

86-145-A # 81 86-145-A # 81

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 402.1 to PERMIT A MINIMUM SIDE YARD SETBACK OF 3.5' INSTEAD OF THE REQUIRED 10' AND A SUM OF SIDE YARDS OF 10' INSTEAD OF THE REQUIRED 35' AND A LOT WITH OF 40' INSTEAD OF THE REQUIRED 80'.

TO SUBDIVIDE LOT WITH A PAN HANDLE TO THE REAR WOULD CAUSE A VERY LONG DRIVEWAY AND CREATE PROBLEMS WITH EXISTING GARAGE.

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

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

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

Contract Purchaser: (Type or Print Name) Signature Address City and State Attorney for Petitioner: (Type or Print Name) Signature Address City and State Attorney's Telephone No.: Name Address Phone No.

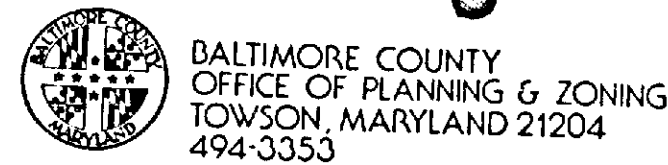
ORDERED BY The Zoning Commissioner of Baltimore County, this 2nd day of September, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 8th day of October, 1985, at 11:00 o'clock.

Cal Jahn
Zoning Commissioner of Baltimore County.

(over)

of the required 35 feet, and a lot width of 40 feet in lieu of the required 80 feet, be and is hereby DENIED.

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



ARNOLD JABLON
ZONING COMMISSIONER

October 21, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Dennis Jankiewicz
8619 Quentin Avenue
Baltimore, Maryland 21234

RE: PETITION FOR VARIANCE
E/S Quentin Ave., 860' SE of
Joppa Rd. (8619 Quentin Ave.)
9th Election District
Dennis Jankiewicz, Petitioner
Case No. 86-145-A

Dear Mr. Jankiewicz:

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

Very truly yours,
Jan M. H. Jung
Deputy Zoning Commissioner

JMH:jbg

Attachments

cc: People's Counsel

Mr. Harvey Davis
8615 Quentin Avenue
Baltimore, Maryland 21234

Ronald & Mary Svoboda
8619 Quentin Avenue
Baltimore, Maryland 21234

Mr. Eugene Kreuger
8644 Quentin Avenue
Baltimore, Maryland 21234

PETITION FOR VARIANCE 9th Election District

LOCATION: East side of Quentin Avenue, 860' Southeast of Joppa Road (8619 Quentin Avenue)

DATE AND TIME: Tuesday, October 8, 1985 at 11:00 a.m.

PUBLIC HEARING: Room 108, 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 402.1 to permit a minimum side yard setback of 3.5' instead of the required 10' and a sum of side yards of 10' instead of the required 35' and a lot width of 40' instead of the required 80'.

Being the property of Dennis Jankiewicz 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

IN RE: PETITION FOR VARIANCE
E/S Quentin Ave., 860' SE of
Joppa Rd. (8619 Quentin Ave.)
9th Election District
Dennis Jankiewicz,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-145-A

The Petitioner herein requests variances to permit a minimum side yard setback of 3½ feet in lieu of the required 15 feet, a sum of side yards of 10 feet in lieu of the required 35 feet, and a lot width of 40 feet in lieu of the required 80 feet.

Testimony by the Petitioner indicates that in 1979 he purchased a piece of property described on the deed as two separate lots. There is an existing one and one-half story, two-apartment residence on the northern lot 6½ feet from the 20-foot right of way. He proposes to redraw the internal lot line so that the house is on a lot of ample square footage (10,900 square feet). The requested variances would provide a second lot with 55-foot frontage on which he proposes to build a 20 to 22-foot wide single family residence as more fully described on the site plan prepared by Frank S. Lee, dated August 10, 1985. Drainage is a current problem that would be improved by his addition of sidewalks, curbs and gutters along the 95-foot frontage of both lots. It is his opinion that he could draw the lot line in a different configuration so as to build a house without requesting variances, but that his proposal is the preferred arrangement.

