



94-473-A

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

466.

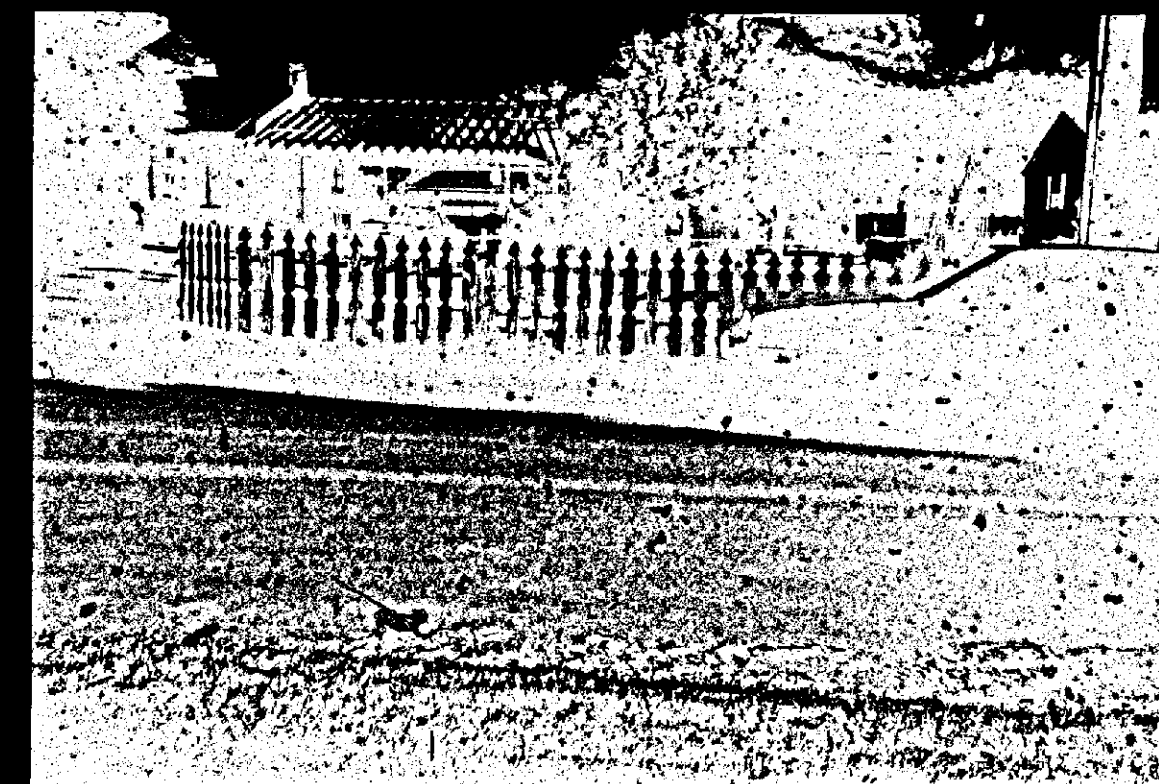
SCALE	LOCATION	SHEET
1" = 200' ±	NORTH POINT GRAY MANOR	S.E. 3-F
DATE OF PHOTOGRAPHY JANUARY 1986		



This picture shows my garage and if I didn't get this variance I would not have clear access to my garage for my cars.



