

IN RE: PETITION FOR ZONING VARIANCE
 N/S Hickory Meadow Road, 975'
 E of Hickory Hill Road
 (24 Hickory Meadow Road)
 8th Election District
 3rd Councilmanic District
 Kevin Gombeski, et ux
 Petitioners

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 90-389-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 15 feet in lieu of the required 20 feet for a proposed addition in accordance with Petitioner's Exhibit 1.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 24 Hickory Meadow Road, consists of approximately 1.00 acre zoned RC 5 and is improved with a one story, single family dwelling which has been Petitioners' residence for the past 3 years. Petitioners are desirous of constructing a second story addition which includes provisions for a first floor addition on the east side of the dwelling to provide more habitable space for their family of four. Testimony indicated that currently, the dwelling contains only two bedrooms and one bathroom. Due to the layout of the dwelling and its location on the property, the requested side yard variance is necessary in order to expand the lower level. Testimony indicated the property is heavily landscaped with pine trees along the affected side of the proposed addition to the lower level. Further testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Com-

missioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of April 1990 that the Petition for Zoning Variance to permit a side yard setback of 15 feet in lieu of the required 20 feet for a proposed addition in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 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 30-day 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) Compliance with the requirements of the Department of Environmental Protection and Resource Management, Bureau of Water Quality, as set forth in their comments dated February 12, 1990.

AMN:bjs

ANN M. NASTAROWICZ
 Deputy Zoning Commissioner
 for 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 # 2447, Zoning Advisory Committee Meeting of February 23, 1990
 Property Owner: Kevin Gombeski, et ux
 Location: N/S Hickory Meadow Rd, 975' E of Hickory Hill Rd
 Water Supply: private
 Sewage Disposal: private
 District: 8
 COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for new 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, 887-3775, to obtain requirements for such installation(s) before work begins.
 - () A permit to construct from the Bureau of Quality Management is required for such items as spray paint process, 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 Bureau of Air Quality Management is required for any charbroiler generation 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 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, spas, 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 Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
 - () 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 razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, 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, 887-3775.
 - () 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 887-3745.
 - () 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 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 repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
 - () Prior to occupancy approval, the possibility 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. For more information contact the Division of Environmental Management at 887-3980.
 - () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- Others: Prior to approval of building permit for proposed addition, a variance to well siting requirements must be applied for and approved by the Water Sewer Division as proposed addition will be closer than 30' to existing well. For further information, contact Nancy Morris of this office at 887-2762.

CAE D. Morris
 BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3333
 J. Robert Haines
 Zoning Commissioner

April 12, 1990

Mr. & Mrs. Kevin Gombeski
 24 Hickory Meadow Road
 Cockeysville, Maryland 21030

RE: PETITION FOR ZONING VARIANCE
 N/S of Hickory Meadow Road, 975' E of Hickory Hill Road
 (24 Hickory Meadow Road)
 8th Election District - 3rd Councilmanic District
 Kevin Gombeski, et ux - Petitioners
 Case No. 90-389-A

Dear Mr. & Mrs. Gombeski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

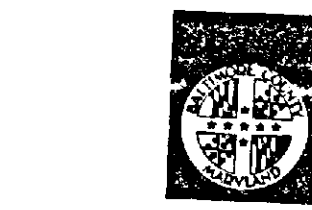
Very truly yours,

ANN M. NASTAROWICZ
 Deputy Zoning Commissioner
 for Baltimore County

AMN:bjs

cc: People's Counsel

File



Dennis F. Rasmussen
 County Executive

ORDER RECEIVED FOR FILING
 Date _____
 By _____

ORDER RECEIVED FOR FILING
 Date _____
 By _____

#248
 PETITION FOR ZONING VARIANCE
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-389-A

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 202.3 (1)(3) to permit a side setback of 15 ft in lieu of required 20 ft.

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

1) House currently has 2 bedrooms and 1 bath - not enough for 4 people

2) Architecturally, addition would be better on right side - esthetically too.

