



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

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 366 Zoning Advisory Committee Meeting are as follows:
Property of: Edward J. Bielarski, et ux (Critical area)
Location: NE side Third Road, 103' SE of Dogwood Road
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.M.D.C. #117-1 - 1300) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All Two Groups except Sub-Group Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. Sub Two Groups require a one hour wall if closer than 1'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 106.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permeable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Same Use _____. See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood/Overwash. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #97-80. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
10. Comments:
11. These abbreviated 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 the Applicant may obtain additional information by visiting Room 100 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

L/23/85

Charles E. Shuman
By: C. E. Shuman, Chief
Building Plans Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning

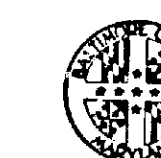
Date: July 22, 1985

SUBJECT: Zoning Petition No. 86-50-A

Please consider the Critical Area Evaluation (see memorandum to Arnold Jablon from Norman E. Gerber dated July 17, 1985) to be the comments of this office.

NEG:JGH:sjm

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



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 7, 1985

Mr. & Mrs. Edward J. Bielarski
1205 Third Road
Baltimore, Maryland 21220

RE: Petition for Variance
NE/S of Third Road,
103' SE/Dogwood Road
(1205 Third Road)
15th Election District
Edward J. Bielarski, et ux,
Petitioners
Case No. 86-50-A

Dear Mr. & Mrs. Bielarski:

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbg

Attachments

cc: Mr. Stoney Fraley
Dept. of State Planning
301 West Preston Street
Baltimore, Maryland 21201

People's Counsel

IN RE: Petition for Variance
NE/S of Third Road,
103' SE/Dogwood Road
(1205 Third Road)
15th Election District
Edward J. Bielarski, et ux,
Petitioners
* * * * *

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-50-A

The Petitioners herein request variances to permit a front yard setback of 18 feet in lieu of the required average of 23.5 feet and to permit a side yard setback of 6 feet 6 inches in lieu of the required 10 feet.

Testimony by the Petitioners indicates that a cinder block porch, with a roof and three to four foot side walls, has been in existence for over twenty years. They propose to replace the existing screens with permanent windows. The property is located in the Chesapeake Bay Critical Area. There were no protestants.

Pursuant to the advertisement, posting of property, and public hearing on the petition; it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat; and the granting of the requested variances not adversely affecting the health, safety, and general welfare of the community, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 7th day of August, 1985, that the herein Petition for Variance to permit a front yard setback of 18 feet in lieu of the required

average of 23.5 feet and to permit a side yard setback of 6 feet 6 inches in lieu of the required average of 10 feet, in accordance with the plan submitted is GRANTED, from and after the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR VARIANCE
15TH Election District

LOCATION: Northeast side of Third Road, 103' Southeast of Dogwood Road (1205 Third Road)

DATE AND TIME: Wednesday, July 31, 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 from Section 1802.3C.1 (303.1) to permit a front yard setback of 18' in lieu of the required average of 23.5' and to permit a side yard setback of 6'6" in lieu of the required 10'.

Being the property of Edward J. Bielarski, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Zoning Description

Beginning on the North East side of Third Road,
At the distance of 103' South East of Dogwood Road.
Being Lot 14, in the Subdivision of STANSBURY MANOR
Book No. 13 Folio 138 also known as 1205
Third Road in the 15th Election District.

ORDER RECEIVED FOR FILING

DATE August 7, 1985

BY *Barbara A. Steward*

ORDER RECEIVED FOR FILING

DATE August 7, 1985

BY *Barbara A. Steward*
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR VARIANCES
NE/S of Third Rd., 103'
SE of Dogwood Rd. (1305
Third Rd.), 15th District
EDWARD J. BIELARSKI, et ux,
Petitioners

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-50-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.