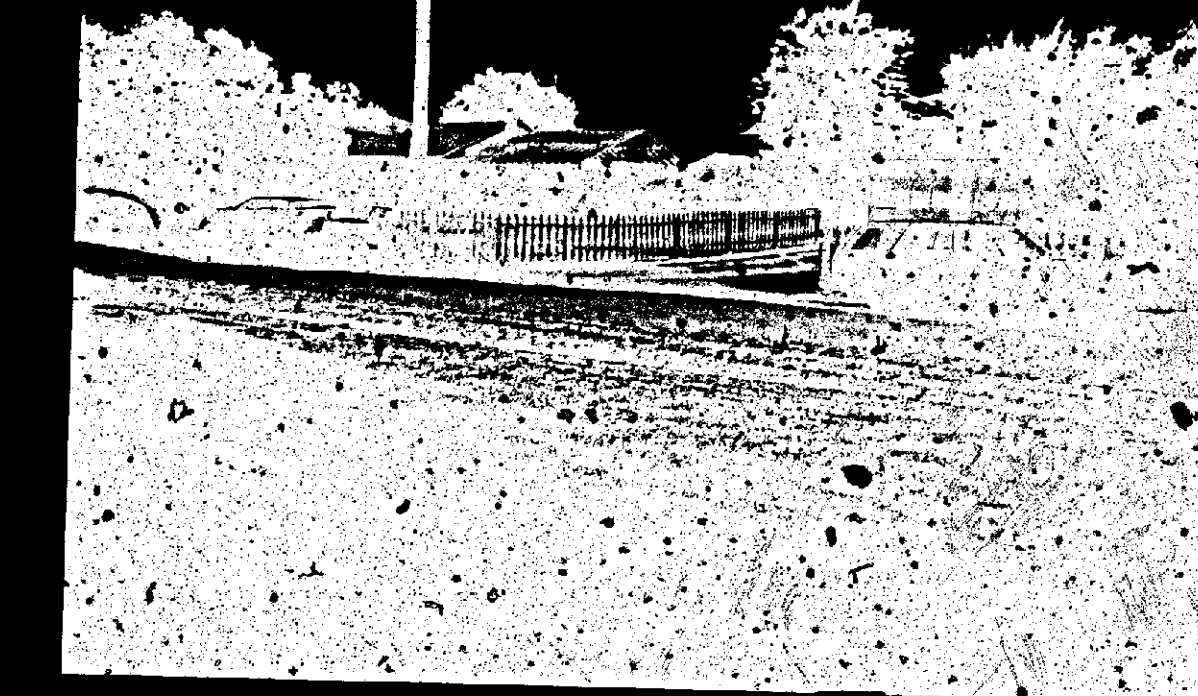
This is my property -466.



My property and distance from D'Rosco garage.



West side of subject property.



My property and distance from Di Rosco garage



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7226 EDDLYNCH RD

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: STEPHENZ CONNIE PIOTROWSKI CHRISTIAN BAUER

94-473-A

T D'ROSCO

33'x28' GAR PORT

RES. 7828

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111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management



June 10, 1994

(410) 887-3353

Mr. and Mrs. Stephen Z. Piotrowski
7826 Eddlynn Road
Baltimore, Maryland 21222

RE: Case No. 94-473-A, Item No. 406
Petitioner: Stephen Z. Piotrowski, et ux.
Petition for Administrative Variance

Dear Mr. and Mrs. Piotrowski:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 26, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 94-473-A (71A)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for *DAVID M. MINTON, ACTING CHIEF*
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 2, 1994

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

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 428, 439, 446, 457, 458, 461, 466, 467 and 469.

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 887-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *John Kain*

PK/JL:lw

ZAC 428/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 06/06/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP 1105

RE: Property Owner:

LOCATION: SEE BELOW

Item No.: SEE BELOW

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.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 457, 458, 461, 466, 467, 469, 466, 466, 467, 468, 467 AND 470.

RECEIVED
JUN 6 1994
ZADM

REVIEWER: LT. ROBERT D. SAMPSON
Fire Marshal's Office, PHONE 887-6881, MS-1102F

cc: File

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on Recycled Paper

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management



June 3, 1994

(410) 887-3353

OFFICE OF CASE NUMBER ASSIGNMENT

TO: Stephen and Connie Piotrowski
7826 Eddlynn Road
Baltimore, Maryland 21222

RE: CASE NUMBER: 94-473-A (Item 466)
7826 Eddlynn Road
N/S Eddlynn Road, 200' W of Lynch Road
12th Election District - 7th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a reminder regarding the administrative process.

1) Your property will be posted on or before June 5, 1994. The closing date (June 20, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

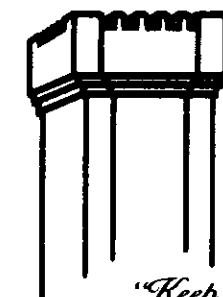
3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon

Arnold Jablon
Director

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on Recycled Paper



Dundalk Congregation of Jehovah's Witnesses
7824 Eddlynn Road
Baltimore, Maryland 21222

May 21, 1994

"Keep on the watch -"
Matt. 24:42.

