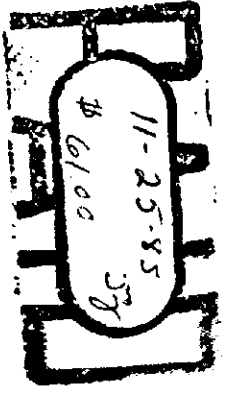


MAP ME 8A
3C
E.D. 9
DATE 1-6-86
200
1000
DP

86-212-A
#96



86-212-A
PETITION FOR ZONING VARIANCE
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 1802-3c.1. to permit a rear yard setback of 36.5' instead of the required 50'.

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

Six occupants in dwelling - need additional living space.

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 of 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) 377-2222
Address 421 Dunkirk Road Phone No. 377-2026
City and State Baltimore, Maryland - 21212
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
City and State _____
Name _____
Address _____
City and State _____
Attorney's Telephone No. _____
Address _____
City and State _____
Name _____
Address _____
City and State _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of October, 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 106, County Office Building in Towson, Baltimore County, on the 25th day of November, 1985, at 10:00 o'clock.

Arnold Jarlon
Zoning Commissioner of Baltimore County.

(over)



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

ARNOLD JARLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 27, 1985

Mr. and Mrs. Michael J. Siwinski
421 Dunkirk Road
Baltimore, Maryland 21212

RE: PETITION FOR VARIANCE
S/S Dunkirk Rd., 243' W from
c/1 of York Rd. (421 Dunkirk Rd.)
9th Election District
Michael J. Siwinski, et ux, Petitioners
Case No. 86-212-A

Dear Mr. and Mrs. Siwinski:

Please be advised that an appeal has been filed by the Rodgers Forge Community Association, Inc., from the decision rendered by the Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Sincerely,
Arnold Jarlon
ARNOLD JARLON
Zoning Commissioner

AJ:bjg

cc: People's Counsel

PROPERTY DESCRIPTION

BEGINNING on the South side of Dunkirk Road 243 feet West of the centerline of York Road; thence South 12 degrees 02 minutes West 110 feet to the North side of a 15 foot alley; thence Northwesterly on the Northeast side of the alley 35.75 feet; thence North 12 degrees 02 minutes East 110 feet to the South side of Dunkirk Road; thence on the Southwest side of Dunkirk Road 35.75 feet to the place of beginning.

ALSO KNOWN AS 421 Dunkirk Road in the 9th Election District.

86-212-A
CERTIFICATE OF PUBLICATION

TOWSON, MD., November 6, 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 November 6, 1985.

TOWSON TIMES,

JB Ventak
Publisher

34.00

86-212-A
CERTIFICATE OF PUBLICATION

TOWSON, MD., November 7, 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 November 7, 1985.

THE JEFFERSONIAN,

JB Ventak
Cost of Advertising

22.00

PETITION FOR VARIANCE
9th Election District

LOCATION: South side of Dunkirk Road, 243' West of the centerline of York Road, (421 Dunkirk Road)

DATE AND TIME: Monday, November 25, 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. to permit a rear yard setback of 36.5' instead of the required 50'.

Being the property of Michael J. Siwinski, 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 JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE
S/S Dunkirk Rd., 243' W of the Centerline of York Rd. (421 Dunkirk Rd.), 9th Dist.
MICHAEL J. SIWINSKI, et ux, Petitioners
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-212-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 other 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 29th day of October, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Michael J. Siwinski, 421 Dunkirk Rd., Baltimore, MD 21212, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JARLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 21, 1985

Mr. & Mrs. Michael J. Siwinski
421 Dunkirk Road
Baltimore, Maryland 21212

Re: Petition for Variance
S/S Dunkirk Rd., 243' W from the c/1
York Rd., (421 Dunkirk Road)
9th Election District
Michael J. Siwinski, et ux - Petitioners
Case No. 86-212-A

Dear Mr. & Mrs. Siwinski:

This is to advise you that \$61.00 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012405
DATE 11-25-85 ACCOUNT R-CH-615000
AMOUNT \$ 61.00
RECEIVED BY *Michael Siwinski*
FOR *Peter Max Zimmerman*
80324444610016 11/28/85
VALIDATION OR SIGNATURE OF CASHIER

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of November, 1985, that the herein Petition for Zoning Variance to permit a rear yard setback of 36 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 original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. Michael J. Siwinski
Mr. Joseph Bozievich
People's Counsel

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 11-8-85
Posted for: Variance
Petitioner: Michael J. Siwinski, et ux
Location of property: S/S Dunkirk Rd., 243' W from the c/l of York Rd. (421 Dunkirk Rd.)
Location of Sign: In front of 421 Dunkirk Rd.
Remarks: _____
Posted by: E. J. Jablon Date of return: 11-8-85
Number of Signs: 1

October 25, 1985

Mr. & Mrs. Michael J. Siwinski
421 Dunkirk Road
Baltimore, Maryland 21212

NOTICE OF HEARING

RE: S/S Dunkirk Rd., 243' W from the c/l York Road (421 Dunkirk Rd.)
9th Election District
Michael J. Siwinski, et ux - Petitioners
Case No. 86-212-A

TIME: 10:00 a.m.

DATE: Monday, November 25, 1985

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

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

No. 012544

DATE 9/5/85 ACCOUNT 01-615-000

AMOUNT \$ 35.00

RECEIVED FROM Michael J. Siwinski

FOR Variance # 96

B 8043*****350018 3044F

VALIDATION OR SIGNATURE OF CASHIER

NOVEMBER 6, 1985

Re: Zoning Advisory Meeting of September 17, 1985
Item #96 MICHAEL J. SIWINSKI, et ux
Property Owner:
Location: S/S DUNKIRK RD., 243' W of York Rd.

Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-89 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on _____.
- ☐ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☐ The property is located in a deficient service area as defined by Capacity Use Certificate No. 111-178-79. 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 "no" level intersection as defined by S111-178-79, and as conditions change are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Howell

Eugene A. Bober
Chief, Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner
TO: _____ Date: November 12, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-212-A, 86-213-A, 86-218-A, 86-219-A, 86-220-A, 86-221-A, 86-223-A, and 86-224-A

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

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
October 23, 1985

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

Mr. and Mrs. Michael J. Siwinski
421 Dunkirk Road
Baltimore, Maryland 21212

RE: Item No. 96 - Case No. 86-212-A
Petitioners - Michael J. Siwinski, et ux
Variance Petition

Dear Mr. and Mrs. Siwinski:

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,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3500

STEPHEN E. COLINS
DIRECTOR

September 25, 1985

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

Item No. -ZAC- Meeting of September 17, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbers 91, 92, 94, 95, 96, and 97.

MSF/bld

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

September 26, 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: Michael J. Siwinski, et ux

Location: S/S Dunkirk Road, 243' W. of centerline of York Road

Item No.: 96

Zoning Agenda: Meeting of 9/17/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "xx" 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: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

AFFIDAVIT

STATE OF MARYLAND
BALTIMORE COUNTY, SS:

TO WIT:

I hereby swear upon penalty of perjury that I am currently
a duly elected member of the (Board of Directors) (Zoning Committee) and attorney
for of the Rodgers Forge Community Association.

ATTEST:

Scott Goetsch
Scott Goetsch

Kathy Landis
Secretary Kathy Landis

Robert McGrain
President Robert McGrain

Alvin J. Felt
My Commission Expires July 1, 1986

MICROFILMED

Seal

The Rodgers Forge Community Association

RESOLVED: That the position of the Rodgers Forge Community Association as adopted by the (Board of Directors) (Zoning Committee) on the zoning matter known as:
Case #86-212A, Michael J. Siwinski, et ux.

is that: the request for a variance should be denied.

AS WITNESS OUR HANDS AND SEAL THIS 9th DAY OF June
1986.
Alvin J. Felt
My Commission Expires July 1, 1986

ATTEST: The Rodgers Forge Community Association

Kathy Landis
Secretary Kathy Landis

Robert McGrain
President Robert McGrain

MICROFILMED

The Rodgers Forge Community Association

RESOLVED: That at the 1st annual business meeting of the Rodgers Forge Community Association held on October 9, 1985, it was decided by the Association that responsibility for review and action on all zoning matters for the period October 9, 1985-October 15, 1986 be placed in the (Board of Directors) (Zoning Committee) consisting of

the following members:
Robert McGrain
Patricia Zouck
Edmund Swoboda
Kathy Landis
Jay Bozilevich

Jean Duvall
Donald Gerding
Jack Lange
George Eaton

AS WITNESS OUR HANDS AND SEAL THIS 9th day of June
1986.
Alvin J. Felt
My Commission Expires July 1, 1986

ATTEST: The Rodgers Forge Community Association

Kathy Landis
Secretary Kathy Landis

Robert McGrain
President Robert McGrain

MICROFILMED

AFFIDAVIT

STATE OF MARYLAND
BALTIMORE COUNTY, SS:

TO WIT:

I hereby swear upon penalty of perjury that I am currently
a duly elected member of the (Board of Directors) (Zoning Committee)
of the Rodgers Forge Community Association.