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

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

I HEREBY CERTIFY that on this 11th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Edward J. Bielarski, 1205 Third Road, Baltimore, MD 21220, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

July 29, 1985

Mr. & Mrs. Edward J. Bielarski
1205 Third Road
Baltimore, Maryland 21220

RE: Petition for Zoning Variance
NE/S of Third Rd., 103' SE of
Dogwood Road (1205 Third Road)
15th Election District
Edward J. Bielarski, et ux - Petitioners
Case No. 86-50-A

Dear Mr. Bielarski,

This is to advise you that \$ 51.74 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 hearing.

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.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

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

No. 007248

DATE 5/23/85 ACCOUNT 01-615-000

AMOUNT \$ 35.00

RECEIVED FROM Edward J. Bielarski

FOR Variance # 366

8 0034*****250016 822WF

VALIDATION OR SIGNATURE OF CASHIER

Mr. & Mrs. Edward J. Bielarski
1205 Third Road
Baltimore, Maryland 21220

June 28, 1985

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NE/S of Third Rd., 103' SE of
Dogwood Road (1205 Third Road)
15th Election District
Edward J. Bielarski, et ux - Petitioners
Case No. 86-50-A

TIME: 10:00 a.m.

DATE: Wednesday, July 31, 1985

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

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

No. 006858

DATE 7-31-85 ACCOUNT R-01-615-000

AMOUNT \$ 51.74

RECEIVED FROM Edward J. Bielarski

FOR Advertising & Posting 86-50-A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 11 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 July 11, 1985.

THE JEFFERSONIAN,

138 Kentish

Publisher

Cost of Advertising

24.75

PETITION FOR VARIANCE
106 Election District
LOCATION: Northeast side of
Third Road, 103' Southeast of Dogwood
Road (1205 Third Road)
DATE AND TIME: Wednesday, July
31, 1985, 10:00 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 West
Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance from Section 1502.02.1 (b)(3) to permit a front yard setback of 10' in lieu of the required average of 25' and to permit a side yard setback of 0' in lieu of the required 10'.
In the event that the 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
July 11, 1985

Petition for Variance
106 Election District
LOCATION: Northeast side of
Third Road, 103' Southeast of Dogwood Road (1205 Third Road)
DATE & TIME: WEDNESDAY,
JULY 31, 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 on the petition for variance from Section 1502.02.1 (b)(3) to permit a front yard setback of 10' in lieu of the required average of 25' and to permit a side yard setback of 0' in lieu of the required 10'.
In the event that the Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of
Arnold Jablon
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., July 10 1985

This is to certify, that the annexed

Edward J. Bielarski
Reg. L 73197

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 10th day of July, 1985.

Conrad H. H. H.
Publisher.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 7/11/85

Posted for: Variance

Petitioner: Edward J. Bielarski, et ux

Location of property: NE/S Third Rd., 103' SE of Dogwood Rd.

