10/7/99

IN RE: PETITION FOR VARIANCE N/S Patuxent Avenue, 175' W of Walnut Avenue 15th Election District 7th Councilmanic District (604 Patuxent Avenue)	*	BEFORE THE
	*	DEPUTY ZONING COMMISSIONER
	*	OF BALTIMORE COUNTY
	*	CASE NO. 98-330-A
Mark Thomas Strucko Petitioner	*	

* * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Mark Thomas Strucko. The Petitioner is requesting a variance for property he owns at 604 Patuxent Avenue which property is zoned D.R.5.5. The variance request is from Section 431.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a commercial vehicle with a gross weight exceeding 10,000 lbs. to be parked on a residential lot in lieu of the maximum permitted 10,000 lbs. gross weight. 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 No. 1.

Appearing at the hearing on behalf of the variance request was Mark Strucko, property owner. There were no protestants in attendance.

Testimony and evidence indicated that the property which is the subject of this variance request consists of 0.172 acres, more or less, zoned D.R.5.5. The subject property is located on the north side of Patuxent Avenue, west of its intersection with Walnut Avenue. The subject property is improved with an existing single family dwelling and one commercial vehicle consisting of a 1975 International dump truck which is the subject of this variance request.

ORDER RECEIVED FOR FILING
Date 10/7/99
By R. Jamison

By way of history, Mr. Strucko originally petitioned through this office and was granted approval for an administrative variance to permit the storage of two commercial vehicles, each weighing in excess of 10,000 lbs. to be stored on his property. Mr. Strucko provided letters of support from all of his neighbors indicating that they supported Mr. Strucko in his request. No one requested a hearing on the matter and therefore the variance was granted by my Order dated April 9, 1998. Thereafter, an appeal was filed by People's Counsel for Baltimore County to the County Board of Appeals indicating their objection to the granting of a variance to allow two commercial vehicles to be stored on the property. Mr. Strucko and the Deputy People's Counsel were able to resolve their issue before the Board of Appeals and a Consent Order was issued by that administrative body dated April 30, 1999. The Board ordered that the variance petition be remanded to this office and further, that Mr. Strucko would petition for a variance to permit only one commercial vehicle to be stored on the property in excess of 10,000 lbs., which is the request before me.

Again, there was no opposition to Mr. Strucko's variance request and he has the full support of his neighbors. Therefore, his request for variance shall be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

ORDER RECEIVED FOR FILING
Date 10/5/99
By

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 7th day of October, 1999, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 431.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a commercial vehicle with a gross weight exceeding 10,000 lbs. to be parked on a residential lot in lieu of the maximum permitted 10,000 lbs. gross weight, be and is hereby GRANTED.

IT IS FURTHER ORDERED that any party has the right to file an appeal within thirty (30) days of the date of this Order.

ORDER RECEIVED FOR FILING
Date 10/7/99
By R. Jameson

Timothy Kotroco
TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

October ~~5~~ 7, 1999

Mr. Mark T. Strucko
604 Patuxent Avenue
Baltimore, Maryland 21237

Re: Petition for Variance
Case No. 98-330-A
Property: 604 Patuxent Avenue

Dear Mr. Strucko:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed 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 from 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 410-887-3391.

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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on Recycled Paper

4/30/99

RE: PETITION FOR ADMINISTRATIVE VARIANCE	*	BEFORE THE
604 Patuxent Avenue, North side Patuxent Avenue, 175 feet west of Walnut Avenue,	*	COUNTY BOARD OF APPEALS
15th Election District, 7th Councilmanic	*	FOR BALTIMORE COUNTY
MARK T. STRUCKO	*	Case No. 98-330-A
Petitioner	*	

* * * * * * * * * * * * * *

ORDER

The following facts were stated and agreed to by the parties hereto in a hearing before the County Board of Appeals on December 3, 1998:

1. MR. MARK T. STRUCKO, Petitioner in proper person, and CAROLE S. DEMILIO, DEPUTY PEOPLE'S COUNSEL FOR BALTIMORE COUNTY, appeared before the CBA on December 3, 1998 on a timely appeal by PEOPLE'S COUNSEL of the Deputy Zoning Commissioner's Order granting an Administrative Variance to STRUCKO permitting two (2) commercial vehicles, each in excess of 10,000 pounds, at STRUCKO's residence at 604 Patuxent Avenue.

