

IN RE: PETITION FOR VARIANCE
E/S Beachwood Avenue, 35' N of
the c/l of Evergreen Road
(1734 Beachwood Avenue)
15th Election District
7th Councilmanic District

John Bronushas, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-231-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, John and Dawn Bronushas. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 10 feet each in lieu of the required 50 feet for a proposed dwelling reconstruction. 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.

Appearing at the hearing on behalf of the Petition were John and Dawn Bronushas, owners of the property, and their builder, Buck Jones. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of .25 acres, more or less, zoned R.C.5, and is improved with a one-story single family dwelling. The property is a water-front lot, approximately 50 feet wide and 224 feet deep, which fronts on Back River. The property has been in the Petitioners' family since the 1930s and the dwelling thereon was originally constructed as a shore home. The Petitioners have lived on the property for the past 8 years and wish to replace the existing home with a modern, two-story dwelling which will provide additional living space for their growing family. However, due to

ORDER RECEIVED FOR FILING

Date 2/3/98

By [Signature]

present day zoning requirements, the requested variance is necessary in order to proceed with as proposed. Further testimony revealed that the new dwelling will be constructed within the footprint of the existing dwelling. As shown on the site plan, the proposed dwelling will slightly infringe upon the 100-foot buffer required between the house and Back River. However, a review of the site plan reveals that the neighboring houses are located entirely within the 100-foot buffer, with additional improvements extending to the bulkhead. Thus, the fact that the Petitioners' home infringes slightly upon the 100-foot buffer should not interfere with approval of a building permit for the proposed dwelling.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, 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 Petitioner.

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

ORDER RECOMMENDING
Date 2/3/98
By [Signature]

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of February, 1998 that the Petition for Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 10 feet each in lieu of the required 50 feet for a proposed dwelling reconstruction, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the comments submitted by DEPRM dated January 13, 1998, a copy of which is attached hereto and made a part hereof.
- 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.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

RECEIVED
FEB 13 1998
BY [signature]
APPROVED
DATE 2/13/98
BY [signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

February 3, 1998

Mr. & Mrs. John Bronushas
1734 Beachwood Avenue
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
E/S Beachwood Avenue, 35' N of the c/l of Evergreen Road
(1734 Beachwood Avenue)
15th Election District - 7th Councilmanic District
John Bronushas, et ux - Petitioners
Case No. 98-231-A

Dear Mr. & Mrs. Bronushas:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for 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 Zoning Administration 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: Mr. Buck Jones
500 Jogts Lane, Baltimore, Md. 21221

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case Files



RE: PETITION FOR VARIANCE
1734 Beachwood Avenue, E/S Beachwood Ave,
35' N of Evergreen Rd
15th Election District, 7th Councilmanic

John & Dawn Bronushas
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CASE NO. 98-231-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of January, 1998, a copy of the foregoing Entry of Appearance was mailed to Buck Jones, 500 Vogts Lane, Baltimore, MD 21221, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Petition for ~~Administrative~~ Variance

to the Zoning Commissioner of Baltimore County
for the property located at 1734 Beachwood Ave.
which is presently zoned RC-5

This Petition shall be filed with the Dept. of Permits & 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) 1A04, 3B, 3. To Allow 10 Ft. SIDE YARD SETBACK IN LIEU OF THE REQUIRED 50 FT. IN AN RC-5 ZONE

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

- 1) Property is 50' wide. The zoning is rc-5. They would not be able to raze existing dwelling and build a more suitable home.

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.

(We do solemnly declare and affirm, under the penalties of perjury that 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

Agency for Petitioner

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

Legal Owner(s)

John Bronushas

(Type or Print Name)

Signature

Dawn Bronushas

(Type or Print Name)

Signature

1734 Beachwood Ave. 410-687-1783

Address Phone No

Baltimore Md 21221

City State Zipcode

Name Address and phone number of representative to be contacted

Buck Jones

Name

500 Vogts Lane 410-574-9337

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 SPM DATE 12-17-97



Printed with Soybean Ink on Recycled Paper

ITEM # 231

ESTIMATED FILING DATE

98-231-A

ORDER RECEIVED FOR FILING

Date

By

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 1734 Beachwood Ave.

address

Baltimore, Md 21221

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 property is located in a RC-5 zone with the
lots width of 50'. The existing house is old and

not in good shape. To not be able to raze the existing

dwelling, the homeowner would not be able to have

reasonable use of his property. Stricky compliance

with zoning would unreasonably prevent the use of the

property for a permitted purpose. Relief can be granted

in such a fashion that the spirit of the ordinance be

observed and public safety and welfare secured.

