

Petition for Zoning Variance
14th Election District
LOCATION: Southwest side of Glade Avenue, 500 feet Northwest of Northwest Side of Belair Road (15 Glade Avenue)
DATE & TIME: Tuesday, April 8, 1986, at 10:15 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 Zoning Variance to permit lot widths of 80 feet in lieu of the required 60 feet.
Being the property of Ottillia Devlin Kulwicki, as shown on the plat filed with the Zoning Office.
To the extent 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

The Times

Middle River, Md., Mar 20 1986

This is to Certify, That the annexed

Petition - Kulwicki
Reg 2 87612

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive

week(s) before the 20th day of

March, 1986
June Brown Publisher.

86-397-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 20, 1986

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

March 20, 1986

THE JEFFERSONIAN,

JB Kenetuk

Publisher

Cost of Advertising

24.75

86-397-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 3/16/86
Posted for: Variance
Petitioner: Ottillia Devlin Kulwicki
Location of property: SW/S Glade Ave., 500' NW of Belair Rd.
15 Glade Ave.
Location of Sign: Facing Glade Ave., corner 12' E. roadway, on property of Petitioner
Remarks: Attorney
Posted by: [Signature] Date of return: 3/21/86
Number of Signs: 1

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

March 4, 1986

NOTICE OF HEARING

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

TIME: 10:15 a.m.

DATE: Tuesday, April 8, 1986

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

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 018309

DATE: 1/21/86 ACCOUNT: 01-615-000

AMOUNT: \$ 35.00

RECEIVED FROM: Ottillia D. Kulwicki

FOR: Variance # 267

0 B061*****330048 52239

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: March 24, 1986
FROM: Norman E. Gerber, Director, Office of Planning & Zoning
SUBJECT: Zoning Petition Nos. 86-386A, 86-387A, 86-388A, 86-389A, 86-394A, 86-395A, 86-397A

There are no comprehensive planning factors requiring comment on this petition.

[Signature]
Norman E. Gerber, AICP, Director
Office of Planning and Zoning

NEG/JGH/dml

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 14, 1986

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

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

RE: Item No. 267 - Case No. 86-397-A
Ottillia Devlin Kulwicki - Petitioner
Variance Petition

Dear Ms. Kulwicki:

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:mr

Enclosures

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

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

MARCH 19, 1986

Re: Zoning Advisory Meeting of FEBRUARY 4, 1986
Item # 267
Property Owner: OTTILLIA DEVLIN KULWICKI
Location: SW/S GLADE RD. 500' NW OF NW/S BELAIR 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 22-99 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: Not comply with Baltimore County Landscape Manual, 8111-178-79. 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 S111 178-79, and its conditions change and are re-evaluated annually by the County Council.
- Additional comments: [blank]

cc: James Howell

Eugene A. Sobor
Chief, Current Planning and Development

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

PAUL H. REINCKE
CHIEF

February 18, 1986

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: Ottillia Devlin Kulwicki

Location: SW/S Glade Road, 500 ft. NW of NW/S Belair Road

Item No.: 267

Zoning Agenda: Meeting Of 2-4-86

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 or 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 [blank]

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

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

- () 7. The Fire Prevention Bureau has no comments on this type.

REVIEWER: *[Signature]*
Planning Group
Special Inspection Division

Noted and
Approved:

[Signature]
Fire Prevention Bureau

/mb



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

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

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

Property Owner: Otilia Devlin Kulwicki
Location: SW/S Glade Road, 500 feet NW of NW/S Belair Road
District: 14th.

APPLICABLE ITEMS ARE CIRCLED:

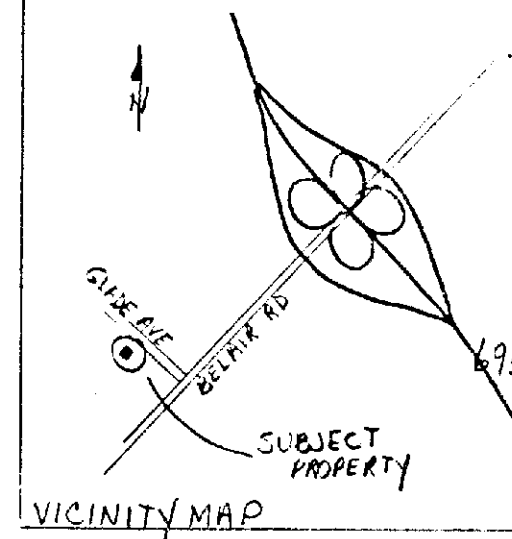
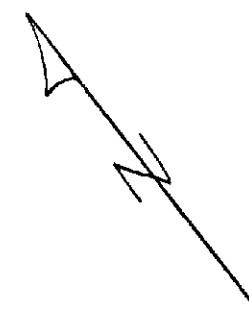
- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. 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 plans 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 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.
- G. The requested variance appears to conflict with Section(s) _____, _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the 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 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 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