ATTEST:

Robert McGrain
Robert McGrain

Kathy Landis
Secretary Kathy Landis

Robert McGrain
President Robert McGrain

Alvin J. Felt
My Commission Expires July 1, 1986

MICROFILMED

The Board of Governors Meeting
Rodgers Forge Community, Inc.
June 12, 1985

Next Meeting: July 10, 1985
Time: 7:30 P.M.
Place: Room 107, Rodgers Forge
Elementary School

The monthly meeting of the Rodgers Forge Board of Governor's, Inc. was called to order by the President, Mary Jane Lavin.

Members Present: Zouck, Batten, Gugerty, Chenoweth, Kidd, McGrain, Bozilevich, Swoboda, Lavin, Rutton, Duvall, Eaton

Excused: Landis, Gerding, Glaeser, Lange

Absent: Dunn, Bayne, Colohan, Dougherty, Stewart, Stout, Weigand

Minutes: Approved

Treasurer's Report: None

NEW BUSINESS

Picnic: The picnic was well attended and well organized. The electrical problem should be explained to Al Mark. Letters will be sent to the contributors thanking them for their donations. A copy of the July Newsletter, mentioning their participation, will be enclosed. A motion was made and passed to donate \$25 to the Rodgers Forge United Methodist Church for the use of the tables and chairs. A motion was made and passed to investigate having a new pit made by a Vo-Tech School. We will measure and sketch the current pit for their use and pay for the materials. Originally, the pit had a grate below the rods that the charcoal was placed on. Patrick Connolly, at 129 Regester Avenue, has information about how the present pit was made.

Health & Safety: Honey Holston will chair this committee. Lighting - letters have been written to Barbara Bachur and Harry Pistel (Department of Public Works) regarding our concerns over poor street lighting and current plans to upgrade the lighting. (See attached.)

Parking Lot - Murdock & York Roads: (Baltimore County Revenue Authority) This lot is to be closed by Baltimore County in several weeks. It is operating at a loss. Maryland National Bank has leased the lot to the County for \$7.00 for seven years. The bank wants to dispose of the property and offered it to the County for \$80,000, and the County turned it down. The land is zoned commercial. Jay Bozilevich and Don Gerding will contact O'Rourke and Gallagher about our concerns with this property and the County's original purpose for opening the lot.

COMMITTEE REPORTS

External Affairs: 419 Murdock Road - Rob Zouck represented the Board at a hearing on May 22nd for a variance on this property. Jay Bozilevich and Ed Glaeser testified for the Board as did several of the residents on Murdock Road. The resident wants to put a clubhouse and bath on the rear of his house. We presented a strong case in opposition, but no decision has been rendered yet.

MICROFILMED

231 Murdock Road: Apparently the original owner has gotten her house back from her grandson. The attorney handling the matter is James Mayer. We will contact him regarding a time-table for cleaning up the property.

34 Murdock Road: Our attorney is waiting for a Texas decision on a similar issue to see what bearing it may have on our position. Our response to any questions on this matter should remain "no comment."

Dumbarton Auto Service (York & Stevenson): Petitioner's attorney will send us a copy of all plans at the time of filing if we will drop our appeal. We need the consent of all the aggrieved parties to drop the appeal. The appeal will probably be dropped.

216 Brandon Road: A doctor owns the house and allows his son to use it and rent rooms. Jay Bozilevich will try to get the name of the owner. This is a possible Rooming and Boarding House violation. We should run an article in the August Newsletter informing people how they can gather documentation and act on their own in these situations.

400 Old Trail: Drug dealing and prostitution are a problem here. Leroy Halle is the rental agent. He has contacted the board about the situation. This is a police matter and Mr. Halle will be informed that he should deal with the police Department in this instance.

427 Hopkins: There is a boat blocking a neighbor's garage. This will be checked for a zoning violation.

116 Hopkins Road: The house is in deplorable condition. Can we write a letter to the owner and run it past Mike Tanczyn to see if we are without culpability?

318 Stannmore: Complaint of drugs being sold. Call will be made to Officer Standiford.

Covenants: Ed Glaeser has submitted copies of the covenants and our questions to Attorney, Kathleen Flynn. A file will be set up to document our actions and positions on covenant questions.

Skills Bank: We will have a print out soon. We should get names of potential Block captains and get them active.

Newsletter: Bob McGrain's Picnic Supplement was a great success. We sold many ads and promoted attendance.

Hospitality: Welcoming letters should be delivered to new residents, along with a directory. The neighborhood could be divided into areas of responsibility for this.

NEW BUSINESS

Health & Safety: Farm Store - Jay Bozilevich reported that juveniles going to and from the store are creating a disturbance. Bats are still a problem in the area and trash is overflowing in the dumpsters on Monday mornings. Jay will write a "Letter to the Editor" in the Newsletter and Honey Holston will write to the manager of the store about this problem.

MICROFILMED

Great Commission Church: This organization is holding meetings in the Rodgers Forge Elementary School on Sunday. Ellen Bell, a resident of Dumbarton Road, wrote to the Board regarding their activities; and included the article from the TSD Newspaper, which is attached. They may be a cult group and they are looking for a permanent place to meet near Towson State.

Typewriter: The purchase of a new typewriter for the Board was discussed.

Having no further business, the members adjourned the meeting.

Respectfully submitted,

Patricia L. Zouck
Patricia L. Zouck
Secretary

MICROFILMED

The Board of Governors Meeting
Rodgers Forge Community, Inc.
May 8, 1985

Next Meeting: June 12, 1985
Time: 7:30 P.M.
Place: Room 107, Rodgers Forge Elementary School

The monthly meeting of the Rodgers Forge Board of Governor's, Inc. was called to order by the Vice-President, Cele Rutton.

Members Present: Rutton, Bayne, Bozilevich, Gugerty, McGrain, Lange, Stout, Batten, Dougherty, Glaeser, Zouck, Landis, Kidd, Swoboda

Excused: Duvall, Gerding, Lavin, Holston, Stewart, Eaton

Absent: Chenoweth, Dunn, Weigand, Bell

Presentation: Deputy Zoning Commissioner, Jeannie Jung, was present to speak on areas of Baltimore County Zoning that are frequently of concern to communities such as ours. She also answered questions Board Members had regarding Zoning Regulations and Zoning Enforcement. She addressed the areas of Rooming and Boarding House, Special Exceptions and Variances.

1) Rooming and Boarding House - complaints can be made by letter, in person or by telephone to the Community Affairs office. Due to lack of personnel, the time for response is now five weeks. Documentation that is helpful in this area includes license tag numbers of tenants, information regarding daily patterns of living, conversations with the tenants. Time periods may vary for compliance when correction notices are sent to the landlord. It is advisable to call the Zoning Enforcement officer 3-4 days prior to the compliance date to inform him of any possibility that the landlord is still in violation.

2) Special Exceptions - in granting special exceptions the Commission will consider how the change will effect such factors as traffic, air and light, the spirit and intent of the law, public transportation, water, sewage, utilities and the general public health, safety and welfare.

3) Variances - Petitioner has to supply legal petition forms and a site plan drawn to scale. This does not have to be done by a professional for a residential property. Petitioner must show that he has a practical difficulty in conforming with a setback and that compliance places an unreasonable hardship on him. His proposal must not cause substantial injury to the public health, safety and general welfare of the neighborhood. Opposition to a variance being granted would state a list of reasons, in order of priority, why the change would be detrimental in the above mentioned areas. Incompatibility with the neighborhood, setting up a precedent, and intent of existing covenants are defenses. Covenants themselves are not ruled on. Violation of a covenant is a private suit.

Minutes: The minutes were approved with the following corrections:

- 1) Delete smoking vote
- 2) National Federation for Decency - a motion was made and passed that we could not support the effort as it is a political issue.
- 3) Picnic supplement in June paper, not May.
- 4) \$100 donation was made to Cub Pack #439, not troop.

MICROFILMED

Treasurer's Report: Approved as read. About \$3,325 collected in dues so far.

COMMITTEE REPORTS

Covenants & Building Restrictions: Covenants group will meet again to formulate questions for attorney, Kathleen Flynn, on May 16th at 7:30. Covenant #965 could possibly be reactivated by a door to door effort. We will see what we have to do to start enforcing those covenants that are still in effect.