1205 Third Rd.

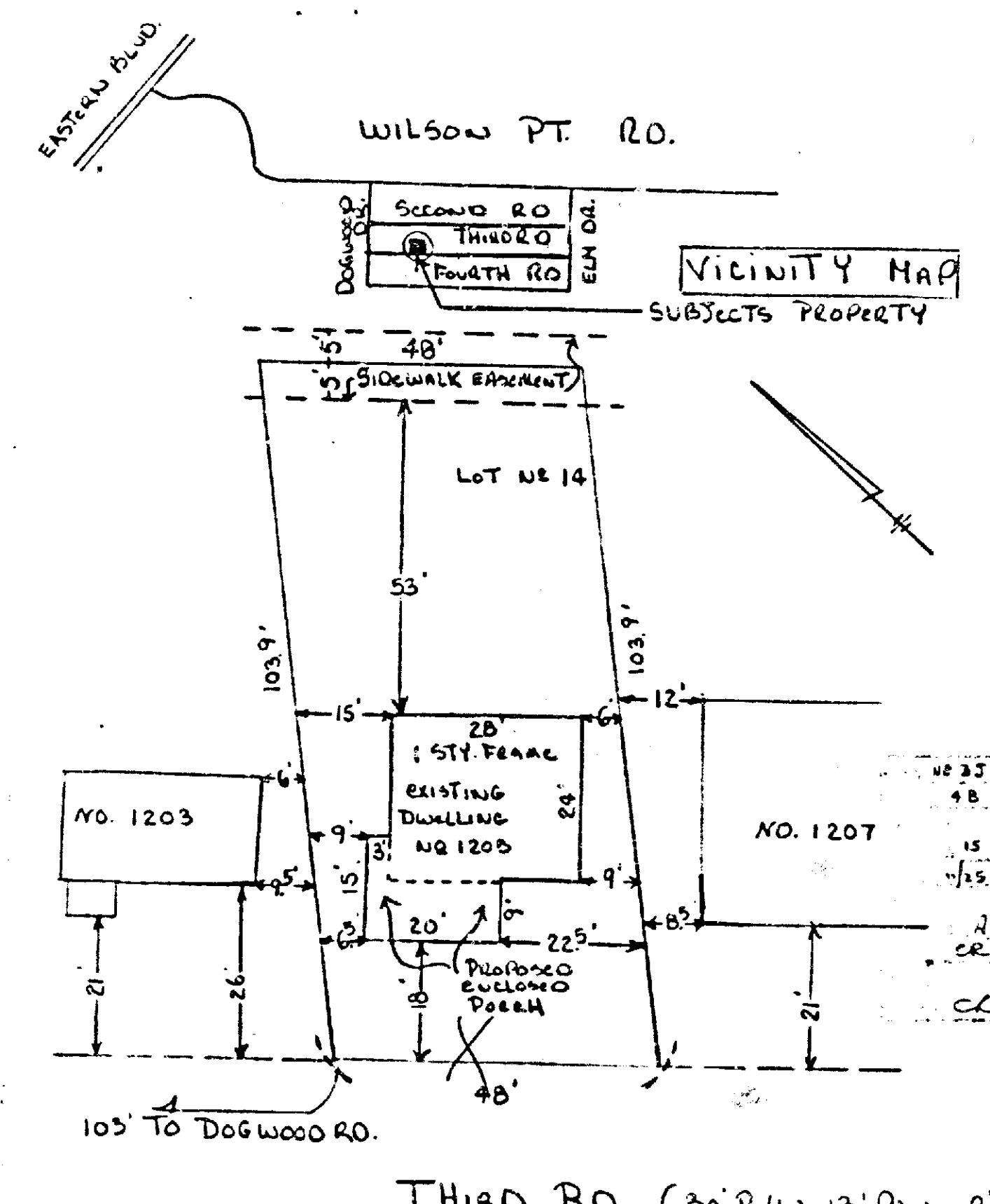
Location of Sign: Facing Third Rd., across St. Paul Ave., on

mainly on left

Remarks: M. P. H. H.

Posted by: M. P. H. H.

Number of Signs: 1 Date of return: 7/14/85



PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 1.022.3C.1.1.323.1.1 To permit a Front Yard Set back of 19' in lieu of the required average of 23.5' and to permit a side yard set back of 6' 6" 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)
By enclosing the porch the functionality will be increased. Now winter time usage is limited due to the cold and summer time usage is cut short because of the heat.
The chore of putting up and taking down the plastic sheathing will be eliminated.
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Property is to be posted and advertised as prescribed by Zoning Regulations.

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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: Legal Owner(s):
(Type or Print Name) Edward J. Bielarski
Signature: *Edward J. Bielarski*
Address: Mary E. Bielarski
(Type or Print Name)
City and State: *Mary E. Bielarski*
Signature: *Mary E. Bielarski*
Attorney for Petitioner: (Type or Print Name) Address Phone No.
Signature: City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Address: Edward J. Bielarski
City and State: Name: 21220
Attorney's Telephone No.: 1205 Third Road 682-4153
Address: Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of June, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of July, 1985, at 10:00 o'clock.