Neighboring residents described the character of the neighborhood, emphasizing the trees, open space and privacy and were of the opinion that the proposal would be a detriment and variances relating to the redrawing of the internal lot line should not be allowed.

All parties stipulated that the Deputy Zoning Commissioner could visit the

site and the general neighborhood.

After due consideration of all testimony and evidence presented, as well as a field inspection of the property, in the opinion of the Deputy Zoning Commissioner, the existing neighborhood is developed with a variety of older and newer, single and townhouses, all of which appear to have ample frontage on Quentin Avenue. In the opinion of the Deputy Zoning Commissioner, dividing the frontage of the site into a 40 foot and a 55 foot lot, thereby placing the existing house only 3½ feet from a property line, would be out of character with the neighborhood and would be a matter of substantial injury to the general welfare. In addition, the Petitioner can continue to utilize the entire site as yard and open space for the existing two-apartment residence as it has been utilized since approximately 1950 or he may have the option to draw the lot line in some more acceptable fashion that meets Baltimore County requirements. Further, strict compliance with the Baltimore County Zoning Regulations would not result in practical difficulty and unreasonable hardship upon the Petitioner, except in the instance of the existing 6½ foot side yard setback from the northern property line, and the granting of the other variances would adversely affect the health, safety, and general welfare of the community and, therefore, the variances should be granted in part.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21st day of October, 1985, that to permit the existing 6½ foot side yard setback from the northern property line, in accordance with the site plan prepared by Frank S. Lee, dated August 10, 1985, is hereby GRANTED, from and after the date of this Order.

IT IS FURTHER ORDERED by the Deputy Zoning Commissioner of Baltimore County, that the Petition for Variance to permit a minimum side yard setback of 3½ feet in lieu of the required 15 feet, a sum of side yards of 10 feet in lieu

- 2 -

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. — BALTIMORE, MD. 21237

August 10, 1985

No. 8619 Quentin Avenue
9th District Baltimore County, Maryland

Beginning for the same on the east side of Quentin Avenue at the distance of 860 feet measured southeasterly along the east side of Quentin Avenue from the south side of Joppa Road, thence running and binding on the east side of Quentin Avenue South 9 degrees 00 minutes East 40 feet, thence running for five lines of division as follows: North 81 degrees 00 minutes East 175 feet, South 81 degrees 00 minutes East 25 feet, North 81 degrees 00 minutes East 60 feet, North 9 degrees 00 minutes West 65 feet and South 81 degrees 00 minutes West 235 feet to the place of beginning.

Containing 10,900 square feet of land.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
E/S Quentin Ave., 860' : OF BALTIMORE COUNTY
SE/Joppa Rd. (8619 Quentin :
Ave.), 9th District :
DENNIS JANKIEWICZ, Petitioner : Case No. 86-145-A

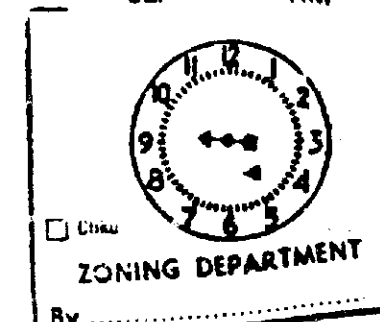
ENTRY OF APPEARANCE

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

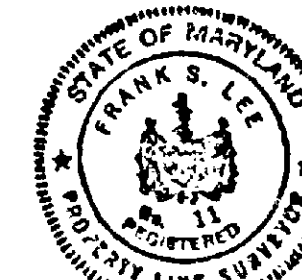
Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2168