Zoning and External Affairs: Ed Glaeser - we have numerous Rooming and Boarding House violations. We will try to work with Zoning Office for better enforcement. We should consider writing to absentee landlords and rental agents about our concerns in this area. 147 Stanmore Road has resulted in a confirmed violation.

231 Murdock Road: This property has been reported to Building Inspection as abandoned. The Health Department has been notified about the grass. Mortgage holder is considering foreclosure.

34 Murdock: Every effort, both legal and political, is being made to solve the problem.

Stevenson & York: The Zoning Commission decision has been appealed, though we may not take the matter to Circuit Court.

Day Care: The County Council passed Bill #47-85 making day care facilities for up to six children legal in residential areas. A resolution was made and passed that we object to the Bill in its current form because it introduces businesses into residential neighborhoods without any input by residents at a Zoning Hearing. It also indicates a disregard of constituents' concerns by their elected representative.

419 Murdock Road: Hearing on variance, May 22nd, 10:00 A.M. A motion was made and passed to allow us to appear and oppose.

Rental Housing: Put new article in Newsletter correcting information on rental violations. Include the telephone numbers of Baltimore Neighborhoods and Building Inspection for housing problems that landlords are not correcting.

Newsletter: Bob McGrain - please send profiles in to Sheila Peter. A list of Board Members by Committee will appear in the June issue. Picnic supplement - June issue.

Hospitality: Chris has too many volunteers for the amount of work in this area. Perhaps some of these people would help on other committees.

Clean-Up: Al Bayne - the Clean-up went well. The flyer was very good. (See attached)

Picnic: Flyer to come during the week of June 1st. Picnic Meeting at Cele's May 29th, 7:30 P.M.

Having no further business, the members adjourned the meeting.

Respectfully submitted,
Patricia Zouck
Patricia Zouck
Secretary

-2-

zc
EXHIBITS

The Rodgers Forge Community, Inc.

AN ORGANIZATION OF THE RESIDENTS OF RODGERS FORGE
BALTIMORE, MD. 21212

Office of the Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Case No. 86-212-1, Item No. 96
Michael J. Siwinski, et-ux, Petitioners

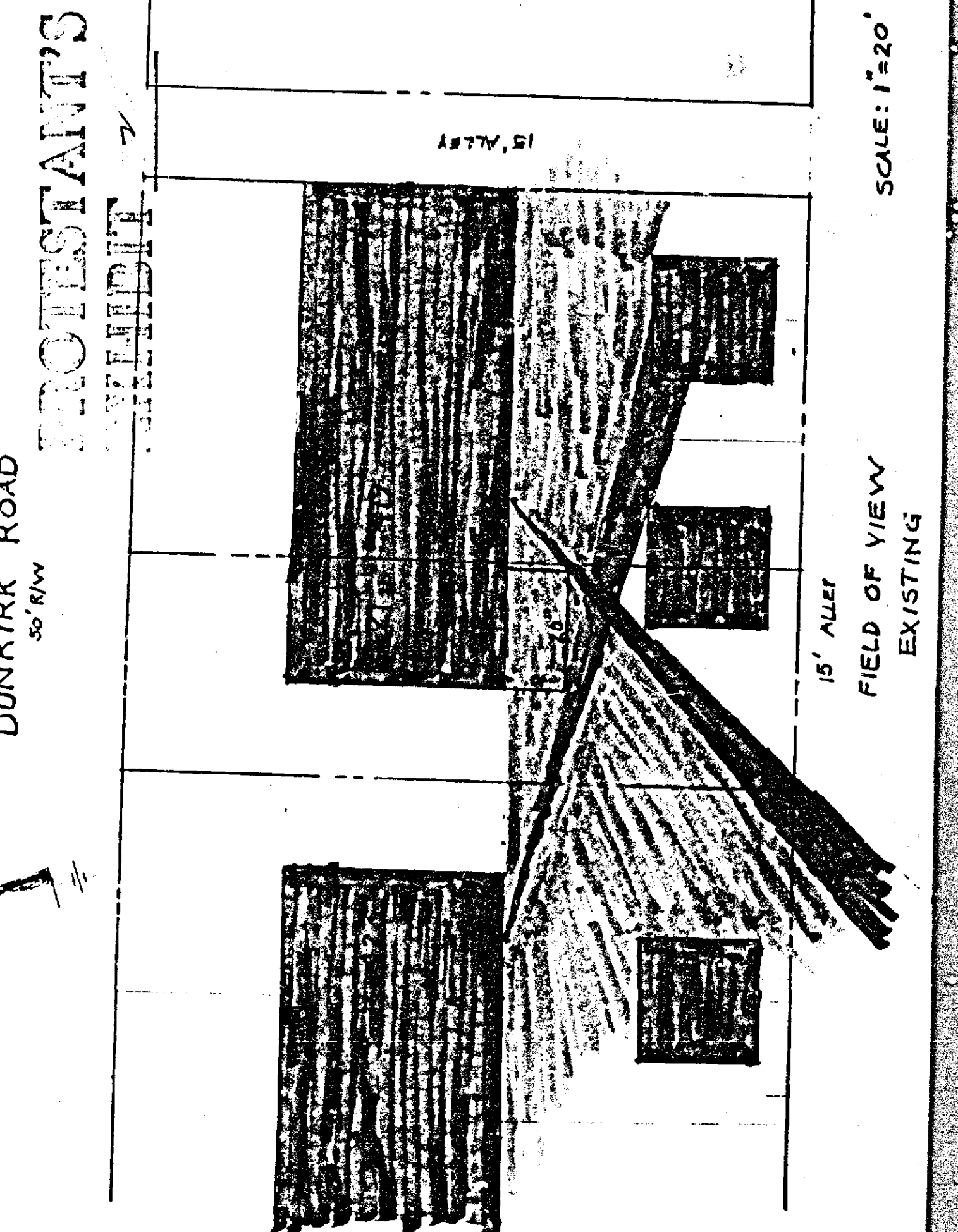
Gentlemen:

Mr. Joseph Bozievich and Mr. C. Edward Glaeser, Jr. have the authority to speak for the Rodgers Forge Community Association as Protestants in the above captioned case. This authority was granted at the Association's business meeting on October 9, 1985.

The Zoning Committee voted to appear as Protestants in this case on November 6, 1985. Its action was approved by the Board of Governors at its November 13, 1985 business meeting.

Robert A. McGrain, Jr.
Robert A. McGrain, Jr.
President
Rodgers Forge Community Association, Inc.

