

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 1802.3C.1 for construction of an addition to an existing dwelling with a rear yard setback of 15 feet in lieu of the required 30 feet.

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

- 1. Growing family needing room to expand.
2. Existing house built in such way not to allow 2nd story addition.
3. Water run-off and pond 100' from rear of house into Jones' Creek will not permit building of homes directly behind my existing house.

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: (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.:

MAP SE 71, 4A, not 15, DATE 3/30/87, 200, 100, 09

S 27,030, E 50,830

ORDERED BY The Zoning Commissioner of Baltimore County, this 24th day of June, 1986, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County...

ORDER RECEIVED FOR FILING DATE 6/10/86 BY [Signature]

William Michael Prkna, 87-27-A, W/S Oak Rd., 49.80' N from NW/S of Dogwood Rd., 20 feet wide, 15th Election District, Baltimore, Maryland 21204

IN RE: PETITION FOR ZONING VARIANCE BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 87-27-A

Petitioners

The Petitioners herein request a zoning variance to permit a rear yard setback of 15 feet in lieu of the required 30 feet to construct an addition.

Testimony by the Petitioners indicates that the lot is currently improved with a single story dwelling, approximately 27 feet x 35.5 feet, which, for structural reasons, cannot be enlarged with a basement and/or second story. The increase in family size from 2 to 4 persons necessitates more habitable space.

There were no Protestants.

Pursuant to the advertisement, posting of property, and public hearing on the petition; it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat; the granting of the requested variance will not adversely affect the health, safety, and general welfare of the community, and therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 7th day of August, 1986, that the herein request for a zoning variance to permit a rear yard setback of 15 feet, in accordance with the plan

ORDER RECEIVED FOR FILING DATE 6/10/86 BY [Signature]

submitted, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1) There shall be a minimum of two front and three rear downspouts.
2) Within five years from the date of this Order, at least five additional evergreens or trees shall be planted.
3) Compliance with the Chesapeake Bay Critical Area requirements stipulated in the July 16, 1986 Inter-office memorandum from Norman Gerber, Director of the Office of Planning and Zoning.

[Signature] Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING DATE 6/10/86 BY [Signature]

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

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

August 7, 1986

Mr. & Mrs. William Michael Prkna 8600 Oak Road Baltimore, Maryland 21219

RE: Petition for Zoning Variance W/S Oak Road, 49.80' N from NW/S of Dogwood Road 15th Election District Case No. 87-27-A

Dear Mr. & Mrs. Prkna:

Please be advised that your request for a zoning variance in the above referenced case has been granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours, [Signature] JEAN M. H. JUNG Deputy Zoning Commissioner

JMH:jbs

Attachments

cc: Mr. Stoney Fraley Maryland State Department of Planning 301 W. Preston Street Baltimore, Maryland 21201

People's Counsel

WILLIAM M. PRKNA 8600 OAK RD BALTO. MD 21219

BEGINNING for the same on the West side of Oak Road, 20 feet wide, at a point distant 49.80 feet Northerly from the corner formed by the intersection of the West side of Oak Road with the Northwest side of Dogwood Road, 20 feet wide; the Co-ordinates of said intersection being 559,642.76 feet East and 506,573.02 feet North according to the system of co-ordinates established by the United States Coast and Geodetic Survey for the State of Maryland (Maryland Grid) said point of beginning being at the division line between Lot No. 13 and Lot No. 14 as laid out on the Plat of "Section 1 - Shore Property - Penwood Terrace" and running thence, binding on the West side of Oak Road North 0 degrees and 25 minutes West 100 feet to the division line between Lot No. 15 and Lot No. 16 as laid out on said Plat, thence binding on said division line between Lot No. 15 and Lot No. 16, South 89 degrees and 35 minutes West 100 feet, thence parallel with Oak Road, South 0 degrees and 25 minutes East 100 feet to the division line between Lot No. 13 and Lot No. 14 first herein referred to and thence, binding on said division line between Lot No. 13 and Lot No. 14, North 89 degrees and 35 minutes East 100 feet to the place of beginning.

Being Lots Nos. 14 and 15 as laid out on the Plat of "Section 1 Shore Property - Penwood Terrace" hereinabove referred to.

The courses in the above description are referred to the True Meridian Selected by the United States Coast and Geodetic Survey for the Maryland Grid.

OFFICE COPY

PETITION FOR ZONING VARIANCE

15th Election District

Case No. 87-27-A

LOCATION: West Side of Oak Road, 49.80 feet North from Northwest Side of Dogwood Road (8600 Oak Road)

DATE AND TIME: Tuesday, August 5, 1986, at 10:30 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 construction of an addition to an existing dwelling with a rear yard setback of 15 feet in lieu of the required 30 feet

Being the property of William Michael Prkna, et ux as shown on plat plan filed with the Zoning Office.