To Whom It May Concern:

As representatives of the Dundalk Congregation of Jehovah's Witnesses, using the Kingdom Hall, located at 7824 Eddlynn Rd., we voluntarily make this statement.

"As a neighbor of Stephen Piotrowski, 7826 Eddlynn Rd., we have no objection to the construction of a carport at his address. Therefore, we would favor such a variance for that purpose."

Name: *Bruce Burton* Signed: _____

Title: *elder*

Name: *James A. Leach*

Title: *elder*

5/25/94

To Whom It May Concern:

This is to advise you that I,
Edwin O. Lynch, a neighbor of Steve
Piotrowski, do not have any objections
to his construction of a car-port at
7826 Eddlynn Road. I live at 1734
Lynch Road which is across the road
from from his home.

Edwin O. Lynch

EDWIN O. LYNCH

Apparao Vanguri, M.D., F.A.C.S.
Emil Kpury, M.D., F.A.C.S.

617 E STEMMERS RUN ROAD
BALTIMORE, MARYLAND 21221
TELEPHONE (410) 780-0050
FAX (410) 780-0052

May 23, 1994

RE: Stephen Piotrowski
7826 Eddlynn Road
Baltimore, MD 21222

To Whom It May Concern:

This is to inform you that Mr. Piotrowski underwent a total knee replacement of his left knee in November, 1992 and underwent total knee replacement of his right knee in May, 1993. Mr. Piotrowski has done quite well with his surgeries and has had wonderful results. He has been advised to be very careful when walking outside when the ground and cement is wet. I have asked that he not walk outside if the ground and cement is icy or covered with ice. If he would fall there could be extensive damage done to his knees which could cause him to undergo another replacement of the joint.

I you should have any questions regarding this patient, please do not hesitate to contact my office.

Sincerely,

Apparao Vanguri, M.D.
Apparao Vanguri, M.D.

AV:sas

May 23, 1994

TO WHOM IT MAY CONCERN:

This is to advise that we, Peggy and Thomas DiRocco, are the residents of 7828 Eddlynn Road and DO NOT object to the addition that Mr. Steve Piotrowski is building onto his home at 7826 Eddlynn Road. In our opinion, it is being well constructed and definitely in good taste and will not cause any problem to our property which is adjacent to his and the new addition.

Thank you,

Mrs. Peggy DiRocco

Mr. Thomas DiRocco

I hereby certify that on this 23rd day of May, 1994, before me, the subscriber, a Notary Public of the State of Maryland in and for Baltimore County personally appeared Peggy DiRocco and Thomas DiRocco known to me and acknowledged that they executed the same for the purposes therein contained.

Pauline M. Neal, N.P.

My commission expires 7/27/94

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
W/S Eddlynn Rd., 200 ft. W of Lynch Road
7826 Eddlynn Road
12th Election District
7th Councilmanic District
Stephen Z. Piotrowski, et ux
Petitioners

* BEFORE THE ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-473-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Stephen Z. Piotrowski and Connie J. Piotrowski, his wife, for that property known as 7826 Eddlynn Road in the Dundalk section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 3 ft. side yard setback in lieu of the required 7.5 ft. for an open projection (carport), as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of June, 1994 that the Petition for a Zoning Variance from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 3 ft. side yard setback, in lieu of the required 7.5 ft., for an open projection (carport), in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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. The carport shall remain open on all three exposed sides and shall not be enclosed at any time.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT,
Zoning Commissioner
for Baltimore County

LES/mm

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 21, 1994

Mr. and Mrs. Stephen Z. Piotrowski
7826 Eddlynn Road
Baltimore, Maryland 21222

RE: Petition for Administrative Variance
Case No. 94-473-A
Property: 7826 Eddlynn Road

Dear Mr. and Mrs. Piotrowski:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at 7826 EDDLYNN RD
which is presently zoned O.A. S.1.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated 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(s) 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 3 ft. side yard setback, in lieu of the required 7.5 ft., for an open projection (carport), in accordance with Petitioners' Exhibit No. 1, the plat to accompany the Petition.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: I have had two operations replacing both my knee joints because of severe arthritis. Because this past winter was extremely bad with ice covering the steps outside my home and the entire driveway being covered for over one month, I became home-bound with worry of falling and injuring one or possibly both knees if attempting to go outside. I have been advised by my doctor to my knees could cause me to have another operation. Also, with the carport constructed in this fashion, I will have clear access to my garage for both vehicles.

