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

ARNOLD JABLON

ZONING COMMISSIONER

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JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

April 10, 1986

Ms. Ottilia Devlin Kulwicki 322 Regal Drive Abingdon, MD 21009

> RE: PETITION FOR VARIANCE SW/S of Glade Avenue, 500' NW of the NW/S of Belair Road (15 Glade Avenue) -14th Election District Ottilia Devlin Kulwicki, Petitioner

> > Case No. 86-397-A

Dear Ms. Kulwicki:

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

Béputy Zoning Commissioner

Attachments

JMHJ:bg

cc: People's Counsel

BEFORE THE

IN RE: PETITION FOR VARIANCE SW/S of Glade Avenue, 500' NW of the NW/S of Belair Road * (15 Glade Avenue) -14th Election District

Ottilia Devlin Kulwicki,

DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 86-397-A

Petitioner * * * * * * * * * * *

The Petitioner herein requests variances to permit lot widths of 50 feet in lieu of the required 55 feet.

Testimony by the Petitloner indicated that the dwellings on the south side of Glade Avenue are located on small lots usually 50 feet or less in width. The Petitioner proposes to subdivide her 100-foot lot so that she can sell a 50-foot lot or build on the second lot. The proposal is compatible with the lots on the south side of the street. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore - day of April, 1986, that the herein Petition for Variance to permit lot widths of 50 feet in lieu of the required 55 feet, in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

> Deputy Zoning Commissioner //of Baltimore/County

(Type or Print Name)

(1) Existing 100' lot.

Contract Purchaser:

City and State

(Type or Print Name)

PETITION FOR ZONING VARIANCE

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 1 B02.3C.1 to permit lot widths of 50 in lieu

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

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

Baltimore County adopted pursuant to the Zoning Law For Baltimore County,

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

of the required 55'.

(2) Houses on either side on 40 and 50 foot lots.

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Attorney for Petitioner: 322 Regal Dr.

Phone No. Abingdon, Md. City and State Name, address and phone number of legal owner, con-

Legal Owner(s):

I/We do solemnly declare and affirm

H 879-6154

under the penalties of perjury, that I we are the legal owner(s) of the property

which is the subject of this Petition.

Ottilia Devlin Kulwicki

tract purchaser or representative to be contacted Attorney's Telephone No.:

PRDERED Py The Zoning Commissioner of Baltimore County, this ____4th ____ day of March 19.86, 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 Haitimore County, that property be posted, and that the public hearing be had before the Zoning Complissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 8th day of April 19.86 at 10:15 o'clock

Zoning Commissioner of Baltimore County.

BEGINNING for the same on the southwest side of Glade Road at the distance of 500 feet northwesterly from the corner formed by the intersection of the southwest side of Glade Road with the northwest side of Belair Road, and running thence binding on the southwest side of Glade Road north 43 degress and 23 minutes wast 100 feet, thence parallel to Relair Road south 46 degrees and 46 minutes west 150 feet to intersect the last line of the land described in a Deed from Henry Zerhusen and wife to Canton Company of Baltimore, dated February 28th, 1912, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 385, Polic 535, etc., thence binding on said line south 43 degress and 23 minutes east 100 feet, and thence parallel to Belair Road north 46 degrees and 46 minutes east 150 feet to the beginning. The

improvements thereon being known as No. 15 Glade Avenue or Road.

PETITION FOR ZONING VARIANCE

14th Election District

hearing set above or made at the hearing.

Southwest Side of Glade Avenue, 500 feet Northwest of Northwest Side

of Belair Road (15 Glade Avenue) DATE AND TIME: Tuesday, April 8, 1986, at 10:15 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 Zoning Variance to permit lot widths of 50 feet in lieu of the required 55 feet

Being the property of Ottilia Devlin Kulwicki, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE SW/S Glade Ave., 500' NW/S of Belair Rd. (15 Glade Ave.), 14th District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

OTTILIA DEVLIN KULWICKI, Case No. 86-397-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 People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 18th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Ottilia Devlin Kulwicki, 322 Regal Drive, Abingdon, MD 21009, Petitioner.

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

ARNOLD JABLON ZONING COMMISSIONER

April 2, 1986

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Ms. Ottilia Devlin Kulwicki 322 Regal Drive Abingdon, Maryland 21009

> RE: PETITION FOR ZONING VARIANCE SW/S Glade Ave., 500' NW of NW/S Belair Rd. (15 Glade Ave.) 14th Election District .Ottilia Devlin Kulwicki - Petitioner Case No. 86-397-A

Dear Ms. Kulwicki:

This is to advise you that ______is due for advertising and posting of the above property. This fee must be paid before an ___is due for advertising

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 back savet					
LTIMORE COUNTY, MARY	LAND DIVISION	No. 0185	ore Count ildino T	y, Maryland, and remi owson, Maryland	t
· 4/8/86	ACCOUNT P-0	1-515-000			
SIGH & POST RETURNED 4/8/86					
	AMOUNT \$ 61.	4)			