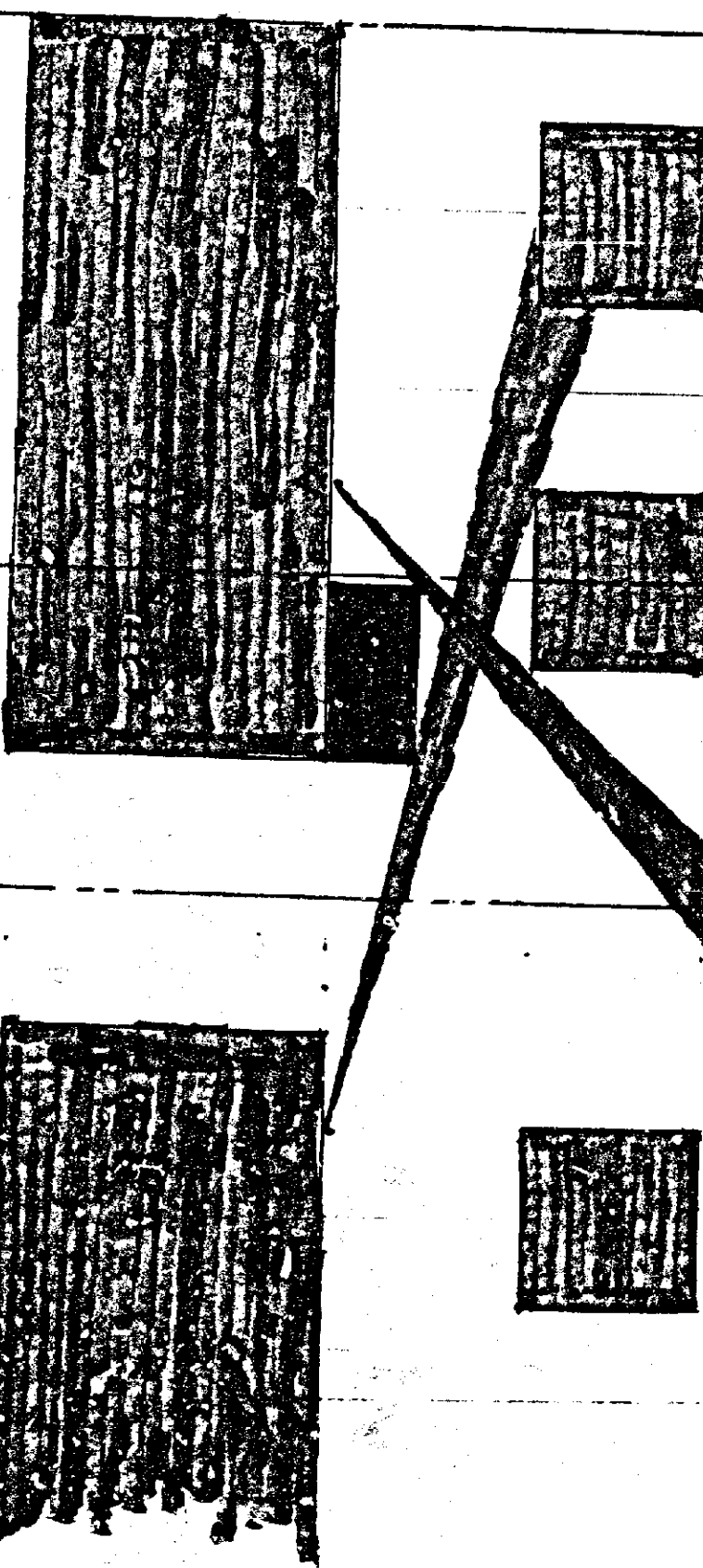
PROTESTANTS
EXHIBIT



SCALE: 1"=20'

15' ALLEY
FIELD OF VIEW
EXISTING

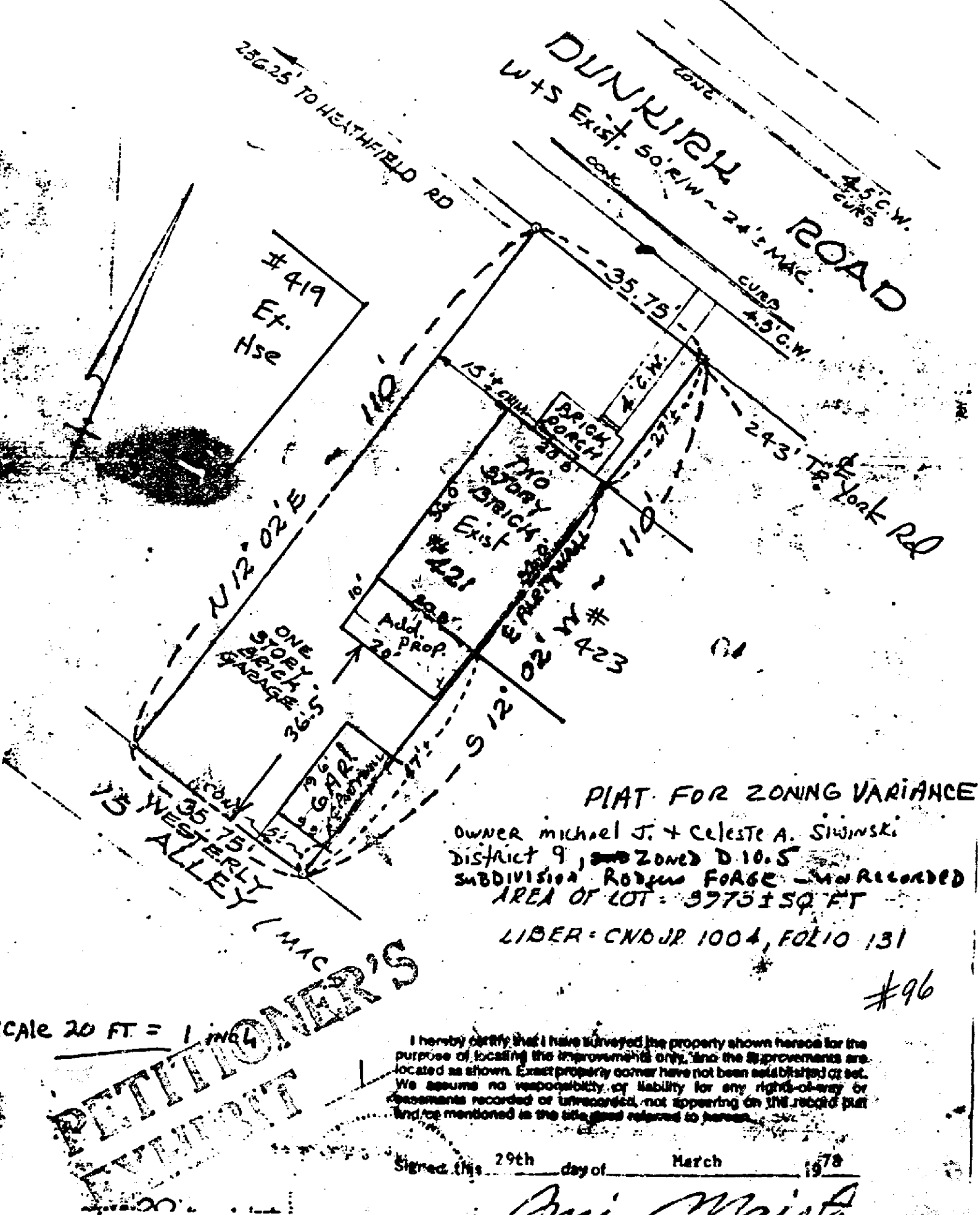
DUNKIRK ROAD
50' RW



SCALE: 1"=20'

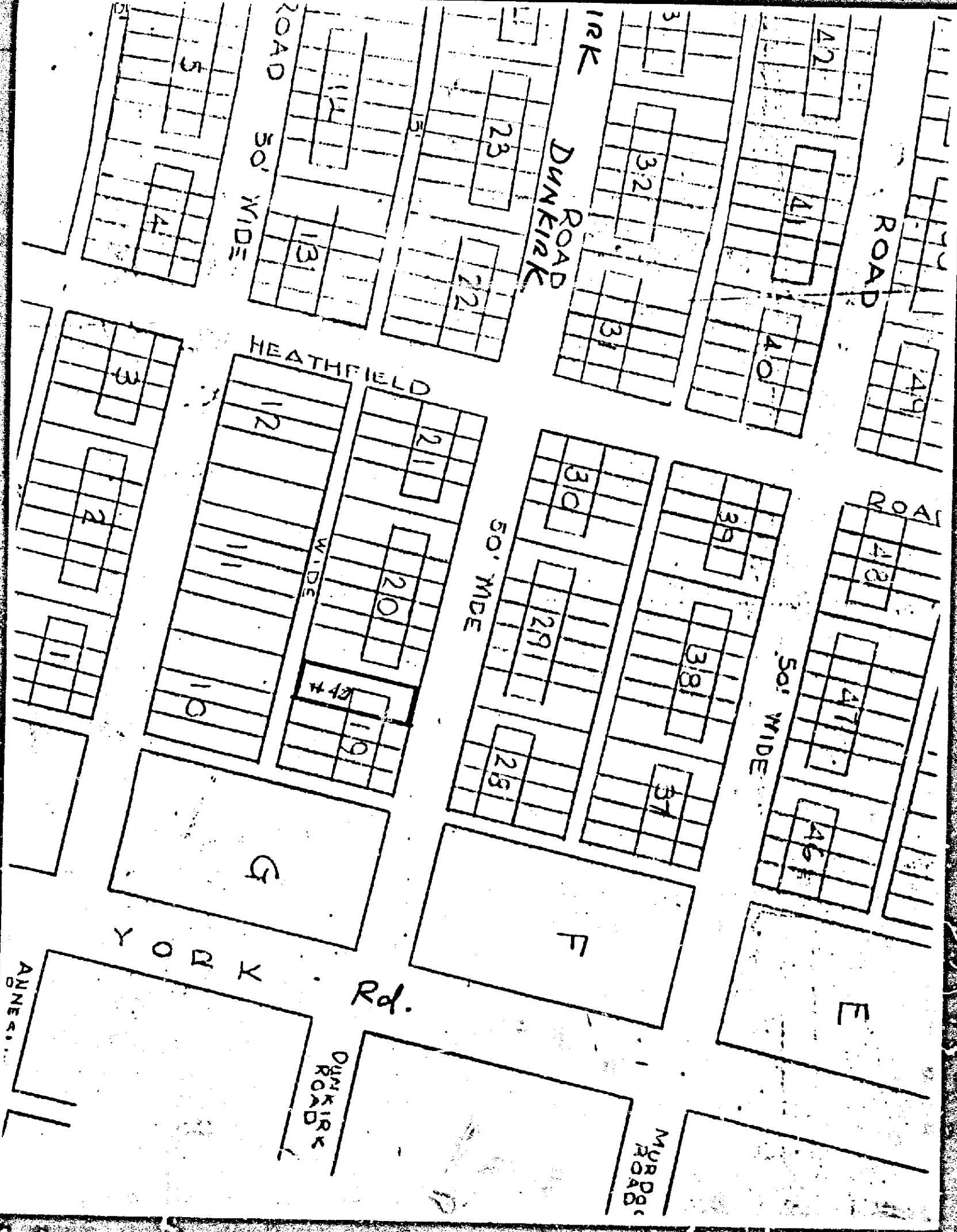
15' ALLEY
FIELD OF VIEW
PROPOSED

Plan showing property known as 421 Dunkirk Road, Baltimore County, Maryland.



