

IN RE: PETITION FOR ADMIN. VARIANCE
SW/Corner Kavanagh Road and
Nevil Road
(8449 Kavanagh Road)
12th Election District
7th Councilmanic District

Mark Galicki, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-553-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by Mark Galicki and his wife, Carol A. Galicki, for the subject property, known as 8449 Kavanagh Road. The property is located in the vicinity of Wise Avenue in West Inverness, not far from the boundaries of Bear Creek, and as such is considered to be located within the Chesapeake Bay Critical Areas. The Petitioners seek relief from Sections 400.1, 427.A, and 102.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit detached accessory structures to be located in the side and rear yard closest to the side street in lieu of the required rear yard farthest from the side street, and to permit a 6-foot high privacy fence in lieu of the permitted 3-foot height to be located on the corner of an alley and side street, forward of the front yard of the neighbor's building line and within 25 feet of a corner for an existing swimming pool and privacy fence, and proposed carport. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a

ORDER RECEIVED FOR FILING

Date 7/11/97

By [Signature]

decision shall be rendered based upon the documentation contained within the case file.

In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore 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 Petitioners.

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner, and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of July, 1997 that the Petition for Administrative Variance seeking relief from Sections 400.1, 427.A, and 102.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit detached accessory structures to be located in the side and rear yard closest to the side street in lieu of the required rear yard farthest from

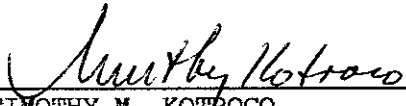
ORIGINAL RECEIVED FOR FILING

Date

BY

the side street, and to permit a 6-foot high privacy fence in lieu of the permitted 3-foot height to be located on the corner of an alley and side street, forward of the front yard of the neighbor's building line and within 25 feet of a corner for an existing swimming pool and privacy fence, and proposed carport, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, 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 relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Plans Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management, due date of June 30, 1997.
- 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.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 7/11/97

By [Signature]

Attach original petition

Due Date 06/30/97

To: Arnold L. Jablon

From: Bruce Seeley

Subject: Zoning Item #553 */s/*

Galicki 8449 Kavanagh Road

Zoning Advisory Committee Meeting of 6/23/97

____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

____ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

ORDER RECEIVED FOR FILING

Date 7/1/97
By *[Signature]*



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 11, 1997

Mr. & Mrs. Mark Galicki
9449 Kavanagh Road
Baltimore, Maryland 21222

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/Corner Kavanagh Road and Nevil Road
(8449 Kavanagh Road)
12th Election District - 7th Councilmanic District
Mark Galicki, et ux - Petitioners
Case No. 97-553-A

Dear Mr. & Mrs. Galicki:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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 the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, Annapolis, Md. 21401

DEPRM; People's Counsel

File

A handwritten checkmark, indicating that the file has been processed or reviewed.



CRITICAL
AREA



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

8449 Kavanagh Road

which is presently zoned _____

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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(s) 400.1, 427A & 102.5 to Allow Detached

ACCESSORY STRUCTURES (POOL, DECK, & CARPORT) IN THE SIDE & REAR YARD CLOSEST TO SIDE STREET, IN LIEU OF REAR YARD FURTHEST FROM SIDE STREET & A 6 FT. HIGH FENCE ON CORNER OF ALLEY & SIDE STREET, AND FRONT YARD FURTHEST OF NEIGHBOR'S BUILDING LINE & WITHIN 25 FT OF CORNER, IN LIEU OF 3 FT. HIGH,

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

1. The pool is in the current location to enable our children the benefits of a pool and also a yard to play in.
2. Children were entering our yard, playing & destroying our property. Privacy Fence where it is and the height allows our children a secured fenced in yard.
3. Current location of pool & fence allows a 2-car parking pad, ~~back~~ for safety of vehicles.

Property is to be posted and advertised as prescribed by Zoning Regulations. See ATTACHMENT
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/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: _____

ORDER RECEIVED FOR FILING
Date 7/11/02
BY [Signature]

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) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8449 Kavaragh Road
address
Baltimore, Maryland 21222
City State Zip Code

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)

The pool fence replaced a fence + pool which existed. The complaint lodged against us was fraudulently made. Neighbors signed "Petition" stating they had no problems with our fence or pool. Placement of pool allows 2-car parking pad. If we have to move our pool, we cannot do this. Street parking is hard to find and our vehicles have been broken into and vandalized while parked on the street. Our fence allows our children a secured play area.