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.

Contract Purchaser's name: Stephen Z. Piotrowski
Type of Petition: Stephen Z. Piotrowski
Signature: Connie J. Piotrowski
Address: 7826 EDDLYNN RD 285-3204
City: Baltimore MD 21222
State: MD Zip Code: 21222
Name Address and phone number of owner(s) at the time of filing: Stephen Z. Piotrowski
Address: Phone No.:
City: State: Zip Code: Phone No.:

A Public Hearing having been requested and/or held by the undersigned, it is ordered by the Zoning Commissioner of Baltimore County, this 21st day of June, 1994, that the subject matter of this petition be set for a public hearing, to be held by the Zoning Commission of Baltimore County, at the time and place specified, and that the property be posted.

REVIEWED BY: DATE: 11/17/93
ESTIMATED POSTING DATE: 11/17/93

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/they presently reside at:
7826 Eddlynn Road
Baltimore, Maryland 21222

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

I have had two operations replacing both my knee joints because of severe arthritis. Because this past winter was extremely bad with ice covering the steps outside my home and the entire driveway being covered for over one month, I became home-bound with worry of falling and injuring one or possibly both knees if attempting to go outside. I have been advised by my doctor to take great caution when ice is on the ground because extensive injury to my knees could cause me to have another operation. Also, with the carport constructed in this fashion, I will have clear access to my garage for both vehicles.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature of Affiant(s): Stephen Z. Piotrowski, Connie J. Piotrowski
Notary Public Seal: 5-23-94

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this 23rd day of May, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Stephen Z. Piotrowski and Connie J. Piotrowski, the Affiant(s) herein, personally known to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal, 5-23-94, My Commission Expires 11/27/97

EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 7826 EDDLYNN RD
Election District 12 Councilmanic District 7
Beginning at a point on the N side of EDDLYNN RD (north, south, east or west) which is 30' (number of feet of right-of-way width) wide at a distance of 200' (number of feet) (north, south, east or west) of the centerline of the nearest improved intersecting street LYNCH RD (name of street) which is 40' (number of feet of right-of-way width) wide. *Being Lot #, Block, Section in the subdivision as recorded in Baltimore County Plat (name of subdivision) Book #, Folio #, containing 26021.48' (square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber #, Folio #, and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.
S 13° 16' E 89.35' N 11° 25' E 230.57 N 11° 46' E 93.56' N 11° 31' W 67.60 S 14° 31' W 340.62'

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12 Date of Posting: 6/2/94
Posted for: Variance
Petitioner: Stephen Z. Piotrowski, Connie J. Piotrowski
Location of property: 7826 Eddlynn Rd. N.E.
Location of Sign: Along road by property being zoned
Remarks:
Posted by: Signature Date of return: 6/14/94
Number of Signs: 1

Baltimore County
Zoning Administration & Development Management
211 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6190

Number: 466

Date: 5-26-94
STEPHEN Z. PIOTROWSKI - 7826 EDDLYNN RD.
010 VARIANCE \$50
OSC SIGN \$33
TOTAL \$83

receipt
94-473-A

Please Make Checks Payable To: Baltimore County

\$85.00

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney: ☒
The following information is missing:
☒ Descriptions, including accurate beginning point
☐ Actual address of property
☐ Zoning
☐ Acreage
☐ Plat (need 12, only submitted)
☐ 200 scale zoning map with property outlined
☐ Election district
☐ Councilmanic district
☐ BCR section information and/or wording
☐ Hardship/practical difficulty information
☐ Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
☐ Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
☐ Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
☐ Power of attorney or authorization for person signing for legal owner and/or contract purchaser
☐ Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
☐ Notary Public's section is incomplete and/or incorrect and/or commission has expired
☒ No intake info - Reviewed By Date, Estimated Posting Date

PET-FLAG (TXTSOPH)
11/17/93



94-473-A

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

466.