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.

John Bronushas
Signature
John Bronushas
Type or print name



Dawn Bronushas
Signature
Dawn Bronushas
Type or print name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY this 16 day of December 19 97, before me a Notary Public of the State of Maryland in and for the County aforesaid personally appeared

Maryland

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

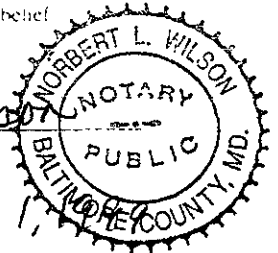
12-16-97

date

Norbert L. Wilson
NOTARY PUBLIC

My Commission Expires

September 1, 1998



A-1ES-8P

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 1734 Beachwood Ave.

address

Baltimore, Md 21221

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 property is located in a RC-5 zone with the
lots width of 50'. The existing house is old and

not in good shape. To not be able to raze the existing

dwelling, the homeowner would not be able to have

reasonable use of his property. Stricr compliance

with zoning would unreasonably prevent the use of the

property for a permitted purpose. Relief can be granted

in such a fashion that the spirit of the ordinance be

observed and public safety and welfare secured.

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

John Bronushas
signature

John Bronushas

type or print name



Dawn Bronushas
signature

Dawn Bronushas

type or print name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit

I HEREBY CERTIFY, this 16 day of December 19 93 before me a Notary Public of the State of Maryland in and for the County aforesaid personally appeared

Maryland

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

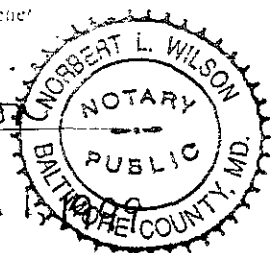
12-16-97

date

Robert L. Wilson
NOTARY PUBLIC

My Commission Expires

September



A-1ES-8P



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1734 Beachwood Ave.
which is presently zoned RC-5

This Petition shall be filed with the Dept. of Permits & 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) 1A64-3B.3. To Allow 10 FT

SIDE YARD IN LIEU OF THE REQUIRED 50 FT. & UNDERSIZED LOT.

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

- 1) Property is 50' wide. The zoning is rc-5. They would not be able to raze existing dwelling and build a more suitable home.

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

(We do solemnly declare and affirm under the penalties of perjury that 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)

John Bronushas

(Type or Print Name)

Signature

Dawn Bronushas

(Type or Print Name)

Signature

1734 Beachwood Ave. 410-687-1783

Address

Phone No

Baltimore

Md

21221

City

State

Zipcode

Name Address and phone number of representative to be contacted

Buck Jones

Name

500 Vogts Lane 410-574-9337

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 new papers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY

DATE

12-17-97

Printed with Soybean Ink
on Recycled Paper

ITEM #

231

98-231-A

- ① THE HOUSE IS SMALLER THEN MOST HOME'S IN THE AREA. THE FAMILY HAS OUT GROWN THE ORIGINIAL HOME AND NEED'S TO EXPAND.
- ② THE LOT WIDTH IS TYPICAL FOR THE AREA

ORDERS RECEIVED FOR THE
Date 8/3/98
By [Signature]

ZONING DESCRIPTION FOR 1734 BEACHWOOD AVE.

EAST.
BEGINNING AT A POINT ON THE ~~NORTH~~ SIDE OF
BEACHWOOD AVE. WHICH IS 30 FEET WIDE AT THE
DISTANCE OF 35 FEET NORTH OF THE CENTERLINE
OF THE NEAREST IMPROVED INTERSECTING STREET
EVERGREEN RD. WHICH IS 40 FEET WIDE. * BEING
LOT # 3, BLOCK --, SECTION -- IN THE SUBDIVISION
OF EVERGREEN PARK AS RECORDED IN BALTIMORE
COUNTY PLAT BOOK # 7, FOLIO # 174, CONTAINING
10,950 SQ FT. ALSO KNOW AS 1734 BEACHWOOD AVE.
AND LOCATED IN THE 15TH ELECTION DISTRICT, 7TH
COUNCILMAN DISTRICT.

98-231-A

BALTIMORE COUNTY, MD
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 046960

DATE 12-17-97 ACCOUNT R 601-6150

AMOUNT \$ 50

RECEIVED FROM: Santa B. Richardson
610 R. O'Connell (Ward) 50

FOR:

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

231.