PIAT. FOR ZONING VARIANCE
owner Michael J. + Celeste A. Siwinski
District 9, Zone D 10.5
Subdivision: Rodgers Forge - New Accommodated
AREA OF LOT: 3775.50 FT.
LIBER. CNOR 100.4, FOLIO 131
#96

SCALE 20 FT. = 1" INCH
PETITIONER'S
EXHIBIT
I hereby certify that I have surveyed the property shown hereon for the purpose of locating the improvements and that the improvements are located as shown. I am not responsible for any right-of-way or easements recorded or unrecorded, not appearing on this report but which may be shown on the original record to be referred to hereon.
Signed this 29th day of March 1986
Paul Martin



CONSENT TO VARIANCE

WE, *Betty Donovan* RESIDING AT 423 Dunkirk Rd.
UNDERSTAND FULLY WHAT THE SIWINSKI'S AT 421 DUNKIRK ROAD ARE PROPOSING
(to allow rear setback of 36.5 feet instead of 50 feet) AND DO NOT
OBJECT.

SIGNED: *Betty Donovan*

PETITIONER'S
EXHIBIT 2

CONSENT TO VARIANCE

Jeannie Fullerton
WE/I *Rhoda Fullerton* RESIDING AT *425 DUNKIRK RD*
UNDERSTAND FULLY WHAT THE SIWINSKI'S AT 421 DUNKIRK ROAD ARE PROPOSING
(to allow rear setback of 36.5 feet instead of 50 feet) AND DO NOT
OBJECT.

Jeannie Fullerton
SIGNED: *Rhoda Fullerton*

PETITIONER'S
EXHIBIT 3

CONSENT TO VARIANCE

WE/I *Mr. & Mrs. Peter Kirby* RESIDING AT *427 DUNKIRK RD*
UNDERSTAND FULLY WHAT THE SIWINSKI'S AT 421 DUNKIRK ROAD ARE PROPOSING
(to allow rear setback of 36.5 feet instead of 50 feet) AND DO NOT
OBJECT.

SIGNED: *Constance Kirby*
Peter H. Kirby

PETITIONER'S
EXHIBIT 4

3/7/86 - Following notified of hearing set for Wed. June 11, 1986, at 10 a.m.

Mr. and Mrs. Siwinski
Rodgers Forge Comm. Assoc. Inc.
Phyllis Friedman
N. Gerber, J. Hoswell
A. Jablon, J. Jung, J. Dyer

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District *9th* Date of Posting *3-18-86*
Posted for: *Appeal*
Petitioner: *Mr. & Mrs. J. Siwinski, et al.*
Location of property: *Site of Dunkirk Rd. 243' W from the*
E.H. of 9th Rd. (421 Dunkirk Rd.)
Location of Signs: *On front of 421 Dunkirk Rd.*
Remarks: *POSTED 2nd TIME ON THE ABOVE DATE*
Posted by: *J. Dyer* Signature Date of return: *3-21-86*
Number of Signs: *1*



County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Colesse, Maryland 21204
(301) 494-3123

March 7, 1986

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT
REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN
STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONE-
MENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEAR-
ING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 86-212-A

MICHAEL J. SIWINSKI, ET UX
S/s Dunkirk Rd., 243' W from c/l of
York Rd. (421 Dunkirk Rd.)
9th District
Var.-Rear yard setback of 36.5' in
lieu of required 50'.
11/26/85 - Z.C.'s Order-Granted

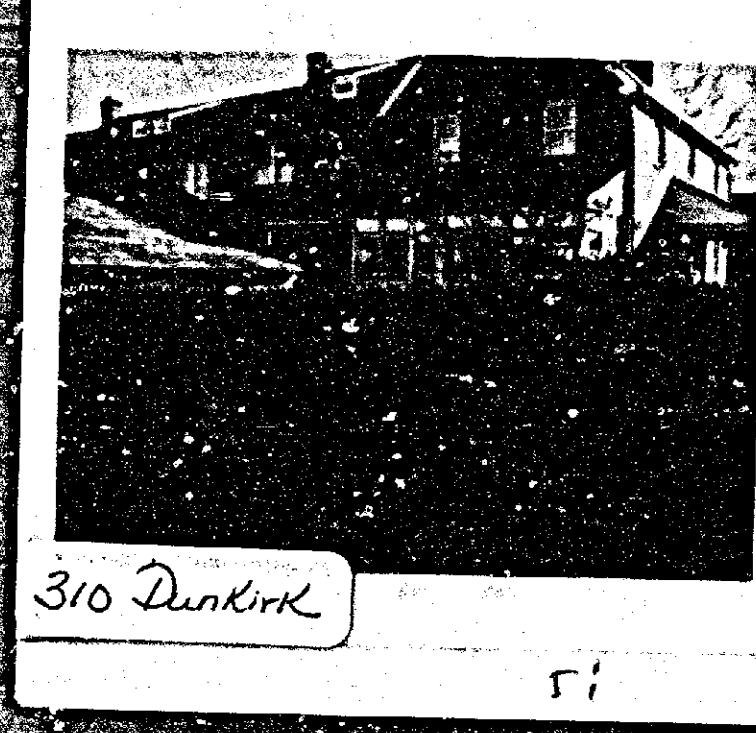
ASSIGNED FOR:

CC: Mr. & Mrs. Michael J.
Siwinski
Rodgers Forge Comm.
Assoc. Inc.
Phyllis C. Friedman
Norman E. Gerber
James Hoswell
Arnold Jablon
Jean Jung
James Dyer

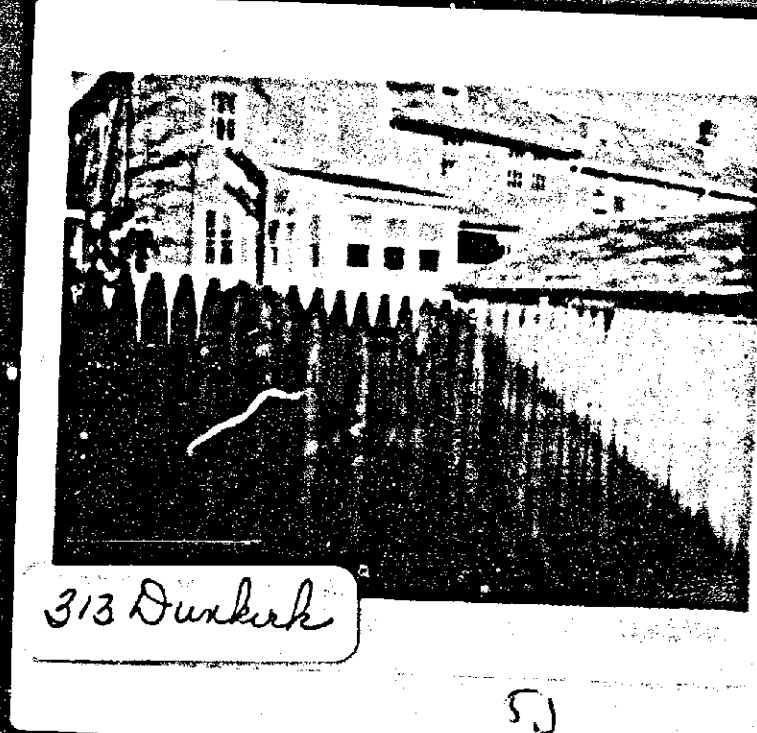
WEDNESDAY, JUNE 11, 1986, at 10 a.m.
Petitioners
Protestants
People's Counsel