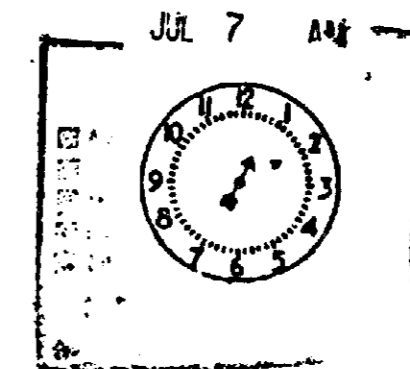
In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing 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 BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY WILLIAM MICHAEL PRKNA, et ux, Petitioners Case No. 87-27-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.



[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 494-2188

I HEREBY CERTIFY that on this 3rd day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. William Michael Prkna, 8600 Oak Rd., Baltimore, MD 21219, Petitioners.

[Signature] Peter Max Zimmerman

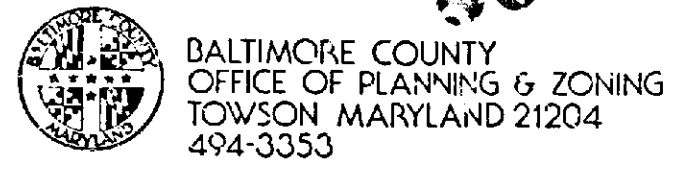
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 24th day of June, 1986

[Signature] ARNOLD JABLON Zoning Commissioner

Petitioner: William Michael Prkna et ux Received by: James E. Dyer Chairman, Zoning Plans Advisory Committee



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 29, 1986

Mr. William Michael Prkna
Mrs. Lynda Diane Prkna
8600 Oak Road
Baltimore, Maryland 21219

RE: PETITION FOR ZONING VARIANCE
W/S Oak Rd., 49.80' N from NW/S of
Dogwood Rd. (8600 Oak Rd.)
15th Election District
William Michael Prkna, et ux - Petitioners
Case No. 87-27-A

Dear Mr. and Mrs. Prkna:

This is to advise you that \$67.35 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.

Mr. William Michael Prkna
Mrs. Lynda Diane Prkna
8600 Oak Road
Baltimore, Maryland 21219

June 27, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S Oak Rd., 49.80' N from NW/S of
Dogwood Rd. (8600 Oak Rd.)
15th Election District
William Michael Prkna, et ux - Petitioners
Case No. 87-27-A

TIME: 10:30 a.m.
DATE: Tuesday, August 5, 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. 021647

DATE: 5/23/86 ACCOUNT: 01-615

AMOUNT: \$ 35.00

RECEIVED FROM: WILLIAM M. PRKNA

FOR: VARIANCE PETITION ITEM # 437

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 17, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21284

600

Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. William Michael Prkna
8600 Oak Road
Baltimore, Maryland 21219

RE: Item No. 437 - Case No. 87-27-A
Petitioner: William Michael Prkna,
et ux
Petition for Zoning Variance

Dear Mr. Prkna:

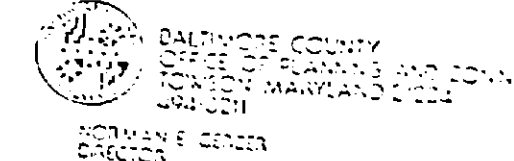
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development 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:kbb

Enclosures



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21284

July 11, 1986
(CRITICAL AREA)

Re: Zoning Advisory Meeting of June 3, 1986
Item # 437
Proposed by: William M. Prkna et al.
Location: W/S Oak Rd., 49.80' N.
From NW/S of Dogwood 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.
- () The proposed development is not in a designated public safety area as defined by the Subdivision. The plan must show the entire tract.
- () The proposed site 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.
- () The proposed development must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development in or alteration of the floodplain is prohibited under the provisions of Section 22-58 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 _____.
- () The property is located in a designated service area as defined by Section 111-1307. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The coefficient service area is _____.
- () The property is located in a traffic area controlled by a 20' level intersection as defined by 2111.122-17, and as operations change the intersection shall be reviewed annually by the County Council.

THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.

cc: Jack Hoswell

Eunice A. Inzer
Chief, Current Planning and Development

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

No. 021613

DATE: 5/5/86 ACCOUNT: B-01-015-000

AMOUNT: \$ 67.35

RECEIVED FROM: Mr. William M. Prkna, 8600 Oak Rd., Baltimore, Md. 21219

FOR: ADVERTISING & POSTING RE CASE NO. 87-27-A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 7/29/86

Posted for: Variance

Petitioner: William Michael Prkna, et ux

Location of property: W/S Oak Rd., 49.80' N. from NW/S of Dogwood Rd., 8600 Oak Rd.

Location of Signs: Along Oak Rd., approx. 2' from curb, on property, et. al.

Remarks:

Posted by: *[Signature]* Date of return: 7/29/86

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 17, 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 July 17, 1986.