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

4/22/85

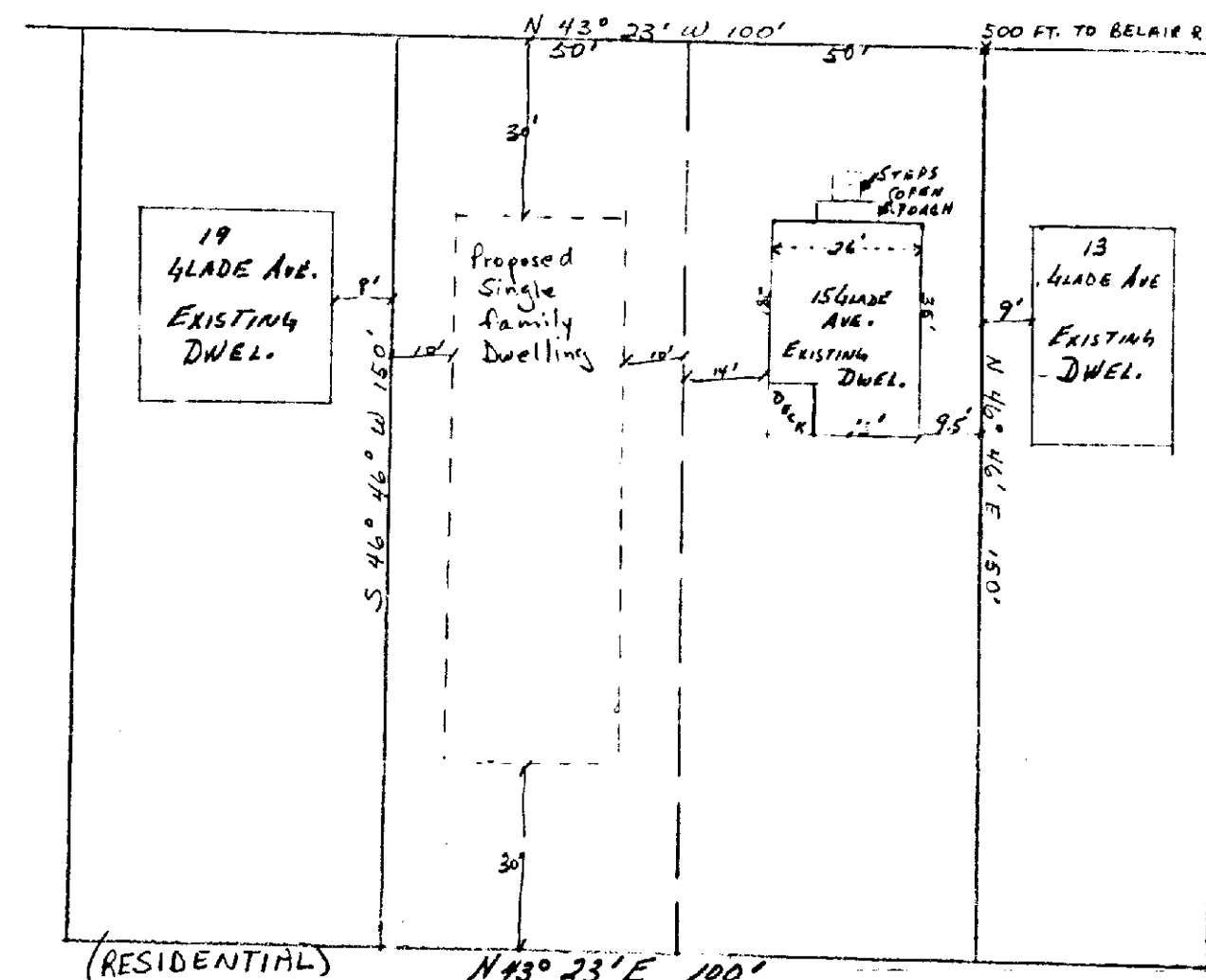
MICROFILMED

February 11, 1986



GLADE AVE
(30' WIDE - PAVED)

→ TO BELAIR RD.



PLAT FOR ZONING VARIANCE
OWNER - OTILIA DEVLIN KULWICKI
DISTRICT-14, ZONED DR5.5
PUBLIC WATER AND SEWERAGE EXIST IN GLADE AVE.
SCALE: 1" = 30'

MICROFILMED

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