

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 1802.3.C.1 Variance to permit minimum lot widths of 50 feet instead of the required 55 feet.

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

To utilize properties in conformance with neighborhood and with optimum efficiency, and to combine the lots with result in undue hardship.

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.:
Address
City and State
Phone No.

Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Phone No.

MAP 4A
SEG K
E. D. 15
DATE 8/1/86
BY [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of November, 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 9th day of December, 1985, at 10:00 o'clock.

(over)
Zoning Commissioner of Baltimore County.

DON LYNCH & ASSOCIATES, INC.
CONSTRUCTION LAYOUT
4907 HARFORD ROAD
BALTIMORE, MARYLAND 21214
TEL 254-4936

Description to accompany petition for variance to permit minimum lot width of 50 feet in lieu of 55 feet as required in Section 1802.3.C.1 - in DR 5.5 Zone No. 9109 & No. 9103 Cuckold Point Road

Beginning for the same at a point on the southeast side of Cuckold Point Road at a distance of 220 feet measured southwesterly from Third Street, thence binding the southeast side of said Third Street South 44 degrees 22 minutes West 100 feet; thence leaving said Third Street and binding on the southwest side of Lot #512 as shown on the Revised Plat of Swan Point as recorded among the Land Records of Baltimore County in Plat Book 49, Folio 65 South 45 degrees 38 minutes East 137 feet more or less to the waters of Hawk Cove; thence running northeasterly and binding on the shoreline of said Hawk Cove 100 feet, more or less, to intersect the northeast line of Lot #513 as shown on said Plat; thence binding on said northeast line North 45 degrees 38 minutes West 164 feet, more or less, to the place of beginning.

Containing 0.3145 Acres of Land, more or less.

IN RE: PETITION ZONING VARIANCES * BEFORE THE
SE/S of Cuckold Point Road, * ZONING COMMISSIONER
220' SW of Third Street - * OF BALTIMORE COUNTY
(9101 and 9103 Cuckold Point * Case No. 86-234-A
Road) - 15th Election District
Melvin J. Stefanowicz, *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit lot widths of 50 feet instead of the required 55 feet for two lots, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified and was represented by Counsel. There were no Protestants.

Testimony indicated that the Petitioner purchased Lots 512 and 513, located in "Revised Plat of Swan Point", recorded among the Land Records of Baltimore County in the 1930's, at public auction. The two lots were advertised as legal building lots and each has its own water and sewer connections. However, the entire development consists of 50-foot-wide lots. Although the subject lots are zoned D.R.5.5, there is a mixture of commercial and residential zoning in the immediate vicinity. Indeed, Lot 511, immediately adjoining to the west, is zoned B.M.; the property across the street has a conforming bar; and the property to the east is a boat yard.

The Petitioner seeks relief from Section 1802.3.C.1, pursuant to Section 301 of the Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his

property. McLean v. Foley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, on the 11th day of December, 1985, that the Petition for Zoning Variances to permit lot widths of 50 feet each for Lots 512 and 513 instead of the required 55 feet be and is hereby GRANTED, from and after the date of this

Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- The Petitioner must comport with the Chesapeake Bay Critical Area requirements by complying with the recommendations made by the Director of Planning, dated November 26, 1985, which are adopted in their entirety as a part of this Order and attached hereto.

Zoning Commissioner of Baltimore County

At/srl
Attachment
cc: John B. Contrum, Esquire
People's Counsel

DATE 8/1/86
BY [Signature]

PETITION FOR VARIANCE

LOCATION: 15th Election District
Southeast side of Cuckold Road, 220' Southwest of Third Street (9101 and 9103 Cuckold Point Road)

DATE AND TIME: Monday, December 9, 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 1802.3.C.1 to permit minimum lot widths of 50 feet instead of the required 55 feet

Being the property of Melvin J. Stefanowicz as shown on the plat filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE * BEFORE THE ZONING COMMISSIONER
SE/S Cuckold Pt. Rd., * OF BALTIMORE COUNTY
220' SW of Third St. *
(9109 & 9103 Cuckold *
Pt. Rd.), 15th Dist. *
Melvin J. Stefanowicz, * Case No. 86-234-A
Petitioner *