2. MR. STRUCKO and the OFFICE OF PEOPLE'S COUNSEL agreed that the "administrative" variance procedure, under Baltimore County Code Section 26-127, filed on Affidavit by Petitioner and without a hearing, does not apply to relief under Baltimore County Zoning Regulations Section 431.

3. MR. STRUCKO agreed to reduce his request for variance to one (1) commercial vehicle in excess of 10,000 pounds, namely, a 6-wheeled, single-axle dump truck, at 604 Patuxent Avenue.

4. The parties acknowledge that the OFFICE OF PEOPLE'S COUNSEL does not agree that variance relief under Baltimore County Zoning Regulations Section 307 is available for Baltimore County Zoning Regulations Section 431.

5. The parties agree that the Zoning Commissioner shall schedule a hearing on these matters

WHEREFORE, upon consideration of the aforesaid facts and stipulations agreed to by the parties in open court on December 3, 1998, it is, this 30th day of April, 1999 by the County Board of Appeals for Baltimore County

ORDERED that the Petition for Administrative Variance be and is hereby REMANDED for hearing to the Office of the Zoning Commissioner for Baltimore County, for further proceedings in accordance with this Order; and it is further

ORDERED that MARK T. STRUCKO shall revise the Petition for Administrative Variance to a Petition for Variance for one (1) commercial vehicle in excess of 10,000 pounds, namely, a 6-wheeled, single-axle dump truck, at 604 Patuxent Avenue, and that MR. STRUCKO strike any references to an administrative variance and two (2) commercial vehicles in excess of 10,000 pounds.

CHARLES L. MARKS, Chairman

DONNA M. FELLING

LAWRENCE S. WESCOTT

Approved as to form and content:

MARK T. STRUCKO

PETER MAX ZIMMERMAN

CAROLE S. DEMILIO

County Board of Appeals of Baltimore County
OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

April 30, 1999

Peter Max Zimmerman
People's Counsel
for Baltimore County
Room 47, Old Courthouse
400 Washington Avenue
Towson, MD 21204

RE: Case No. 98-330-A
Mark T. Strucko - Petitioner

Dear Mr. Zimmerman:

Enclosed please find a copy of the Order issued this date by the County Board of Appeals of Baltimore County which remands this matter to the Zoning Commissioner pursuant to the agreement of the parties.

Very truly yours,

Charlotte E. Radcliffe for

Kathleen C. Bianco
Legal Administrator

encl.

cc: Mark T. Strucko
Russ Mirabile, President
Greater Chesaco Community Assn.
Pat Keller, Director /Planning
Lawrence E. Schmidt /Zoning Commissioner
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

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on Recycled Paper

Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL
Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

April 6, 1999

Charles L. Marks, Panel Chairman
County Board of Appeals
of Baltimore County
401 Washington Avenue, Room 49
Towson, MD 21204

Hand-delivered

99 APR -7 PM 3:39

Re: **Petition for Administrative Variance**
604 Patuxent Avenue,
15th Election District, 7th Councilmanic
MARK T. STRUCKO, Petitioner
Case No.: 98-330-A

Dear Chairman Marks:

We submit the enclosed proposed Order to the CBA panel. The parties to this case appeared before the CBA on December 3, 1998. Following discussion, the parties agreed to certain issues and to remand the case to the Zoning Commissioner for another hearing commensurate with the parties' discussion and resolution of certain matters.

Mr. Strucko was not represented by counsel. He has agreed in proper person to the form and content of the proposed Order for the CBA.