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.

Mark Galicki
(signature)
MARK GALICKI
(type or print name)



Carol Ann Galicki
(signature)
Carol Ann Galicki
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of May, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark + Carol Ann Galicki

the Affiants(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.

5/28/97
date

Sherry L. Spurlock
NOTARY PUBLIC

My Commission Expires:

My Comm. Exps. 11/14, 1999

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) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8449 Kavanagh Road
address
Baltimore, Maryland 21222
City State Zip Code

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Mark Galicki
(signature)
MARK GALICKI
(type or print name)



Carol Ann Galicki
(signature)
Carol Ann Galicki
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of May, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark + Carol Ann Galicki

the Affiants(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.

5/28/97
date

Sherry L. Spurlock
NOTARY PUBLIC

My Commission Expires:

My Comm. Exps. 11/14, 1999



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8449 Kavanagh Road
which is presently zoned _____

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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(s) 400.1, 427, & 102.5. To Allow Detached

ACCESSORY STRUCTURES, (POOL, DECK & CARPORT.) IN THE SIDE (REAR) YARD CLOSEST TO SIDE STREET. IN LIEU OF REAR YARD CLOSEST TO SIDE STREET. A 6 FT. HIGH FENCE ON CORNER OF ALLEY & SIDE STREET AND FRONT YARD FORWARD OF NEIGHBORS FRONT BUILDING LINE & W/L 25 FT OF CORNER IN LIEU OF 3 FT HIGH.

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

1. The pool is in the current location to enable our children the benefits of a pool and also a yard to play in.
2. Children were entering our yard, playing & destroying our property. Privacy fence where it is and height allows our children a secured fenced-in yard.
3. Current location of pool fence allows a 2-car parking pad for safety of vehicles.

Property is to be posted and advertised as prescribed by Zoning Regulations. *SEE ATTACHED*
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/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: _____

Wish to keep the high fence to protect the children from street traffic and potential harm. Need use of side yard so the children will have a place to play. Our rear yard is very small and the side yard is very large. That is why we placed our pool where it is.

Carol Ann Halicki
Mark Halicki

ORDER RECEIVED FOR FILING

Date

By

7/1/02
[Signature]

ZONING DESCRIPTION FOR 8449 Kavanagh Road

Beginning at a point on the SOUTH side of Kavanagh Road which is 36' wide at the distance of 11' of the centerline of the nearest improved intersecting street Nevil Road which is 36' wide. "Being Lot # , Block , Section # in the subdivision of _____ as recorded in Baltimore County Plat Book # 5 , Folio #105, containing 2914 square feet. Also known as 8449 Kavanagh Road and located in the 12th Election District, 7th Councilmanic District,

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 038133

DATE 6-11-97 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Pcs. Val. 50.00

FOR: MRS. CAROL ANN GALLICK
8444 KADAWAGH RD.

PAID RECEIPT
PROCESS ACTUAL TIME
6/12/1997 6/11/1997 16:28:24
REG. NO. 038133 CASHIER JRIC JMR DRAMER ?

MISCELLANEOUS CASH RECEIPT
Receipt # 000435
CR NO. 038133

\$50.00 CHECK
Baltimore County, Maryland

OFLN

CASHIER'S VALIDATION

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
SJA 553
97-553-A

CERTIFICATE OF POSTING

RE: Case # 97-553-A

Petitioner/Developer:
(Mark Galicki)

Date of Hearing/Closing:
(July 7, 1997)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____
_____ 8449 Kavanagh Road Baltimore, Maryland 21222 _____

The sign(s) were posted on _____ Jun. 20, 1997 _____
(Month, Day, Year)