5007

PAID RECEIPT

PROCESSED 02/04/98
2/17/1997 12/17/1997 10:59:42
BY 4890 CASHIER JETC JMR BRADEN
5 MISCELLANEOUS CASH RECEIPT
AMOUNT \$ 026273
CR NO. 046960

50.00 JETC
Baltimore County, Maryland

98-231-A

CASHIER'S VALIDATION

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: 498-231-A
1734 Beachwood Avenue
E/S Beachwood Avenue
36' N of Evergreen Road
15th Election District
7th Councilmanic District

Legal Owners:

John Bronushas &
Dawn Bronushas

Variance: to allow 10-foot side yard setback in lieu of the required 50 feet.

Hearing: Tuesday, January 20, 1988 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bassey Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are

held on Wednesdays at 10

o'clock a.m. in Room 407

of the County Courts Bldg.

For information concerning

the filing and/or hearing

please call (410) 887-3381.

C198949

CERTIFICATE OF PUBLICATION

1-20 - 19 98
TOWSON, MD.,

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1-20, 19 98.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case No.: 98-231-A
Petitioner/Developer:
(John Bronushas)
Date of Hearing/Closing:
(Jan. 20, 1998)

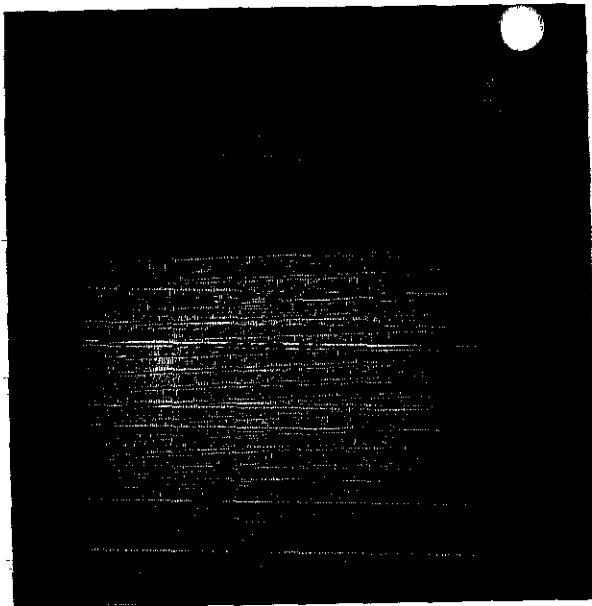
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

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 _____
1734 Beachwood Ave. Baltimore, Maryland 21221 _____

The sign(s) were posted on _____ Jan 5, 1998 _____
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
(Telephone Number)

98-231-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-231-A.

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO ALLOW 10 FT. SIDE
YARDS IN LIEU OF THE REQUIRED
50 FT. IN AN R.C.-5 ZONE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING 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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring 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.: 231

Petitioner: JOHN & DAWN BRONUSHAS

Location: 1734 BEACH WOOD AVE 21221

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JOHN & DAWN BRONUSHAS

ADDRESS: 1734 BEACHWOOD AVE

BALT. MD. 21221

PHONE NUMBER: 410-687-1783

AJ:ggs

98-231-A

(Revised 09/24/96)

231



Baltimore County
Department of Permits and
Development Management

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

December 26, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-231-A
1734 Beachwood Avenue
E/S Beachwood Avenue, 35' N of Evergreen Road
15th Election District - 7th Councilmanic District
Legal Owner: John Bronushas & Dawn Bronushas

Variance to allow 10-foot side yard setback in lieu of the required 50 feet.

HEARING: Tuesday, January 20, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Dawn & John Bronushas
Buck Jones

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JANUARY 5, 1998**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
December 31, 1997 Issue - Jeffersonian

Please forward billing to:

John & Dawn Bronushas 410-687-1783
1734 Beachwood Avenue
Baltimore, MD 21221

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-231-A
1734 Beachwood Avenue
E/S Beachwood Avenue, 35' N of Evergreen Road
15th Election District - 7th Councilmanic District
Legal Owner: John Bronushas & Dawn Bronushas

Variance to allow 10-foot side yard setback in lieu of the required 50 feet.

