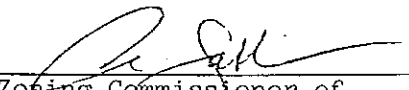


86-485-A	<u>NE/S Rolling Glen Rd., 680' NW of Rolling Rd.</u>	1st Elec. Dist.
4/29/86	Variance - filing fee \$35.00 - Mary F. Maczis, et ux	
4/29/86	Hearing date set for 6/2/86, at 11:00 a.m.	
6/2/86	Advertising and Posting - \$59.00	
6/3/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a setback of 15' from window to tract boundary in lieu of the required 35' is GRANTED.	

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of June, 1986, that the Petition for Zoning Variance to permit a setback of 15 feet from window to tract boundary line instead of the required 35 feet be and is hereby GRANTED from and after the date of this Order.



Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. William J. Maczis, Jr.

People's Counsel

379 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 1 B.1, 2.C.6 & C.10 (V.B. 1) to permit 15' from window to tract boundary line instead of required 35'.

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

THE OWNER REQUESTS A VARIANCE BECAUSE OF THE NEED TO ACCOMMODATE A DESIGNED AND PLANNED DWELLING. PRELIMINARY RESEARCH INDICATED THE DWELLING COULD BE ACCOMMODATED ON THE LOT AND THUS THE LOT WAS PURCHASED AND PLANS DEVELOPED. ADDITIONALLY THE HOUSE NEEDS TO HAVE A 15 FT. VARIANCE ON THE EAST SIDE IN ORDER TO ACCOMMODATE A DRIVEWAY TO THE REAR GARAGE ON THE WEST SIDE OF THE HOUSE 3-10-87

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: Legal Owner(s):
(Type or Print Name) Mary F. Maczisz
Signature William J. Maczisz, Jr.
Address William J. Maczisz, Jr.
City and State Baltimore, Maryland 21228
Attorney for Petitioner: 1905 Old Frederick Road, 747-3279
(Type or Print Name) Address Phone No.
Signature Baltimore, Maryland 21228
City and State
Address Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State Name
Attorney's Telephone No.: Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 29th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of June 1986, at 11:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 15, 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 15, 1986

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

86-485-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting May 6, 1986

Posted for Variance

Petitioner: Mary F. Maczisz

Location of property: NE/S of Rolling Glen Rd., 680' NW of Rolling Rd.

Location of Sign: NE/S of Rolling Glen Rd. in front of subject property.

Remarks: S. J. Arata

Posted by S. J. Arata Date of return: 5-16-86

Number of Signs: 1

ZONING DESCRIPTION

Beginning on the NE/S of Rolling Glen Road, 680 ft. NW of Rolling Road. Thence the 4 following courses and distances:
1. N. 64° 03' W. 95.00 ft.
2. N. 06° 00' E. 260.00 ft.
3. S. 84° 00' E. 89.27 ft.
4. S. 06° 00' W. 292.49 ft. to the place beginning.
Containing .57 Ac. in the 1st. election district.

PETITION FOR ZONING VARIANCE

1st Election District

Case No. 86-485-A

LOCATION: Northeast Side of Rolling Glen Road, 680 feet Northwest of Rolling Road

DATE AND TIME: Monday, June 2, 1986, at 11:00 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 15 feet from window to tract boundary line in lieu of the required 35 feet

Being the property of Mary F. Maczisz, 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

RE: PETITION FOR VARIANCE
NE/S of Rolling Glen Rd.,
680' NW of Rolling Rd.
1st District
MAY F. MACZIS, et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-485-A

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
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. William J. Maczisz, Jr., 1905 Old Frederick Rd., Baltimore, MD 21228, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

May 15 19 86

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR
ZONING VARIANCE 76066

was inserted in the following:
Calonsville Times
Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 17 day of May 1986, that is to say, the same was inserted in the issues of

May 15, 1986

PATUXENT PUBLISHING CORP.
By S. J. Arata

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 27, 1986

Mrs. Mary F. Maczisz
Mrs. William J. Maczisz, Jr.
1905 Old Frederick Road
Baltimore, Maryland 21228

RE: PETITION FOR ZONING VARIANCE
NE/S Rolling Glen Rd., 680' NW of Rolling Rd.
1st Election District
William J. Maczisz, Jr., et ux - Petitioners
Case No. 86-485-A

Dear Mr. and Mrs. Maczisz:

This is to advise you that \$59.00 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.

