

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 238.2 to permit side yard setbacks of 2.5 and 7.5 feet and a rear yard setback of 3 feet in lieu of the required 30 feet and section 409.2.b. (5) to permit 7 parking spaces in lieu of the required 13 spaces.

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

Hardships: Existing Building has deficient setbacks, which will be continued across the rear with proposed addition.

Addition is required because of the demand of the Business.

Small site limits ability to provide required customer parking. Spaces can be provided within the garage building.

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) NA
Signature NA
Address NA
City and State NA

Legal Owner(s):
Richard Pokrywka
(Type or Print Name)
Signature Richard Pokrywka
Marilyn Pokrywka (His Wife)
(Type or Print Name)
Signature Marilyn Pokrywka

Attorney for Petitioner/Applicant:
John Carroll Dunn
(Type or Print Name)
Signature John Carroll Dunn
P.O. Box 414
Address
Brooklandville, Md. 21022
City and State
Applicant's Telephone No.: 825-8392

2 Ensor Avenue
Address
Towson, Md. 21204
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Richard Pokrywka
Towson, Md. 21204
Address
828-5225
Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day of December, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of January, 1987, at 9:45 o'clock a.m.

Carl Dunn
Zoning Commissioner of Baltimore County.
(over)

due to the special conditions unique to this particular parcel. In addition, variances will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of March, 1987, that variances to permit side yard setbacks of 2.5 feet and 7.5 feet in lieu of the required 30 feet, a rear yard setback of 3 feet in lieu of the required 30 feet, and 11 parking spaces in lieu of the requested 7 spaces and in lieu of the required 13 spaces be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. A revised site plan, showing landscaping and the 11 parking spaces granted herein, shall be submitted to the Zoning Commissioner for approval.
2. Compliance with the Baltimore County Landscaping Manual (BCLM).
3. The Petitioners may apply for their building permit and be granted same upon satisfaction of the above; 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.

AJ/srl

cc: Mr. & Mrs. Richard Pokrywka
People's Counsel

- 3 -

Mr. Pokrywka testified that his business is primarily by appointment, and vehicles are not left outside for long periods of time. Vehicles rarely stay on the site once the work is completed. He further testified that, in his experience, the seven spaces he could provide are all that would be needed. He also pointed out that traffic is minimal because the property is located at the end of Ensor Avenue.

The Petitioners seek relief from Sections 238.2 and 409.2.b.(5), pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if variances were not granted. It has been established that the requirement from which the Petitioners seek relief would unduly restrict the use of the land

- 2 -

IN RE: PETITION ZONING VARIANCES
N/S of Ensor Avenue, 210' W of
York Road (2 Ensor Avenue) -
9th Election District
Richard Pokrywka, et ux,
Petitioners

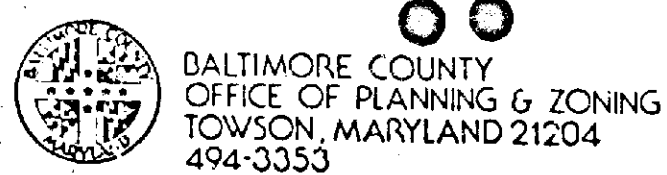
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-310-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request variances to permit side yard setbacks of 2.5 feet and 7.5 feet in lieu of the required 30 feet, a rear yard setback of 3 feet in lieu of the required 30 feet, and 7 parking spaces in lieu of the required 13 spaces, as more particularly described on Petitioners' Exhibit 1.

The Petitioner appeared and testified. Also testifying on behalf of the Petitioner was John Carroll Dunn, a registered architect. There were no Protestants.

Testimony indicated that the subject property, zoned B.R. and located on Ensor Avenue, a dead end street, is improved with a service garage, i.e., a body repair shop. The existing 30' x 56' building has been there for over 35 years with a rear yard setback of 3 feet and a side yard setback to the east property line of 2.5 feet. The Petitioners have owned the property for 22 years. They now propose to construct a 12' x 24' addition to the front for office use and a 30' x 56' addition to the west side in order to expand the existing shop. A side yard setback of 7.5 feet would be created on the west side. The existing building requires six parking spaces, which the site presently does not have, and the two additions require an additional seven spaces to be provided. Seven spaces will be provided inside the existing building and the proposed shop addition.



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 21, 1987

Mr. John Carroll Dunn
Post Office Box 414
Brooklandville, Maryland 21022

RE: PETITION FOR ZONING VARIANCES
N/S Ensor Ave., 210' W of York Rd.
(2 Ensor Ave.) - 9th Election District
Richard Pokrywka, et ux - Petitioners
Case No. 87-310-A

Dear Mr. Dunn:

This is to advise you that \$80.75 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.

