

86-406-7A

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 requested will not adversely affect the health, safety, and general welfare of the community, the variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of April, 1986, that the Petition for Zoning Variance to permit a front yard setback of 19.3 feet in lieu of the original established front building line be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- 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. Timothy Michael Zacierka

People's Counsel

ORDER RECEIVED FOR FILING

DATE April 15, 1986
BY [Signature]
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S Belclare Rd., 148.68' W of
Dunran Rd. (6838 Belclare Rd.) : OF BALTIMORE COUNTY
12th District :

TIMOTHY M. ZACIERKA, et ux, : Case No. 86-406-A
Petitioner(s) :

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.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
(301) 494-2188

I HEREBY CERTIFY that on this 26th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Timothy M. Zacierka, 5719 Cynthia Terrace, Baltimore, MD 21206, Petitioners.

[Signature]
Peter Max Zimmerman

5304
5305

BALTIMORE COUNTY BUILDING CODE

1984 BOCA, SECTION 110.6

CODE MEMORANDUM #1

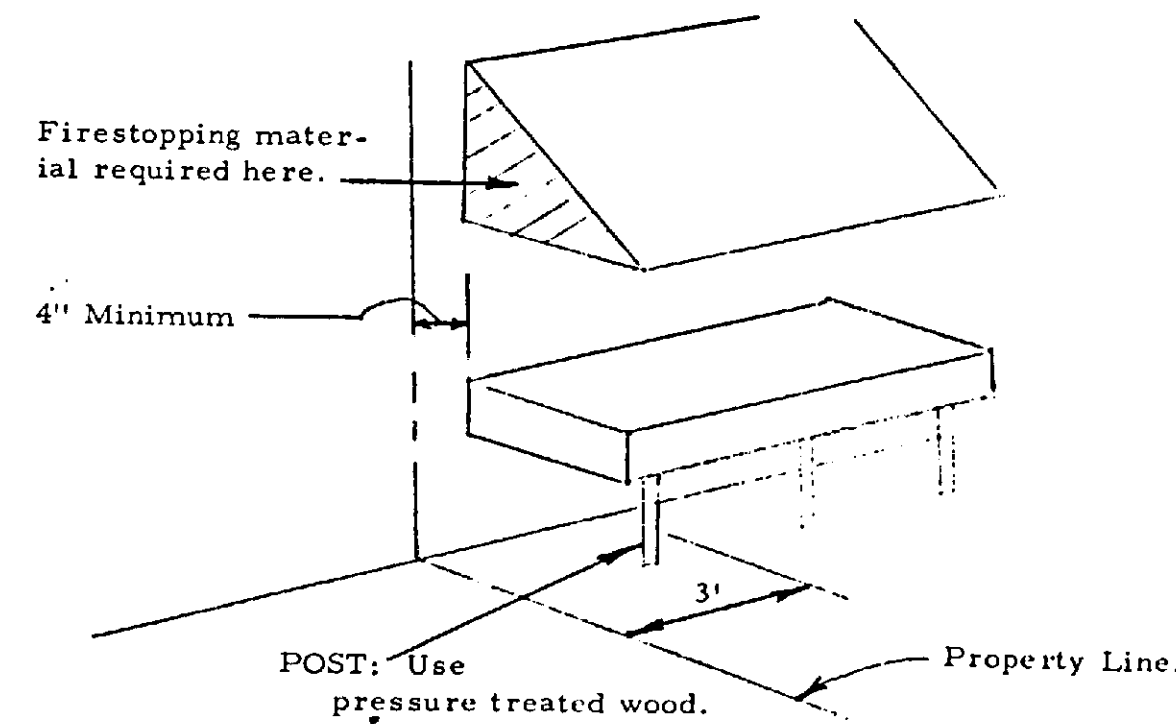
Effective 4-22-85

SUBJECT:

A. Rear Porches

Rear open porches may be constructed of combustible materials up to 3 feet from a property line without any additional fire protection requirements.

Rear open porches may be constructed of combustible materials up to 4" from a property line if facing surfaces shown (see diagram) are protected by a layer of drywall, fire retardant treated plywood, or other approved firestopping material and any exposed supporting members within 3 feet are non-combustible, or pressure treated wood.



