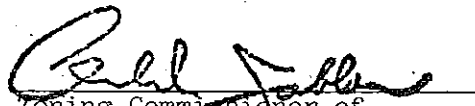


87-190-A	SW/S of North Point Rd., 1450' SE of New	
# 93	<u>Battle Grove Rd.</u>	15th Election District
9/22/86	Variance - filing fee \$35.00 - Henry J. Brzezinski, et ux	
9/22/86	Hearing set for 11/10/86, at 10:15 a.m.	
11/6/86	Advertising and Posting - \$66.15	
11/12/86	Ordered by the Zoning Commissioner 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.	

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 12th day of November, 1986, 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. Brzezinski

Ms. Cynthia Taylor

People's Counsel

Mr. Henry J. Brzezinski
Mrs. Eleanor R. Brzezinski
4211 North Point Road
Baltimore, Maryland 21222

September 26, 1986

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. Brzezinski, et ux - Petitioners
Case No. 87-190-A

TIME: 10:15 a.m.

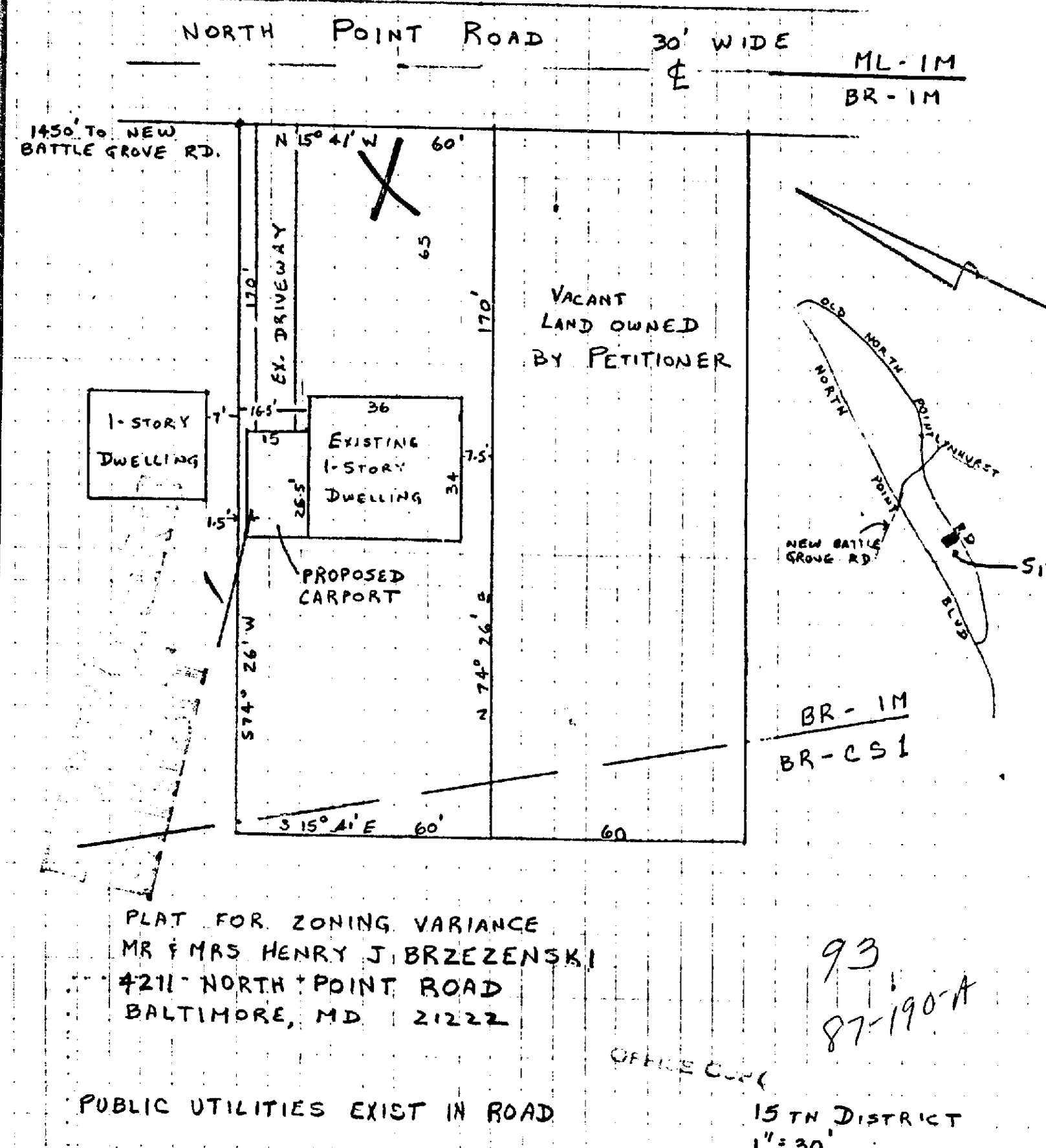
DATE: Monday, November 10, 1986

PLACE: Room 301, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

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

No. 025912

DATE 9/22/86 ACCOUNT 71-615
AMOUNT \$ 35.00
RECEIVED FROM HENRY J. BRZEZINSKI