Very truly yours,

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Deputy People's Counsel

CSD/caf
Enclosure

cc: Mr.. Mark T. Strucko

4/9/98

IN RE: PETITION FOR ADMIN. VARIANCE N/S Patuxent Avenue, 175' W of Walnut Avenue (604 Patuxent Avenue) 15th Election District 7th Councilmanic District Mark T. Strucko Petitioner	* BEFORE THE * DEPUTY ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 98-330-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 the owner of the subject property, Mark T. Strucko. The Petitioner seeks relief from Section 431 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the storage of two (2) commercial vehicles, each weighing in excess of the 10,000 lbs. gross weight limit in the side and front yard of the subject property, zoned D.R.5.5, in lieu of the maximum permitted one (1) commercial vehicle of no more than 10,000 lbs. gross weight. 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 decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide

ORDER RECEIVED FOR FILING
Date 4/9/98
By

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 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 9th day of April, 1998 that the Petition for Administrative Variance seeking relief from Section 431 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the storage of two (2) commercial vehicles, each weighing in excess of the 10,000 lbs. gross weight limit in the side and front yard of the subject property, zoned D.R.5.5, in lieu of the maximum permitted one (1) commercial vehicle of no more than 10,000 lbs. gross weight, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

> 1) The Petitioners may apply for their 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.

Timothy Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 4/9/98
By

Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

April 9, 1998

Mr. Mark T. Strucko
604 Patuxent Avenue
Baltimore, Maryland 21237

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Patuxent Avenue, 175' W of Walnut Avenue
(604 Patuxent Avenue)
15th Election District - 7th Councilmanic District
Mark T. Strucko - Petitioner
Case No. 98-330-A

Dear Mr. Strucko:

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,

Timothy Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

Printed with Soybean Ink
on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 604 PATUXENT AVE

which is presently zoned DR-5.5

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) 431 BCZR

To permit 2 commercial vehicles, each exceeding 10,000 lbs. gross weight and to be parked in a side & front yard, in lieu of the required 1 commercial vehicle, maximum 10,000 lbs gross weight and shall be parked in a side or rear yard, respectively.

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

BECAUSE OF THE RISING COST OF COMMERCIAL PROPERTY, WE CAN NO LONGER AFFORD THE COSTS OF RENTAL PROPERTY. IF WE CONTINUE TO PAY RENT IT WILL MORE THAN LIKELY CLOSE OUR BUSINESS. THIS EQUIPMENT, IF PUT ANYWHERE CANEASLY BE STOLEN

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

MARK STRUCKO
(Type or Print Name)

Mark Strucko
Signature

604 PATUXENT AVE
Address

BALTO MD 21237
City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

Legal Owner(s):

MARK THOMAS STRUCKO
(Type or Print Name)

Mark Thomas Strucko
Signature

(Type or Print Name)

Signature

604 PATUXENT AVE 410-682-4729
Address Phone No.

BALTO. MD 21237
City State Zipcode

Name, Address and phone number of representative to be contacted

Mark STRUCKO
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: JRF DATE: 3-12-98

ESTIMATED POSTING DATE: 3-22-98

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ITEM #: 330

98-330-A

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 604 PATUXENT AVE
address

BALTIMORE MARYLAND 21237
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)

I WANTED TO STAY WITH IN GUIDELINES OF BALTO. CO. FOR CONTRACTING EQUIPMENT. EQUIPMENT IS NOT WITHIN MY ZONING COMPLIANCES

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 Strucko
(signature)

MARK STRUCKO
(type or print name)

(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of March, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark Strucko

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(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.

3/11/98
date

Ronald T Tydings
NOTARY PUBLIC

My Commission Expires: 8/1/2000

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 604 PATUXENT AVE
address

BALTO MD 21237
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)

I WANTED TO STAY WITHIN GUIDELINES OF BALTO. CO. FOR CONTRACTING EQUIPMENT, EQUIPMENT IS NOT WITHIN MY ZONING COMPLIANCE.

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 Strucko
(signature)

MARK STRUCKO
(type or print name)

(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of March, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark Strucko

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.

3/11/98
date

Ronald T Tydings
NOTARY PUBLIC

My Commission Expires: 8/1/2000

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 604 PATUXENT AVE

which is presently zoned DR-5.5

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) 431 BCRC

To permit 2 commercial vehicles, each exceeding 10,000 lbs. gross weight and to be parked in a side & front yard, in lieu of the required 1 commercial vehicle, maximum 10,000 lbs. gross weight and shall be parked in a side or rear yard, respectively.