HEARING: Tuesday, January 20, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

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

January 14, 1998

Mr. and Mrs. John Bronushas
1734 Beachwood Avenue
Baltimore, MD 21221

RE: Item No.: 231
Case No.: 98-231-A
Petitioner: John Bronushas, et ux

Dear Mr. and Mrs. Bronushas:

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 December 17, 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 black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





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 12-31-97
Item No. 231 (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,

10 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 Government
Fire Department



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

(410) 887-4500

January 5, 1998

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 29, 1997

Item No.: See Below Zoning Agenda:

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:

231, 232, 233, 236, 237, and 241

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 237-4881, MS-1102F

cc: File



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: January 6, 1998

FROM:  Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for January 5, 1998
 Item Nos. 229 (Agenda of 12/29/97),
 230, 231, 232, 233, 235, 236, 237,
 238, 239, 240, 241

 The Bureau of Developer's Plans Review has reviewed the subject
zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0105.NOC

Sent 1/20

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

DATE: January 13, 1998

To: Arnold L. Jablon
From: Bruce Seeley /MS
Subject: Zoning Item #231

Bronushas Property, 1734 Beachwood Avenue

Zoning Advisory Committee Meeting of December 29, 1997

- 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), if the property is being subdivided according to the Development Regulations.
- 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).

Groundwater Management: An evaluation of the well and septic system must be conducted prior to building permit approval. Contact GWM at 410-887-2762 for more information.

ORDER RECEIVED FOR FILING

Date

By GP:sp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: January 12, 1998

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

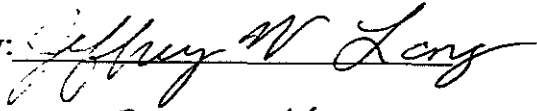
SUBJECT: Zoning Advisory Petitions

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

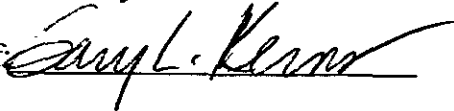
Item No. 231

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:



Division Chief:



AFK/JL

Sign
1/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: January 12, 1998

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

SUBJECT: Zoning Advisory Petitions

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

Item No. 231

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Sam L. Kern

AFK/JL

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B _____
Permit Number

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

RE: **Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ BUCK JONES 500 VOGTS LANE, 21221 410-574-9337
Print Name of Applicant Address Telephone Number

☐ Lot Address 1734 BEACH WOOD AVE. Election District 15 Council District 5 Square Feet 10,950±
Lot Location: N E SW side / corner of BEACH WOOD AVE. feet from N E SW corner of EVERGREEN LANE.
(street) (street)

Land Owner JOHN & DAWN BRONUSHAS Tax Account Number 15-15-02650370
Address 1734 BEACH WOOD AVE Telephone Number 410-687-1783
BALT. MD. 21221

☐ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation

PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<u>/</u>	
2. Permit Application	<u>/</u>	
3. Site Plan		
Property (3 copies)	<u>/</u>	
Topo Map (available in Rm 204 C.O.B.) (2 copies)	<u>/</u>	
(please label site clearly)		
4. Building Elevation Drawings	<u>/</u>	
5. Photographs (please label all photos clearly)		
Adjoining Buildings	<u>/</u>	
Surrounding Neighborhood	<u>/</u>	

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by _____
ZACM

Date _____

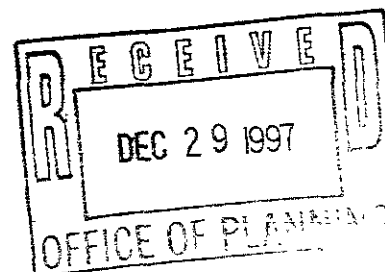
TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☒ **Approval** ☐ **Disapproval** ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: Ervin McDaniel
for the Director, Office of Planning & Community Conservation

Date: Jan. 8, 1998



SCHEDULE DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by _____ on _____ Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

