87-190-A # 93	SW/S of North Point Rd., 1450' SE of New Battle Grove Rd. 15th Election District
9/22/86	Variance - filing fee \$35.00 - Henry J. Brzezenski, et ux
9/22/86	Hearing set for $11/10/86$, at $10:15$ a.m.
11/6/86	Advertising and Posting - \$66.15
11/12/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a side yard setback of 1.5' in lieu of the required 7.5' for an open projection (carport) is GRANTED with conditions.

87-190 - A

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/workkmot 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 /shouldxnox be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of November, 19 86, that the Petition for Zoning Variance to permit a side yard setback of 1.5 feet in lieu of the required 7.5 feet for an open projection (carport) 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. Henry J. Brzezenski

Ms. Cynthia Taylor

People's Counsel

Dundalk Eagle PETITION FOR ZONING VARANCE 4 N. Canter Place : BEFORE THE ZONING COMMISSIONER TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: RE: PETITION FOR VARIANCE SW/S of North Point Rd., 1450* Dundalk, Md. 21222 Oct. 29 The undersigned, legal cumar(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 OF BALTIMORE COUNTY SE of New Battle Grove Rd., THIS IS TO CERTIFY, that the annexed advertisement of krnold Jablon in the matter of Potition For Zoning Variance - P.O. \$81428 - Req. \$L95791 - 66 lines \$ Variance from Section 235, 2, 302, 301-1, to permit a side unrd setback for an open HENRY J. BRZEZENSKI, et ux, projection of 1.5 feet in lieu of the required 1.5 feet 26 was inserted in The Dundalk Eagle a weekly news-Regioning at a point on the southwest side of North Point Road at a paper published in Baltimore County, Maryland, once a week distance of 1450 feet southeast of New Battle Grove Road, and nurning thence, ENTRY OF APPEARANCE of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for following reasons: (indicate hardship or practical difficulty) binding on the southwest side of the Old North Point Road, north 15 degrees ********** weeks before the Please enter the appearance of the People's Counsel in the above-41 minutes west 60 feet, thence leaving the Old North Point Road for new 1. Existing driveway, on that side of the home and side entrance UA MAP 563-40 24th day of October lines of division as follows: south 74 degrees 26 minutes west 170 feet, captioned matter. Notices should be sent of any hearing dates or other 2. North side of home is subject to more severe weather the same was inserted in the issues of Oct. 23, 1986 south 15 degrees 41 minutes east 60 feet, and north 74 degrees 26 minutes E.O. 15 3. Elderly homeowners need additional protection for cars proceedings in this matter and of the passage of any preliminary or DATE 5-5-87 east 170 feet to the place of beginning. Property is to be posted and advertised as prescribed by Zoning Regulations. Phyllis Cole Friedma Kimbel Publication, Inc. Phyllis Cole Friedman People's Counsel for Baltimore County per Publisher 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. Peter May Zumen Peter Hax Zimmerman Deputy People's Counsel Roon 223, Court House Towson, Haryland 21204 494-2188 HENRY J BRZEZENSKI Thensy J Beggensty CERTIFICATE OF PUBLICATION I HEREBY CERTIFY that on this 3rd day of October, 1986, a copy ELERNICE R. BRZEZENSKI of the foregoing Entry of Appearance was mailed to Mr., and Mrs. Henry October 23 Takene R. Sugarashi J. Brzezenski, 4211 North Point Rd., Baltimore, MD 21222, Petitioners. THIS IS TO CERTIFY, that the ansexed advert of in THE JEFFERSONIAN, a weekly ne 4211 NORTH POINT ROAD 417-3277 Peter Max Zemernan and published in Towson, Rallimore County, Md., appearing ROLTE MO 21422 October 23 , 19 86 Name, address and phone number of legal owner, con-tract purchaser or representative in the OFFICE COPY HENRY I BRZEZENSKI THE JEFFERSONIAN, 4211 NORTH RONT ROAD 477-3277 Suran Sender Obrect Attorney's Telephone No.: . ORDERED By The Zoning Commissioner of Baltimore County, this __22nd__ do Sentember 19.86, that the subject matter of this position be advertised, as presented by the Zoning Law of Baltimore County, in even nowspapers of general circulation through-dog Baltimore County, that property be pasted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Baltimore Railmore Sentence of Baltimore County in Room 106, County Office Baltimore in County in Room 106, County Office Baltimore in County in Room 106, County Office Baltimore County in Room 106, County Office 2475 unty, on the ___ 10th November BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 PETITION FOR ZONING VARIANCE JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER 15th Election District ARNOLD JABLON CONING COMMISSIONER Case No. 87-190-A Southwest Side of North Point Road, 1450 feet Southeast of New Battle Grove Road LOCATION: DATE AND TIME: Monday, November 10, 1986, at 10:15 a.m. Mr. Henry J. Brzezenski Mrs. Eleanor R. Brzezenski 4211 North Point Road Baltimore, Maryland 21222 PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland VE: PETITION FOR ZONING VARIANCE SW/S of North Foint Rd., 1450' SE of New Battle Grows Rd. 15th Election District Henry J. Bravenski, et ux - Petitioners Cass No. 6-190-A 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 side yard setback for an open projection of 1.5 feet in lieu of the required 7.5 feet SALTHOUR COURTY OFFICE OF PLANNING & ZONING Dear Mr. and Mrs. Brzezenskit 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. WHAT OF BALTIMORE COUNTY 87-190-A Do not remove sign from property from the time it is placed by this office until the day of the hearing itself. Being the property of Henry J. drzezenski, et ux ____, as shown on plat plan filed with the Zzning Office. Date of Posting 10/22/56 1524 chack soughle to Balbin , County, Maryland, and remit ting, Towson, Maryland In the event that this Patition(s) is granted, a building permit say be issued within the thirty (30) day appeal period. The Zoning Commissioner will lower, entertrains any request for a stoy of the issuance of said period in the period for good cause about. Such request must be received in writing by the date of the hearing at above or said at the hearing. Voriones m. 025602 Honry J. Branenst, at as OFFICE OF FRANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Lacrition of property 5 W/S N. Print Pote, 14.50' SE/Mon Bollo brots Rich R-01-615-000 Levels of the Facing NPI Rd., Mar. 15 ft Hadring, an BY OADER OF ARNOLD JABLON ZONIN; COMMISSIONER OF BALTIMORE COUNTY Mrs. Eleanor R. Grzezenski, A211 North Point Ed., Balto., Md. 21222 SIGN & POST TO ME property of Elitioner ... Date of return: 1924 56 ADVERTICING & POSTING COSTS RE CASE #87-190-A