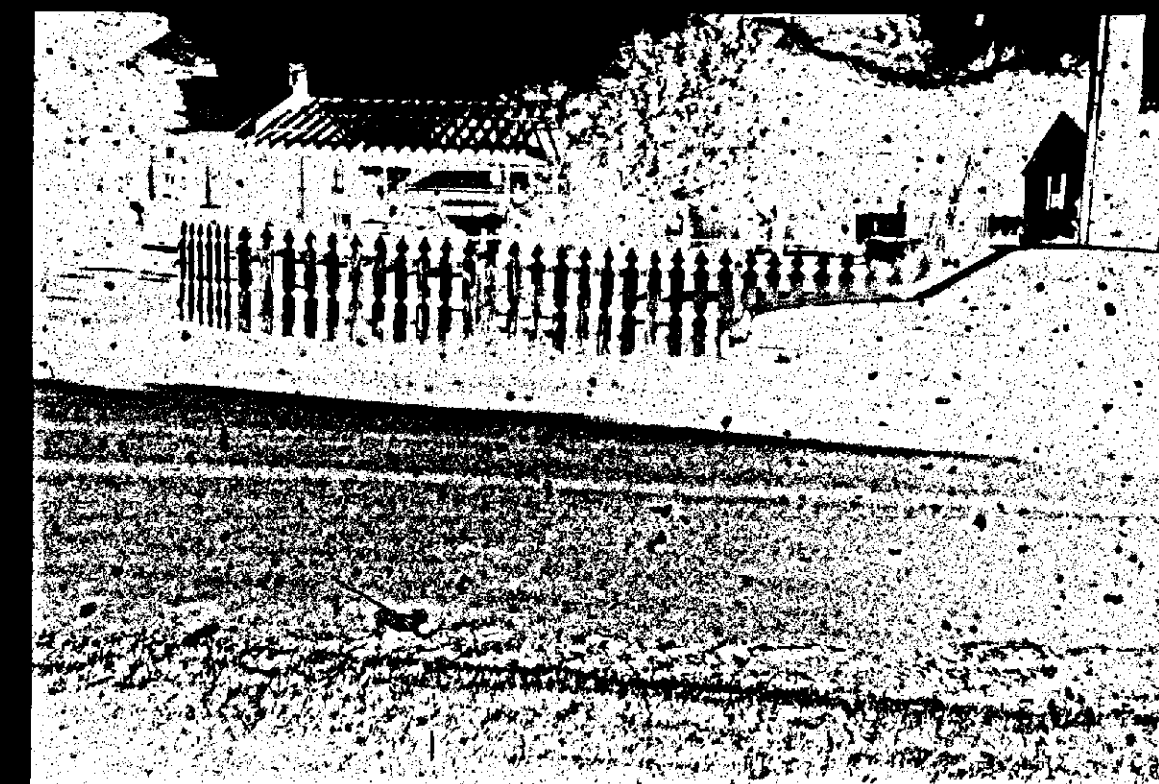
SCALE	LOCATION	SHEET
1" = 200' ±	NORTH POINT GRAY MANOR	S.E. 3-F
DATE OF PHOTOGRAPHY JANUARY 1986		



This picture shows my garage and if I didn't get this variance I would not have clear access to my garage for my cars.



