

88-191-A
#32

N/S Holly Beach Ave., 420' E of c/l of Henrietta
Ave.

15th E.D.

9/27/87

Variance - filing fee \$35.00 - Richard C. Mroz, et ux

9/27/87

Hearing set for 11/23/87, at 9:00 a.m., before Mr. Haines

11/30/87

ORDERED BY THE Zoning Commissioner, that the herein Petition for Variance to permit side yard setbacks of 2 feet and 6 feet, both in lieu of the required 50 feet each, in accordance with the Petitioner's Exhibit #1, be and is hereby GRANTED, with restrictions.

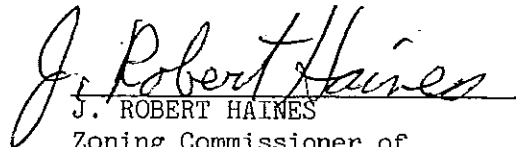
1988-191-A

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 ~~XXXXXX~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance ~~XXX~~ requested ~~XXX~~ will not adversely affect the health, safety, and general welfare of the community, the variance ~~(S)~~ should ~~XXXXXXX~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of November, 19⁸⁷, that the herein Petition for Variance ~~XX~~ to permit side yard setbacks of 2 feet and 6 feet, both in lieu of the required 50 feet each, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the 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.
- 2) Petitioners must comply with all requirements set forth in the Zoning Plans Advisory Comments.

JRH:bjs


J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

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 1A04.3.B.3 to permit side yard setbacks of 2 ft. and 6 ft. both in lieu of the required 50 ft. each.

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

This was the only waterfront property that we were able to find. We are life-long residents of the area and we wish to reside here. The zoning requirements today preclude any building on the lot, therefore we request the following variances.

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:	Legal Owner(s):	MAP SE2K
(Type or Print Name)	RICHARD C. MROZ	SB
	(Type or Print Name)	E.D. 15th
	Signature	DATE 11/2/87
	ANN M. MROZ	200 R.F.
	(Type or Print Name)	1000 R.F.
	Signature	DP
Address	5116 Elder Road	H-4-180
City and State	Hydes, Maryland 21082	H-592-2003
	City and State	H-285-0363
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted	
City and State	Name	
Attorney's Telephone No.	Address	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of November, 1987, at 9:00 o'clock a.m.

J. Robert Haines
Zoning Commissioner of Baltimore County

Mr. & Mrs. Richard C. Mroz
5116 Elder Road
Hydes, Maryland 21082

Re: Petition for Zoning Variance
N/S Holly Beach Avenue, 420' E of c/l of Henrietta Avenue
15th Election District, 5th Councilmanic District
Case No. 88-191-A

Dear Mrs. Mroz:

I have read the decision rendered in the above-referenced case. Your petition for Zoning Variance has been granted, subject to the restrictions noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

JRH:bjs
Enclosures
cc: People's Counsel
File

ZONING DESCRIPTION

Beginning on the N/S of Holly Beach Ave. 420 ft. East of the centerline of Henrietta Ave. Being Lot # 19 on plat # 1, Holly Beach, recorded in the land records of Baltimore County in Plat Book # 4, Folio 182. Containing 10,725 Sq. Ft. in the 15th Election District.

88-191-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 27th day of September, 1987.

Petitioner Richard C. Mroz, et ux
Petitioner's Attorney
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

PETITION FOR ZONING VARIANCE

15th Election District - 5th Councilmanic District

Case No. 88-191-A

LOCATION: North Side of Holly Beach Avenue, 420 feet East of Centerline of Henrietta Avenue

DATE AND TIME: Monday, November 23, 1987, at 9:00 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 side yard setbacks of 2 feet and 6 feet in lieu of the required 50 feet each

Being the property of Richard C. Mroz, 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 DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

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

Zoning Item # 32, Zoning Advisory Committee Meeting of July 28, 1987

Property Owner: Richard C. Mroz, et ux

Location: N/S Holly Beach Ave. 420' E of c/l of Henrietta Ave.

Water Supply private Sewage Disposal private

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, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management 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 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 amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- () 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 the State Department of the Environment.
- () Prior to raising of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
- () Soil percolation tests, have been _____, must be _____.
- () The results are valid until _____.
- () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer 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.
- () Other: Satisfactory soil evaluations must be made prior to issuance of building permit. Replacement or modification of sewage disposal system may be required, pending satisfactory results of soil evaluation.
Proper abandonment and backfilling to grade of existing dug well will be required.
In the event unsatisfactory soil conditions are found, the proposed dwelling will not be permitted to be larger in square footage than the existing dwelling.

Karen M. Therry
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Petition For Zoning Variance

15th Election District
5th Councilmanic District
Case No. 88-191-A

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J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

The Times

Middle River, Md., Nov 5 1987

This is to Certify, That the annexed Setback Reg. Mo 8648

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 5th day of Nov, 1987.

[Signature] Publisher

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3554



Dennis F. Rasmussen
County Executive

July 31, 1987

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

Dear Mr. Jablon:

The Baltimore County Bureau of Traffic Engineering has no comments for items number 25, 26, 27, 28, 29, 30, 31, and 32.

Very truly yours,

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

MSF:lt

Baltimore County
Fire Department
Towson, Maryland 21204-2585
494-4500

Paul H. Reincke
Chief

August 5, 1987

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



Dennis F. Rasmussen
County Executive

Re: Property Owner: Richard C. Mroz, et ux (critical area)

Location: N/S Holly Beach Avenue, 420' E. of c/l of Henrietta Avenue

Item No.: 32

Zoning Agency: Meeting of 7/28/87

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.
- (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: Paul H. Reincke Noted and
Planning Group Approved: John F. O'Neill
Special Inspection Division Fire Prevention Bureau

/s/