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

No. 021721

County, Maryland, and remit
ing, Towson, Maryland

DATE 5/15/86 ACCOUNT 86-485-A
AMOUNT \$ 59.00
RECEIVED FROM William J. Maczisz, Jr.
FOR Advertising and Posting re Case No. 86-485-A
VALIDATION OR SIGNATURE OF CASHIER

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

No. 010304

DATE 4/15/86 ACCOUNT 01-115-000
AMOUNT \$ 35.00
RECEIVED FROM William J. Maczisz
FOR Variance # 374
VALIDATION OR SIGNATURE OF CASHIER

Item # 374

Mr. F. Macg...

Wm. G. Macg...

(415766-01)

early hearing
9/23/81

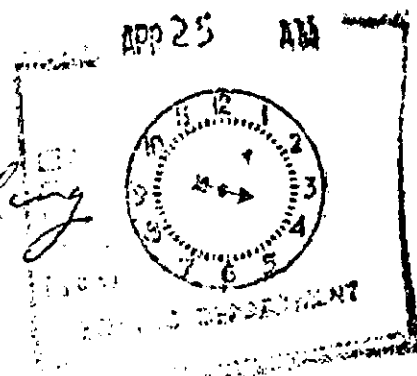
1905 Old Frederick Road

Baltimore, Maryland 21228

April 23, 1982

1/25/82
To JH
sent
H
they desire
to
conclude
this

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



Dear Mr. Jablon:

This letter is to serve as a request for an early hearing on a petition for a zoning variance. The property in question is owned by my wife and myself, and is located at 1916 Rolling Glen Road in the Catonsville area.

Prior to submitting our original request for a permit to build on the 1916 Rolling Glen Road lot we checked the required zoning details and were assured that we could proceed. It was later determined that we needed to set back 35 feet from the tract boundary line on the east side of the property instead of the desired and planned 15 feet.

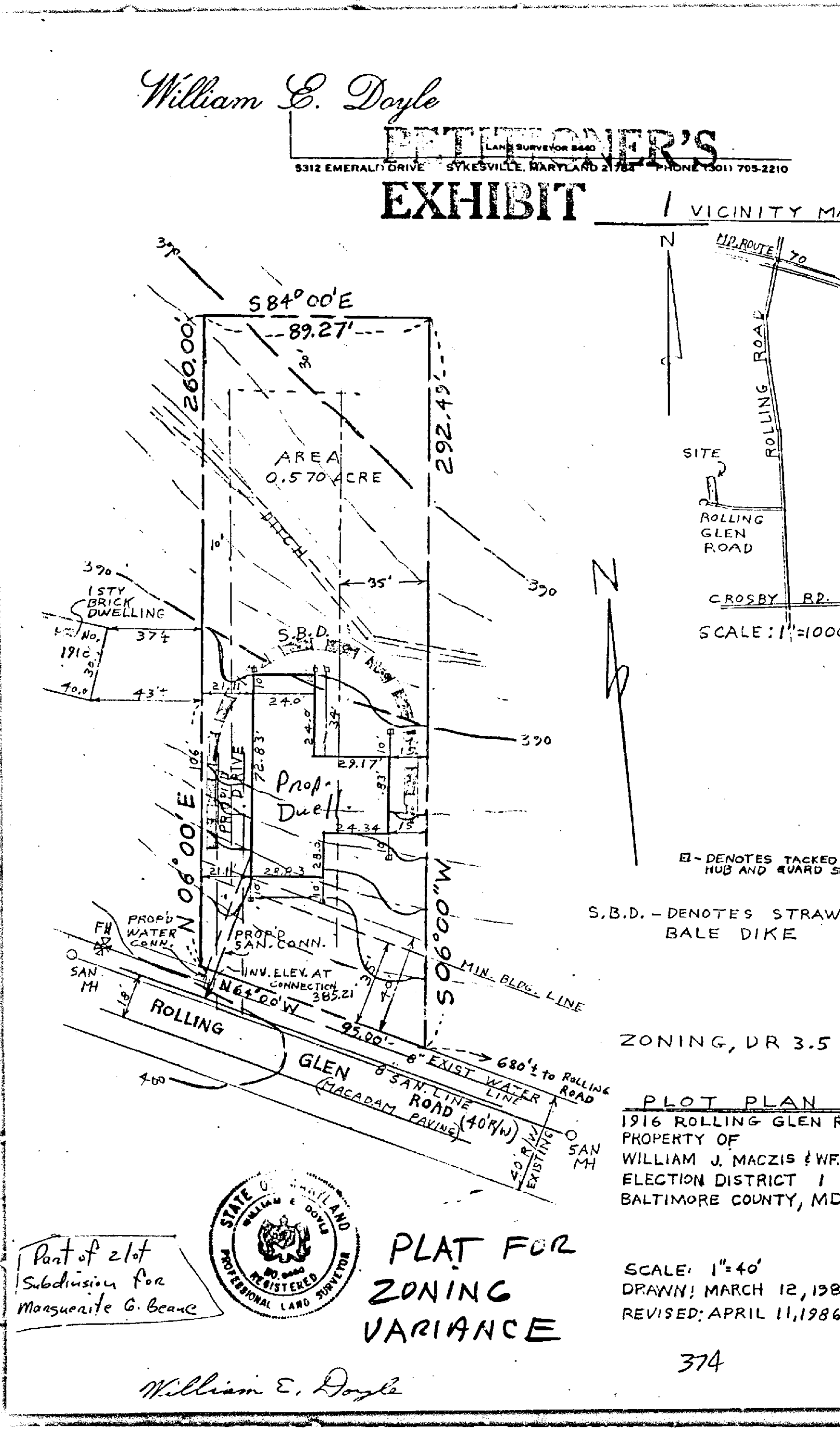
My wife and I have filed for a variance hearing because of the many difficulties encountered with the 35 foot requirement. My wife and I have invested a considerable sum of money with the purchase of the lot, an original house plan