THE JEFFERSONIAN,
[Signature]
Publisher

Cost of Advertising
24.75

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 18, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 87-27-A, No. 87-28-A, 87-30-A, and 87-31-A

Please consider the Chesapeake Bay Critical Area Findings (See memo from Gerber to Jablon dated July 16, 1986) to be this office's comments.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON
TO: Zoning Commissioner Date: July 16, 1986

NORMAN E. GERBER, AICP
FROM: Director of Planning & Zoning

SUBJECT: Chesapeake Bay Critical Area Findings - Robert J. Romadka, Jr., et al (87-30-A, Item 444); Donald G. Norris, et al (87-31-A, Item 424); William M. Prkna, et al (87-27-A, Item 437); Richard Murray, et ux (87-28-A, Item 438)

It has been determined that all of the above-referenced petitions are consistent with the requirements of the Chesapeake Bay Critical Area Statute, provided that the number of major and minor deciduous and conifer trees, which existed before construction or the filing of a petition, are maintained.

Runoff from impervious surfaces resulting from new construction should be infiltrated into the ground by spreading over lawn and wooded areas, to the extent practical.

NEG:PJS:vh

CY: Jean Jung
Deputy Zoning Commissioner

People's Counsel
J. G. Hoswell, Planner
Office of the Director

David Fields, Acting Chief
Current Planning & Development

Tin Dugan
Special Asst. to the Director

Andrea Van Arsdale
Coastal Zone Planner, OPZ

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

PAUL H. RENCKE
CHIEF

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

RE: Property Owner: William Michael Prkna, et ux
Location: W/S Oak Rd., 49.80' northerly from NW/S Dogwood Rd.
Item No.: 437 Zoning Agenda: Meeting of June 3, 1986

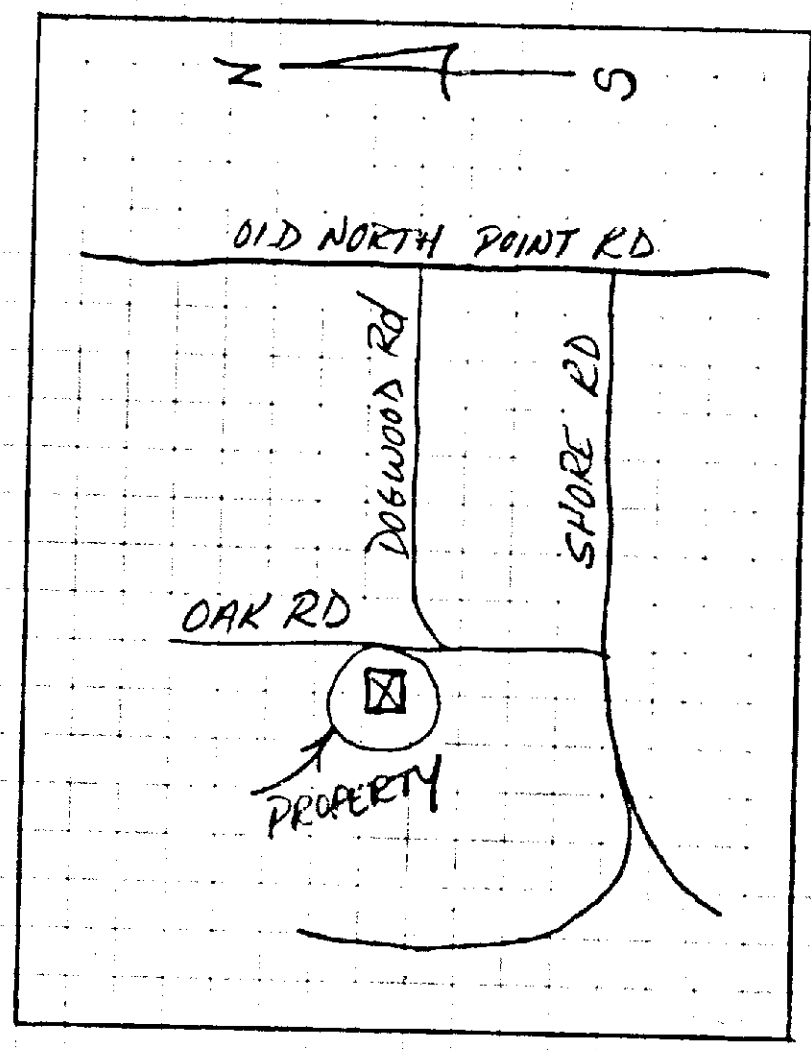
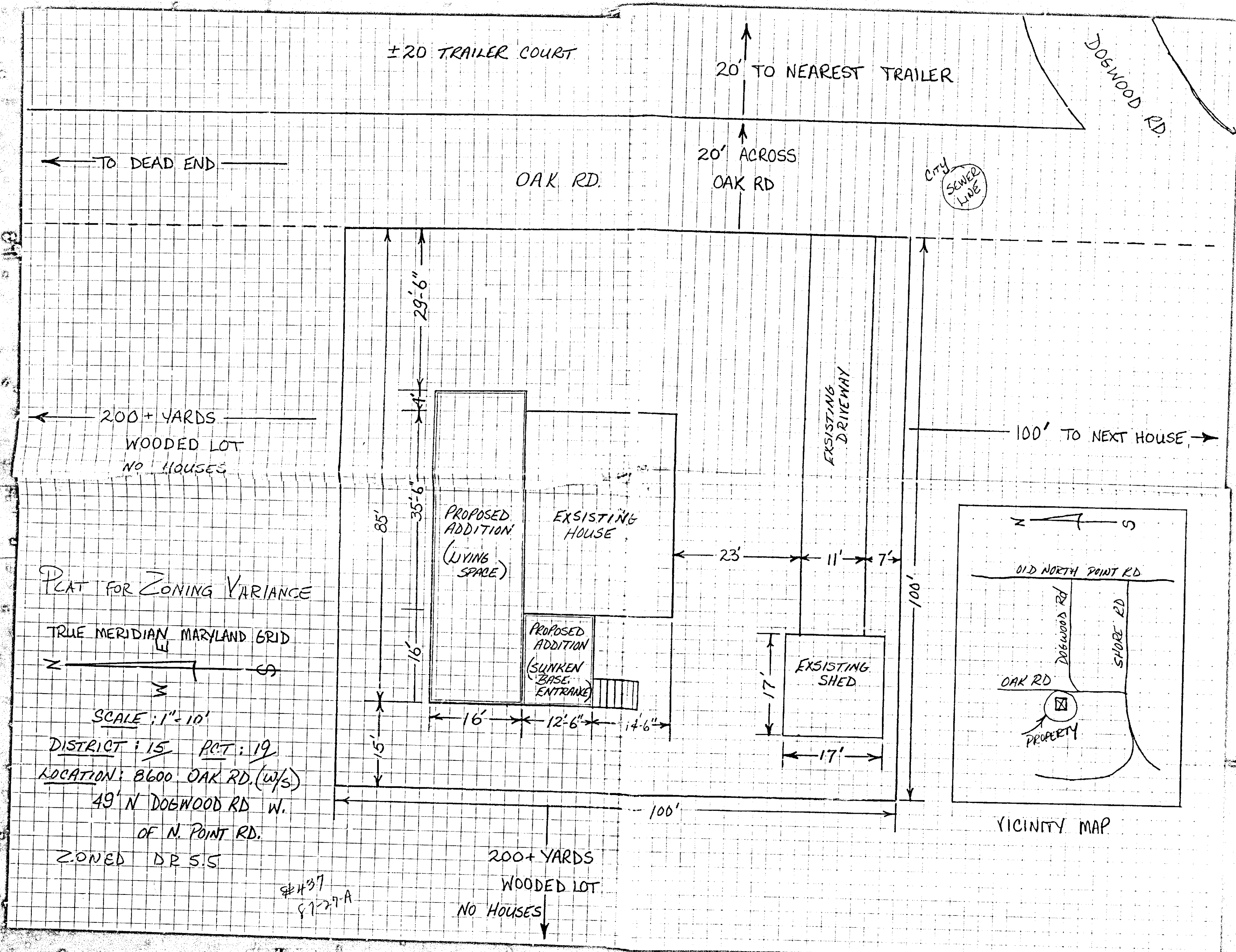
Gentlemen:

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.
- () 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: *[Signature]* Noted and Approved: *[Signature]*
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb



CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

July 24, 1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Zoning Hrg. - Case # 87-27-A - P.O. #77954 - Req. #L95761 - 69 lines @ \$27.60. was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~XXXXXX~~ weeks before the 18th day of July 1986; that is to say, the same was inserted in the issues of July 17, 1986

Kimbel Publication, Inc.
per Publisher.

By *K.C. Dilke*

PETITION FOR ZONING VARIANCE 15th Election District Case No. 87-27-A LOCATION: West Side of Oak Road, 48 1/2 feet North from Northwest Cor. of Dogwood Road, 8600 Oak Road DATE AND TIME: Tuesday, August 5, 1986, at 10:30 AM PUBLIC HEARING: Room 108, 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: Purpose for Zoning Variance to permit construction of an addition to an existing dwelling with a rear yard setback of 15 feet in lieu of the required 20 feet Being the property of William Michael Prika, et ux, as shown on plat plan filed with the Zoning Office. In the event that this Petitioner 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 the period for good cause shown. Such request must be received in writing by the date of the hearing set above to be made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

July 9, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 437 Zoning Advisory Committee Meeting are as follows:

Property Owner: William Michael Prika, et ux
Location: W/S Oak Road, 49.80 northerly from NW/S Dogwood Road
District: 15th.

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 Code (A.S.C.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 B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. B-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 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 Use _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Flood Hazard Area. 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:

E. 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 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark S. L...
C. E. Harman, III
Building Plans Area.

7/22/86

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 1802.3C.1 for construction of an addition to an existing dwelling with a rear yard setback of 15 feet in lieu of the required 30 feet.