Scott M. Hoesbeck, Esq. Counsel for Prot.
Larry to write dissent

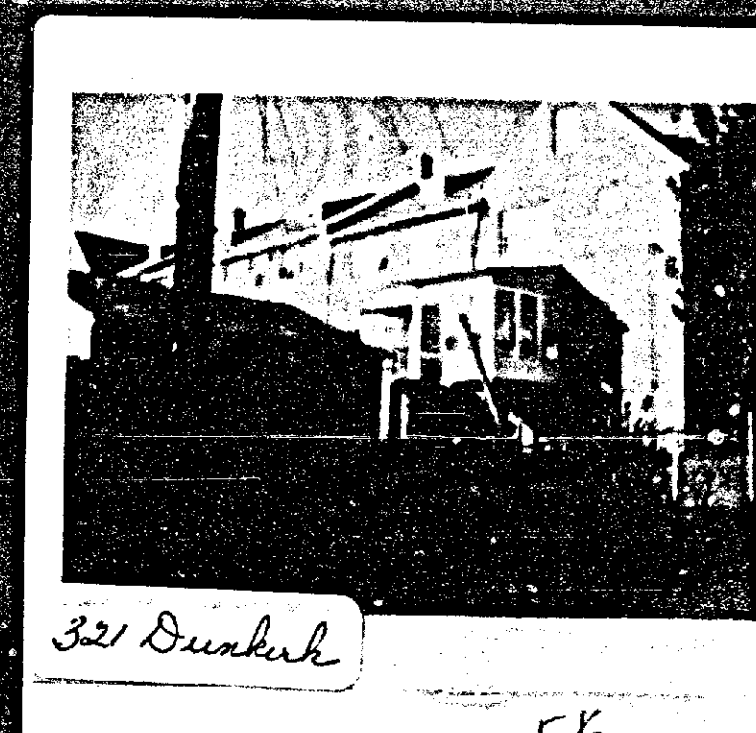
June Holmen, Secy.