FOR FILING Fee for Variance Item 93
B 2105*****J0201a 3246F
VALIDATION OR SIGNATURE OF CASHIER



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

RECEIVED
NOV 3 1986
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-A that has been requested by Henry Brzezinski, of 4211 North Point Road, 21222, 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 adjoining property.

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

Sincerely,
Cynthia Taylor
Cynthia Taylor
4209 North Point Road
Baltimore, Maryland 21222



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kussoff
Administrator

September 10, 1986

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

Re: Baltimore County
Item #93
Property Owner: Henry J. Brzezinski, et ux
Location: SW/S North Point Road (Route 20)
1450' SE New Battle Grove Road
Existing Zoning: B.R. 1M
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

ATT: James Dyer

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,

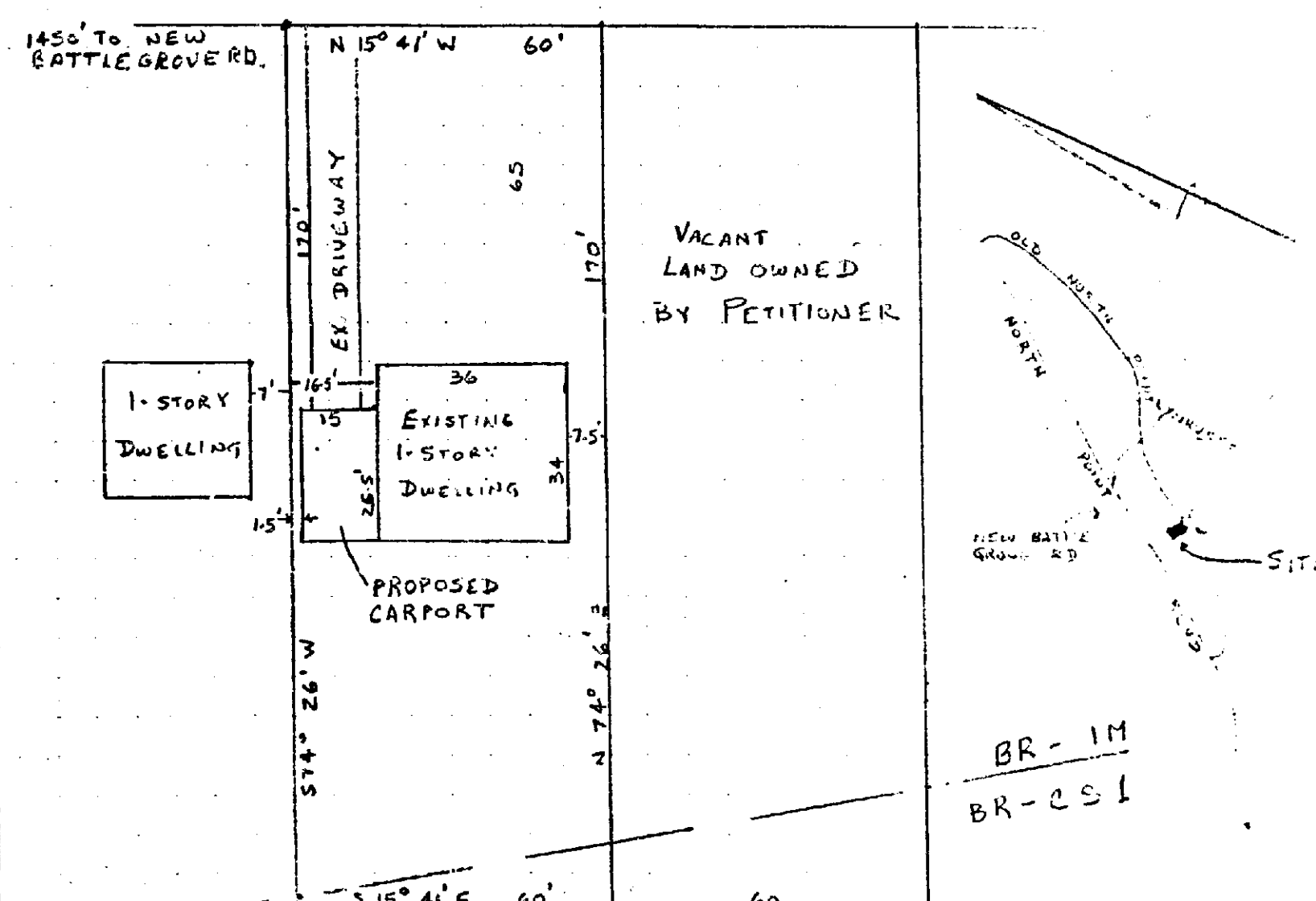
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es
cc: J. Ogle
attachment