B 8027****** 0615:a 20522 VALIDATION OR SIGNATURE OF CASHIER CERTIFICATE OF PUBLICATION OFFICE OF

1986

September 26, 1986 Mr. Henry J. Brzezenski Mrs. Eleanor R. Brzezenski 4211 North Point Road Baltimore, Maryland 21222 NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCE SW/S of North Point Rd., 1450' SE of New Battle Grove Rd. 15th Election District Henry J. Brzezenski, et ux - Petitioners Case No. 87-190-A 10:15 a.m. Monday, November 10, 1986 PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland ore County No. 025912 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE · REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

BATTLE GROVE RD. VACANT CAND OWNED BY PETITIONER 1- STORY EXISTING DWELLING 1-STORY DWELLING PROPOSED CARPORT BR-CS1 PLAT FOR ZONING VARIANCE MR FMRS HENRY J BRZEZENSKI +211 NORTH POINT BOAD BALTIMORE, MD | 21222 PUBLIC UTILITIES EXIST IN ROAD

111 October 31, 1986



Arnold Jablon Zoning Commissioner of Baltimore County 111 W. Chesapeake Avenue Towson, Manyland 21204

ZONING OFFICE

To Whom It May Concern:

This letter is to file my protest for a petition for Zoning Variance, 15th Election District, Case No. 87-190-11 that has been requested by Henry Brzezenski, of 4211 North Point Road, 2!222, for a side yard setback for an open projection of 1.5 feet in lieu of the required 7.5 feet as I am the owner of the adjoinning propertu

If this would be approved it would eliminate my access to the near of my property with any type of vehicle, construction machinery on appliances from me. As the other side of my property has an open storm drain that completly eliminates access on that

> Sincerely: Cynethia Taylon

4209 North Point Road Baltimone, Manyland 21222



Maryland Department of Transportation

William K. Hellmann Hal Kassoff

September 10, 1986

Mr. A. Jablon Re: Baltimore County Zoning Commissioner Item #93 County Office Building Towson, Maryland 21204

ATT: James Dyer

Property Owner: Henry
J. Brzezenski, et ux Location: SW/S North Point Road (Route 20) 1450' SE New Battle Grove Road Existing Zoning: B.R. IM Proposed Zoning: Var. to permit a side yard setback for an open projection of 1.5 feet in lieu of the required 7.5 feet Area: 60 x 170 District; 15th

Dear Mr. Jablon:

On review of the submittal of 9/9/86, and field inspection, the State Highway Administration will require the site plan to be revised.

The revised site plan must show a proposed 60' Right-of-Way (30' half section) for North Point Road Maryland Route 20.

It is requested the site plan be revised prior to a hearing date being set.