SEP 12 AM

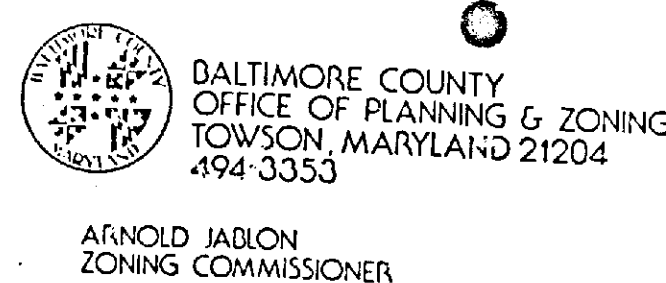


I HEREBY CERTIFY that on this 11th day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Dennis Jankiewicz, 8619 Quentin Ave., Baltimore, MD 21234, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



APR 9 1988



ARNOLD JABLON
ZONING COMMISSIONER

October 3, 1985

Mr. Dennis Jankiewicz
8619 Quentin Avenue
Baltimore, Md. 21234

Re: Petition for Variance
E/S Quentin Ave., 860' SE/
Joppa Road (8619 Quentin Ave.)
9th Election District
Dennis Jankiewicz, Petitioner
Case No. 86-145-A

Dear Mr. Jankiewicz:

This is to advise you that \$68.00 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

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

No. 012482

Baltimore County, Maryland,
County Office Building,
Towson, Maryland

DATE: 10-3-85 ACCOUNT: 86-145-A

AMOUNT: \$68.00

RECEIVED FROM: Dennis Jankiewicz

FOR: 8619 Quentin Ave.

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 97th

Date of Posting: 9/24/85

Posted for: 86-145-A

Petitioner: Dennis Jankiewicz

Location of property: 8619 Quentin Ave.

Location of Sign: 8619 Quentin Ave.

Remarks: 8619 Quentin Ave.

Posted by: [Signature]

Date of return: 9/24/85

Number of Signs: 1

Case No. 86-145-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
3rd day of September, 1985

ARNOLD JABLON
Zoning Commissioner

Petitioner Dennis Jankiewicz
Petitioner's Attorney

Received by: James E. Dyer, Chairman
Zoning Plans Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 19, 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 September 19, 1985.

THE JEFFERSONIAN,
[Signature]
Publisher

Cost of Advertising
24.75

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 18th, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 18th, 1985.

TOWSON TIMES,
[Signature]
Publisher

38.25

Mr. Dennis Jankiewicz
8619 Quentin Avenue
Baltimore, Maryland 21234

September 6, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
E/S Quentin Ave., 860' SE/
Joppa Rd. (8619 Quentin Ave.)
9th Election District
Dennis Jankiewicz, Petitioner
Case No. 86-145-A

TIME: 11:00 a.m.

DATE: Tuesday, October 8, 1985

PLACE: Room 110, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

No. 012614

DATE: 9-23-85 ACCOUNT: 86-145-A

AMOUNT: \$107.00

RECEIVED FROM: [Signature]

OR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 27, 1985

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

Mr. Dennis Jankiewicz
8619 Quentin Avenue
Baltimore, Maryland 21234

RE: Item No. 81 - Case No. 86-145-A
Petitioner - Dennis Jankiewicz
Variance Petition

Dear Mr. Jankiewicz:

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.

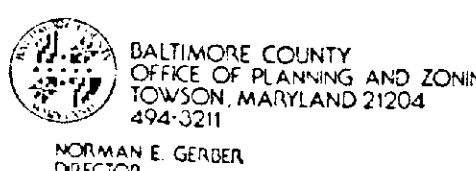
Very truly yours,

James E. Dyer, Jr.
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237



Mr. Dennis Jankiewicz
8619 Quentin Avenue
Baltimore, Maryland 21234

SEPTEMBER 23, 1985

Re: Zoning Advisory Meeting of September 3, 1985

Item # 81
Property Owner: DENNIS JANKIEWICZ
Location: E/S QUENTIN AVE., 860' S/E OF JOPPA RD.

Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The Amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping must comply with Baltimore County Landscape Manual, Bill 115-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council. The deficient service is [blank].
- ☐ Additional comments: [blank]

cc: James Hossell

Eugene A. Soper
Chief, Current Planning and Development

APR 9 1986

