

88-218-A-
#49

W/S Bowley's Quarters Rd. 67.33 Ft. of Glenwood Rd.
(604 Bowley's Quarters Rd.)

9-27-87
9-27-87

Variance - filing fee - \$35.00 - John J. Wychulis, et al
Hearing set for 12-7-87, at 9:00 a.m., before Ms. Nastarowicz

12/09/87

ORDERED by the Deputy Zoning Commissioner, that the Petition for Zoning Variance
is GRANTED, with restrictions.

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 ~~XXXX~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~XXXXXX~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of December, 1987, that the herein Petition for Variance(s) to permit an accessory structure (garage) height of 19 feet in lieu of the permitted 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

AMN:bjs

Ann M Natarowicz
ANN M. NASTAROWICZ
Deputy 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 400.3.1a permit an accessory structure (garage) height of 19 feet in lieu of the permitted 15 feet.

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

Garage is being constructed to house a truck tractor. Therefore, it must be higher to accommodate same. The variance is requested in order to construct a sloped roof on the garage to conform to the slope of roofs of houses in the vicinity.

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)
Address
City and State
Attorney's Telephone No.

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
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 7th day of December, 1987, at 9:00 o'clock AM.

J. Robert Haines
Zoning Commissioner of Baltimore County.

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Rebeck
Chief

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: John J. Wychulis, et al (Critical Area)
Location: W/S Bowleys Quarters Rd., 67.33' S. Glenwood Road
Item No.: 49 Zoning Agenda: Meeting of 8/18/87

- 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 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 and 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.
 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] Noted and Approved: [Signature]
Special Inspection Division Fire Prevention Bureau

DESCRIPTION FOR VARIANCE
604 BOWLEY'S QUARTERS ROAD
15TH ELECTION DISTRICT

Beginning on the west side of Bowley's Quarters Road, 70 feet wide, at a distance of 67.33 feet to the fillet connecting the west side of Bowley's Quarters Road to the south side of Glenwood Road and known as Lot No. 1 as shown on the plat of Robert W. Horney and Wife Property, which is recorded in the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 52, Folio 67. Containing 3.88 acres of land, more or less.

88-218-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: John J. Wychulis, et al
Attorney: [Signature]
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

John J. Wychulis, et al
W/S Bowley's Quarters Rd., 67.33' S
of Glenwood Rd. (604 Bowley's
Quarters Rd.)
15th E.D.
Towson, Md.

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-5554

September 23, 1987

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 43, 44, 45, 46, 47, 48, 49, 52, 55, 56, 57, and 58.

Very truly yours,

Michael S. Flanigan
Traffic Engineer, Associate II

NSF:ab

RECEIVED
SEP 30 1987
ZONING OFFICE

December 9, 1987

Mr. John J. Wychulis
Ms. Cinderella J. Mitchem
604 Bowley's Quarters Road
Baltimore, Maryland 21220

RE: Petition for Zoning Variance
W/S Bowleys Quarters Road, 67.33' S of Glenwood Road
(604 Bowleys Quarters Road)
15th Election District: 5th Councilmanic District
Case No. 88-218-A

Dear Mr. Wychulis & Ms. Mitchem:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been Granted, subject to the restriction 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,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

AM:bjb
Enclosure
cc: People's Counsel
File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner
Norman E. Gerber, AICP
FROM: Director of Planning and Zoning
Zoning Petitions No. 88-214-A, 88-215-A,
88-217-A, 88-207-A, 88-208-A, 88-218-A,
SUBJECT: 88-212-A, 88-223-A, 88-224-A, 88-225-A

Date: November 12, 1987

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, AICP
Director

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Posted for: [Signature]
Petitioner: John J. Wychulis, et al
Location of property: W/S Bowleys Quarters Rd. 67.33' S of Glenwood Rd.
604 Bowleys Quarters Rd.
Location of Sign: [Signature]
Remarks: [Signature]
Posted by: [Signature]
Number of Signs: 1

PETITION FOR ZONING VARIANCE

15th Election District: 5th Councilmanic District
Case No. 88-218-A

LOCATION: W/S Bowleys Quarters Road, 67.33' S of Glenwood Road
(604 Bowleys Quarters Road)

DATE AND TIME: Monday, December 7, 1987 at 9:00 AM

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) height of 19 feet in lieu of the permitted 15 feet.

Being the property of John J. Wychulis, et al, 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

December 2, 1987

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

Mr. John J. Wychulis
604 Bowleys Quarters Road
Baltimore, Maryland 21220

RE: Item No. 49 - Case No. 88-218-A
Petitioner: John J. Wychulis, et al
Petition for Zoning Variance

Dear Mr. Wychulis:

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.

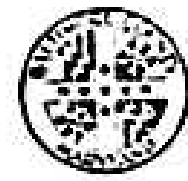
Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Mr. Robert Horney
3635 Glenwood Road
Baltimore, Maryland 21220



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

J. ROBERT HAINES
ZONING COMMISSIONER

November 9, 1987

Mr. John J. Wychulis
604 Bowleys Quarters Road
Baltimore, Maryland 21220

RE: Petition for Zoning Variance
W/S Bowleys Quarters Road, 67.33' S of Glenwood Road
(604 Bowleys Quarters Road); 15th Election District; 5th Councilmanic District
Case No. 88-218-A

Dear Mr. Wychulis:

This is to advise you that \$71.86 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 Zoning Office, Room 113, County Office Building, 21204, before the hearing.