3) A row of 35 pine trees exist and will remain on right side separating two houses

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 am 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: _____
 (Type or Print Name)

Address: _____
 City and State: _____

Legal Owner(s): Kevin Gombeski
 Patricia Ann Gombeski
 Signature: _____
 (Type or Print Name)

Address: _____
 City and State: _____

Attorney for Petitioner: _____
 (Type or Print Name)

Address: 24 Hickory Meadow Rd. b-66-1442
 City and State: Cockeysville, Md. 21030

Signature: _____
 (Type or Print Name)

Address: _____
 City and State: _____

Attorney's Telephone No.: _____
 Address: _____
 Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 23 day of April 1990 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 108, County Office Building in Towson, Baltimore County, on the 6 day of April 1990, at 2 o'clock P.M.

J. Robert Haines
 Zoning Commissioner of Baltimore County

#248
 90-389-A

Kevin & Patricia Gombeski
 24 Hickory Meadow Road
 Cockeysville, MD 21030

ZONING DESCRIPTION

Beginning at a point on the north side of Hickory Meadow Road which is 50' wide. Being Lot #8, Block B in the subdivision of Hickory Meadow as recorded in Baltimore County Plat Book #31, Folio #125, containing one (1) acre. Also known as 24 Hickory Meadow, Cockeysville, MD 21030 and located in the #8 Election District.

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3333
 J. Robert Haines
 Zoning Commissioner

DATE 3/26/90

Mr. & Mrs. Kevin Gombeski
 24 Hickory Meadow Road
 Cockeysville, Maryland 21030

Dennis F. Rasmussen
 County Executive

Re: Petition for Zoning Variance
 CASE NUMBER: 90-389-A
 N/S Hickory Meadow Road, 975' E of Hickory Hill Road
 24 Hickory Meadow Road
 8th Election District - 3rd Councilmanic
 Petitioner(s): Kevin Gombeski, et ux
 HEARING: FRIDAY, APRIL 6, 1990 at 2:00 p.m.

Dear Petitioners:

Please be advised that \$123.29 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
 J. Robert Haines
 ZONING COMMISSIONER

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3333
 J. Robert Haines
 Zoning Commissioner

February 23, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
 CASE NUMBER: 90-389-A
 N/S Hickory Meadow Road, 975' E of Hickory Hill Road
 24 Hickory Meadow Road
 8th Election District - 3rd Councilmanic
 Petitioner(s): Kevin Gombeski, et ux
 HEARING: FRIDAY, APRIL 6, 1990 at 2:00 p.m.

Variance to permit a side setback of 15 ft. in lieu of the required 20 ft.

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
 ZONING COMMISSIONER
 BALTIMORE COUNTY, MARYLAND

cc: Mr. & Mrs. Gombeski



Dennis F. Rasmussen
 County Executive

ORDER RECEIVED FOR FILING
 Date _____
 By _____

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: March 1, 1990
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Kevin Gombeski, Item 248

The Petitioner requests a Variance to permit a side setback of 15 ft. in lieu of 20 ft.

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

MAR 0 5 1990

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: March 1, 1990
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Kevin Gombeski, Item 248

The Petitioner requests a Variance to permit a side setback of 15 ft. in lieu of 20 ft.

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

MAR 0 5 1990

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

March 9, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 237, 246, 247, 248, 249, and 250.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

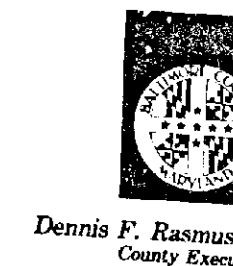
MSF/lab

MAR 2 1 1990

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

Paul H. Reinecke
Chief

FEBRUARY 14, 1990



Dennis F. Rasmussen
County Executive

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

RE: Property Owner: KEVIN GOMBESKI, ET UX
Location: N/S HICKORY MEADOW ROAD
Item No.: 248 Zoning Agenda: FEBRUARY 22, 1990
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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", 1988 edition prior to occupancy.

REVIEWER: *Pat Keller* Noted and Approved *Paul H. Reinecke*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 23rd day of February, 1989.

J. Robert Haines
ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Hoff
Chairman,
Zoning Plans Advisory Committee

Petitioner: Kevin Gombeski
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for February 22, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 246, 247, 248, 249, 250 and 251.