OVER

Zoning Description

Beginning at a point on the North side of Belclare Road (30' wide) at a distance of 148.68 feet west of the centerline of Dunran Road and being lot 338 as shown on the plat of Dundalk Highlands, which is recorded in the Land Records of Baltimore County in Liber 9, Folio 42. Known as 6838 Belclare Road in the 12th Election District

PETITION FOR ZONING VARIANCE

12th Election District

LOCATION: North Side of Belclare Road, 148.68 feet West of Dunran Road (6838 Belclare Road)

DATE AND TIME: Monday, April 14, 1986, 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 Zoning Variance to permit a front yard setback of 19.3 feet in lieu of the original established front building line

Being the property of Timothy M. Zacierka, et ux, 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 hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 9, 1986

Mr. Timothy M. Zacierka
Mrs. Dorothea E. Zacierka
5719 Cynthia Terrace
Baltimore, Maryland 21206

RE: PETITION FOR ZONING VARIANCE
N/S Belclare Rd., 148.68' W of Dunran Rd.
(6838 Belclare Rd.)
12th Election District
Timothy M. Zacierka, et ux - Petitioners
Case No. 86-406-A

Dear Mr. and Mrs. Zacierka:

This is to advise you that \$68.15 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.

County, Maryland, and remit
to, Towson, Maryland

BALTIMORE COUNTY, MARYLAND		No. 018583	
OFFICE OF FINANCE - REVENUE DIVISION			
MISCELLANEOUS CASH RECEIPT			
DATE 4/14/86	ACCOUNT 86-415-000		
SIGN AND POST RETURNED 4/14/86		AMOUNT \$ 68.15	
RECEIVED FROM Timothy M. Zacierka			
FOR Advertising & Posting Case No. 86-406-A			
B 811*****018583 dlt:f			
VALIDATION OR SIGNATURE OF CASHIER			

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 27, 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 27, 1986.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

24.75

86-406-A

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 March 27, 1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Pet. for Zoning Var. - P.O. #75309 - Req. #L87658 - 71 lines @ \$28.40. was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 28th day of March 1986; that is to say, the same was inserted in the issues of March 27, 1986

Kimbel Publication, Inc.
per Publisher.

[Signature]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 86-406-A
Towson, Maryland

District: 12th Date of Posting: 3/27/86
Posted for: Variance
Petitioner: Timothy M. Zacierka, et ux
Location of property: N/S Belclare Rd., 148.68' W of Dunran Rd.
Location of Sign: 5719 Cynthia Terrace, Baltimore, MD 21206
Remarks: [Blank]
Posted by: [Signature] Date of return: 3/27/86
Number of Signs: 1

CODE MEMORANDUM #1 (Cont'd.)

B. Front Porches

Front awnings and porches may be continuous across property lines and of combustible construction if:

1. They are properly fire stopped with non-combustible materials at each interior property line.
2. They have no combustible or untreated supporting members within 36" of the interior property line.
3. They are limited to one story in height.
4. The adjoining owners agree in writing.
5. The porch is open front and sides.

Drywall and sheet metal are examples of non-combustible materials which are acceptable for fire stopping.

C. All Porches

If any porch is to be closed, it shall be considered a habitable part of the dwelling's interior and shall be subjected to all of the applicable requirements that pertain to one and two family dwellings in the Baltimore County Building Code.

This does not in any way waive any requirements, such as setbacks of other County or State Departments, which may also be applicable.

JRR:es

John R. Reisinger, P. E.
Buildings Engineer

Mr. Timothy M. Zacierka
Mrs. Dorothea E. Zacierka
5719 Cynthia Terrace
Baltimore, Maryland 21206

March 14, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
N/S Belclare Rd., 148.68' W of Dunran Rd.
(6838 Belclare Rd.)
12th Election District
Timothy M. Zacierka, et ux - Petitioners
Case No. 86-406-A

TIME: 10:00 a.m.