Carl Jablon
Zoning Commissioner of Baltimore County.

(over)

UNDER RECEIVED FOR FILING
DATE August 7, 1985
BY *Bureau of Planning*

Case No. 86-50-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this 25th day of June, 1985

Arnold Jablon
Zoning Commissioner
Received by *Nicholas B. Commodari*
Chairman, Zoning Plans Advisory Committee

Petitioner Edward J. Bielarski, et ux
Petitioner's Attorney

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 19, 1985

COUNTY OFFICE BUILDING
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. & Mrs. Edward J. Bielarski
1205 Third Road
Baltimore, Maryland 21220

RE: Item No. 366 - Case No. 86-50-A
Petitioners - Edward J. Bielarski, et ux
Variance Petition

Dear Mr. & Mrs. Bielarski:

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, Jr.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 5, 1985

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

RE: Item #366 (1984-1985)
Property Owner: Edward J. Bielarski
NE side Third Road, 103' SE of Dogwood Road
District 15th

Dear Mr. Jablon:

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

GENERAL COMMENTS:

This site is located in a critical area. This is to advise that in the course of the building operation on this lot, any regrading of the lot shall be accomplished in such a manner as not to create a storm drain problem on your lot or on adjacent properties. Correction of any problems which may result due to improper grading shall be the Petitioner's full responsibility.

In accordance with Bill No. 56-82, dredging, filling or construction in any wetland is prohibited.

Very truly yours,
James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:PMO:blp
cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning & Zoning
SUBJECT: Critical Area Evaluation
Oakdale, Inc. (86-44-SpHa-Item 356),
Edward J. Bielarski, et ux (86-50-A, Item 366),
and W. E. Foulke (86-60-A, Item 374)

These petitions have been reviewed for Critical Area consistency. In regard to Oakdale, Inc., it is recommended that the single downspout which drains the entire roof area be directed or discharged to a different location so that maximum infiltration be encouraged. The best location for release would be the middle of the yard on the same side of the building as the downspout is located. This site has a number of newly planted trees including large deciduous trees. Therefore, no additional trees should be required.

In regard to the case of E. J. Bielarski et ux, it has been determined that because of the small lot size and front setback, runoff reduction is not practical. Therefore, this project is deemed to be consistent with Critical Area requirements without mitigative water quality practices. Since the site is already covered with trees, additional plantings are not recommended.

With respect to the petition of W. E. Foulke, it is recommended that to satisfy the requirements of the Critical Area Program, the number of trees be planted based on an impervious area of 1800 square feet or 9 evergreen trees, or 18 minor or 3 major deciduous trees. In addition, the site based on the Baltimore County Soil Survey contains a sandy or pervious soil. It is, therefore, recommended that all downspouts be constructed to maximize infiltration by a combination of discharge into tile fields or other form of underground system, and spreading the flow over land.

Norman E. Gerber
Director of Planning and Zoning

NEC:PJS:eds

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
404-3211
NORMAN E. GERBER
DIRECTOR

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

July 8, 1985

Re: Zoning Advisory Meeting of May 28, 1985
Item # 366 (CRITICAL AREA)
Property Owner: Edward J. Bielarski, et ux
Location: NE side Third Rd. 103' SE of Dogwood Rd.

Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access to this site is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Erosion 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.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by B111.179-79. 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 B111.179-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

THIS SITE IS LOCATED IN THE CHESAPEAKE BOY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.

cc: James Hoswell

Eugene A. Boker
Chief, Current Planning and Development

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

STEPHEN E. COLLINS
DIRECTOR

June 26, 1985

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.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/edm

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINKE
CHIEF

June 5, 1985

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: Edward J. Bielarski, et ux (critical area)
Location: NE side Third Road, 103' SE of Dogwood Road
Item No.: 366
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 located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☒ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comments, at this time.