Please make the check payable to Baltimore County, Maryland, and remit to Room 113, County Office Building, Towson, Maryland

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

DATE 1-21-87 ACCOUNT 01-615

Signed: Phyllis Cole Friedman AMOUNT \$ 80.75

Received: John Carroll Dunn DATE 1/21/87

FOR: Richard Pokrywka, et ux

VALIDATION OR SIGNATURE OF CARRIER

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
N/S Ensor Ave., 210' W of York : OF BALTIMORE COUNTY
Rd. (2 Ensor Ave.), 9th Dist. :
RICHARD POKRYWKA, et ux, : Case No. 87-310-A
Petitioners :
: : : : :
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 14th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Richard Pokrywka, 2 Ensor Ave., Towson, MD 21204, Petitioners; and Mr. John Carroll Dunn, P. O. Box 414, Brooklandville, MD 21022, Applicant.

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR ZONING VARIANCES

9th Election District

Case No. 87-310-A

LOCATION: North Side of Ensor Avenue, 210 feet West of York Road
(2 Ensor Avenue)

DATE AND TIME: Monday, January 26, 1987, at 9:45 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 Variances to permit side yard setbacks of 2.5 and 7.5 feet and a rear yard setback of 3 feet in lieu of the required 30 feet and 7 parking spaces in lieu of the required 13 spaces

Being the property of Richard Pokrywka, 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

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

Zoning Description October 22, 1986

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the north side of Ensor Avenue distant South 67 degrees 40 minutes West 210 feet from the west side of York Road (Md. Route 45), said point on the west side of York Road being 237.00 feet north of the center line of Boxley Avenue, thence leaving said Ensor Avenue and binding on the property lines of the petitioners herein, the three following courses and distances viz: North 23 degrees 11 minutes 30 seconds West 104.82 feet, South 67 degrees 20 minutes 30 seconds West 70 feet and South 15 degrees 34 minutes East 105.11 feet to the north side of Ensor Avenue and thence binding on the north side of Ensor Avenue, North 67 degrees 40 minutes East 83.95 feet to the place of beginning.

Being the property of the petitioners herein and shown on a plat filed with the Baltimore County Zoning Department.

9/14/87

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

December 2, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:
Comments on Item # 169 Zoning Advisory Committee Meeting are as follows:

Property Owner: Richard Pokrywka, et ux
Location: N/S Ensor Avenue, 210 feet W York Road
District: 9th.

APPLICABLE ITEMS ARE CIRCLED:

1. 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.S.G.I. #117-1 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file a permit application. Reproduced seals are not acceptable.
5. All Use Groups except B-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 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 1601, Section 1606.2 and Table 1602. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 1601 and 505 and have your architect/engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. 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.
9. 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 finished floor levels including basement.
10. Comments: Show Handicapped Code compliance on plans including parking, signs, curb cuts, building access and useability, etc., etc. as per State Code.
11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Shannon
By: C. E. Shannon, Chief
Building Plans Review

1/22/87

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

PAUL H. REINCKE
CHIEF

November 24, 1986

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

RE: Property Owner: Richard Pokrywka, et ux

Location: N/S Ensor Avenue, 210' W. York Road

Item No.: 169

Zoning Agenda: Meeting of 11/11/86

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: *John F. O'Neill* Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

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

STEPHEN E. COLLINS
DIRECTOR

December 4, 1986

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

Item No. 169 -ZAC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Meeting of November 11, 1986
Richard Pokrywka, et ux
N/S Ensor Avenue, 210 feet W York Road
B.R.
Variance to permit side yard setbacks of 2.5 and 7.5 feet and a rear yard setback of 3 feet in lieu of the required 30 feet and to permit 7 parking spaces in lieu of the required 13 spaces

Area:
District: 9th Election District

Dear Mr. Jablon:

The requested parking variance to parking can be expected to add to the parking problems in the Towson area.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:tt

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

NORMAN E. GERBER
DIRECTOR

JANUARY 19, 1987

Re: Zoning Advisory Meeting of NOVEMBER 11, 1986
Item # 169
Property Owner: RICHARD POKRYWKA, et ux
Location: N/S ENSOR AVE. 210' W.
YORK 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.
- (X) 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.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- (X) The circulation on this site is not satisfactory.
- (X) The parking arrangement is not satisfactory.
- (X) Parking calculations must be shown on the plan.
- (X) This 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 22-98 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 _____.
- (X) Landscaping: Must comply with Baltimore County Landscape Manual.
- (X) 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 _____.
- (X) 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.
- (X) Additional comments:
THE LANDSCAPE MANUAL SECTION A.3 - "IN COMMERCIAL, OFFICE & INDUSTRIAL ZONES, AN INCREASE OF 50% OR GREATER OF THE FLOOR AREA SHALL REQUIRE THAT THE FLOOR SITE CONFORM TO THE STANDARDS IN THIS MANUAL."
FOR LANDSCAPE REQUIREMENTS CONTACT - AVERY HAYDEN - 494-3335

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

Mr. John Carroll Dunn
Post Office Box 414
Brooklandville, Maryland 21022

January 27, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
N/S Ensor Ave., 210' W of York Rd.
(2 Ensor Ave.) - 9th Election District
Richard Pokrywka, et ux - Petitioners
Case No. 87-310-A

TIME: 9:45 a.m.