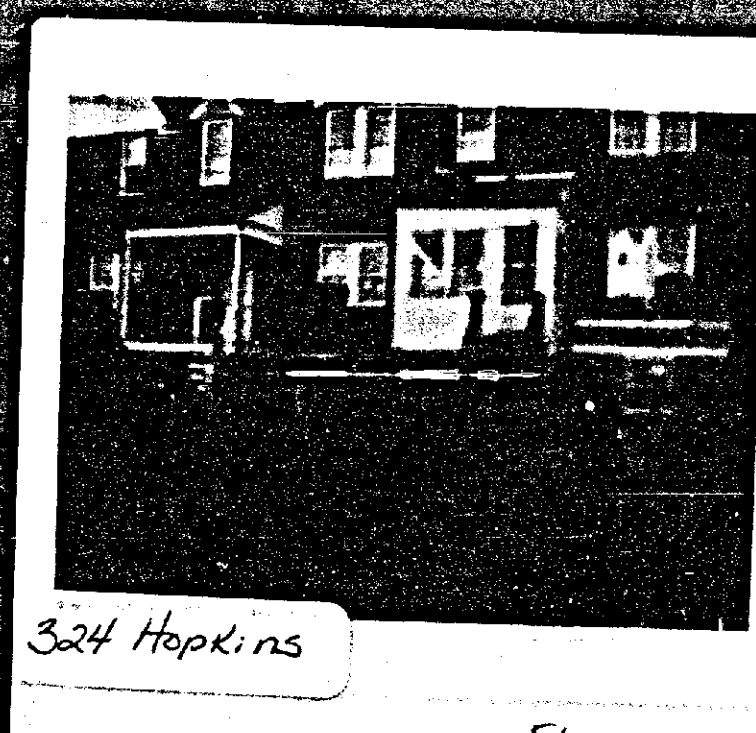
310 Dunkirk



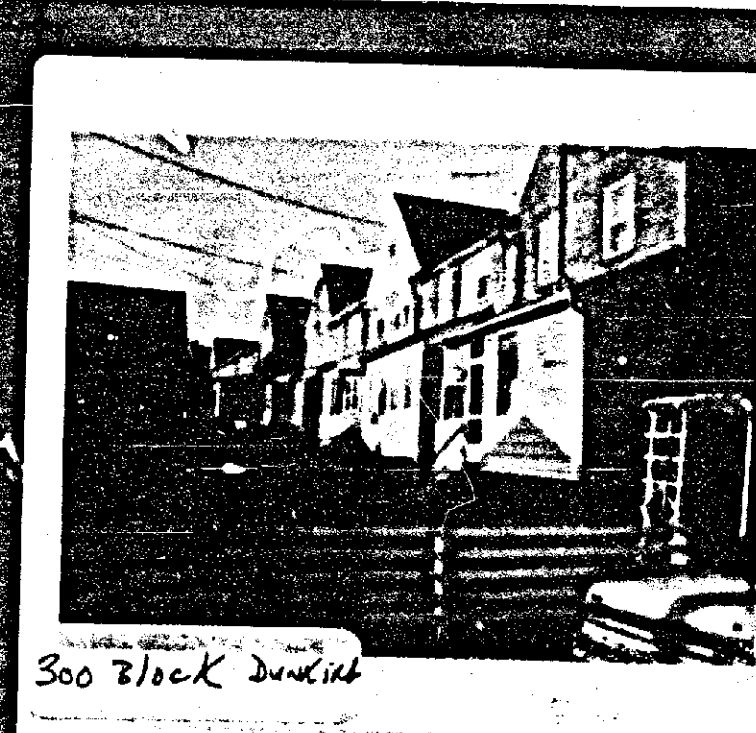
313 Dunkirk



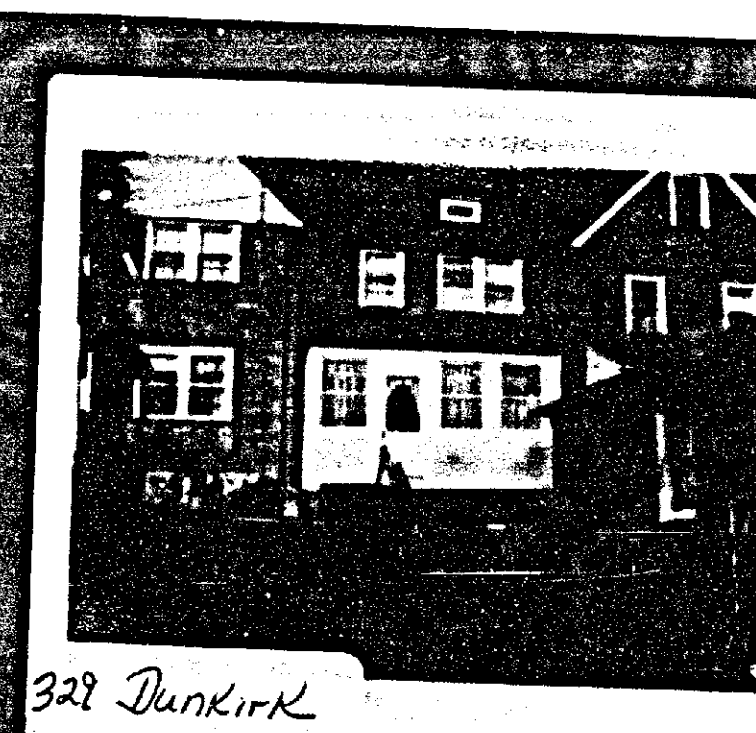
321 Dunkirk



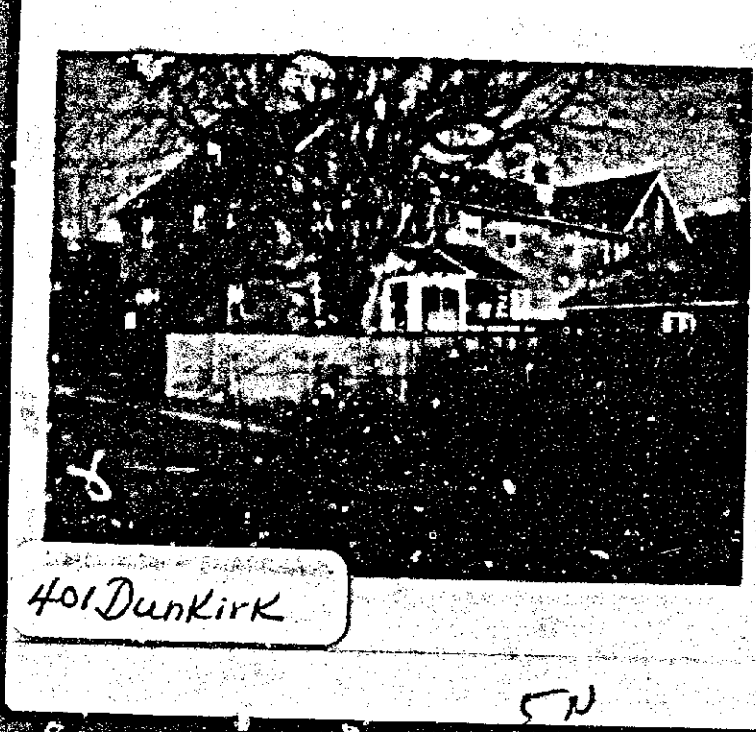
324 Hopkins



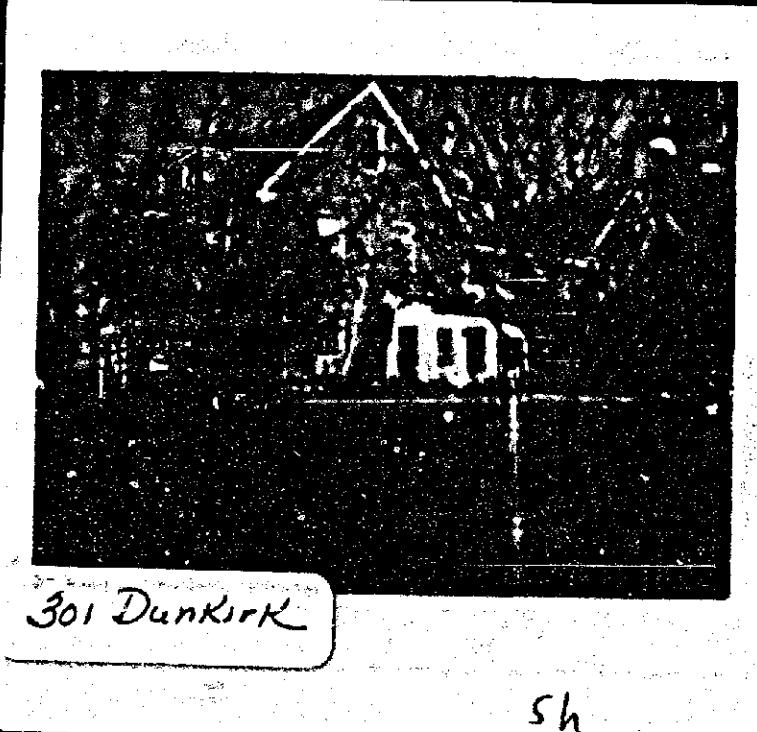
320 Block Dunkirk



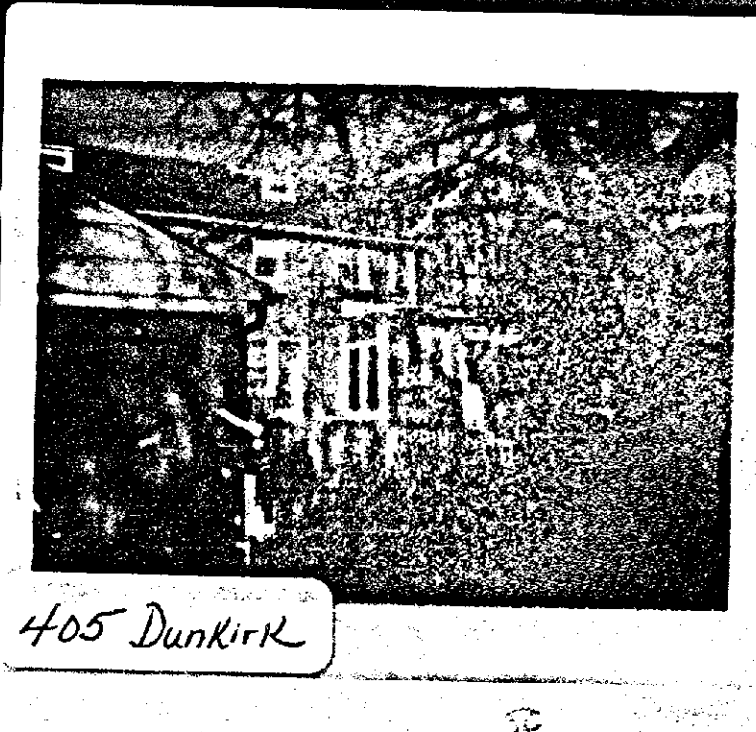
322 Dunkirk



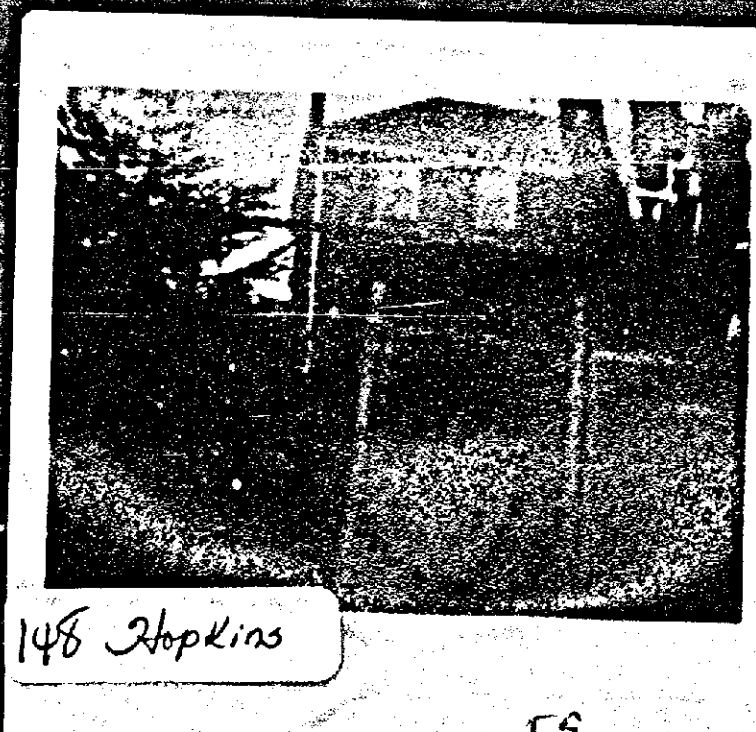
401 Dunkirk



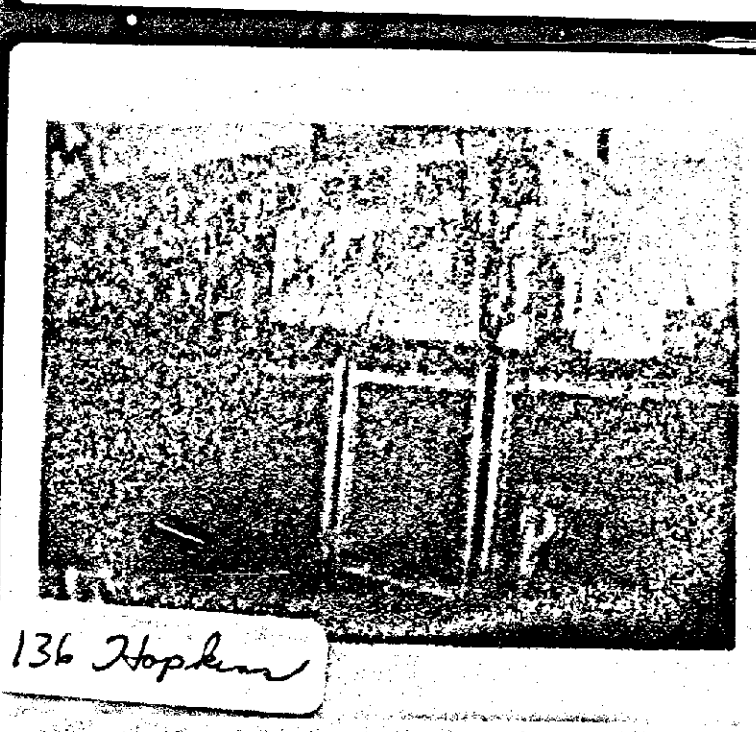
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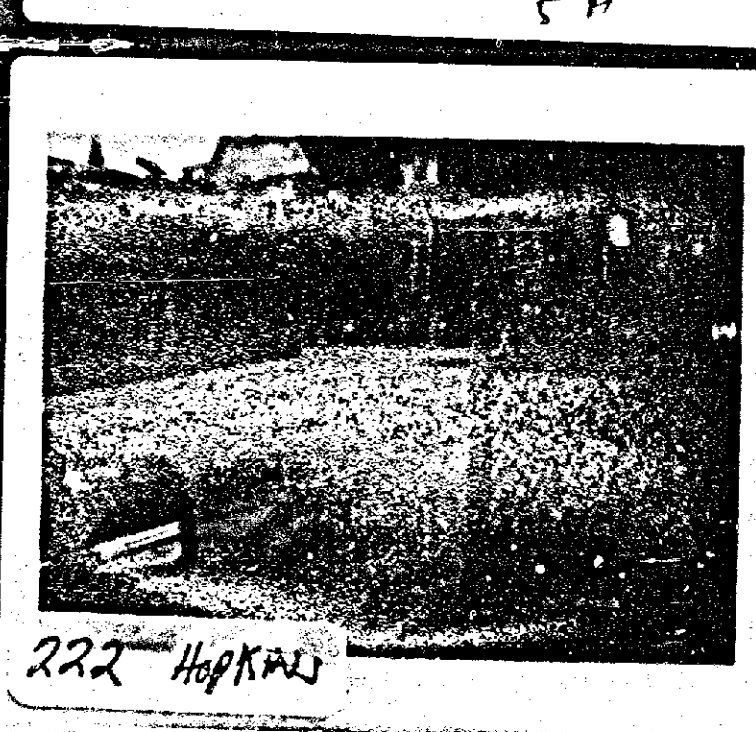
405 Dunkirk