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 19th day of November, 1985, a copy of the foregoing Entry of Appearance was mailed to John B. Contrum, Esquire, 809 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. LANK
DEPUTY ZONING COMMISSIONER

December 4, 1985

John B. Contrum, Esquire
809 Eastern Blvd.
Baltimore, Maryland 21221

RE: Petition for Variance
SE/S Cuckold Rd., 220' SW of Third St.
(9101 & 9103 Cuckold Pt. Rd.)
15th Election District
Melvin J. Stefanowicz - Petitioner
Case No. 86-234-A

Dear Mr. Contrum:

This is to advise you that \$ 62.00 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.

BALTIMORE COUNTY, MARYLAND No. 012413
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 12-4-85 ACCOUNT RCH-615-200
AMOUNT \$ 62.00
RECEIVED FROM [Signature]
FOR [Signature]
VALIDATION OR SIGNATURE OF CARRIER

John B. Gontrum, Esquire
809 Eastern Blvd.
Baltimore, Maryland 21221

NOTICE OF HEARING

Re: Petition for Variance
SE/S Cuckold Rd., 220' SW of Third St.
(9100 & 9103 Cuckold Pt. Rd.)
15th Election District
Melvin J. Stefanowicz - Petitioner
Case No. 86-234-A

TIME: 10:00 a.m.

DATE: Monday, December 9, 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. 012328

DATE: 11/7/85 ACCOUNT: R-01-615001

AMOUNT: \$ 35.00

RECEIVED: John B. Gontrum

FOR: filing fee for Item # 133

B 114*****JED:mr

VALIDATION OR SIGNATURE OF CASHIER

November 8, 1985

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 15, 1985

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

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Item No. 133 - Case No. 86-234-A
Petitioner - Melvin J. Stefanowicz
Variance Petition

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

Dear Mr. Gontrum:

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
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Don Lynch & Associates, Inc.
4907 Harford Road
Baltimore, Maryland 21214

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

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

NOVEMBER 15, 1985

(CRITICAL AREA)

Re: Zoning Advisory Meeting of OCTOBER 22, 1985
Item # 133
Property Owner: MELVIN J. STEFANOWICZ
Location: SE/S CUCKOLD POINT RD., 220'
SW THIRD STREET

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.
- ☒ Forward 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.
- ☒ 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 of the County.
- ☒ Landscaping must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by 8111 173-79. 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 "T" level intersection as defined by 8111 173-79, and its conditions change as re-evaluated annually by the County Council.
- ☒ Additional comments:

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

cc: James Howell

Eugene A. Rober
Chief, Current Planning and Development

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

PAUL H. REINCKE
CHIEF

November 20, 1985

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Melvin J. Stefanowicz

Location: SE/S Cuckold Point Road, 220' SW Third Street

Item No.: 133

Zoning Agenda: Meeting of October 22, 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 comment on this time.

REVIEWER: *John F. O'Neill* Noted and Approved:
Planning Group
Special Inspection Division
Fire Prevention Bureau

/ab

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

November 22, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 133 Zoning Advisory Committee Meeting are as follows:

Property Owner: Melvin J. Stefanowicz (CRITICAL AREA)
Location: SE/S Cuckold Point Road, 220' SW Third Street
District: 15th.

APPLICABLE RULES ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #111-7 - 1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a Registered Professional Architect or Engineer is not required on plans and technical data.
- ☒ 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. Registered seals are not acceptable.
- ☒ All Use Groups except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. R-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1007, Section 1008.2 and Table 1002. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible 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 401 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☒ When filing for a required Change of Use/Temporary Permit, an alternate 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 the _____ to the _____, or to Mixed Use. See Section 312 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 316.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the Flood Floor levels including basement.
- ☒ Comments: Plans do not show grade or floor elevations in an area subject to tidal inundation.