Sincerely,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:med

cc: Mr. Robert Horney
3635 Glenwood Road, Baltimore, Md. 21220

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

No. 45855

DATE: Nov 7, 1987 ACCOUNT: 01115100

AMOUNT: \$ 71.86

RECEIVED FROM: John J. Wychulis

FOR: Postage and ad

8 8014*****7186A 00161

VALIDATION OR SIGNATURE OF CASHIER

John J. Wychulis
604 Bowleys Quarters Road
Baltimore, Maryland 21220

November 4, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S Bowleys Quarters Road, 67.33' S of Glenwood Road
(604 Bowleys Quarters Road)
15th Election District; 5th Councilmanic District
John J. Wychulis, et al - Petitioners
Case No. 88-218-A
TIME: 9:00 AM
DATE: Monday, December 7, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

cc: Robert Horney
3635 Glenwood Road
Baltimore, Maryland 21220

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

No. 41425

DATE: 11/11/87 ACCOUNT: 01115100

AMOUNT: \$ 35.00

RECEIVED FROM: John J. Wychulis

FOR: Petition Fee for Variance 15th 49

8 8051*****3500A 0046F

VALIDATION OR SIGNATURE OF CASHIER

IN CASE OF SNOW, HEARING WILL BE CANCELLED AND RESCHEDULED OR A LATER DATE AND TIME. JRH

Petition For
Zoning Variance
15th Election District
Case No. 88-218-A
LOCATION: W/S Bowleys Quarters Road, 67.33' S of Glenwood Road 604 Bowleys Quarters Road
DATE AND TIME: Monday, December 7, 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 an accessory structure (garage) height of 19 feet in line of the permitted 15 feet.
Being the property of John J. Wychulis, et al, as shown on plat plan filed with the Zoning Office.
In the event that this Petitioner is granted a hearing, a permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a copy of the minutes 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
J. Robert Haines
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Nov 19 1987

This is to Certify, That the annexed

Petition for Zoning Variance was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 19th day of Nov. 1987
Joe B. Publisher.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov 19, 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 Nov. 19, 1987

THE JEFFERSONIAN,

Susan Sluder Obrecht

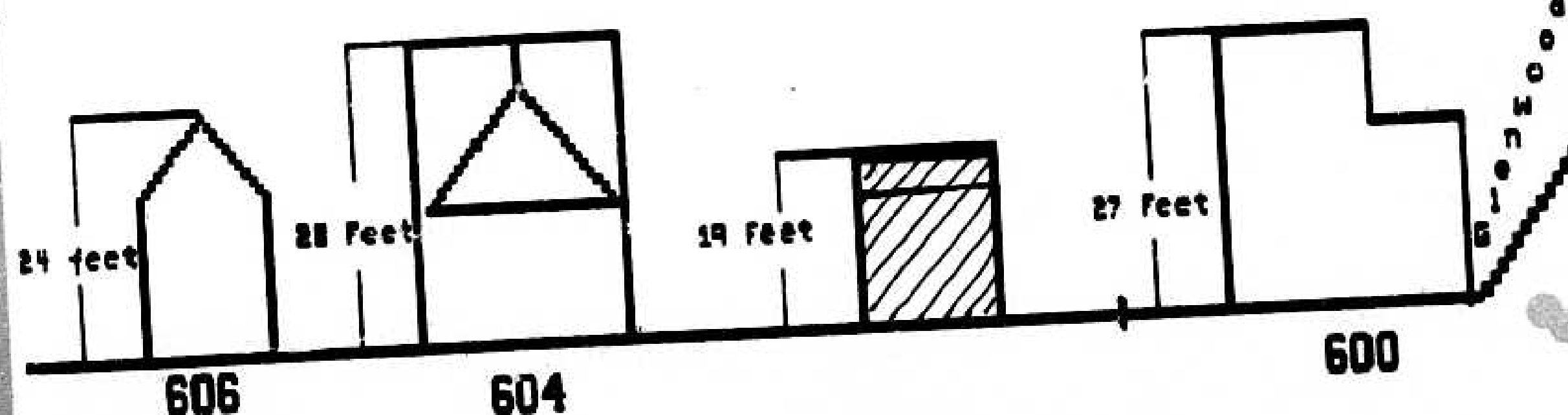
Publisher

PETITION FOR
ZONING VARIANCE
15th Election District
Case No. 88-218-A
LOCATION: W/S Bowleys Quarters Road, 67.33' S of Glenwood Road 604 Bowleys Quarters Road
DATE AND TIME: Monday, December 7, 1987 at 9:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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Being the property of John J. Wychulis, et al, as shown on plat plan filed with the Zoning Office.
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By Order of
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County
1122x Nov. 19

Existing garage 24x24 feet will not allow large truck to enter.
Or roof line to conform to existing buildings.

We wish a 4 foot height adjustment - From 15 feet to 19 feet.

Permit # 84153 Pre.8 Dis.15



Bowley's Quarters Road

Scale 1 inch = 40 feet