Sincerely,

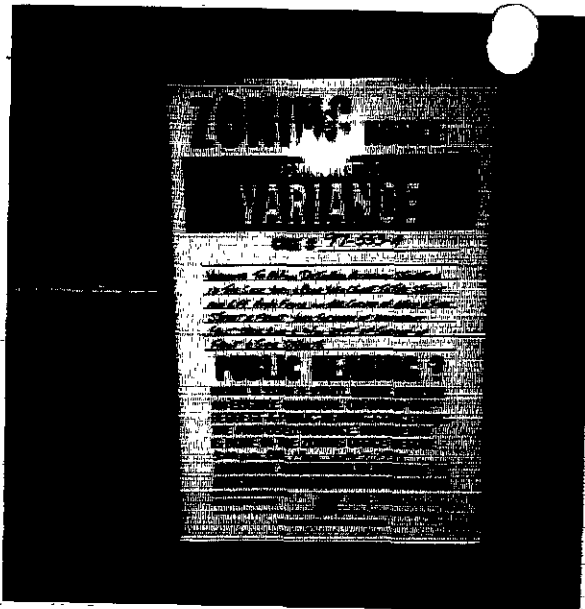

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.
(Printed Name)

325 Nicholson Road
(Address)

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)



97-553-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 553

Petitioner: Mark + Carol Galicki

Location: 8449 Kavanagh Road 21222

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Carol Galicki

ADDRESS: 8449 Kavanagh Rd.

Balto., MD 21222

PHONE NUMBER: 410-477-1145

AJ:ggs

(Revised 09/24/96)

553-

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than *6-22-97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE**ADMINISTRATIVE
VARIANCE****Case No.:** 97-553-A

VARIANCE TO ALLOW DETACHED ACCESSORY STRUCTURES IN THE SIDE
YARD & REAR YARD CLOSEST TO THE STREET, AND 6 FT HIGH FENCE
ON THE CORNER OF AVE & SIDE STREET & FRONT YARD FORWARD OF
NEIGHBOR'S FRONT BLDG (L & W) IN 25 FT. OF CORNER OF FRONT & SIDE STREETS

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

*

07-07-97

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW**HANDICAPPED ACCESSIBLE**



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 24, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-553-A
3449 Kavanagh Road
S/S Kavanagh Road at SEC Nevil Road
12th Election District - 7th Councilmanic
Legal Owner(s): Mark Galicki and Carol Ann Galicki
Post by Date: 06/29/97
Closing Date: 07/07/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, 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
Director

cc: Mark and Carol Galicki





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 8, 1997

Mr. and Mrs. Mark Galicki
8449 Kavanagh Road
Baltimore, MD 21222

RE: Item No.: 553
Case No.: 97-553-A
Petitioner: Mark Galicki, et ux

Dear Mr. and Mrs. Galicki:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 11, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: July 1, 1997

FROM: *rub* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for June 30, 1997
Item No. 553

The Development Plans Review Division has reviewed the subject zoning item. The proposed fence shall not interfere with the line of sight.

RWB:HJO:jrb

cc: File

ZONE630.553

_____ Attach original petition

Due Date 06/30/97

To: Arnold L. Jablon

From: Bruce Seeley

Subject: Zoning Item #553 ~~///~~

Galicki 8449 Kavanagh Road

Zoning Advisory Committee Meeting of 6/23/97

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 6-20-77
Item No. 553 JRA

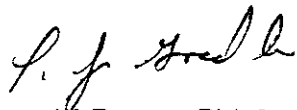
Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

LG

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
Department of Permits
and Development Management

DATE: June 20, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 552, 553, 554, 555, 557, 558 and 562

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Diana Allen
(for Gary Kerns)

AFK/JL

June 11, 1997

Baltimore County Maryland
Department of Permits & Development Management
Towson, MD 21204

To Whom It May Concern:

I, Ruth Conklin, live at 8451 Kavanagh Road, next to 8449 Kavanagh Road. I am writing to let you know that I did not place a complaint with Councilman DePazzo's office on May 21, 1997. The complaint was falsely filed under my name and address. I have no problem with the fence height, location of fence or the pool at 8449 Kavanagh Road.