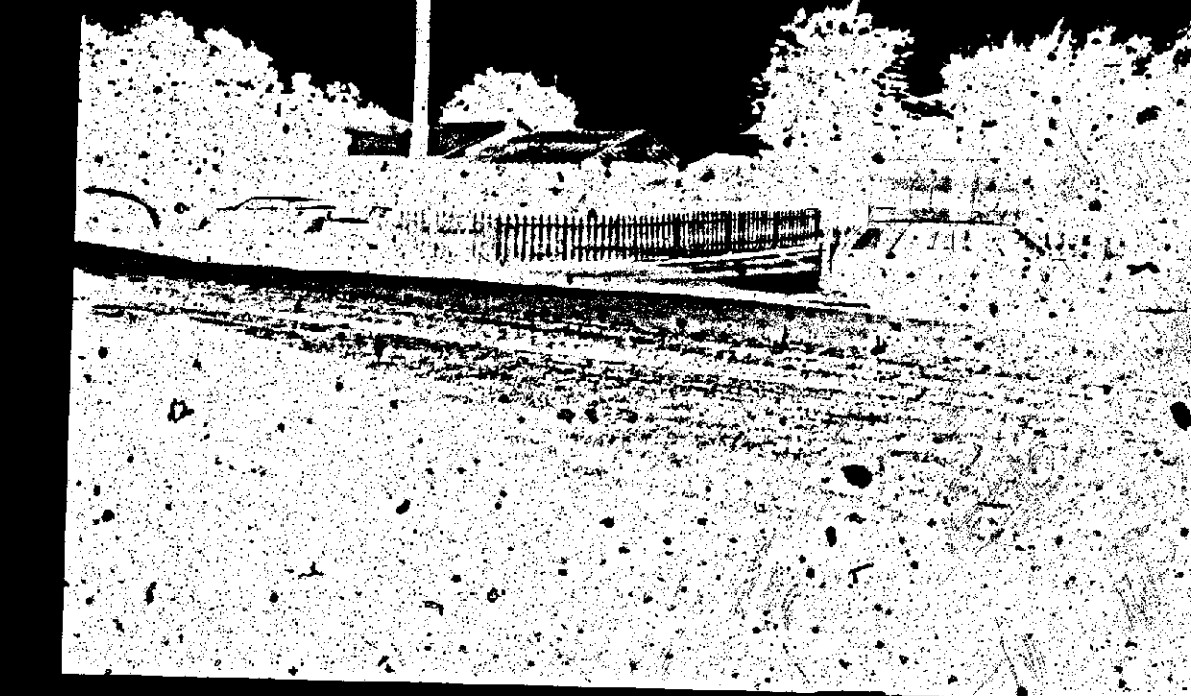
This is my property -466.



My property and distance from D'Rosco garage.



West side of subject property.



My property and distance from Di Rosco garage



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7226 EDDLYNCH RD

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: STEPHENZ CONNIE PIOTROWSKI CHRISTIAN BAUER

94-473-A

T D'ROSCO

33'x28' GAR PORT

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111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management



June 10, 1994

(410) 887-3353

Mr. and Mrs. Stephen Z. Piotrowski
7826 Eddlynn Road
Baltimore, Maryland 21222

RE: Case No. 94-473-A, Item No. 406
Petitioner: Stephen Z. Piotrowski, et ux.
Petition for Administrative Variance

Dear Mr. and Mrs. Piotrowski:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 26, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 94-473-A (71A)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for *DAVID M. MINTON, ACTING CHIEF*
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 2, 1994

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

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 428, 439, 446, 457, 458, 461, 466, 467 and 469.

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 887-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *John Kain*

PK/JL:lw

ZAC 428/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 06/06/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP 1105

RE: Property Owner:

LOCATION: SEE BELOW

Item No.: SEE BELOW

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.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 457, 458, 461, 466, 467, 469, 466, 466, 467, 468, 469 AND 470.

RECEIVED
JUN 6 1994
ZADM

REVIEWER: LT. ROBERT D. SAMPSON
Fire Marshal's Office, PHONE 887-6881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management



June 3, 1994

(410) 887-3353

OFFICE OF CASE NUMBER ASSIGNMENT

TO: Stephen and Connie Piotrowski
7826 Eddlynn Road
Baltimore, Maryland 21222

RE: CASE NUMBER: 94-473-A (Item 466)
7826 Eddlynn Road
N/S Eddlynn Road, 200' W of Lynch Road
12th Election District - 7th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a reminder regarding the administrative process.

- 1) Your property will be posted on or before June 5, 1994. The closing date (June 20, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

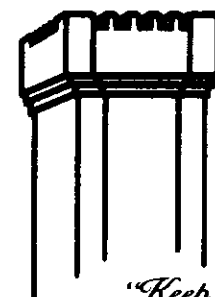
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon

Arnold Jablon
Director

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on Recycled Paper



Dundalk Congregation of Jehovah's Witnesses
7824 Eddlynn Road
Baltimore, Maryland 21222
410-284-5249

May 21, 1994

"Keep on the watch -"
Matt. 24:42.

