

86-479-A

S/S Dorsey Ave., 175' W of the c/l of Taylor Ave.
(413 Dorsey Ave.)

15th Elec. Dist.

4/22/86

Variance - filing fee \$35.00 - Thomas M. Bialek, et ux

4/22/86

Hearing date set for 5/28/86, at 9:30 a.m.

5/27/86

Advertising and Posting - \$66.55

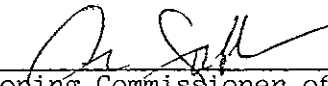
6/1/86

Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit lot widths of 50' in lieu of the required 55' for Lots 20 and 21 and a side yard setback of 0' in lieu of the required 10' for an existing dwelling on Lot 20 is GRANTED with conditions.

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/~~would not~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~/should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of June, 1986, that the Petition for Zoning Variances to permit lot widths of 50 feet in lieu of the required 55 feet for Lots 20 and 21 and a side yard setback of zero feet in lieu of the required 10 feet for an existing dwelling on Lot 20 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.



Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. Thomas M. Bialek

People's Counsel

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 1B02.3.1.1 to permit lot widths of 50 feet for Lots No. 20 and No. 21 in lieu of the required 55 feet. Also to permit a side yard setback of zero (0) feet on Lot No. 20 for an existing dwelling in lieu of the required 10 feet.

1. Present home to small.
2. Because of the Special Education being provided for our 3rd son, who has a learning disability in Reading, we don't wish to leave the community.
3. Can not afford to buy home of this size at the price it will cost us to build it upon our lot.

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 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: _____
Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of April, 1986, 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 28th day of May, 1986, at 9:30 o'clock a.m.

Zoning Commissioner of Baltimore County.

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 # 351 Zoning Advisory Committee Meeting are as follows:

Property Owner: Thomas M. Bialek, et ux
Location: S/S Dorsey Avenue, 175 feet W of c/l of Taylor Avenue
District: 15th.

APPLICABLE TYPES ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Aged (A.G.B.1. #1171 - 1980) and other applicable Codes and Standards.

2. A building and other miscellaneous permits shall be required before the start of any construction.

3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.

4. 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. Sealed/stamped seals are not acceptable.

5. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. But Use Groups require a one hour wall if closer than 1'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 101.7, Section 101.6.2 and Table 101.7. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. 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 101 and 505 and have your Architect/Engineer contact this department.

7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

8. 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. Sealed architectural, or Engineer scale are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____ See Section 312 of the Building Code.

9. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the current elevation above sea level, for the lot and the finish floor levels including basement.

10. Comments:

11. 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.

Building Plans Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: May 19, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-474-A, 86-477-A, 86-479-A, 86-482-A, 86-485-A, 86-486-A, 86-488-A, 86-489-A, and 86-490-A

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

Norman E. Gerber, AICP
Director

NEG:JGH:slm

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

STEPHEN E. COLLINS
DIRECTOR

May 23, 1986

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

Item No. 358
Property Owner: Bancroft Homes of Greenspring Valley, Inc.
Location: SW/S Reisterstown Rd., N. and S. of Greenspring Valley Rd.
Existing Zoning: DR 16
Proposed Zoning: Variance to allow a 68-foot, red brick wall on each side of the entrance with the name "McDonough Township" to appear on an illuminated 25.5 square foot sign on each wall in lieu of the permitted 15 or 25 total square foot non-illuminated sign
Acres: 0.2064 acres
District: 3rd Election District

Dear Mr. Jablon:

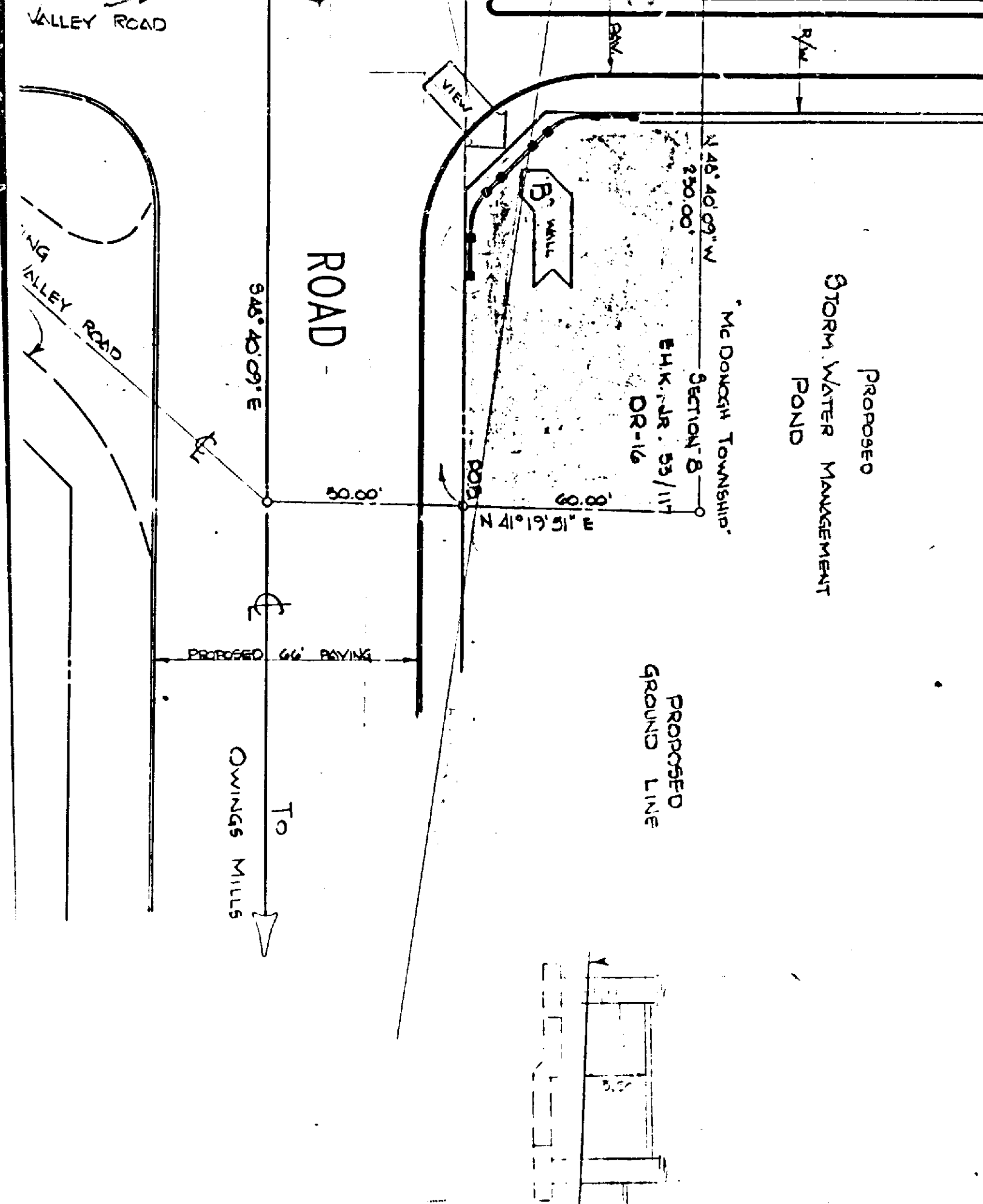
The proposed fence for this site will interfere with the site distance and should be moved behind the line of sight shown on the attached sketch.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt
Attachment

86-480



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 6, 1986

Mr. Thomas M. Bialek
Mrs. Linda P. Bialek
415 Dorsey Avenue
Baltimore, Maryland 21221

RE: Item No. 351 - Case No. 479-A
Thomas M. Bialek, et ux - Petitioners
Petition for Zoning Variance

Dear Mr. and Mrs. Bialek:

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:mod
Enclosures

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

PAUL H. REINCKE
CHIEF

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: Thomas M. Bialek, et ux
Location: S/S Dorsey Avenue, 175 feet W of centerline of Taylor Avenue
Item No.: 351
Zoning Agenda: Meeting of April 15, 1986

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.