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

BECAUSE OF RISING COST OF COMMERCIAL PROPERTY, WE CAN NO LONGER AFFORD THE COST OF RENTALS - IF WE CONTINUE TO PAY RENT IT WILL MORE THAN LIKELY CLOSE OUR BUSINESS. THIS EQUIPMENT, IF PUT ANYWHERE CAN EASILY BE STOLEN.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

MARK STRUCKO
(Type or Print Name)

Mark Strucko
Signature

604 PATUXENT AVE
Address

BALTO MD. 21237
City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s)

MARK THOMAS STRUCKO
(Type or Print Name)

Mark Thomas Strucko
Signature

(Type or Print Name)

Signature

604 PATUXENT AVE - 410-687-4729
Address Phone No

BALTIMORE MARYLAND 21237
City State Zipcode

Name, Address and phone number of representative to be contacted

MARK STRUCKO
Name

Address Phone No.

ORDER RECEIVED FOR FILING
Date
By

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: JRF DATE: 3/12/98

ESTIMATED POSTING DATE: 3-22-98

Printed with Soybean Ink on Recycled Paper

ITEM #: 330

98-330-A

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 604 Patuxent Avenue

which is presently zoned D.R.-5.5

This Petition shall be filed with the Department of Permits and 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) 431.B

to permit a vehicle (commercial) with a gross weight exceeding 10,000 pounds to be parked on a residential lot in lieu of the maximum permitted 10,000 pounds gross weight.

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

Because of rising costs of commercial property, I can no longer afford the cost of rentals. If I continue to pay rent, it will more than likely close my business. This equipment, if put anywhere else, can easily be stolen.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

N/A
Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Mark Thomas Strucko
Name - Type or Print

x Mark Strucko
Signature

Name - Type or Print

Signature

604 Patuxent Avenue — 410-687-4729
Address — Telephone No.

Baltimore — MD — 21237
City — State — Zip Code

Representative to be Contacted:

Mark Strucko
Name

604 Patuxent Avenue — 410-687-4729
Address — Telephone No.

Baltimore — MD — 21237
City — State — Zip Code

RECEIVED

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By UCR Date 6-29-99

Case No. 98-330-A

REV 9/15/98 REVISED

EXAMPLE 3 Zoning Descriptio

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 604 PATUXENT AVE
(address)

Beginning at a point on the NORTH side of
(north, south, east or west)

PATUXENT AVE which is 40 feet
name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 175 feet WEST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street WALNUT AVE
(name of street)

which is 40 feet wide. *Being Lot #796-797
(number of feet of right-of-way width)

Block N/A, Section # N/A in the subdivision of CHESALO PARK
(name of subdivision)

as recorded in Baltimore County Plat Book # 3, Folio # 111,

containing 7,522 sq. FT 72 ACRES Also known as 604 PATUXENT AVE
(square feet or acres) (property address)

and located in the 15 Election District, 5 Councilmanic District.

*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.

330

Typical 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.

98-330-A

NOTICE OF ZONING 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: #98-330-A
604 Patuxent Avenue
N/S Patuxent Avenue, 175' W of Walnut Avenue
15th Election District
7th Councilmanic District
Legal Owner(s): Mark Thomas Strucko

Variance: to permit a vehicle (commercial) with a gross weight exceeding 10,000 pounds to be parked on a residential lot in lieu of the maximum permitted 10,000 pounds gross weight.

Hearing: Monday, August 2, 1999 at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

7/256 July 15 C325390

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/15/, 1999

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 7/15/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

[redacted]

CERTIFICATE OF POSTING

RE: Case No.: 98-330-A

Petitioner/Developer: MARK STRUCKO

Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 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 604 PATUXENT AVE.