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

- 1. Growing family needing room to expand.
2. Existing house built in such way not to allow 2nd story addition.
3. Water run-off and pond 100' from rear of house into Jones' Creek will not permit building of homes directly behind my existing house.

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: William Michael Prkna
Legal Owner(s): William Michael Prkna, Lynda Diane Prkna, Lynda Diane Prkna
Address: 8600 Oak Road, Baltimore, Maryland 21219

MAP SE 71, 4A, not 15, DATE 3/30/87, 200, 100, 09

ORDERED BY The Zoning Commissioner of Baltimore County, this 24th day of June, 1986, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County...

ORDER RECEIVED FOR FILING DATE 8/10/86 BY [Signature]

IN RE: PETITION FOR ZONING VARIANCE BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

The Petitioners herein request a zoning variance to permit a rear yard setback of 15 feet in lieu of the required 30 feet to construct an addition.

Testimony by the Petitioners indicates that the lot is currently improved with a single story dwelling, approximately 27 feet x 35.5 feet, which, for structural reasons, cannot be enlarged with a basement and/or second story.

Pursuant to the advertisement, posting of property, and public hearing on the petition; it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners...

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 7th day of August, 1986, that the herein request for a zoning variance to permit a rear yard setback of 15 feet, in accordance with the plan

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

ARNOLD JABLON ZONING COMMISSIONER JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER August 7, 1986

Mr. & Mrs. William Michael Prkna 8600 Oak Road Baltimore, Maryland 21219

RE: Petition for Zoning Variance W/S Oak Road, 49.80' N from NW/S of Dogwood Road 15th Election District Case No. 87-27-A

Dear Mr. & Mrs. Prkna: Please be advised that your request for a zoning variance in the above referenced case has been granted in accordance with the attached Order.

Very truly yours, Jean M.H. Jung JEAN M. H. JUNG Deputy Zoning Commissioner

JMH:jbs Attachments cc: Mr. Stoney Fraley Maryland State Department of Planning 301 W. Preston Street Baltimore, Maryland 21201 People's Counsel

PETITION FOR ZONING VARIANCE 15th Election District Case No. 87-27-A

LOCATION: West Side of Oak Road, 49.80 feet North from Northwest Side of Dogwood Road (8600 Oak Road)

DATE AND TIME: Tuesday, August 5, 1986, at 10:30 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 construction of an addition to an existing dwelling with a rear yard setback of 15 feet in lieu of the required 30 feet

Being the property of William Michael Prkna, 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.

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

submitted, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1) There shall be a minimum of two front and three rear downspouts.
2) Within five years from the date of this Order, at least five additional evergreens or trees shall be planted.
3) Compliance with the Chesapeake Bay Critical Area requirements stipulated in the July 16, 1986 Inter-office memorandum from Norman Gerber, Director of the Office of Planning and Zoning.

Jean M.H. Jung Deputy Zoning Commissioner of Baltimore County

WILLIAM M. PRKNA 8600 OAK RD BALTO. MD 21219

BEGINNING for the same on the West side of Oak Road, 20 feet wide, at a point distant 49.80 feet Northerly from the corner formed by the intersection of the West side of Oak Road with the Northwest side of Dogwood Road, 20 feet wide; the Co-ordinates of said intersection being 559,642.76 feet East and 506,573.02 feet North according to the system of co-ordinates established by the United States Coast and Geodetic Survey for the State of Maryland (Maryland Grid) said point of beginning being at the division line between Lot No. 13 and Lot No. 14 as laid out on the Plat of "Section 1 - Shore Property - Penwood Terrace" and running thence, binding on the West side of Oak Road North 0 degrees and 25 minutes West 100 feet to the division line between Lot No. 15 and Lot No. 16 as laid out on said Plat, thence binding on said division line between Lot No. 15 and Lot No. 16, South 89 degrees and 35 minutes West 100 feet, thence parallel with Oak Road, South 0 degrees and 25 minutes East 100 feet to the division line between Lot No. 13 and Lot No. 14 first herein referred to and thence, binding on said division line between Lot No. 13 and Lot No. 14, North 89 degrees and 35 minutes East 100 feet to the place of beginning.

Being Lots Nos. 14 and 15 as laid out on the Plat of "Section 1 Shore Property - Penwood Terrace" hereinabove referred to.

The courses in the above description are referred to the True Meridian Selected by the United States Coast and Geodetic Survey for the Maryland Grid.

RE: PETITION FOR VARIANCE BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY WILLIAM MICHAEL PRKNA, et ux, Petitioners Case No. 87-27-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.

JUL 7 AM [Seal]

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 3rd day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. William Michael Prkna, 8600 Oak Rd., Baltimore, MD 21219, Petitioners.