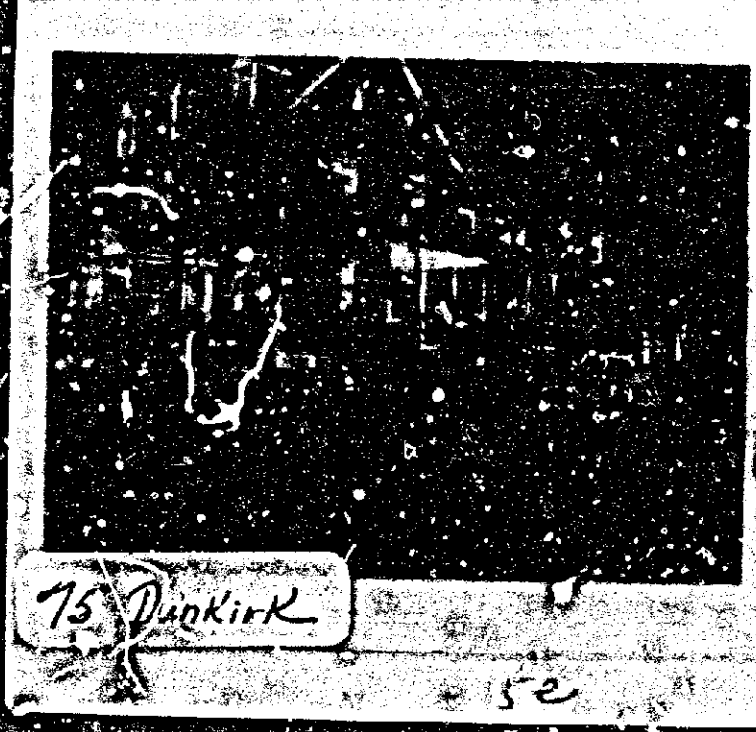
148 Hopkins



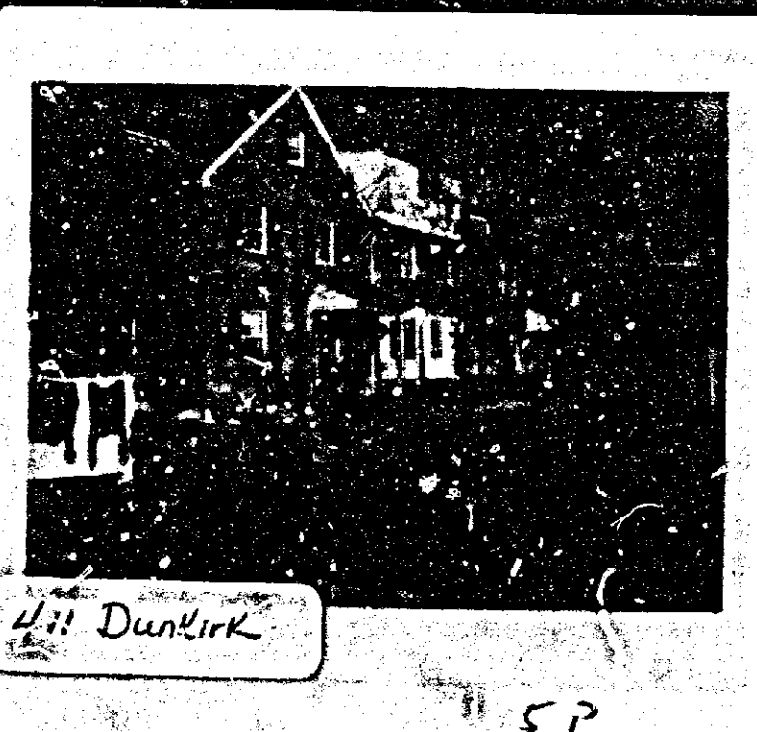
136 Hopkins



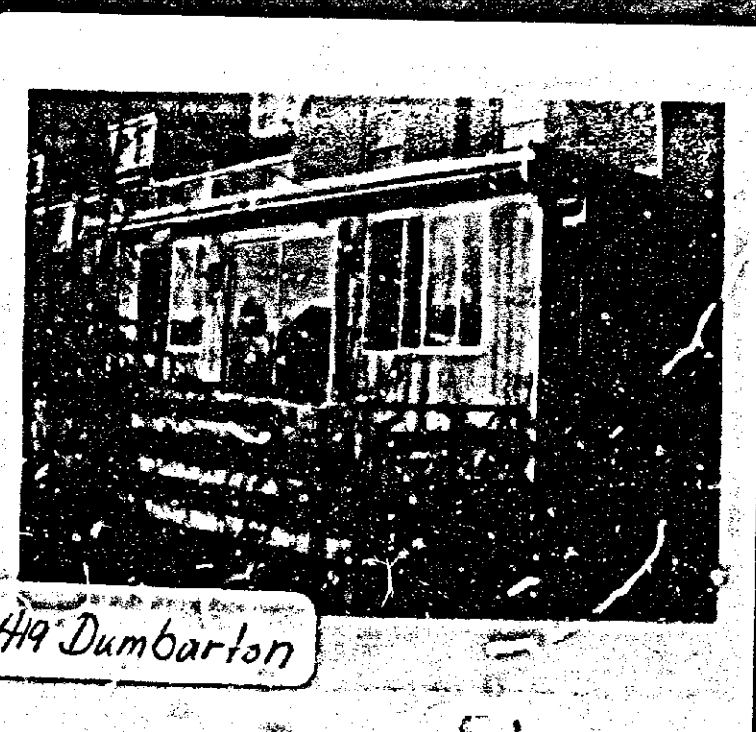
222 Hopkins



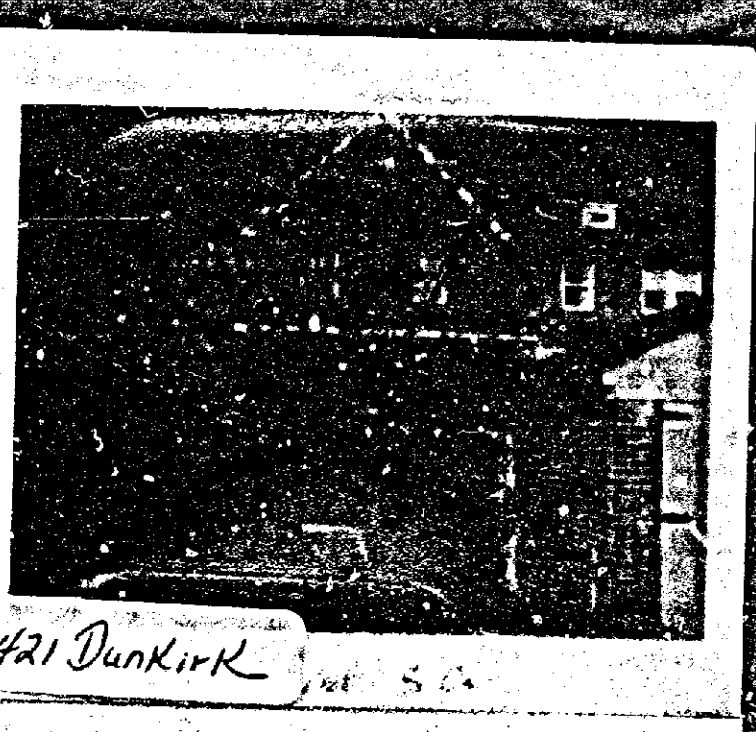
76 Dunkirk



411 Dunkirk



444 Dunkirk



421 Dunkirk

FEB 26 1987