The sign(s) were posted on 6/8/98
(Month, Day, Year)

Sincerely,

Gary Freund 6/8/98
(Signature of Sign Poster and Date)

GARY FREUND
(Printed Name)

_____
(Address)

_____
(City, State, Zip Code)

_____
(Telephone Number)

9/96
cert.doc

CERTIFICATE OF POSTING

RE: Case No. 98-330-A
Petitioner/Developer:
(Mark Strucko)
Date of Hearing/Closing:
(Apr. 6, 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_____

604 Patuxent Avenue Baltimore, Maryland 21237_____

The sign(s) were posted on_____Mar. 22, 1998_____
(Month, Day, Year)

Sincerely,

3/22/98
(Signature of Sign Poster & Date)

_____Thomas P. Ogle, Sr._____

_____325 Nicholson Road_____

_____Baltimore, Maryland 21221_____

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

98-330-A

CERTIFICATE OF POSTING

RE: CASE #98-330-A
PETITIONER/DEVELOPER:
(Mark Strucko)
DATE OF Hearing
(Sept. 15, 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
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 604 Patuxent Avenue Baltimore, Maryland 21237

The sign(s) were posted on 8-31-99
(Month, Day, Year)

Sincerely,

8/31/99
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98-330 -A Address 604 PATUXENT AVE.

Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3-12-98 **Posting Date:** 3-22-98 **Closing Date:** 4-6-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 98-330 -A Address 604 PATUXENT AVE.

Posting Date: 3-22-98 **Closing Date:** 4-6-98

Wording for Sign: To Permit 2 commercial vehicles, each exceeding 10,000 lbs. gross weight, and to be parked in a side & front yard, in lieu of the required 1 commercial vehicle, maximum 10,000 lbs gross weight and shall be parked in a side or rear yard, respectively.

WCR - 12/11/97

TO: PATUXENT PUBLISHING COMPANY
July 15, 1999 Issue – Jeffersonian

Please forward billing to:
Mark Strucko 410-687-4729
604 Patuxent Avenue
Baltimore, MD 21237

NOTICE OF ZONING 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: 98-330-A
604 Patuxent Avenue
N/S Patuxent Avenue, 175' W of Walnut Avenue
15th Election District – 7th Councilmanic District
Legal Owner: Mark Thomas Strucko

Variance to permit a vehicle (commercial) with a gross weight exceeding 10,000 pounds to be parked on a residential lot in lieu of the maximum permitted 10,000 pounds gross weight.

HEARING: Monday, August 2, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt SCJ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

August 26, 1998

NOTICE OF ASSIGNMENT

CASE #: 98-330-A

IN THE MATTER OF: MARK T. STRUCKO -Petitioner
604 Patuxent Avenue 15th E; 7th C

(Petition for Variance GRANTED /D.Z.C.)

ASSIGNED FOR: THURSDAY, DECEMBER 3, 1998 at 10:00 a.m.

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

Kathleen C. Bianco
Administrator

---

cc: Petitioner /Legal Owner : Mark T. Strucko

Appellant : Peter Max Zimmerman /People's Counsel for Baltimore County

Russ Mirabile /Greater Chesaco Comm. Assn.

Pat Keller, Director /Planning
Lawrence E. Schmidt /Z.C.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Department of Permits and
Development Management

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

April 6, 1998

Mark Thomas Strucko
604 Patuxent Avenue
Baltimore, MD 21237

RE:

Item No.: 330
Case No.: 98-330-A
Petitioner: Mark Thomas Strucko
Location: 604 Patuxent Avenue

Dear Mr. Strucko:

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 March 12, 1998.

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 Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

RECEIVED
MAR 26 1998
PDM

March 23, 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 MARCH 23, 1998

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.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

320, 322, 323, 324, 325, 326, 329, 330, 332, 333, 335
AND USE PERMIT FOR FARMER'S ROADSIDE STAND (DARYL C. DUTRO)

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F
cc: File

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on Recycled Paper

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

INTEROFFICE CORRESPONDENCE

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

Date: March 30, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
for March 30, 1998
Item Nos. 320, 323, 324, 325, 329,
330, 331, 332, 333, and 335

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

RWB:HJO:jrb

cc: File

ZONE0330.NOC

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 3/23/88

FROM: R. Bruce Seeley. RBS/YP
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: March 23, 88

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 321 328 331
326 329
327 330

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Christine Howanski, Chairman
Board of Appeals

DATE: May 14, 1998

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

SUBJECT: 604 Patuxent Avenue

INFORMATION

Item Number: 330

Petitioner: Mark Thomas Struco

Zoning: DR 5.5

Requested Action: Administrative Variance

Summary of Recommendations:

The Office of Planning believes that the Administrative Variance procedure is not the appropriate mechanism to consider these matters. In any case, this office is opposed to the storage of any commercial vehicle in excess of 10,000 pounds gross vehicle weight on residential property.