Peter Max Zimmerman Peter Max Zimmerman

OFFICE COPY

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

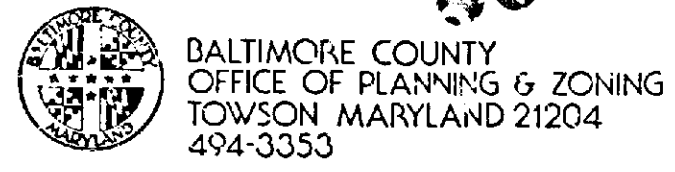
County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 24th day of June, 1986

ARNOLD JABLON Zoning Commissioner

Petitioner: William Michael Prkna et ux Received by: James E. Dyer Chairman, Zoning Plans Advisory Committee

ORDER RECEIVED FOR FILING DATE 8/10/86 BY [Signature]



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 29, 1986

Mr. William Michael Prkna
Mrs. Lynda Diane Prkna
8600 Oak Road
Baltimore, Maryland 21219

RE: PETITION FOR ZONING VARIANCE
W/S Oak Rd., 49.80' N from NW/S of
Dogwood Rd. (8600 Oak Rd.)
15th Election District
William Michael Prkna, et ux - Petitioners
Case No. 87-27-A

Dear Mr. and Mrs. Prkna:

This is to advise you that \$67.35 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.

Mr. William Michael Prkna
Mrs. Lynda Diane Prkna
8600 Oak Road
Baltimore, Maryland 21219

June 27, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S Oak Rd., 49.80' N from NW/S of
Dogwood Rd. (8600 Oak Rd.)
15th Election District
William Michael Prkna, et ux - Petitioners
Case No. 87-27-A

TIME: 10:30 a.m.
DATE: Tuesday, August 5, 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. 021813

DATE: 8/5/86 ACCOUNT: B-01-015-000

AMOUNT: \$ 67.35

Mr. William M. Prkna, 8600 Oak Rd., Baltimore, Md. 21219

FOR: ADVERTISING & POSTING RE CASE NO. 87-27-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 021847

DATE: 5/23/86 ACCOUNT: 01-615

AMOUNT: \$ 35.00

RECEIVED FROM: WILLIAM M. PRKNA

FOR: VARIANCE PETITION ITEM # 437

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 17, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21284

600

Chairman

MEMBERS

Bureau of Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. William Michael Prkna
8600 Oak Road
Baltimore, Maryland 21219

RE: Item No. 437 - Case No. 87-27-A
Petitioner: William Michael Prkna,
et ux
Petition for Zoning Variance

Dear Mr. Prkna:

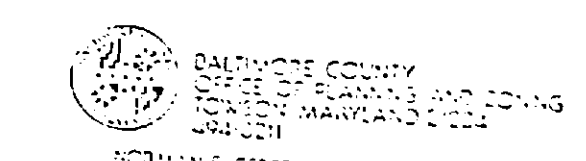
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development 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:kbb

Enclosures



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21284

July 11, 1986

RE: Zoning Advisory Meeting of June 3, 1986
Item # 437
Proposed by: William M. Prkna, et ux
Location: W/S Oak Rd., 49.80' N.
From NW/S of Dogwood 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 furnished by the Bureau of Public Services.
 - This is not a 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.
 - Planning calculations must be shown on the plan.
 - This property contains soils which are defined as wetlands, and development in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
 - Construction on these soils is prohibited.
 - 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 _____.
 - This property is located in a drainage service area as defined by the Baltimore County Landscape Manual, 1978. A building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is located in a drainage area controlled by a 2nd level intersection as defined by 21B, 122-79, and as variations change the jurisdiction remains with the Public Services Area.
 - The property is located in a drainage area controlled by a 2nd level intersection as defined by 21B, 122-79, and as variations change the jurisdiction remains with the Public Services Area.
- THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.**

cc: Jack Hoswell
Eunice A. Inzer
Chief, Current Planning and Development

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 7/29/86

Posted for: Variance

Petitioner: William Michael Prkna, et ux

Location of property: W/S Oak Rd., 49.80' N. From NW/S of Dogwood Rd., 8600 Oak Rd.

Location of Signs: Along Oak Rd., approx. 2' from 4' by 4' property at Baltimore

Remarks:

Posted by: *[Signature]* Date of return: 7/29/86

Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 18, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 87-27-A, No. 87-28-A, 87-30-A, and 87-31-A

Please consider the Chesapeake Bay Critical Area Findings (See memo from Gerber to Jablon dated July 16, 1986) to be this office's comments.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON
TO: Zoning Commissioner Date: July 16, 1986

NORMAN E. GERBER, AICP
FROM: Director of Planning & Zoning

SUBJECT: Chesapeake Bay Critical Area Findings - Robert J. Romadka, Jr., et al (87-30-A, Item 444); Donald G. Norris, et al (87-31-A, Item 424); William M. Prkna, et al (87-27-A, Item 437); Richard Murray, et ux (87-28-A, Item 438)

It has been determined that all of the above-referenced petitions are consistent with the requirements of the Chesapeake Bay Critical Area Statute, provided that the number of major and minor deciduous and conifer trees, which existed before construction or the filing of a petition, are maintained.