Print: RUTH CONKLIN

Signed: Ruth Conklin

Sworn and subscribed to before me this 11th day of June, 1997

Sherry L. Spurlock
Sherry L. Spurlock
Notary Public

My Comm. Exps. 11/13, 1999

553

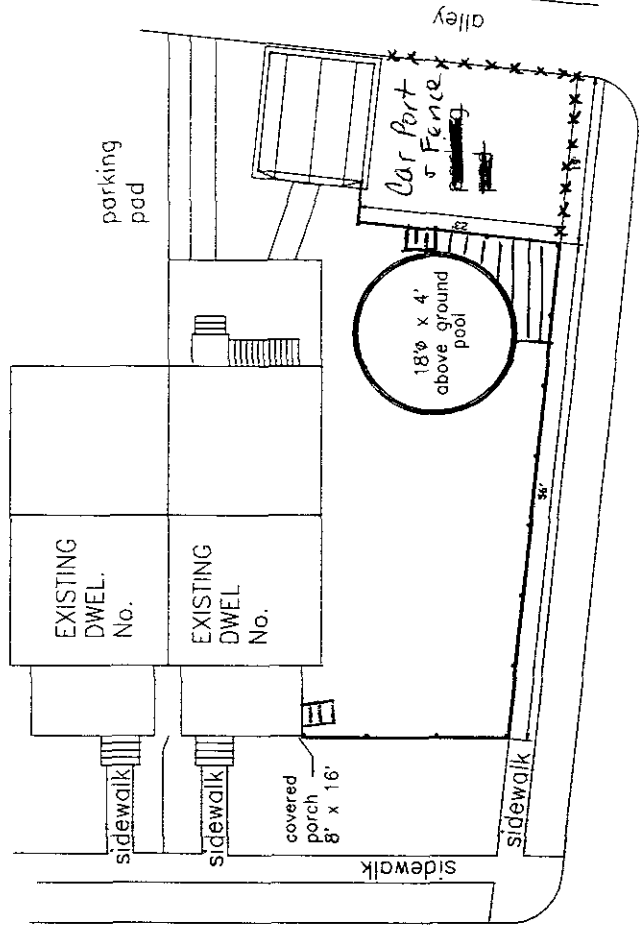
NEIGHBORHOOD PETITION

I, THE UNDERSIGN, DO NOT HAVE ANY COMPLAINTS ABOUT THE
FENCE AND POOL LOCATED AT 8449 KAVANAGH ROAD:

<u>NAME (PRINT)</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>
1. Eleanor Wood	Eleanor Wood	8457 Kavanagh Rd
2. Penni Disney	Penni Disney	1910 Nevill Rd.
3. Arlene Church	Arlene Church	1907 Nevill Rd
4. Malvonna Leicht	Malvonna Leicht	1910 Nevill Rd.
5. Bill Morgan	Bill Morgan	1915 Nevil Rd.
6. JESSIE L KEITZ		8441 KAVANAGH RD
7. Charles Funk	Chas. FL	1906 Nevil Road
8. JACOB H. FARBUNGEN		-8446-
9. HARRY W. STINEBAUGH SR		8450 KAVANAGH RD 21222
10. Constance L Stinebaugh		8450 Kavanagh Rd 21222
11. Jerry L Doty		8448 Kavanagh Rd 21222
12. Edith Smith		8442 Kavanagh Rd 21222
13. Dennis R. Mc Cartney		8452 Kavanagh Rd. Dundalk Md 21222
14. Ruth Brinklin		8451 KAVANAGH RD 21222
15. PAUL E. KEEGAN		8453 KAVANAGH RD 21222
16. Debbie Graham		8453 KAVANAGH RD 21222
17.		
18.		
19.		
20.		553

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 8449 KAVANAGH RD.
 Subdivision name: West Inverness
 plat book# 5 lot# 105 lot# section#
 OWNER: MARK + CAROL GALICKI



Ret. 6th



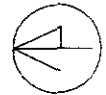
North
 Vacinity Map
 scale: 1" = 10000'