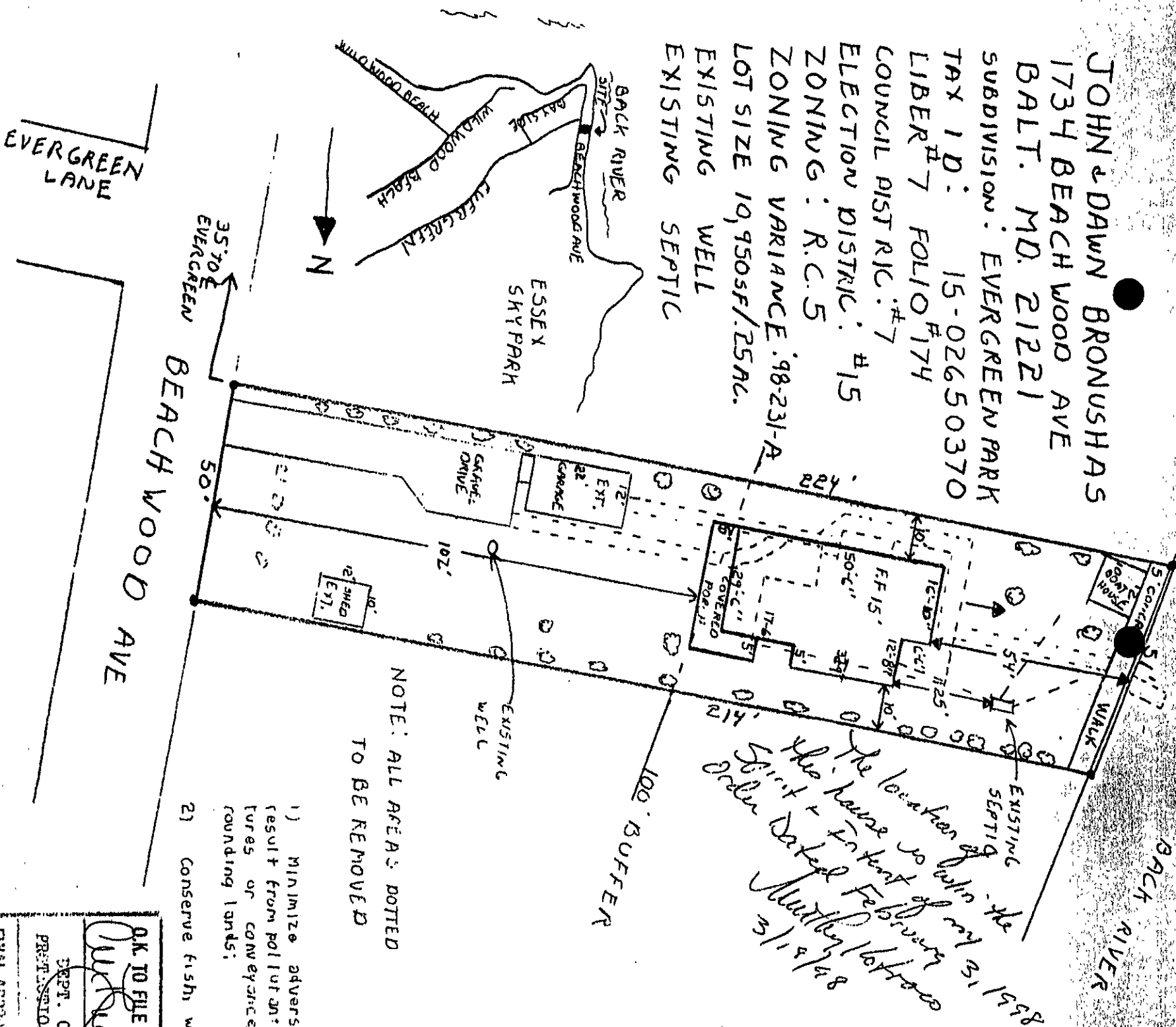
District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

JOHN & DAWN BRONUSHAS
1734 BEACHWOOD AVE
BALT. MD. 21221
SUBDIVISION: EVERGREEN PARK
TAX ID: 15-02650370
LIBERTY FOLIO #174
COUNCIL DISTRICT: #7
ELECTION DISTRICT: #15
ZONING: R.C.5
ZONING VARIANCE: 98-231-A
LOT SIZE 10,950 SF / .25 AC.
EXISTING WELL
EXISTING SEPTIC



Handwritten note: The location of the existing septic tank is shown. The location of the existing well is shown. The location of the existing boat house is shown. The location of the existing garage is shown. The location of the existing shed is shown. The location of the existing boat house is shown. The location of the existing garage is shown. The location of the existing shed is shown.

NOTE: ALL AREAS DOTTED TO BE REMOVED

- 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;

CRITICAL AREA SITE INFO:

LOT SIZE: 10,950 SF or .25 AC.
ALLOW. IMPER: 10,950 SF X 25% = 2738

PROPOSED IMPERVIOUS

NEW SFD WITH PORCH: 1535 SF
EXISTING BOAT HOUSE: 1205 SF
EXISTING GARAGE: 2645 SF
EXISTING SHED: 1205 SF
EXIST. STEPS TO PIER: 405 SF
TOTAL PROPOSED IMPER: 20795 SF
OR 1970

EXISTING IMPERVIOUS

BOAT HOUSE: 1205 SF
GARAGE: 2645 SF
SHED: 1205 SF
SIDEWALKS & STEPS: 6975 SF
HOUSE: 10465 SF
TOTAL EXISTING IMPER: 22475 SF
OR 2170