II

and the services of a building contractor. We cannot position our planned home on the existing lot without a waiver from the stated and required 35 foot setback. Our present tract boundary line for question is approximately 680 feet from the nearest road which is North Rolling Road.

Respectfully submitted,

Mary Francis Macg
William J. Macg, Jr.



William E. Doyle
Petitioner's Attorney
86-485-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
22th day of April, 1986.
ARNOLD JABLON
Zoning Commissioner
Petitioner: William J. Maczisz, Jr.
Received by: James F. Dyer
Chairman, Zoning Plans
Advisory Committee

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.
NEG:JCH:slm
Norman E. Gerber, AICP
Director

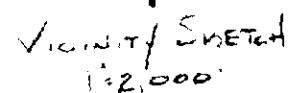
CPS-008
BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
May 15, 1986
Mr. & Mrs. William J. Maczisz, Jr.
1905 Old Frederick Road
Baltimore, Maryland 21228
RE: Item No. 374 - Case No. 86-485-A
Petitioner - William J. Maczisz, et ux
Variance Petition
Dear Mr. & Mrs. Maczisz:
The Zoning Plans Advisory Committee 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 F. Dyer
Chairman
Zoning Plans Advisory Committee
JED:hsc
Enclosures
cc: Gerhold, Cross and Etzel
412 Delaware Avenue
Towson, Md. 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
MAY 12, 1986
Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Dear Mr. Jablon:
Re: Zoning Advisory Meeting of APRIL 29, 1986
Item # 374
Property Owner: WILLIAM J. MACZIS, JR.
et ux
Location: NE/S Rolling Glen Rd. 680' NW of Rolling
Rd.
The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.
X There are no site planning factors requiring comment.
X County Review Group meeting is required.
X County Review Group meeting was held and the minutes will be
forwarded by the Bureau of Public Services.
X This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
X A record plat will be required and must be recorded prior
to issuance of a building permit.
X The access is not satisfactory.
X The circulation on this site is not satisfactory.
X The parking arrangement is not satisfactory.
X The property contains soils which are defined as wetlands, and
development on these soils is prohibited.
X Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-53 of the Development
Regulations.
X Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
X The amended Development Plan was approved by the Planning Board
on 11/13/79.
X The property is located in a deficient service area as defined by
Bill 113-79. No building permit may be issued until a Deficient
Capacity Use Certificate has been issued. The deficient service
is 12.
X The property is located in a deficient service area as defined by a non level
traffic capacity as defined by Bill 113-79, and its conditions cannot
be reevaluated annually by the County Council.
Additional comments:
cc: James Maczisz
Enclosure to: Zoning
Current Planning and Development

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
MAY 12, 1986
Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
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Item # 374
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et ux
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Additional comments:
cc: James Maczisz
Enclosure to: Zoning
Current Planning and Development