Runoff from impervious surfaces resulting from new construction should be infiltrated into the ground by spreading over lawn and wooded areas, to the extent practical.

[Signature]
Norman E. Gerber, AICP

NEG:PJS:vh

CY: Jean Jung
Deputy Zoning Commissioner

People's Counsel

J. G. Hoswell, Planner
Office of the Director

David Fields, Acting Chief
Current Planning & Development

Tin Dugan
Special Asst. to the Director

Andrea Van Arsdale
Coastal Zone Planner, OPZ

CPS-008

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 17, 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 July 17, 1986.

THE JEFFERSONIAN,
[Signature]
Publisher

Cost of Advertising
24.75

PETITION FOR ZONING VARIANCE
15th Election District
Case No. 87-27-A

LOCATION: West side of Oak Road, 49.80 feet North from Northwest side of Dogwood Road (8600 Oak Rd.)

DATE OF HEARING: Tuesday, August 5, 1986, at 10:30 a.m.

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

The Zoning Commissioner of Baltimore County, in accordance with the Zoning Ordinance and Regulations of Baltimore County, will hold a public hearing on the petition for Zoning Variance to permit construction of a new two-story residential dwelling with a new yard and driveway on the property at the above location. The petition for Zoning Variance is filed with the Zoning Office. In the event that the petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, consider 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 by Order of the Zoning Commissioner.

ARNOLD JABLON
Zoning Commissioner

7133 7/17

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

PAUL H. RENCKE
CHIEF

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

RE: Property Owner: William Michael Prkna, et ux
Location: W/S Oak Rd., 49.80' northerly from NW/S Dogwood Rd.
Item No.: 437 Zoning Agenda: Meeting of June 3, 1986