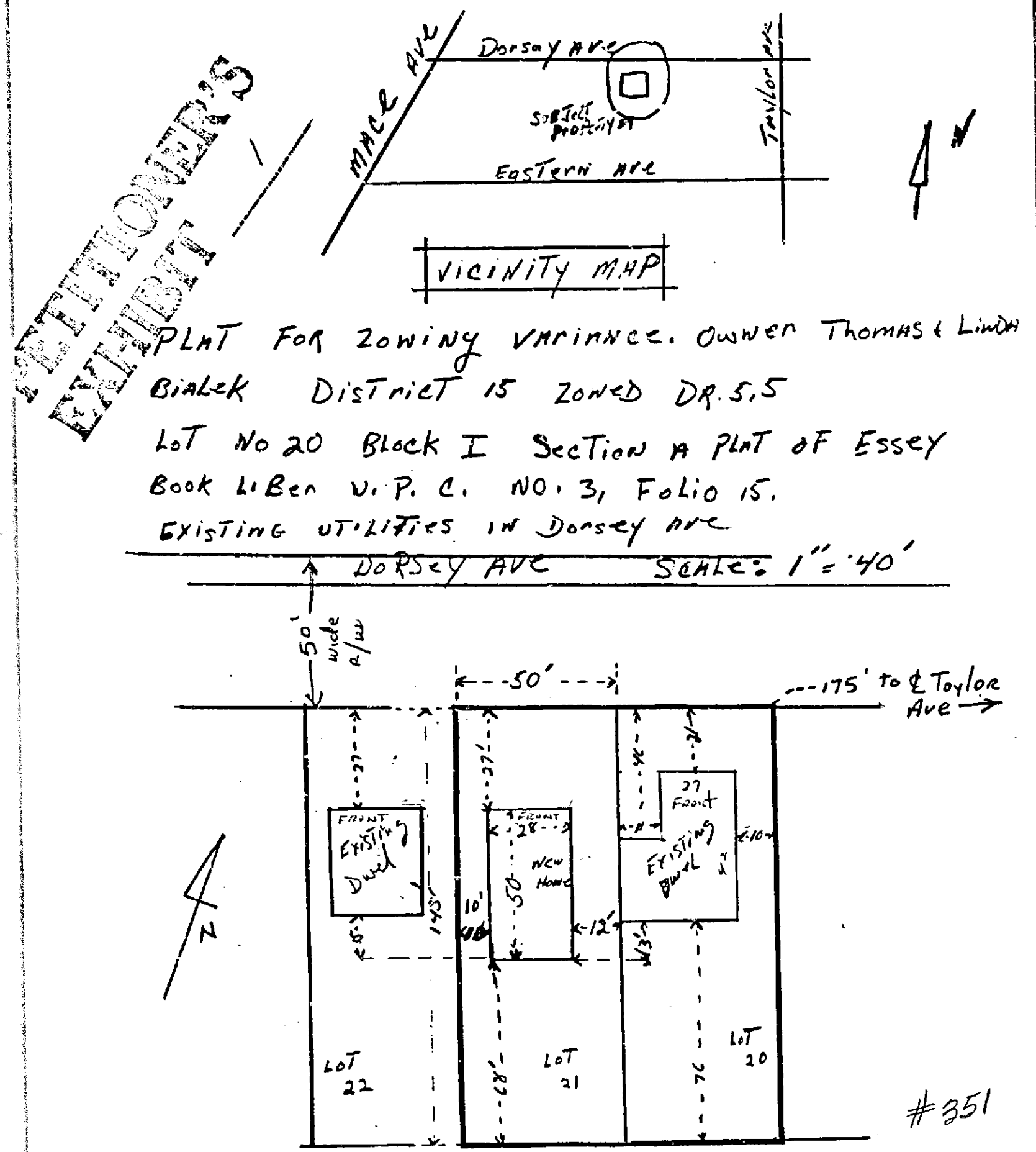
- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
() 2. A second means of vehicle access is required for the site.
() 3. The 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.
(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 comment at this time.