2. These abbreviated comments reflect only on the information provided by the drafter 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 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Schumaker
BY: _____
Building Plans Review

11/22/85

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL #82 BALTIMORE COUNTY BUILDING CODE 1981

EFFECTIVE MARCH 25, 1982

SECTION 519 A section added to read as follows:

SECTION 519.0 CONSTRUCTION IN AREAS SUBJECT HAZARD TO FLOODING

519.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tideswaters, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

2. Crawl space under buildings constructed in the Tidal Plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

519.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be constructed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the Federal Flood Insurance study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 519.1 of this section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 519.1 when damage exceeds 50 percent of physical value.

Form 02-52

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

STEPHEN E. COLLINS
DIRECTOR

November 15, 1985

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

Item No. -ZAC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 132, 133, 134, 135, 136, and 138.

MSF/bld

12/9
86-234-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: November 26, 1985

FROM: Norman E. Gerber, AICP
Director of Planning and Zoning

SUBJECT: Zoning Petition No. 86-234-A

Please consider the Chesapeake Bay Critical Area comments (Gerber to Jablon dated November 26, 1985) to be the comments of this office.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON,
Zoning Commissioner

Date: November 26, 1985

NORMAN E. GERBER, AICP, Director
Office of Planning and Zoning

Chesapeake Bay Critical Area Consistency -
M. J. STEFANOWICZ (806-234-A, Item 133), W. R. DOWELL, SR.,
et ux (86-245-A, Item 129) and D. L. DASHER, et ux
(86-242-XA, Item 120)

These zoning petitions have been reviewed for consistency with the requirements of the Chesapeake Bay Critical Area law. The findings of this agency are as follows:

Item 129 and 133 will be deemed to be consistent if environmental enhancement plantings are established based on area of impervious surface. Impervious surfaces include primarily the area of the dwelling, related structures, driveways and sidewalks. The Zoning Commissioner should require plantings based on the following formula:

- 1 major deciduous tree for every 600 sq. ft. of impervious area
- or
- 3 conifers for every 600 sq. ft. of impervious surface
- or
- 6 minor deciduous trees for every 600 sq. ft. of impervious surface.

A combination of these 3 classes of trees would be most desirable.

Due to the fact that the soils on these two lots are not suitable, underground seepage beds are not recommended to control runoff. However, the runoff should be spread over a pervious area of the lot to encourage a degree of infiltration.

Item 120. This petition is consistent with Critical Area requirements without mitigative measures being required.

Please call Paul Solomon at Ext. 3521 if any questions arise.

NEG:PJS:vh
cy: James G. Hoswell
Tim Dugan
People's Counsel

Norman E. Gerber, AICP, Director

Case No. 86-234-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
5th day of November, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner Melvin J. Stefanowicz
Petitioner's Attorney John B. Gontrom, Esquire

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

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 21, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 21, 1985.

THE JEFFERSONIAN,

JB Ventonik

Publisher

Cost of Advertising

22.00

PETITION FOR VARIANCE
15th Election District

LOCATION: Southeast side of Cuckold Road, 220' Southwest of Third Street (9109 and 9103 Cuckold Point Road)

DATE AND TIME: Monday, December 9, 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: Petition for Variance from Section 1802.3.C.1 to permit minimum lot widths of 50 feet instead of the required 55 feet.

Being the property of Melvin J. Stefanowicz 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
Nov. 21, 1985

CERTIFICATE OF PUBLICATION

86-234-A

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 November 22, 1985

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #71447 - Req. # L84021 - Pet. for Var. - 75 lines @ \$30.00.

was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 22nd day of November 1985; that is to say, the same was inserted in the issues of Nov. 21, 1985

Kimbel Publication, Inc.
per Publisher.

By K.C. Dalke

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-234-A

District: 15th

Posted for: Variance

Petitioner: Melvin J. Stefanowicz

Location of property: 220' SW Third St. 9101 & 9103 Cuckold Pt. Rd.

Location of Signs: 220' SW Third St. 9101 & 9103 Cuckold Pt. Rd. both on property of Petitioner.