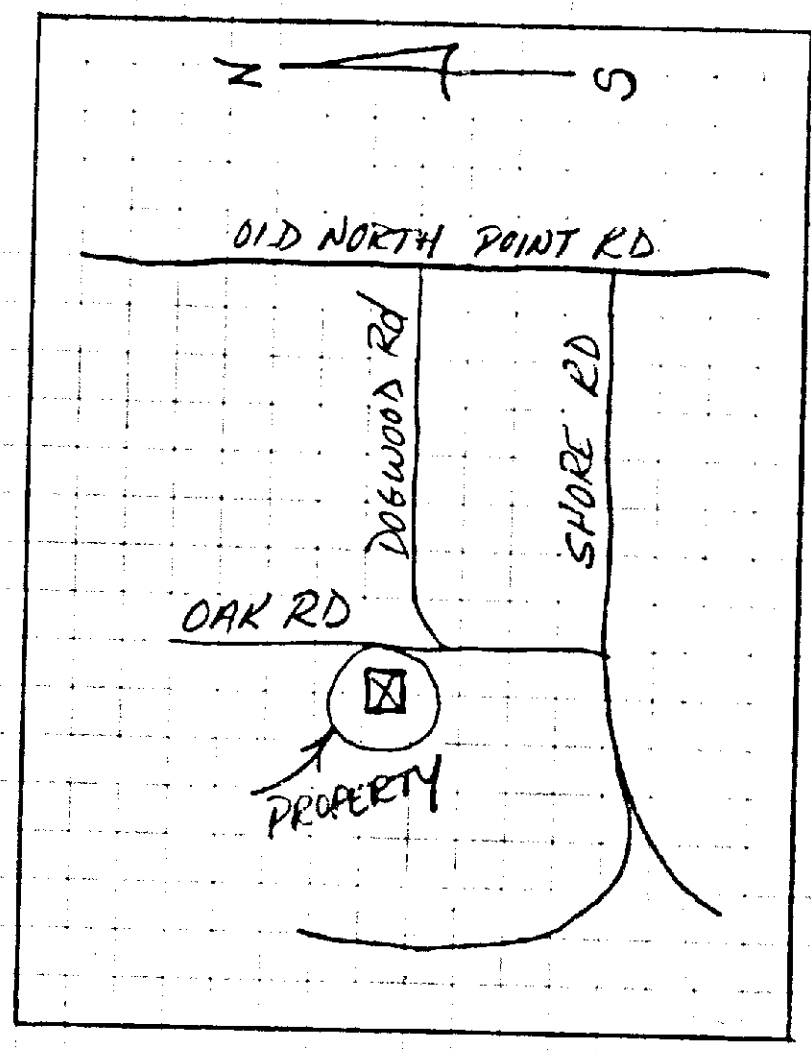
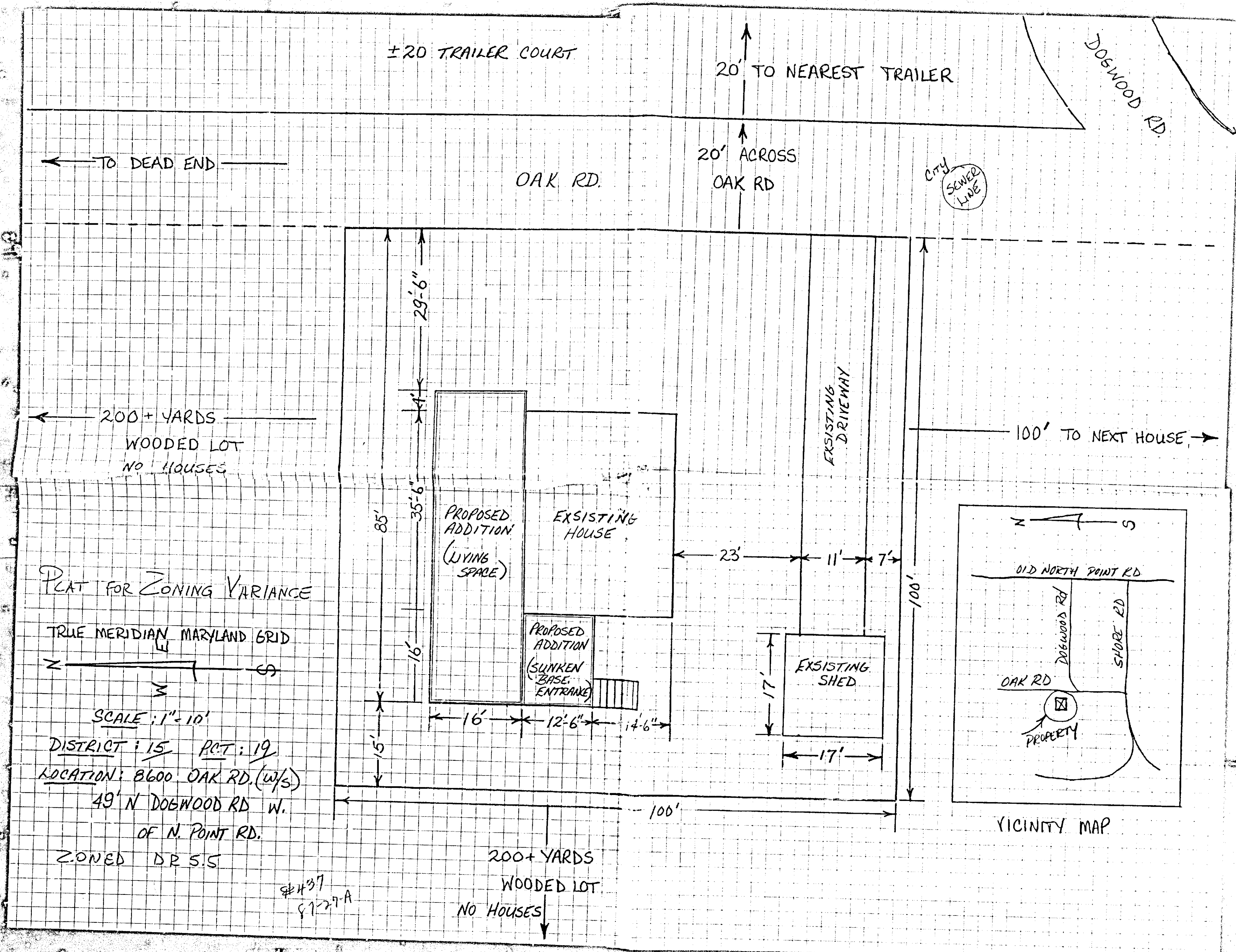
Gentlemen:

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.
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: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

July 24, 1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Zoning Hrg. - Case # 87-27-A - P.O. #77954 - Req. #L95761 - 69 lines @ \$27.60, was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~XXXXXX~~ weeks before the 18th day of July 1986; that is to say, the same was inserted in the issues of July 17, 1986

Kimbel Publication, Inc.
per Publisher.

By *K.C. Dilke*

PETITION FOR ZONING VARIANCE 15th Election District Case No. 87-27-A LOCATION: West Side of Oak Road, 48 1/2 feet North from Northwest Cor. of Dogwood Road, 8600 Oak Road DATE AND TIME: Tuesday, August 5, 1986, at 10:30 AM PUBLIC HEARING: Room 108, 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: Purpose for Zoning Variance to permit construction of an addition to an existing dwelling with a rear yard setback of 15 feet in lieu of the required 20 feet Being the property of William Michael Prika, et ux, as shown on plat plan filed with the Zoning Office. In the event that this Petitioner 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 the period for good cause shown. Such request must be received in writing by the date of the hearing set above to be made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

July 9, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 437 Zoning Advisory Committee Meeting are as follows:

Property Owner: William Michael Prika, et ux
Location: W/S Oak Road, 49.80 northerly from NW/S Dogwood Road
District: 15th.

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 Code (A.A.C.R. #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/are 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 B-4 Single's Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. B-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 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 Use _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Flood Hazard Area. 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:

E. 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 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark S. ...
C. E. ...
Building Plans Area.