

88-154-A
#544

NW/S Harford Rd., approx. 900' NW of c/1 of Factory Rd.
(10828 Harford Rd.)

11th E.D.

9/21/87

Variance - filing fee \$35.00 - Robert L. Bukovsky, Sr., et ux

9/21/87

Hearing set for 11/2/87, at 11:00 a.m., before Mr. Haines

11-3-87

It is ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit an accesory structure (garage) to be located in the front/side yard in lieu of the required rear yard, in accordance with Petietioner's Exhibit 1, be and is hereby GRANTED with restrictions.

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 100.1 to permit an accessory structure (garage) to be located in the front/side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
A steep slope immediately behind the house prohibits the building of any structure.

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.

Legal Owner(s):
Robert L. Bukovsky Sr.
(Type or Print Name)
Signature
Beverly A. Bukovsky
(Type or Print Name)
Signature
10828 Harford Road 592-5444
Address
Glen Arm MD 21057
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Robert L. Bukovsky Sr.
Name
10828 Harford Road 592-5444
Address
Glen Arm MD 21057
City and State
Phone No.

MAP NE 12-1
4C
E.D. 11th
DATE 1/20/88
200 BF
1000 PF
DP

N-48,745
E-38,840

ORDER RECEIVED FOR FILING
Date 11/3/87
By [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of September, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of November, 1987, at 11:00 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING 1/2HR.
AVAILABLE FOR HEARING MON, TUES, WED - NEXT TWO MONTHS (over)
ALL OTHER
REVIEWED BY: RLM DATE 12/25/87

Baltimore County
Fire Department
Towson, Maryland 21204-42586
494-4800

Paul H. Reinecke
Chief
Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Robert L. Bukovsky, Sr., et ux
Location: NW/S Harford Road, 900' +/- NW of c/l of Factory Road
Case No.: 544
Zoning Agenda: Meeting of 7/7/87

GIVEN:

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: [Signature] 7-14-87
Planning Group
Special Inspection Division

Zoning Description

Beginning on the northwest side of Harford Road 20 feet wide, at the distance of 999 feet northwest of Factory Road, and thence running the following bearings and distances: south 18 degrees 52 minutes 07 seconds, west 92.00 feet; south 21 degrees 37 minutes 48 seconds, west 90.5 feet; south 36 degrees 58 minutes 58 seconds, west 50 feet; north 62 degrees 12 minutes 30 seconds, west 214.16 feet; north 33 degrees 13 minutes 14 seconds, east 127.51 feet; north 16 degrees 28 minutes 00 seconds, east 204.64 feet; south 65 degrees 45 minutes 00 seconds, east 92.45 feet to the place of beginning. Also known as 10828 Harford Road in the 11 election district. 1.07 acres

Owners: Robert L. Bukovsky Sr.
Beverly Bukovsky

88-154-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 21st day of September, 1987.

J. Robert Haines
Zoning Commissioner

Petitioner: Robert L. Bukovsky, Sr., et ux
Petitioner's Attorney: [Signature]
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee



Maryland Department of Transportation
State Highway Administration

RICHARD H. TRAINOR
Secretary
HAL KASSOFF
Administrator

July 9, 1987

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer
RE: Baltimore County
Item #544
Property Owner: Robert L. Bukovsky, Sr. et ux
Location: NW/S Harford Rd (Maryland Route 147)
900' NW of centerline of Factory Road
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit an accessory structure (garage) to be located in the front side yard in lieu of the required rear yard
Area: 1.07 acres
District: 11

Dear Mr. Jablon:

On review of the submittal for variance, the State Highway Administration Bureau of Engineering Access Permits will require the site plan to be revised.

The revised site plan must show a ultimate 80' right-of-way (40' half section) for Harford Road.

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

Very truly yours,

John Meyers-Asst.
Bureau Chief

by: George Witten

JM-CW/es
attachment

My telephone number is 301-332-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 483-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

RECEIVED
JUL 13 1987
ZONING OFFICE

November 3, 1987

Mr. & Mrs. Robert L. Bukovsky, Sr.
10828 Harford Road
Glen Arm, Maryland 21057

RE: Petition for Zoning Variance
NW/S Harford Road, approx. 900' NW of c/l of Factory Road
11th Election District; 5th Councilmanic District
Case No. 88-154-A

Dear Mr. & Mrs. Bukovsky:

Enclosed please find the decision rendered in the above-referenced case. Your Petition for Zoning Variance has been granted, subject to the restriction noted in the attached Order.

If any party is dissatisfied with the decision rendered, please be advised that any party may file an appeal to the County Board of Appeals. Please call this office for further information.

Very truly yours,

J. Robert Haines
Zoning Commissioner
of Baltimore County

JRH:bjs

Enclosures

cc: People's Counsel

File

PETITION FOR ZONING VARIANCE

11th Election District - 5th Councilmanic District
Case No. 88-154-A

LOCATION: Northwest Side of Harford Road, approximately 900 feet Northwest of the Centerline of Factory Road (10828 Harford Road)
DATE AND TIME: Monday, November 2, 1987, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variance to permit an accessory structure (garage) in the front/side yard in lieu of the required rear yard

Being the property of Robert L. Bukovsky, Sr., 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.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 16, 1987

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

000

Mr. Robert L. Bukovsky, Sr.
10828 Harford Road
Glen Arm, Maryland 21057

RE: Item No. 544 - Case No. 88-154-A
Petitioner: Robert L. Bukovsky, Sr., et ux
Petition for Zoning Variance

Dear Mr. Bukovsky:

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



Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 406
Towson, Maryland 21204
494-3354

July 29, 1987

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

Dear Mr. Jablon:

The Bureau of Traffic Engineering has no comments for items number 541, 542, 543, 544, 547, 548, 549, 550, and 552.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