BMA CALCULATION

EXISTING IMPER IN BUFFER HOUSE: 10465 SF
BOAT HOUSE: 1205 SF
SIDEWALKS & STEPS: 4945 SF
TOTAL EXT. IMPER. IN BUFF: 16605 SF
PROPOSED IMPER. IN BUFFER
NEW SFD WITH PORCH: 14755 SF
EXISTING BOAT HOUSE: 1205 SF
EXISTING STEPS TO PIER: 405 SF
TOTAL PROPOSED IMPER: 16355 SF

VEGETATION CALCULATIONS

TREES: 11
SHRUBS: 22

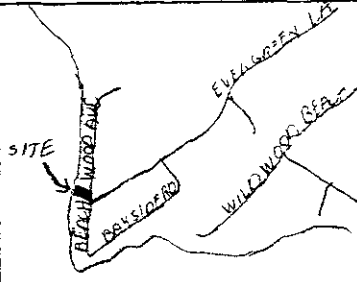
CRITICAL BAY AREA REQUIREMENTS

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.

OK TO FILE
3/18/98
DEPT. OF ENVIRONMENTAL
PROTECTION & RESOURCE MGMT.
FINAL APPROVED PLAN

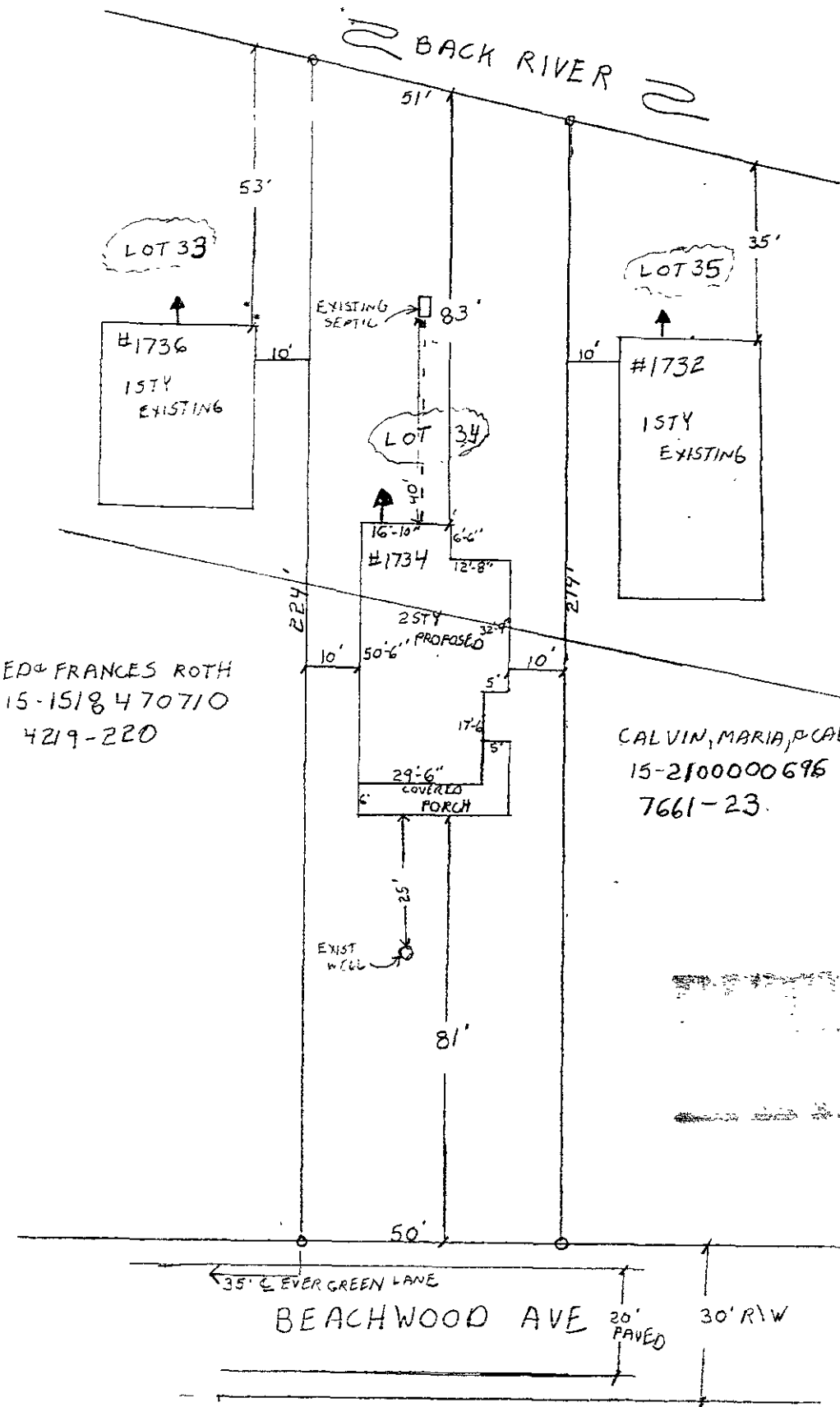
JOHN & DAWN BRONUSHAS
SCALE: 1" = 30'
DATE: 2-17-98
APPROVED BY:
DRAWN BY:
REVISIO:
SITE PLAN
DRAWING NUMBER