DATE: Monday, March 9, 1987

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

James E. Dyer
Zoning Commissioner
of Baltimore County

AJ:med

cc: Mr. Richard Pokrywka
Mrs. Marilyn Pokrywka
2 Ensor Avenue
Towson, Maryland 21204

Mr. John Carroll Dunn
Post Office Box 414
Brooklandville, Maryland 21022

December 24, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
N/S Ensor Ave., 210' W of York Rd.
(2 Ensor Ave.) - 9th Election District
Richard Pokrywka, et ux - Petitioners
Case No. 87-310-A

TIME: 9:45 a.m.

DATE: Monday, January 26, 1987

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

James E. Dyer
Zoning Commissioner
of Baltimore County

AJ:med

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 026091
DATE: 1/22/87 ACCOUNT: 01-615
AMOUNT: \$ 100.00
RECEIVED FROM: RICHARD'S BODY FENDERS PAINT SHOP
FOR: FILING FEE FOR VARIANCE - 17-111-169
POKRYWKA - PETITIONER
VALIDATION ON SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner _____ Date: JANUARY 21, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-310-A

This proposal appears to be overbuilding the site with little or no area for parking, maneuvering or landscaping. Consequently, this office is opposed to the granting of the subject petition.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 20, 1987

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

cc:

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. Richard Pokrywka
2 Ensor Avenue
Towson, Maryland 21204

RE: Item No. 169 - Case No. 87-310-A
Petitioner: Richard Pokrywka, et ux
Petition for Zoning Variance

Dear Mr. Pokrywka:

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

cc: John Carroll Dunn
P.O. Box 414
Brooklandville, Maryland 21022

87-310-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
10th day of December, 1987.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Richard Potrynska, et al Received by: James E. Dyer
Petitioner's Attorney _____ Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 7, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 7, 1987.

TOWSON TIMES,

Susan Sluder Obrecht
Publisher

38.25

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 8, 1987

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 January 8, 1987.

THE JEFFERSONIAN,

Susan Sluder Obrecht
Publisher

Cost of Advertising

27.50

Zoning Item # 169 Zoning Advisory Committee Meeting of 11-11-86
Page 2

- (✓) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
{ } The results are valid until _____
{ } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____.
{ } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 169, Zoning Advisory Committee Meeting of 11-11-86
Property Owner: Richard Potrynska, et al
Location: N/S Enson Ave. District 9
Water Supply meter Sewage Disposal meter

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- (✓) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

1/26/87

CASE NO. 87-310-A

Case had to be postponed due to snow fall. Decision made by Commissioner Jablon not to charge people anymore advertising costs. Only reposting of new signs with new hearing date and time to be done.