Very truly yours,

Charles Lee, Chief Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

attachment

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

REVISED SITE PLAN 87-196-A BATTLE GROVE RD. N 150 41' W VACANT LAND OWNED BY PETITIONER 1. STORY EXISTING DWELLING 1. STORY DWELLING FIELD BATTE PROPOSED CARPORT BR-CS1

PLAT FOR ZONING VARIANCE MR + MRS HENRY J BRZEZENSKI 4211 NORTH POINT ROAD BALTIMORE MD 21222

PUBLIC UTILITIES EXIST IN ROAD

15 TH DISTRICT :":30

CALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner Norman E. Gerber, AICP, Director

FROM Office of Planning and Zoning

October 24, 1986

SUBJECT_ Zoning Petitons No. 87-184-A, 87-185-A, 87-186-A, 87-186-A, 87-189-A, 87-190-A and 87-192-A

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

NEG:JGH:slb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 13, 1986

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

Chairman

MEMBERS

Department of

fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Traffic Engineering

State Roads Commission

Bureau of

Bureau of

Industrial

4211 North Point Road Baltimore, Maryland 21222

RE: Item No. 93 - Case No. 87-190-A Petitioner: Henry J. Brzezenski, Petition for Zoning Variance

Dear Mr. Brzezenski:

Mr. Henry J. Brzezenski

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:kkb

Enclosures



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

OCTOBER 17, 1986

0

Re: Zoning Advisory Meeting of SEPTEMBER 9, 1986 Property Owner: HENRY J. BRZEZENSKI.

Dear Mr. Jablon:

SW/S NORTH POINT RD. 1450 SE NEW BATTLE GROVE RO

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.

A County Review Group Meeting is required. A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must slow the entire tract.)A record plat will be required and must be recorded prior to issuance of a building permit.)The access is not satisfactory.)The circulation on this site is not satisfactory.)The parking arrangement is not satisfactory.)Parking calculations must be shown on the plan.)This property contains soils which are defined as wetlands, and development on these soils is prohibited.)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 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)Landscaping: Must comply with Baltimore County Landscape Manual.

The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

)The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.)Additional comments:

David Fields, Acting Chief

cc: James Hoswell

Current Pisening and Development



STEPHEN E. COLLINS DIRECTOR

October 2, 1986

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 88, 89, 90, 91, 92, 93; and 94.

Very truly yours,

Traffic Engineer Associate II

MSF:1t



PAUL H. REINCKE CHIEF

September 5, 1986

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

RE: Property Owner: Henry J. Brzezenski, et ux

Location: SW/S North Point Road, 1450' SE New Battle Grove Road

Item No.: 93

Zoning Agenda: Meeting of 9/9/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

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

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.
- () 5. Site plans are approved, as drawn.
- 7. The Fire Prevention Bureau has no comments, at this time.

Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

September 16, 1986

TED ZALESKI, JR.

DIRECTOR	
. Arnold Jablon, fice of Planning wmon, Maryland 21	
ar Mr. Jablons	
mments on Item#	93 Zoning Advisory Committee Heeting are as follows:
operty Owner: cation: strict:	Henry J. Brzezenski, et ux SW/S North Point Road, 1450 ft. SE New Battle Grove Rd. 15th.
PLICABLE TTEMS AR	S CIRCLED:
All structures the Maryland Co	shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, de for the Handicapped and Aged (A.H.S.I. #117-1 - 1980) and other applicable Codes and Standard
A building and	other miscellaneous permits shall be required before the etert of any construction.
Residentials Tregistered in M	vo sets of construction drawings are required to file a permit application. The seal of a aryland Architect or Engineer is/is not required on plane and technical data.
Commercial: The	ree sets of construction drawings sealed and signed by a registered in Maryland Architect 11 be required to file with a permit application. Reproduced seals are not acceptable.
then 3'-0 to an wall. See Table exterior wall wi	except R-4. Single Pamily Detached Deellings require a minimum of 1 hour fire rating for closer than 6'-0 to an interior lot line. R-4 Use Grame require a one hour wall if closer interior lot line. Any well built on an interior lot line shall require a fire or party \$401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an ithin 3'-0 of an interior lot line. Open carport construction within 3'-0 hour rated or non-combustible construction.
	nee not appear to comply with Table 505 for permissable height/crea. Reply to the requested a office carmot be considered until the necessary data pertaining to height/area and se is provided. See Table 101 and 505 and have your Architect/Enginear contact this department.
The requested ve County Building	Gode.
to be altered in	a required Change of Use/Cocupency Fermit, an alteration permit application shall also the three sets of acceptable construction plans indicating how the existing structure is order to comply with the Code requirements for the new use. Maryland architectural or re usually required. The change of Use Groups are from Use to Use or to Use to Use
The proposed pro- copy of Section	ject appears to be located in a Flood Plain, fidal/fiverine. Please sen the attached 516.0 of the Building Code as adopted by Bill #17-85. Sits plans shall show the covered

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 122 of the County Office Building at 111 Marko I wanter