DATE: Monday, April 14, 1986

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

John R. Reisinger
Zoning Commissioner
of Baltimore County

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

No. 018357

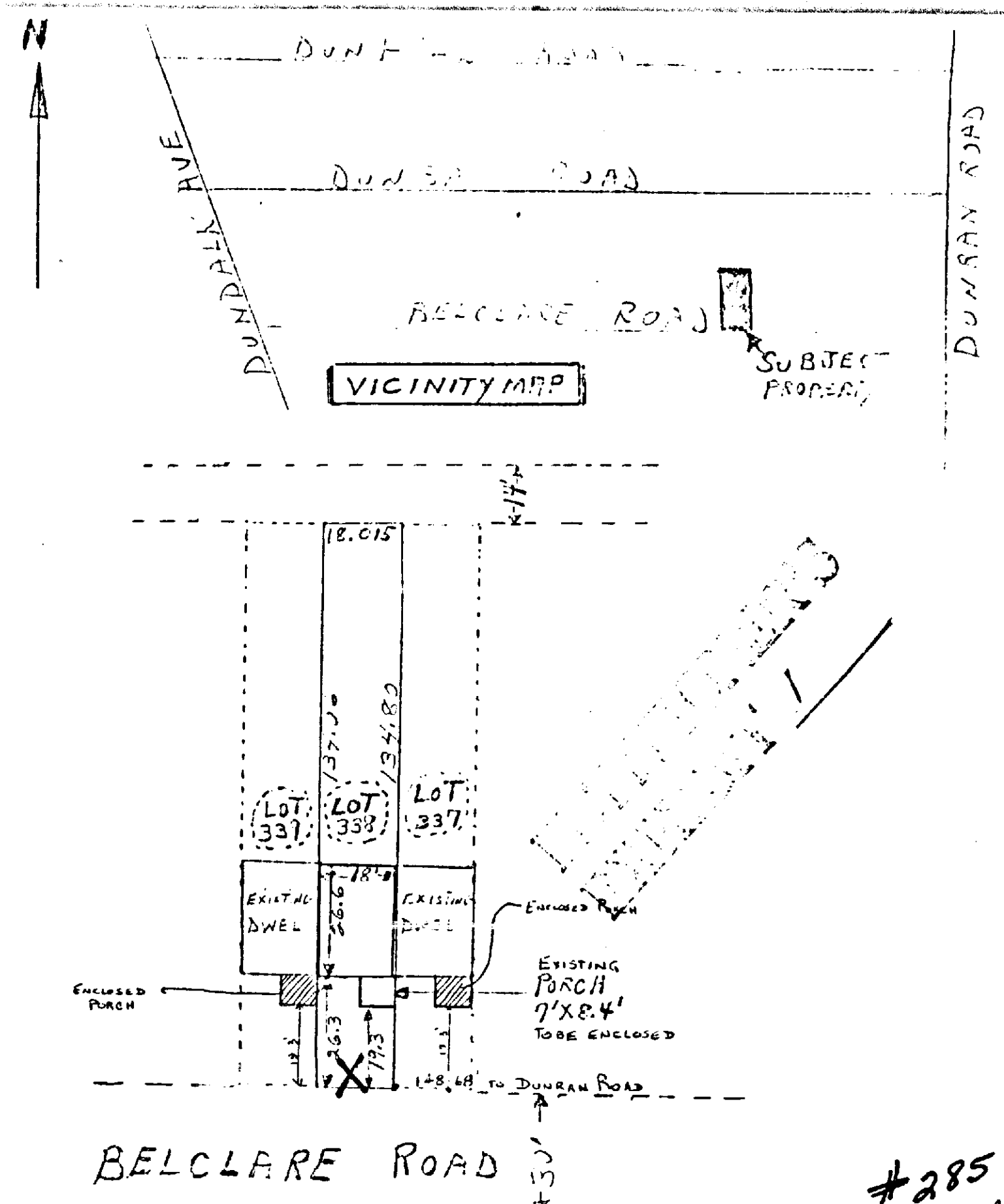
DATE 2/14/86 ACCOUNT 01-615

AMOUNT \$ 35.00

RECEIVED FROM: WILLIAM ZACIERKA

FOR: FILING FEE FOR VARIANCE I-100 NO. 285

VALIDATION OR SIGNATURE OF CASHIER



PLAT FOR ZONING VARIANCE
OWNER TIMOTHY & DOROTHEA ZACIERKA
DISTRICT 12, LOT NO. 338
SUBDIVISION DUNDALK HIGHLANDS
PLAT BOOK W.H.M. NO. 9 FOLIO 42

1" = 30'
ZONE DR 10-S
PUBLIC WATER & SEWER EXIST IN BELCLARE RD