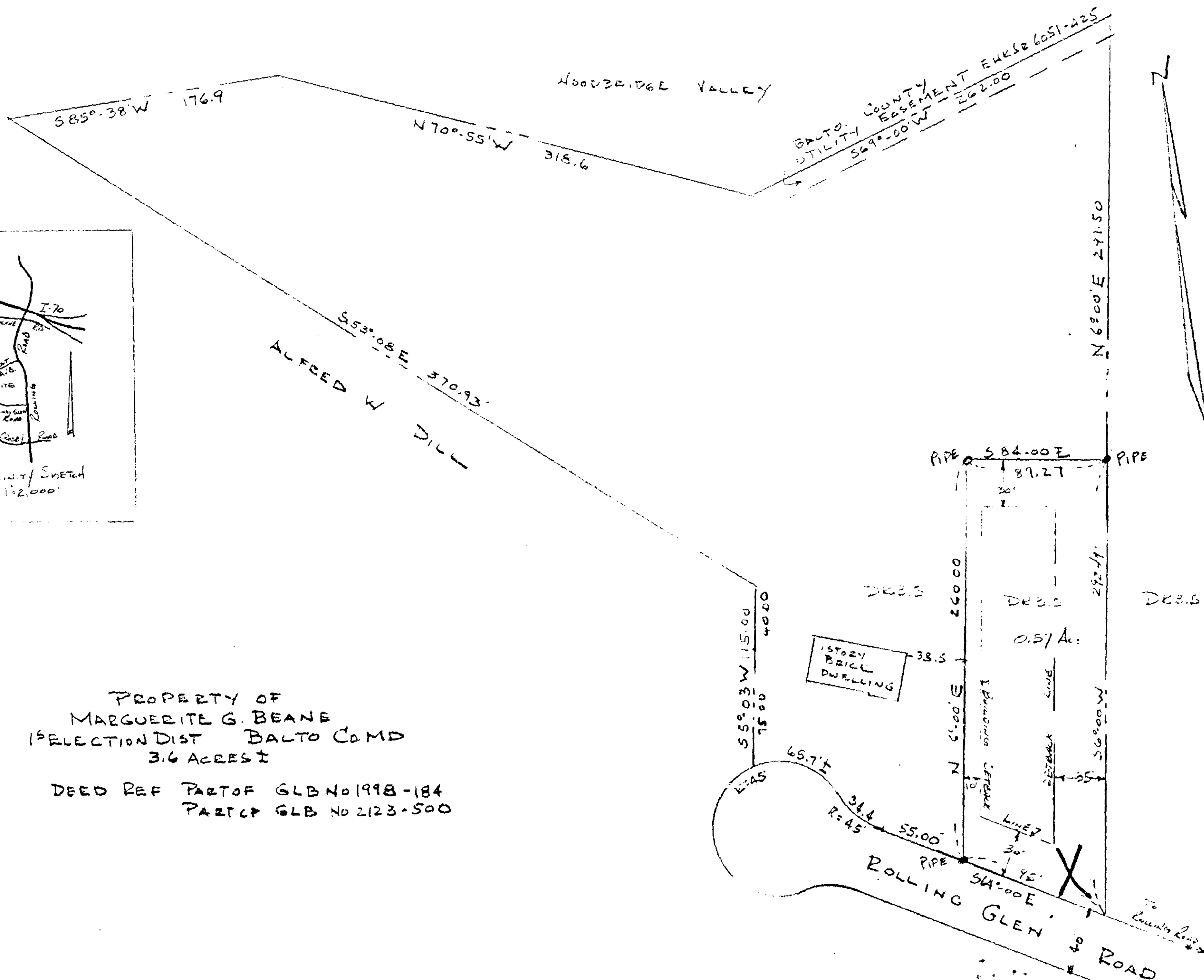
BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
944-4500
PAUL H. REINCKE
CHIEF
Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
RU: Property Owner: William J. Maczisz, Jr. et ux
Location: NE/S Rolling Glen Rd., 680 ft. NW of Rolling Rd.
Item No.: 374
Zoning Agenda: Meeting of April 29, 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 comments, at this time.
REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division
/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-0610
MAY 19, 1986
TED ZALESKI, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
Dear Mr. Jablon:
Comments on Item # 374 Zoning Advisory Committee Meeting are as follows:
Property Owner: William J. Maczisz, Jr., et ux
Location: NE/S Rolling Glen Road, 680 feet NW of Rolling Road
District: 1st.
APPLICABLE CODES ARE CHECKED:
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. #17-1 - 1985) 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 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. Reproduced seals are not acceptable.
All Two Groups except P-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. B-4 Two 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 1107, Section 1108.2 and Table 1107. 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/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 Use _____ See Section 312 of the Building Code.
The proposed project appears to be located in a Flood Plain, Flood/Overturn. 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 finished floor levels including basement.
Comments:
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 127 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.
[Signature]
Btl. C. L. Burman, 1st
Building Plans Reviewer
4/22/86



DEED REF PART OF GLB No 1998-184
PART OF GLB No 2123-500

NOTE: COMPILED FROM PARTIAL
SURVEY AND DEEDS



REVISED March 24, 1986

SCALE: 1" = 50' DEC 16, 1985
GERMOLD, CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVE. - TOWSON, MD