LOCATION INFORMATION

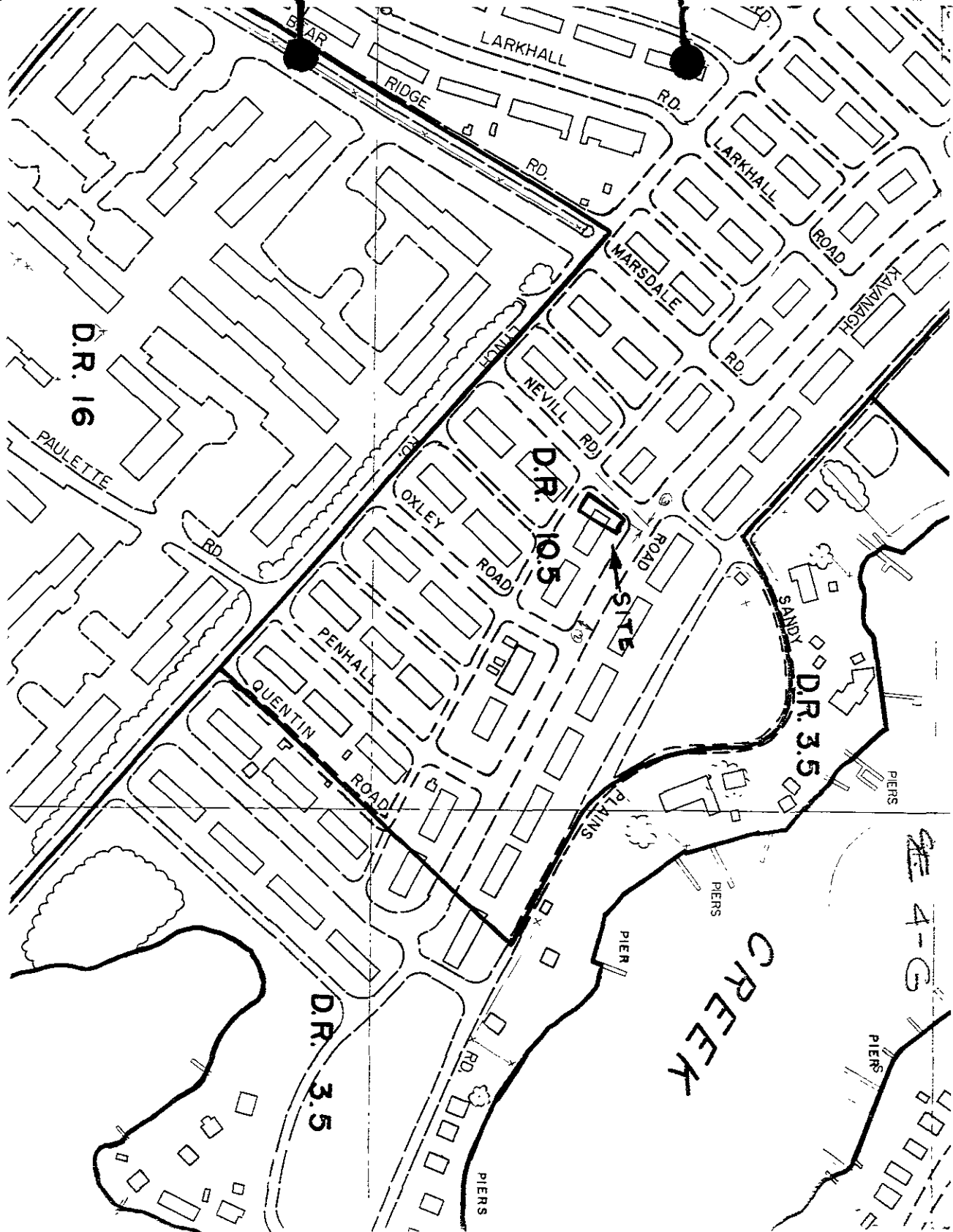
ELECTION DISTRICT: 12
 COUNCILMANIC DISTRICT:
 1" - 200' SCALE MAP:
 LOT SIZE: .0668 ACREAGE 2914 SQUARE FEET
 PUBLIC ☒ PRIVATE ☐
 SEWER ☒ WATER ☒
 CHESAPEAKE BAY CRITICAL AREA: ☒
 PRIOR ZONING HEARINGS: NONE

ZONING USE ONLY

REVIEWED BY: SGP ITEM# 553 CASE# 97-553-A



North
 Date: 5-28-97
 Prepared by: MARK GALICKI Scale of drawing: 1" = 20'



SCALE 1" = 200' ±	LOCATION DUN DALK	SHEET S. E.
DATE OF PHOTOGRAPHY JANUARY 1986		4-G



8449 Kavanagh Rd.
(Front) 553



8449 Kavanagh Rd.
(Side of Back) 553



8449 Kavanagh Rd.
(side) 553



8449 Kavanagh Rd. (Back)
553