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE
 PROPERTY ADDRESS: 1734 BEACHWOOD AVENUE
 SUBDIVISION NAME: EVERGREEN PARK
 PLAT BOOK # 7 FOLIO #174
 OWNER: JOHN & DAWN BRONUSHAS



BACK RIVER
N
↑
VICINITY MAP

LOCATION INFORMATION	
COUNCIL MATRIL	7
ELECTION DISTRICT	15
1/200 SCALE MAP	SE 4-J
ZONING	R.C. 5
LOT SIZE	.25 ACREAGE
	10,950 SF
PRIVATE	
SEWERAGE	☒
WATER	☒
CHESEPEAKE BAY CRITICAL AREA	YES ☒
NO PRIOR ZONING HEARINGS	
ZONING OFFICE USE ONLY	
REVIEWED BY	ITEM # CASE #



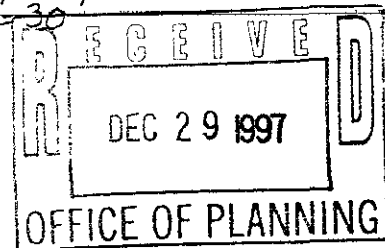
ED & FRANCES ROTH
 15-1518470710
 4219-220

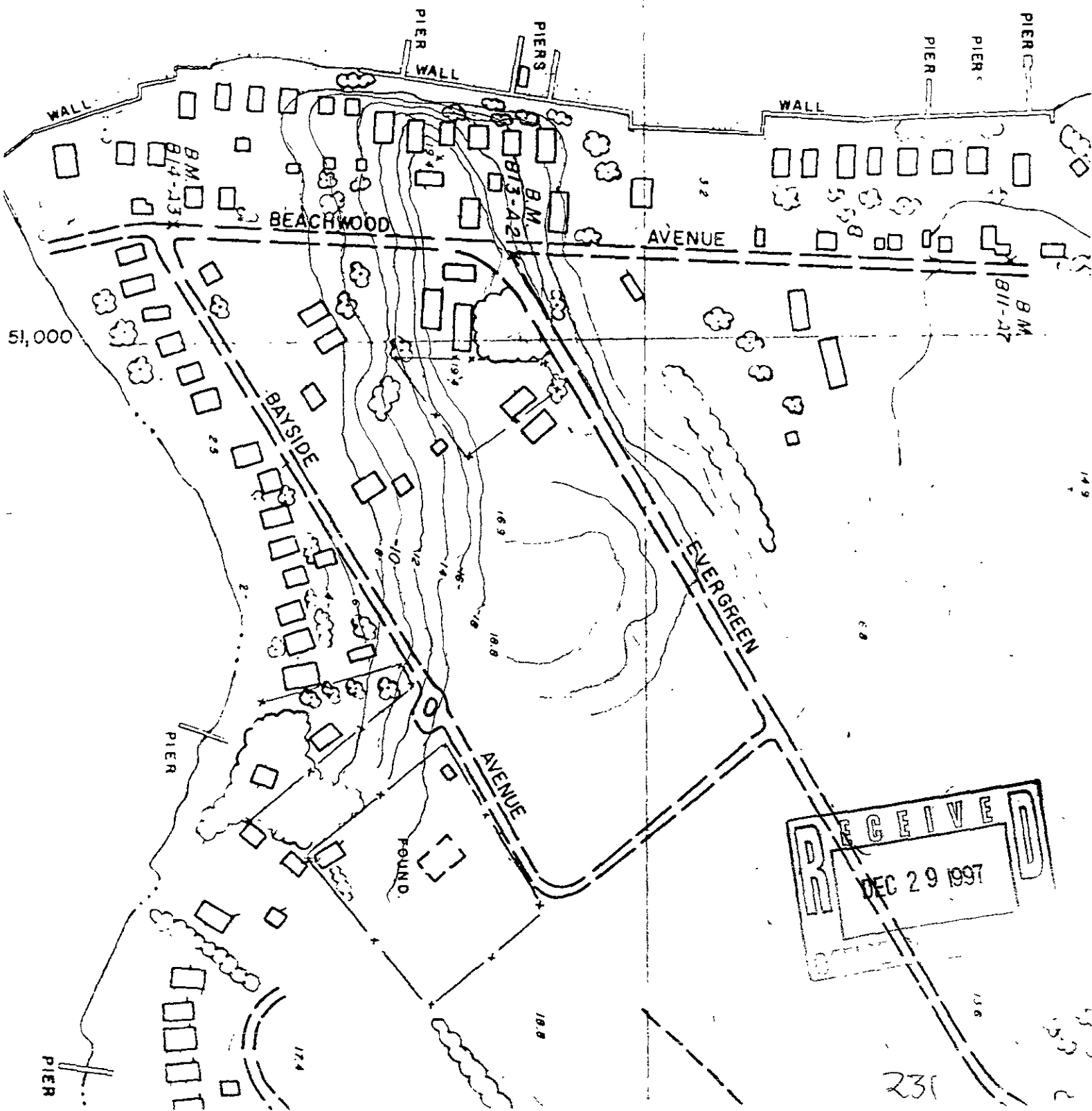
CALVIN, MARIA, & CALVIN WALSH
 15-2100000696
 7661-23