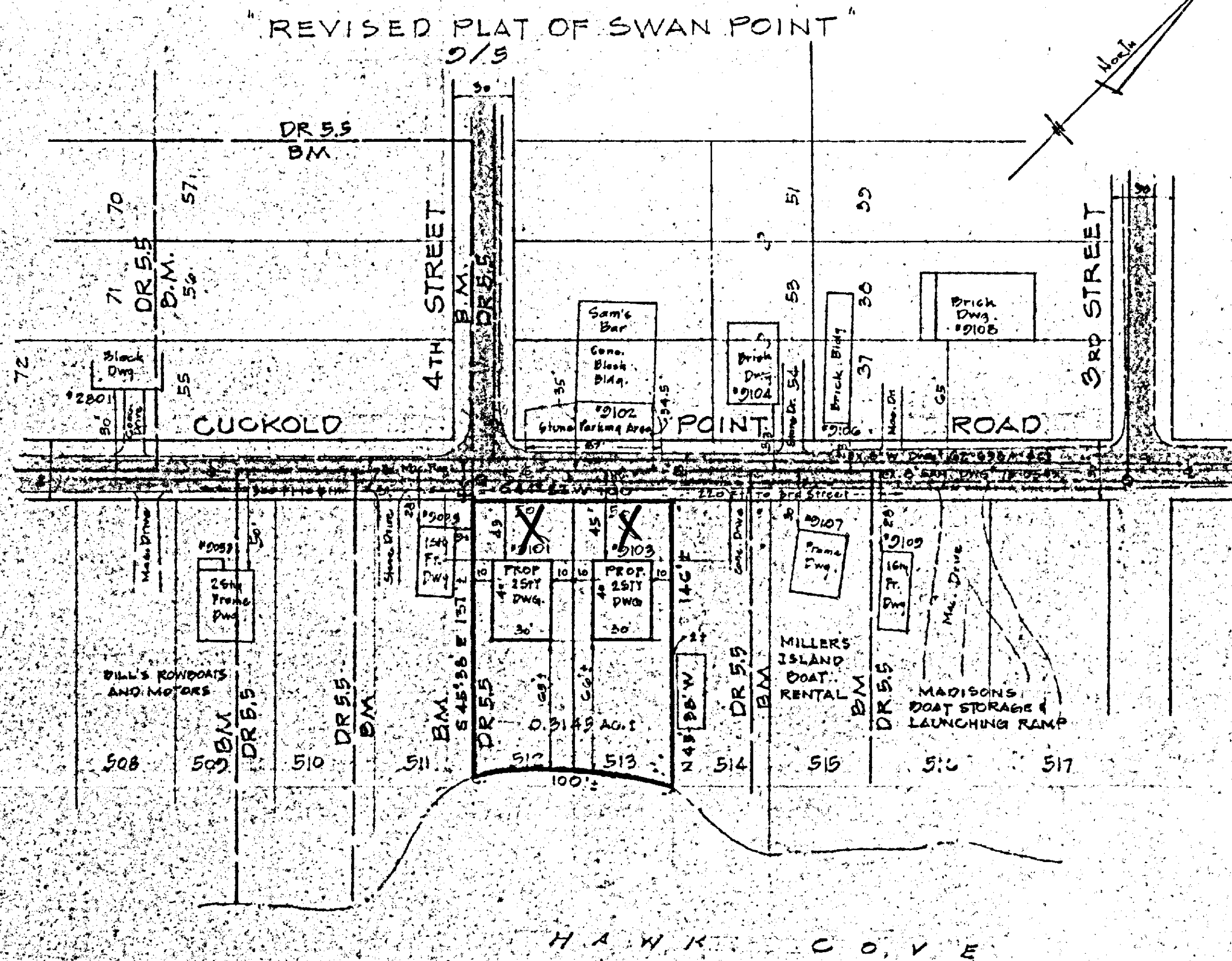
Remarks:

Posted by: M. Dyer

Signature

Date of return: 11/22/85

Number of Signs: 2



HAWK

COVE

COVE

CUCKOLD

HART
ISLAND

PETITIONER'S
EXHIBIT