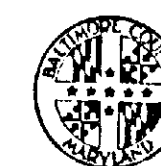
REVIEWER: *Paul H. Reinke* Noted and Approved: *Arnold M. Markowitz*
Special Inspection Division Fire Prevention Bureau

/mb

Bielarski
7/21 86-50-A

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



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

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 366 Zoning Advisory Committee Meeting are as follows:
Property Owner: Edward J. Bielarski, et ux (Critical area)
Location: NE side Third Road, 103' SE of Dogwood Road
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

- (1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.M.D.C. #117-1 - 1300) and other applicable Codes and Standards.
- (2) A building and other miscellaneous permits shall be required before the start of any construction.
- (3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- (4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (5) All Two Groups except Sub-Group Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. Sub Two Groups require a one hour wall if closer than 1'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 106.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- (6) The structure does not appear to comply with Table 505 for permeable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- (7) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- (8) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Same Use _____. See Section 312 of the Building Code.
- (9) The proposed project appears to be located in a Flood Plain, Flood/Overwash. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #97-80. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (10) Comments:
- (11) These abbreviated 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 the Applicant may obtain additional information by visiting Room 100 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

L/23/85

Charles E. Shuman
By: C. E. Shuman, Chief
Building Plans Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning

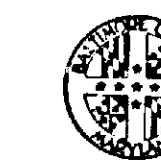
Date: July 22, 1985

SUBJECT: Zoning Petition No. 86-50-A

Please consider the Critical Area Evaluation (see memorandum to Arnold Jablon from Norman E. Gerber dated July 17, 1985) to be the comments of this office.

NEG:JGH:sjm

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



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 7, 1985

Mr. & Mrs. Edward J. Bielarski
1205 Third Road
Baltimore, Maryland 21220

RE: Petition for Variance
NE/S of Third Road,
103' SE/Dogwood Road
(1205 Third Road)
15th Election District
Edward J. Bielarski, et ux,
Petitioners
Case No. 86-50-A

Dear Mr. & Mrs. Bielarski:

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbg

Attachments

cc: Mr. Stoney Fraley
Dept. of State Planning
301 West Preston Street
Baltimore, Maryland 21201

People's Counsel

IN RE: Petition for Variance
NE/S of Third Road,
103' SE/Dogwood Road
(1205 Third Road)
15th Election District
Edward J. Bielarski, et ux,
Petitioners
* * * * *

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-50-A

The Petitioners herein request variances to permit a front yard setback of 18 feet in lieu of the required average of 23.5 feet and to permit a side yard setback of 6 feet 6 inches in lieu of the required 10 feet.

Testimony by the Petitioners indicates that a cinder block porch, with a roof and three to four foot side walls, has been in existence for over twenty years. They propose to replace the existing screens with permanent windows. The property is located in the Chesapeake Bay Critical Area. There were no protestants.

Pursuant to the advertisement, posting of property, and public hearing on the petition; it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat; and the granting of the requested variances not adversely affecting the health, safety, and general welfare of the community, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 7th day of August, 1985, that the herein Petition for Variance to permit a front yard setback of 18 feet in lieu of the required

average of 23.5 feet and to permit a side yard setback of 6 feet 6 inches in lieu of the required average of 10 feet, in accordance with the plan submitted is GRANTED, from and after the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR VARIANCE
15TH Election District

LOCATION: Northeast side of Third Road, 103' Southeast of Dogwood Road (1205 Third Road)

DATE AND TIME: Wednesday, July 31, 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 from Section 1802.3C.1 (303.1) to permit a front yard setback of 18' in lieu of the required average of 23.5' and to permit a side yard setback of 6'6" in lieu of the required 10'.

Being the property of Edward J. Bielarski, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Zoning Description

Beginning on the North East side of Third Road,
At the distance of 103' South East of Dogwood Road.
Being Lot 14, in the Subdivision of STANSBURY MANOR
Book No. 13 Folio 138 also known as 1205
Third Road in the 15th Election District.