DATE 12-15-97

PREPARED BY: Buck Jones

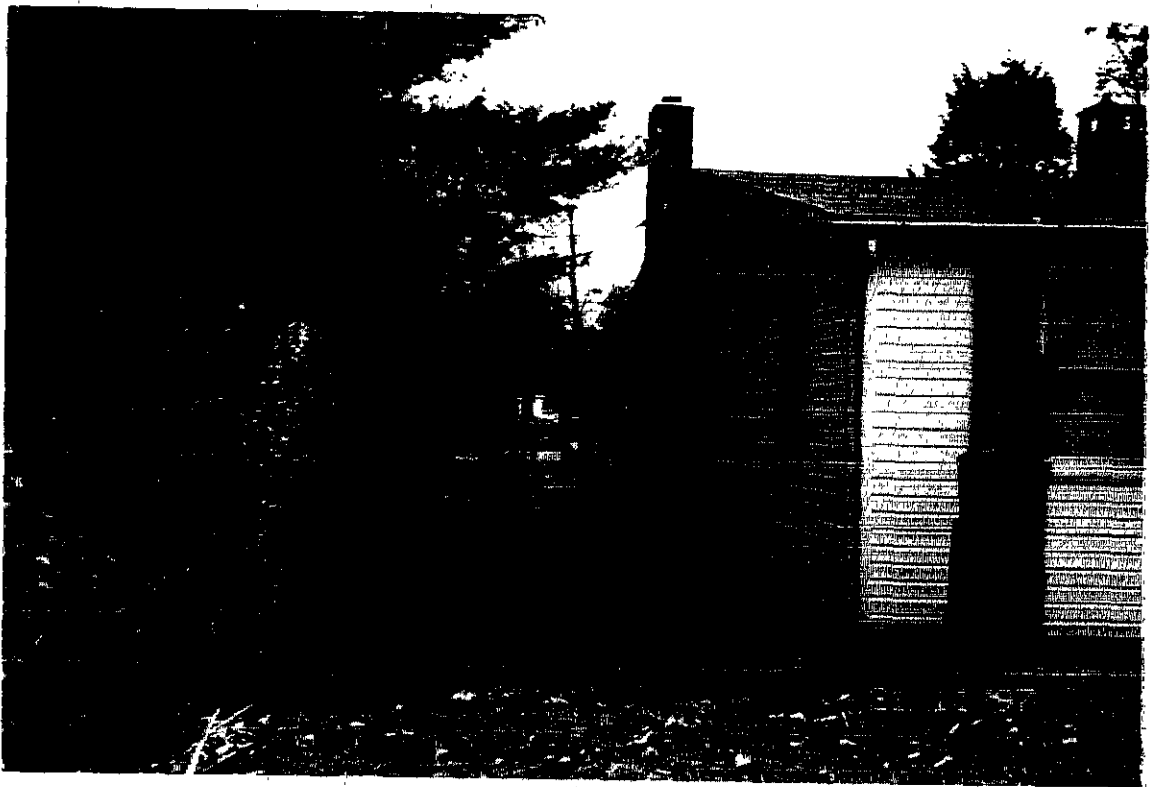
SCALE OF DRAWING 1"=30'





RECEIVED
DEC 29 1997

231



98-231-A



98-231-A

photograph

98-231-A