RECEIVED
SEP 16 1986
ZONING OFFICE

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
NORTH POINT ROAD 60' WIDE
ML-1M
BR-1M



PLAT FOR ZONING VARIANCE
MR & MRS HENRY J. BRZEZINSKI
4211 NORTH POINT ROAD
BALTIMORE, MD 21222

PUBLIC UTILITIES EXIST IN ROAD

15TH DISTRICT
1"=30'

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: October 24, 1986

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

SUBJECT: Zoning Petitions No. 87-184-A, 87-185-A, 87-186-A, 87-187-A, 87-189-A, 87-190-A and 87-192-A

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

NEG:JGH:sib

Norman E. Gerber, AICP
Director

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 13, 1986

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

Mr. Henry J. Brzezinski
4211 North Point Road
Baltimore, Maryland 21222

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

Dear Mr. Brzezinski:

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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

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

OCTOBER 17, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 9, 1986
Item # 93
Property Owner: HENRY J. BRZEZINSKI, et ux
Location: SW/S NORTH POINT RD. 1450' SE NEW BATTLE GROVE 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.

- (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 forwarded by the Bureau of Public Services.
- () This site is 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.
- () 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 22-38 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
- () 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 is
- () 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:

cc: James Hoswell

David Field, Acting Chief
Current Planning and Development



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

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,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



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

PAUL H. REINCKE
CHIEF

September 5, 1986

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

RE: Property Owner: Henry J. Brzezinski, 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.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Patricia Kelly*
Planning Group
Special Inspection Division

Noted and
Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

September 16, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 93 Zoning Advisory Committee Meeting are as follows:

Property Owner: Henry J. Brzezinski, et ux
Location: SW/S North Point Road, 1450 ft. SE New Battle Grove Rd.
Districts: 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 Aged (A.M.S.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 R-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. R-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 wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line. Open carport construction within 3'-0" shall be 1 hour rated or non-combustible construction.
- 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(a) _____, 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, Tidal/Riverine. 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:

K. 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.

Charles P. Burnham
BY: C. E. Burnham, Chief
Building Plans Review

L/22/86