B. du Bois

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

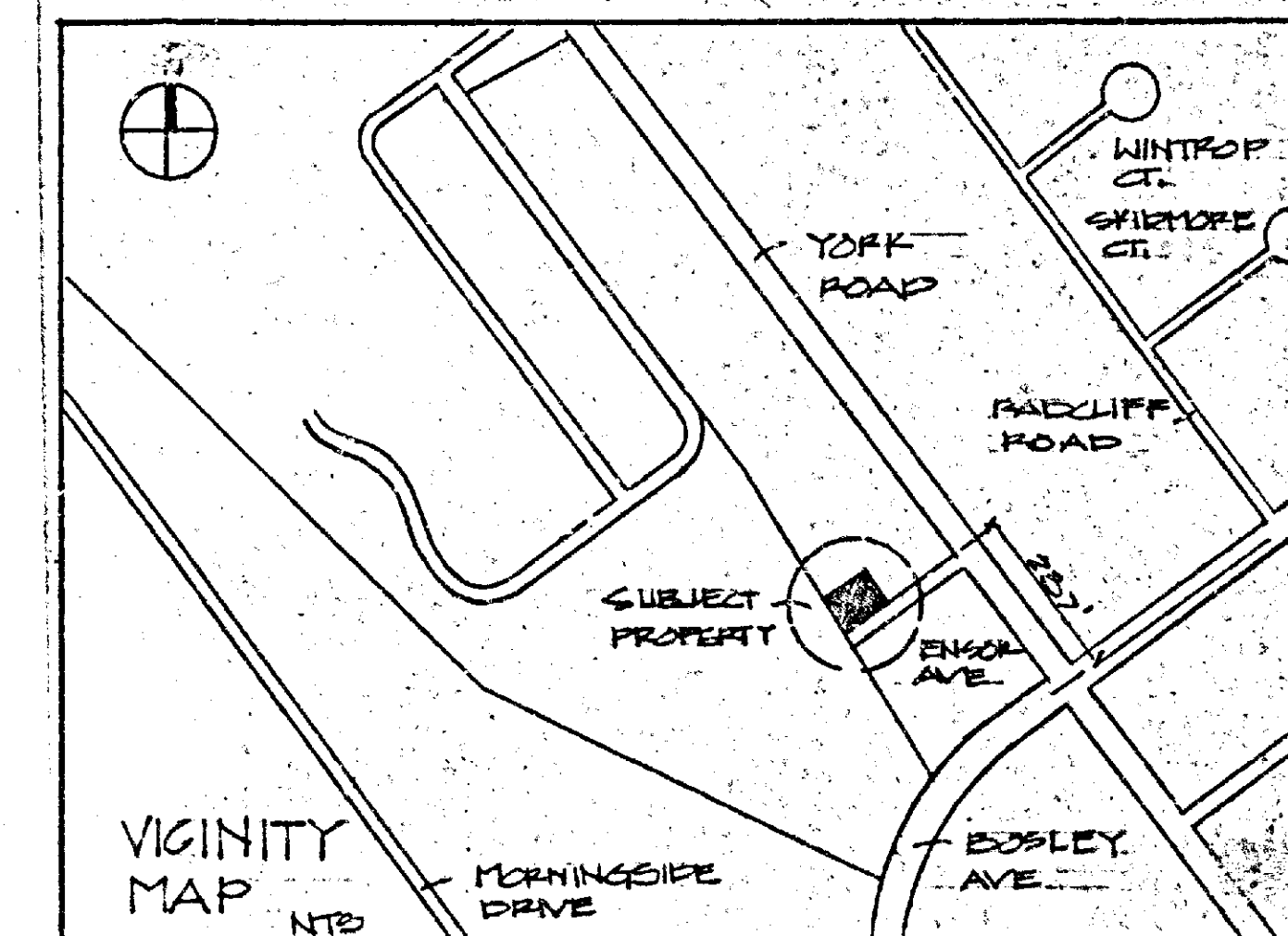
87-310-A

District 9th Date of Posting February 20, 1987
Posted for: Variances
Petitioner: Richard Potrynska, et al
Location of property: N/S Enson Ave. 210' W. of York Rd. (2 Enson Ave.)
Location of Signs: N/S Enson Ave. in front of subject property
Remarks: _____
Posted by S.J. Grato Date of return: February 27, 1987
Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-310-A

District 9th Date of Posting January 6, 1987
Posted for: Variances
Petitioner: Richard Potrynska, et al
Location of property: N/S Enson Ave. 210' W. of York Rd. (2 Enson Ave.)
Location of Signs: N/S Enson Ave. in front of subject property (2 Enson Ave.)
Remarks: used to post location sign at Pub. & Church to locate
Posted by S.J. Grato Date of return: January 9, 1987
Number of Signs: 1



OWNER RICHARD & MARILYN POKRYWKA
DISTRICT - 9 ZONED BR
LOTS # 9 - 10 EXIST. UTILITIES IN ENSOR AVE.
SCALE : 1 - 10 AREA 8071.14 S.F. (0.18528 AC)

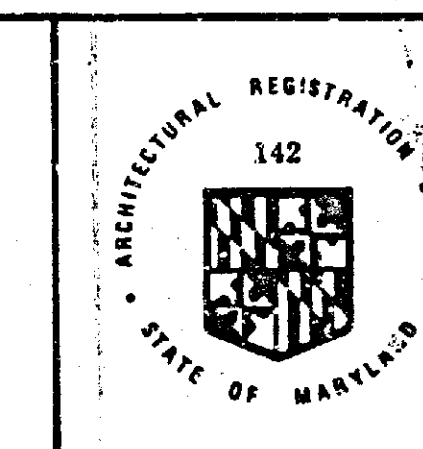
MAIN BUILDING	- 60 x 56	= 3,360
OFFICE	- 24 x 12	= 288

TOTAL - 3,648 S.F. / 300 = 13.00 SPACES REQUIRED
SPACES PROVIDED - 7

OFFICE C

13.00 SPACE

SPACES PRO
DATE ISSUED: 10/1/81



COMM. No.	THE OFFICE OF JOHN CARROLL DUNN ARCHITECTS		SHEET No.
8616	P.O. BOX 414 • BROOKLANDVILLE • MARYLAND • 21022		
REVISIONS	<u>PROPERTY</u> OF		REVISIONS
	<u>MR. & MRS. RICHARD POKRYWKA</u>		
	<u>ENSOR AVENUE</u> <u>SALTIO. CO., MD.</u>		
DATE	<u>SURVEY & VICINITY MAP</u>		SCALE