To Whom It May Concern:

As representatives of the Dundalk Congregation of Jehovah's Witnesses, using the Kingdom Hall, located at 7824 Eddlynn Rd., we voluntarily make this statement.

"As a neighbor of Stephen Piotrowski, 7826 Eddlynn Rd., we have no objection to the construction of a carport at his address. Therefore, we would favor such a variance for that purpose."

Name: *Bruce Burton* Signed: _____

Title: *elder*

Name: *James A. Leach*

Title: *elder*

5/25/94

To Whom It May Concern:

This is to advise you that I, Edwin O. Lynch, a neighbor of Steve Piotrowski, do not have any objections to his construction of a car-port at 7826 Eddlynn Road. I live at 1734 Lynch Road which is across the road from from his home.

Edwin O. Lynch

EDWIN O. LYNCH

Apparao Vanguri, M.D., F.A.C.S.
Emil Kpury, M.D., F.A.C.S.

617 E STEMMERS RUN ROAD
BALTIMORE, MARYLAND 21221
TELEPHONE (410) 780-0050
FAX (410) 780-0052

May 23, 1994

RE: Stephen Piotrowski
7826 Eddlynn Road
Baltimore, MD 21222

To Whom It May Concern:

This is to inform you that Mr. Piotrowski underwent a total knee replacement of his left knee in November, 1992 and underwent total knee replacement of his right knee in May, 1993. Mr. Piotrowski has done quite well with his surgeries and has had wonderful results. He has been advised to be very careful when walking outside when the ground and cement is wet. I have asked that he not walk outside if the ground and cement is icy or covered with ice. If he would fall there could be extensive damage done to his knees which could cause him to undergo another replacement of the joint.

I you should have any questions regarding this patient, please do not hesitate to contact my office.

Sincerely,

Apparao Vanguri, M.D.
Apparao Vanguri, M.D.

AV:sas

May 23, 1994

TO WHOM IT MAY CONCERN:

This is to advise that we, Peggy and Thomas DiRocco, are the residents of 7828 Eddlynn Road and DO NOT object to the addition that Mr. Steve Piotrowski is building onto his home at 7826 Eddlynn Road. In our opinion, it is being well constructed and definitely in good taste and will not cause any problem to our property which is adjacent to his and the new addition.

Thank you,

Mrs. Peggy DiRocco

Mr. Thomas DiRocco

I hereby certify that on this 23rd day of May, 1994, before me, the subscriber, a Notary Public of the State of Maryland in and for Baltimore County personally appeared Peggy DiRocco and Thomas DiRocco known to me and acknowledged that they executed the same for the purposes therein contained.

Pauline M. Neal, N.P.

My commission expires 7/27/94

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
W/S Eddlynn Rd., 200 ft. W of
Lynch Road
7826 Eddlynn Road
12th Election District
7th Councilmanic District
Stephen Z. Piotrowski, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-473-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Stephen Z. Piotrowski and Connie J. Piotrowski, his wife, for that property known as 7826 Eddlynn Road in the Dundalk section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 3 ft. side yard setback in lieu of the required 7.5 ft. for an open projection (carport), as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of June, 1994 that the Petition for a Zoning Variance from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 3 ft. side yard setback, in lieu of the required 7.5 ft., for an open projection (carport), in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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. The carport shall remain open on all three exposed sides and shall not be enclosed at any time.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT,
Zoning Commissioner
for Baltimore County

LES/mm

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 21, 1994

Mr. and Mrs. Stephen Z. Piotrowski
7826 Eddlynn Road
Baltimore, Maryland 21222

RE: Petition for Administrative Variance
Case No. 94-473-A
Property: 7826 Eddlynn Road

Dear Mr. and Mrs. Piotrowski:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7826 EDDLYNN RD
which is presently zoned O.A. S.1.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated 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(s) 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 3 ft. side yard setback, in lieu of the required 7.5 ft., for an open projection (carport), in accordance with Petitioners' Exhibit No. 1, the plat to accompany the Petition.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons, indicate hardship or practical difficulty. I have had two operations replacing both my knee joints because of severe arthritis. Because this past winter was extremely bad with ice covering the steps outside my home and the entire driveway being covered for over one month, I became home-bound with worry of falling and injuring one or possibly both knees if attempting to go outside. I have been advised by my doctor to my knees could cause me to have another operation. Also, with the carport constructed in this fashion, I will have clear access to my garage for both vehicles.