MECEIVED Ottilia Devlin Kulvicki Aivertising & Posting re Case 466-397-A

B B 33 * * * * * 6 14 C ta & 3 2 2 2 1

VALIDATION OR SIGNATURES OF CASHIER

Petitios **Que Times** BALTIMORE COUNTY, MARYLAND for Zoning Variance 14th Election District
LOCATION: Southwest side of
Glade Avenue, 500 feet Northwest of
Northwest Side of Belair Road (15) Ms. Ottilia Devlin Kulwicki March 4, 1986 INTER-OFFICE CORRESPONDENCE 322 Regal Drive Middle River, Md., Mar 20 1986 BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE Glade Avenue)
DATE & TIME: Tuesday, April 8, Abingdon, Maryland 21009 1986, at 10:15 a.m..
PUBLIC HEARING: Room 106, TO...Arnold Jablon This is to Certify, That the annexed Date March 24, 1986 County Office Building, 111 West Chesapeake Avenue, Towson, March 14, 1986 Zoning Commissioner - Kulevich NOTICE OF HEARING Maryland.

The Zoning Commissioner of Balti-FROM Norman E. Gerber, Director COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 2120 more County, by authority of the Zon-ing Act and Regulations of Baltimore County, will hold a public hearing: Office of Planning & Zoning Ms. Cttilia Devlin Kulwicki RE: PETITION FOR ZONING VARIANCE 322 Regal Drive Petition for Zoning Variances to permit lot widthe of 50 feet in lieu of the was inserted in Ole Times, a newspaper printed SUBJECT_Zoning_Petition_Nos__86-386A_ 86-387A, 86-388A, 86-389A, SW/S Glade Ave., 500' NW of NW/S Belair Rd. Abingdon, Maryland 21009 (15 Glade Ave.) 86-394A, 86-395A, 86-397A required 55 feet.

Being the property of Ottilia Devlin Kulwicki, as shown on the plat filed and published in Baltimore County, once in each 14th Election District RE: Item No. 267 - Case No. 86-397-A Ottilia Devlin Kulwicki - Petitioner with the Zoning Office.

Es the event that this Petition is successive Ottilia Devlin Kulwicki - Petitioner Case No. 86-397-A granted, a building permit may be is Variance Petition There are no comprehensive planning factors requiring comment on sued within the thirty (30) day appeal period. The Zoning Commissioner this petition. Dear Ms. Kulwicki: will, however, entertain any request for a stay of the issuance of said per-Bureau of Tuesday, April 8, 1986 mit during this period for good cause The Zoning Plans Advisory Committee has reviewed the plans sub-Department of shown. Such request must be received Stan Publisher PLACE: Room 106, County Office Building, 111 West Chesapeake mitted with the above-referenced petition. The following comments are Traffic Engineering in writing by the date of the hearing not intended to indicate the appropriateness of the zoning action re-State Roads Commission quested, but to assure that all parties are made aware of plans or Avenue, Towson, Maryland Arnold Jobles Bureau of Fire Prevention Norman E. Gerber, AICP, Director problems with regard to the development plans that may have a bearing Zoning Commissioner
of Baltimore County Office of Planning and Zoning on this case. The Director of Planning may file a written report with Health Department STORES - 1 TO MAKE ALL the Zoning Commissioner with recommendations as to the suitability of NEG/JGH/dmi Project Planning the requested zoning. Building Department Enclosed are all comments submitted from the members of the Com-O C Board of Education mittee at this time that offer or request information on your peti-Zoning Administration tion. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informa-Industrial tive will be placed in the hearing file. This petition was accepted Development for filing on the date of the enclosed filing certificate and a hear-CERTIFICATE OF PUBLICATION ing scheduled accordingly. PETITION FOR ZONING Very truly yours, LOCATION: Southwest Side o _of_Baltimore County Glade Avenue, 500 feet Northwest of Northwest Side of Belair Road (1) BALTIMORE COUNTY, MARYLAND No. 018309 Glade Avenue)
DATE AND TIME: Tuesday, April 4, THIS IS TO CERTIFY, that the annexed advertisement was OFFICE OF FINANCE - REVENUE DIVISION 1986, at 10:15 a.m. PUBLIC HEARING: Room 106 MISCELLANEOUS CASH RECEIPT County Office Building, 111 W. Chesapeake Avenue, Towson, Zoning Plans Advisory Committee published in THE JEFFERSONIAN, a weekly newspaper printed 01-615-000 The Zoning Commissioner of Baltimore County, by authority of the Zoning Art and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit lot widths of 50 feet in lieu of the JED:nr and published in Towson, Baltimore County, Md., appearing on March 20 Enclosures required 55 feet.