ORDER RECEIVED FOR FILING

DATE August 7, 1985

BY *Barbara A. Steward*

ORDER RECEIVED FOR FILING

DATE August 7, 1985

BY *Barbara A. Steward*
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR VARIANCES
NE/S of Third Rd., 103'
SE of Dogwood Rd. (1305
Third Rd.), 15th District
EDWARD J. BIELARSKI, et ux,
Petitioners

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-50-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.

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

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

I HEREBY CERTIFY that on this 11th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Edward J. Bielarski, 1205 Third Road, Baltimore, MD 21220, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

July 29, 1985

Mr. & Mrs. Edward J. Bielarski
1205 Third Road
Baltimore, Maryland 21220

RE: Petition for Zoning Variance
NE/S of Third Rd., 103' SE of
Dogwood Road (1205 Third Road)
15th Election District
Edward J. Bielarski, et ux - Petitioners
Case No. 86-50-A

Dear Mr. Bielarski,

This is to advise you that \$ 51.74 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 hearing.

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.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

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

No. 007248

DATE 5/23/85 ACCOUNT 01-615-000

AMOUNT \$ 35.00

RECEIVED FROM Edward J. Bielarski

FOR Variance # 366

8 0034*****250010 8204F

VALIDATION OR SIGNATURE OF CASHIER

Mr. & Mrs. Edward J. Bielarski
1205 Third Road
Baltimore, Maryland 21220

June 28, 1985

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NE/S of Third Rd., 103' SE of
Dogwood Road (1205 Third Road)
15th Election District
Edward J. Bielarski, et ux - Petitioners
Case No. 86-50-A

TIME: 10:00 a.m.

DATE: Wednesday, July 31, 1985

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

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

No. 006858

DATE 7-31-85 ACCOUNT R-01-615-000

AMOUNT \$ 51.74

RECEIVED FROM Edward J. Bielarski

FOR Advertising & Posting 86-50-A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 11 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 July 11, 1985.

THE JEFFERSONIAN,

18 Kentish

Publisher

Cost of Advertising

24.75

Petition for Variance

15th Election District
LOCATION: Northeast side of
Third Road, 103' Southeast of
Dogwood Road (1205 Third Road)
DATE & TIME: WEDNESDAY,
JULY 31, 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 on the petition for Variance from Section 15-2.1 (b) (3) to permit a front yard setback of 10' in lieu of the required average of 25' and to permit a side yard setback of 6' in lieu of the required 10'.

Being the property of Edward J. Bielarski, et ux, as shown on the plat filed with the Zoning Office. In the event that this Petition is granted, a building permit may be issued within the sixty (60) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., July 10 1985

This is to certify, that the annexed

Edward J. Bielarski

Reg. L 73197

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of one successive

weeks before the 10th day of

July, 1985

Edward J. Bielarski Publisher.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 15th Date of Posting: 7/11/85

Posted for: Variance

Petitioner: Edward J. Bielarski, et ux

Location of property: NE/S Third Rd., 103' SE of Dogwood Rd.

1205 Third Rd.

Location of Sign: Facing Third Rd., across St. Lawrence Ave., on

property of Bielarski

Remarks: M. P. Thaler

Posted by: M. P. Thaler Date of return: 7/14/85

Number of Signs: 1

PETITION FOR VARIANCE

15th Election District

LOCATION: Northeast side of

Third Road, 103' Southeast of

Dogwood Road (1205 Third Road)

DATE & TIME: Wednesday, July

31, 1985 at 10:00 A.M.

PUBLIC HEARING: Room 106,

County Office Building, 111 W.

Chesapeake Avenue, Towson,

Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for Variance from Section 15-2.1 (b) (3) to permit a front yard setback of 10' in lieu of the required average of 25' and to permit a side yard setback of 6' in lieu of the required 10'.

Being the property of Edward J. Bielarski, et ux, as shown on the plat filed with the Zoning Office. In the event that this Petition is granted, a building permit may be issued within the sixty (60) 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

July 11, 1985