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.

Contract Purchaser's Name: Stephen Z. Piotrowski
Type of Petition: Variance
Signature: Stephen Z. Piotrowski
Address: 7826 EDDLYNN RD 285-3204
City: Baltimore MD 21222
State: MD Zip Code: 21222
Name Address and phone number of owner(s) at the time of filing: Stephen Z. Piotrowski
Address: 7826 EDDLYNN RD 285-3204
City: Baltimore MD 21222
State: MD Zip Code: 21222

A Public Hearing having been requested and/or held by the undersigned, it is ordered by the Zoning Commissioner of Baltimore County, this 21st day of June, 1994, that the subject matter of this petition be set for a public hearing, to be held by the Zoning Commissioner of Baltimore County, at the time and place specified, and that the property be posted.

REVIEWED BY: DATE: 11/17/93
ESTIMATED POSTING DATE: 11/17/93

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/they presently reside at:
7826 Eddlynn Road
Baltimore, Maryland 21222

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Indicate hardship or practical difficulty.)

I have had two operations replacing both my knee joints because of severe arthritis. Because this past winter was extremely bad with ice covering the steps outside my home and the entire driveway being covered for over one month, I became home-bound with worry of falling and injuring one or possibly both knees if attempting to go outside. I have been advised by my doctor to take great caution when ice is on the ground because extensive injury to my knees could cause me to have another operation. Also, with the carport constructed in this fashion, I will have clear access to my garage for both vehicles.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature of Affiant(s): Stephen Z. Piotrowski, Connie J. Piotrowski
Notary Public Seal: 5-23-94

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 23rd day of May, 1994, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared
Stephen Z. Piotrowski & Connie J. Piotrowski
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal
5-23-94
My Commission Expires: 11/27/97

EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 7826 EDDLYNN RD
Election District 12 Councilmanic District 7
Beginning at a point on the N side of (north, south, east or west)
EDDLYNN RD which is 30' (number of feet of right-of-way width)
(street on which property fronts)
wide at a distance of 200' of the (number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street LYNCH RD (name of street)
which is 40' wide. *Being Lot # _____,
(number of feet of right-of-way width)
Block _____, Section # _____ in the subdivision of _____
(name of subdivision) as recorded in Baltimore County Plat _____
Book # _____, Folio # _____, containing _____
26021.48' (square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber #36, Folio #17" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.
S 13° 16' E 89.35' N 11° 25' E 230.57 N 11° 46' E 93.56'
N 11° 31' W 67.60 S 14° 31' W 340.62'

466

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12 Date of Posting: 6/2/94
Posted for: Variance
Petitioner: Stephen Z. Piotrowski, Connie J. Piotrowski
Location of property: 7826 Eddlynn Rd. N.E.
Location of Sign: Along road by property being zoned
Remarks: None
Posted by: [Signature] Date of return: 6/14/94
Number of Signs: 1

Baltimore County
Zoning Administration & Development Management
211 New Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6190

Number: 466

Date: 5-26-94
STEPHEN Z. PIOTROWSKI - 7826 EDDLYNN RD.
010 VARIANCE \$50
OSC SIGN \$33
TOTAL \$83

receipt
94-473-A

Please Make Checks Payable To: Baltimore County

\$85.00

Item Number: 466
Planner: JRA
Date Filed: 5-26-94

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney
The following information is missing:
Descriptions, including accurate beginning point
Actual address of property
Zoning
Acresage
Plat (need 12, only submitted)
200 scale zoning map with property outlined
Election district
Councilmanic district
BCZR section information and/or wording
Hardship/practical difficulty information
Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
Power of attorney or authorization for person signing for legal owner and/or contract purchaser
Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
Notary Public's section is incomplete and/or incorrect and/or commission has expired
No intake info - Reviewed By Date
ESTIMATED POSTING DATE

PET-FLAG (TXTSOPH)
11/17/93