Item 237 is subject to the previous County Review Group comments for this site.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

MAR 7 9 1990

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
Account R-001-6150
Number No 2038

Date

90-389

8301*****1223938806

4706100 M9000650
PUBLIC HEARING FEES QTY PRICE
080 POSTING SIGNS / ADVERTISING I X \$122.29
LAST NAME OF OWNER: GOMBESKI TOTAL: \$122.29

Cashier Validation:

Please make checks payable to: Baltimore County

IN RE: PETITION FOR ZONING VARIANCE
 N/S Hickory Meadow Road, 975'
 E of Hickory Hill Road
 (24 Hickory Meadow Road)
 8th Election District
 3rd Councilmanic District
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 Petitioners

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 90-389-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 15 feet in lieu of the required 20 feet for a proposed addition in accordance with Petitioner's Exhibit 1.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 24 Hickory Meadow Road, consists of approximately 1.00 acre zoned RC 5 and is improved with a one story, single family dwelling which has been Petitioners' residence for the past 3 years. Petitioners are desirous of constructing a second story addition which includes provisions for a first floor addition on the east side of the dwelling to provide more habitable space for their family of four. Testimony indicated that currently, the dwelling contains only two bedrooms and one bathroom. Due to the layout of the dwelling and its location on the property, the requested side yard variance is necessary in order to expand the lower level. Testimony indicated the property is heavily landscaped with pine trees along the affected side of the proposed addition to the lower level. Further testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Com-

missioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of April 1990 that the Petition for Zoning Variance to permit a side yard setback of 15 feet in lieu of the required 20 feet for a proposed addition in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 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 30-day 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) Compliance with the requirements of the Department of Environmental Protection and Resource Management, Bureau of Water Quality, as set forth in their comments dated February 12, 1990.

ANN M. NASTAROWICZ
 Deputy Zoning Commissioner
 for Baltimore County

AMN:bjs

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

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

Zoning Item # 2447, Zoning Advisory Committee Meeting of February 23, 1990
 Property Owner: Kevin Gombeski, et ux
 Location: N/S Hickory Meadow Rd, 975' E of Hickory Hill Rd
 Water Supply: private
 Sewage Disposal: private
 District: 8
 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.
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- Others: Prior to approval of building permit for proposed addition, a variance to well siting requirements must be applied for and approved by the Water Sewer Division as proposed addition will be closer than 30' to existing well. For further information, contact Nancy Morris of this office at 887-2762.

CAE D. Morris
 BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3333
 J. Robert Haines
 Zoning Commissioner

April 12, 1990

Mr. & Mrs. Kevin Gombeski
 24 Hickory Meadow Road
 Cockeysville, Maryland 21030

RE: PETITION FOR ZONING VARIANCE
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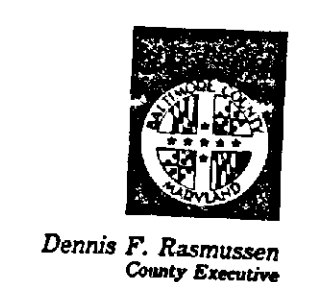
Dear Mr. & Mrs. Gombeski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

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Very truly yours,
 ANN M. NASTAROWICZ
 Deputy Zoning Commissioner
 for Baltimore County

AMN:bjs
 cc: People's Counsel
 File



Dennis F. Rasmussen
 County Executive

ORDER RECEIVED FOR FILING
 Date 4/12/90
 By J. Robert Haines

ORDER RECEIVED FOR FILING
 Date 4/12/90
 By J. Robert Haines

#248
 PETITION FOR ZONING VARIANCE
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-389-A

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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 am 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) Kevin Gombeski
 Signature: Kevin Gombeski
 Address: 24 Hickory Meadow Rd, Cockeysville, Md. 21030
 City and State: Cockeysville, Md. 21030

Legal Owner(s): (Type or Print Name) Kevin Gombeski, Patricia Ann Gombeski
 Signature: Kevin Gombeski, Patricia Ann Gombeski
 Address: 24 Hickory Meadow Rd, Cockeysville, Md. 21030
 City and State: Cockeysville, Md. 21030

Attorney for Petitioner: (Type or Print Name) J. Robert Haines
 Address: 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21286
 City and State: Towson, Md. 21286

Attorney's Telephone No.: 252-1167

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of April 1990 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 108, County Office Building in Towson, Baltimore County, on the 6th day of April 1990, at 2 o'clock P.M.