Being the property of Ottilia Devlin Being the property of Ottilia Devlin Kulwicki, as shown on par plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building pertoit 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 during this period for good cause THE JEFFERSONIAN. Jourance during this period for good cause shows. Such request must be received .8 8881*****3306:a 522%F in writing by the date of the hearing a above or made at the hearing. Cost of Advertising By Order Of ARNOLD JABLON, Zoning Commissioner of Baltimore County VALIDATION OR SIGNATURE OF CASHIER BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500 DALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON MARYLAND 21201 February 18, 1986 PAUL H. REINCKE CHIEF NORMAN E. GERDER Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building 84-397-A Towson, Maryland 21204 CERTIFICATE OF POSTING Mr. Arnold Jablon BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Zoning Commissioner ZONING DEPARTMENT OF BALTIMORE COUNTY MARCH 19, 1986 County Office Building Attention: Nick Commodari, Chairman County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Zoning Plans Advisory Committee Re: Zoning Advisory Meeting of FEBRUARY 4, 1986 RE: Property Owner: Ottilia Devlin Kulwicki Property Owner: OTTILIA DEVLIN KULWICKI LOCATION: SW/S GLEDE RD. 500' UW OF Your petition has been received and accepted for filing this Location: SW/S Glade Road, 500 ft. NW of NW/S Pelair Road day of March , 19 86. Dear Mr. Jablon: NW/S BELDIE RD . The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items enecked below are Petitioner: Ottilia Derlin Kulwicki Zoning Agenda: Meeting Of 2-4-86 Item No.: Location of property: SW/S Glade Are, 500' NW/Baloir Rd. Gentlemen: There are no site planning factors requiring comment. 15 Glade Are ()A County Review Group Meeting is requiring comment.
()A County Review Group Meeting is required.
()A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
() Subdivision. The plan must show the entire it is defined as a large of public Services.
() A record plat will be required and must be recorded prior of issuance of a building permit.
() The access is not satisfactory.
() The parking arrangement is not satisfactory.
() Parking calculations must be shown on the plan, development on these soils which are defined as westland. 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 Location of Signe Facing Glady Ate, appros. 17' Fr. Togdway, on to be corrected or incorporated into the final plans for the property. property of letitioner Zoning Commissioner () 1. Fire hydrants for the referenced property are required and shall be Petitioner Ottilia D. Kulwicki located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Petitioner's Attorney 3/21/86 Department of Public Works.)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 Number of Signs: () 2. A second means of vehicle access is required for the site. under the provisions or Section 22-95 or 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 () 3. The vehicle dead end condition shown at

> REVIEWER: Planning Group 3-19-12 Approved: Special Inspection Division

() 6. Site plans are approved, as drawn.

to occupancy.

EXCEEDS the maximum allowed by the Fire Department.

() 7. The Fire Prevention Bureau has no comments, at this time.

() 4. The site shall be made to comply with all applicable parts of the

(χ^{\prime} 5. The buildings and structures existing or proposed on the site shall

Fire Prevention Code prior to occupancy or beginning of operation.

comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior

Fire Prevention Bureau

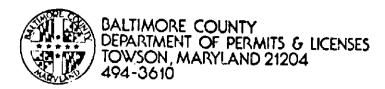
On Diagraping: Must comply with dailinore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve facility Use Certificate has been issued. The deficient service

Is

| The property is located in a traffic area controlled by a "D" level intersection as defined by Sill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas | ladditional comments.

Eugene A. Bober

Chief, Current Planning and Development



February 11, 1986

TED ZALESKI, JR. DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 267 Zoning Advisory Committee Meeting are as follows:

Property Owner:

Ottilia Devlin Kulwicki

Locations

SW/S Glade Road, 500 feet NW of NW/S Belair Road

District: 14t

714 011 6

APPLICABLE	PERS	ARE	CIRCLED:

- All atructures shell conform to the Beltimore County Building Code as adopted by Council Bill #17-85. the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 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 in Maryland Architect or Engineer is/is not required on planz and technical data.
- D. 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.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 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 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissable 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.
- G. The requested variance appears to conflict with Section(s) ______, of the Baltimore County Building Code,
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 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 finish floor levels including basement.
- J. Comments:
- K. These abbreviated comments reflect only on the information provided by the drawings swillted 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 122 of the County Office Building at 111 W. Chesapeaks Avenue, Towson, Maryland 21204.

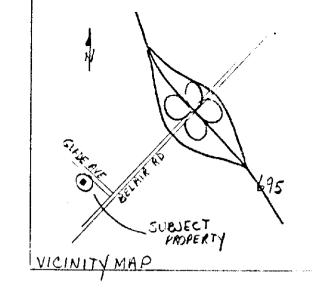
BY: C. E. Burnham, Chief Building Plans Review

4/22/85

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Z 1/2

MICROFILMED



GLADE AVE (30' WIDE- PAVED)

----> TO BELAIR RD.

500 FT. TO BELAIR RD. 301 13 Proposed GLADE AVE. GLADE AVE 9' 1 Single 15GLADE 1 family EXISTING AVE. EXISTIAG DWEZ. Ley Duell ExISTING DWEL. Duct. (RESIDENTIAL) N43° 23'E 100.

PLAT FOR ZONING VARIANCE OWNER - OTTILIA DEVLIN KULWICKI DISTRICT-14, ZONED DR5.5

MICROFILMED

267

PUBLIC WATER AND SEWERAGE EXIST IN GLADE AVE. SCALE: 1" - 30'