REVIEWER: _____ Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



PETITION FOR ZONING VARIANCES
15th Election District
Case No. 86-479-A

LOCATION: South Side of Dorsey Avenue, 175 feet West of the Centerline of Taylor Avenue (413 Dorsey Avenue)

DATE AND TIME: Wednesday, May 28, 1986, at 9:30 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 for Lot Nos. 20 and 21 in lieu of the required 55 feet and a side yard setback of 0 feet on Lot No. 20 for an existing dwelling in lieu of the required 10 feet

Being the property of Thomas M. Bialek, 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 JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

ARNOLD JARLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 21, 1986

Mr. Thomas M. Bialek
Mrs. Linda P. Bialek
415 Dorsey Avenue
Baltimore, Maryland 21221

RE: PETITION FOR ZONING VARIANCES
S/S Dorsey Ave., 175' W of the c/l of Taylor Ave.
(413 Dorsey Ave.)
15th Election District
Thomas M. Bialek, et ux - Petitioners
Case No. 86-479-A

Dear Mr. and Mrs. Bialek:

This is to advise you that \$66.55 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
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021866

DATE: 5/21/86 ACCOUNT: 01-115-000

RECEIVED FROM: Thomas M. Bialek

AMOUNT: \$ 66.55

FOR: Advertising and Posting

VALIDATION OR SIGNATURE OF CASHIER

Mr. Thomas M. Bialek
Mrs. Linda P. Bialek
415 Dorsey Avenue
Baltimore, Maryland 21221

April 25, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
S/S Dorsey Ave., 175' W of the c/l of Taylor Ave.
(413 Dorsey Ave.)
15th Election District
Thomas M. Bialek, et ux - Petitioners
Case No. 86-479-A

TIME: 9:30 a.m.

DATE: Wednesday, May 28, 1986

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

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

No. 019868

DATE: 4/24/86 ACCOUNT: 01-115-000

RECEIVED FROM: Thomas Bialek

AMOUNT: \$ 35.00

FOR: Variance # 351

VALIDATION OR SIGNATURE OF CASHIER

I HEREBY CERTIFY that on this 6th day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Thomas M. Bialek, 415 Dorsey Ave., Baltimore, MD 21221, Petitioners.

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

Mr. & Mrs. Thomas Bialek
Essex, Md. 21221
March 1986

Zoning Description:

Beginning on the South side of Dorsey Ave. 50' wide, at the distance of 175' west of the centerline of Taylor Ave. Being Lot 20, Block I, Section A Plat of Essex, Book Liber W.P.C., No. 3, Folio 15. Also known as 413 Dorsey Ave. in the 15th Election District. Containing 14,500 Sq. ft. ±.

CERTIFICATE OF PUBLICATION

PETITION FOR ZONING VARIANCES
15th Election District
Case No. 86-479-A

LOCATION: South Side of Dorsey Avenue, 175 feet West of the Centerline of Taylor Avenue (413 Dorsey Avenue)

DATE AND TIME: Wednesday, May 28, 1986, at 9:30 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: 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
May 8, 1986

TOWSON, MD., May 8, 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 May 8, 1986.

THE JEFFERSONIAN,
Publisher

Cost of Advertising
27.50

Petition for Zoning Variance
15th Election District
Case No. 86-479-A

LOCATION: South side of Dorsey Avenue, 175 feet west of the centerline of Taylor Avenue (413 Dorsey Avenue)

DATE AND TIME: Wednesday, May 28, 1986, at 9:30 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: 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
May 8, 1986

The Times

Middle River, Md., May 8, 1986

This is to certify, that the annexed advertisement was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the 8th day of May, 1986.

By Order Of
ARNOLD JARLON
Zoning Commissioner
of Baltimore County
May 8, 1986

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th

Posted for: Variance

Petitioner: Thomas M. Bialek, et ux

Location of property: S/S Dorsey Ave., 175' W of Taylor Ave.
413 Dorsey Ave.

Location of Sign: Same as above

Remarks: None

Posted by: [Signature]
Signature

Number of Signs: 1

Date of return: 5/28/86

CASE NO. 86-479-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 22nd day of April, 1986.

Petitioner Mr. & Mrs. Thomas M. Bialek Received by: [Signature]
Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

ARNOLD JARLON
Zoning Commissioner