J. Robert Haines
 Zoning Commissioner of Baltimore County

#248
 90-389-A

Kevin & Patricia Gombeski
 24 Hickory Meadow Road
 Cockeysville, MD 21030

ZONING DESCRIPTION

Beginning at a point on the north side of Hickory Meadow Road which is 50' wide. Being Lot #8, Block B in the subdivision of Hickory Meadow as recorded in Baltimore County Plat Book #31, Folio #125, containing one (1) acre. Also known as 24 Hickory Meadow, Cockeysville, MD 21030 and located in the #8 Election District.

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3333
 J. Robert Haines
 Zoning Commissioner

Mr. & Mrs. Kevin Gombeski
 24 Hickory Meadow Road
 Cockeysville, Maryland 21030

DATE 3/26/90

Re: Petition for Zoning Variance
 CASE NUMBER: 90-389-A
 N/S Hickory Meadow Road, 975' E of Hickory Hill Road
 24 Hickory Meadow Road
 8th Election District - 3rd Councilmanic
 Petitioner(s): Kevin Gombeski, et ux
 HEARING: FRIDAY, APRIL 6, 1990 at 2:00 p.m.

Dear Petitioners:

Please be advised that \$123.29 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
 J. Robert Haines
 ZONING COMMISSIONER

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3333
 J. Robert Haines
 Zoning Commissioner

February 23, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
 CASE NUMBER: 90-389-A
 N/S Hickory Meadow Road, 975' E of Hickory Hill Road
 24 Hickory Meadow Road
 8th Election District - 3rd Councilmanic
 Petitioner(s): Kevin Gombeski, et ux
 HEARING: FRIDAY, APRIL 6, 1990 at 2:00 p.m.

Variance to permit a side setback of 15 ft. in lieu of the required 20 ft.

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
 ZONING COMMISSIONER
 BALTIMORE COUNTY, MARYLAND

cc: Mr. & Mrs. Gombeski



Dennis F. Rasmussen
 County Executive

ORDER RECEIVED FOR FILING
 Date 4/12/90
 By J. Robert Haines

JRH:gs

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: March 1, 1990
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Kevin Gombeski, Item 248

The Petitioner requests a Variance to permit a side setback of 15 ft. in lieu of 20 ft.

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

MAR 05 1990

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: March 1, 1990
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Kevin Gombeski, Item 248

The Petitioner requests a Variance to permit a side setback of 15 ft. in lieu of 20 ft.

In reference to the Petitioner's request, staff offers no comments.

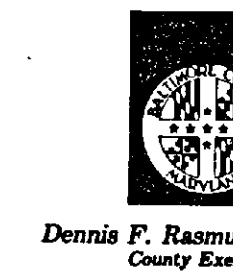
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

MAR 05 1990

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

March 9, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 237, 246, 247, 248, 249, and 250.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

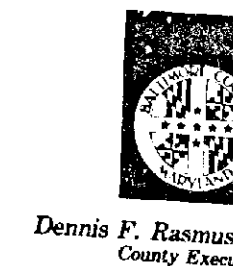
MSF/lab

MAR 21 1990

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

Paul H. Reinecke
Chief

FEBRUARY 14, 1990



Dennis F. Rasmussen
County Executive

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

RE: Property Owner: KEVIN GOMBESKI, ET UX
Location: N/S HICKORY MEADOW ROAD
Item No.: 248 Zoning Agenda: FEBRUARY 22, 1990
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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", 1988 edition prior to occupancy.

REVIEWER: *Pat Keller* Noted and Approved *Paul H. Reinecke*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 23rd day of February, 1990.

J. Robert Haines
ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Hoff
Chairman,
Zoning Plans Advisory Committee

Petitioner: Kevin Gombeski
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for February 22, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 246, 247, 248, 249, 250 and 251.

Item 237 is subject to the previous County Review Group comments for this site.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

MAR 09 1990

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
Account R-001-6150
Number No 2038

Date

90-389

8301*****1223938806

4706100 M9000650
PUBLIC HEARING FEES QTY PRICE
080 POSTING SIGNS / ADVERTISING I X \$122.29
LAST NAME OF OWNER: GOMBESKI TOTAL: \$122.29

Cashier Validation:

Please make checks payable to: Baltimore County