Prepared by: Jeffrey W. Long

Division Chief: Carl L. Klaus

AFK/JL

RECEIVED
COUNTY BOARD OF APPEALS
98 MAY 19 AM 11:58

C:\MSOFFICE\WINWORD\ZAC\330.DOC

Chairman -
Please write file:
I understand this has been appealed.
Pat K.

Baltimore County, Maryland
OFFICE OF PEOPLE'S COUNSEL
Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

4/30/98

RECEIVED
APR 30 1998
98-1238
PDM

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

April 30, 1998

Arnold Jablon, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Hand-delivered

Re: PETITION FOR ADMINISTRATIVE VARIANCE
604 Patuxent Avenue, N/S Patuxent Avenue,
175' W of Walnut Avenue, 15th Election
District, 7th Councilmanic
MARK T. STRUCKO, Legal Owner/Petitioner
Case No. 98-330-A

Dear Mr. Jablon:

Please enter an appeal of the People's Counsel for Baltimore County to the County Board of Appeals from the Order dated April 9, 1998 of the Baltimore County Deputy Zoning Commissioner in the above-entitled case.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio

Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/caf

cc: Mark T. Strucko, 604 Patuxent Avenue, Baltimore, MD 21237

Russ Mirabile, President, Greater Chesaco Community Assn., P.O. Box 70065, Baltimore, MD 21237

Arnold F. (Pat) Keller, Director, Baltimore County Office of Planning, 401 Bosley Avenue, Towson, MD 21204

Baltimore County
Department of Permits and
Development Management

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

May 6, 1998

Mr. Mark Strucko
604 Patuxent Avenue
Baltimore, MD 21237

RE: Petition for
Administrative Variance
Case No.: 98-330-A
604 Patuxent Avenue
15c7
Mark T. Strucko -
Petitioner

Dear Mr. Strucko:

Please be advised that an appeal of the above-referenced case was filed in this office on April 30, 1998 by Peter Max Zimmerman and Carole S. Demilio on behalf of People's Counsel. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you have any questions concerning this matter, please do not hesitate to call 410-887-3180.

Sincerely,

ARNOLD JABLON
Director

AJ:rye

c: People's Counsel

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on Recycled Paper

APPEAL

Petition for Administrative Variance
N/S Patuxent Avenue, 175' W of Walnut Avenue
(604 Patuxent Avenue)
15th Election District - 7th Councilmanic District
Mark T. Strucko - Petitioner
Case No. 98-330-A

Petition for Administrative Variance

Description of Property

Certificate of Posting

No Certificate of Publication Necessary

Zoning Advisory Committee Comments

Petitioners' Exhibit: 1 - Plat to Accompany Petition for Variance

Four Photographs not Marked as Exhibits

Six Letters of Support

Deputy Zoning Commissioner's Order dated April 9, 1998 (Granted)

Notice of Appeal received on April 30, 1998 from Peter Max Zimmerman and Carole S. Demilio on behalf of People's Counsel

c: Mr. Mark T. Strucko, 604 Patuxent Avenue, Baltimore, MD 21237
People's Counsel of Baltimore County, M.S. 2010
Timothy Kotroco, Deputy Zoning Commissioner
Arnold Jablon, Director of PDM

Case No. 98-330-A

VAR -To permit storage of 2 commercial vehicles each weighing in excess of 10,000 lbs gw limit in side and front yard of subject property, ilo max permitted 1 commercial vehicle of no more than 10,000 lbs gw.

4/09/98 -D.Z.C.'s Order in which Petition for Variance was GRANTED.

8/26/98 - Notice of Assignment for hearing scheduled for Thursday, December 3, 1998 at 10:00 a.m. sent to following:

Mark T. Strucko
Peter Max Zimmerman /People's Counsel
for Baltimore County
Russ Mirabile, President /Greater Chesaco Comm. Assn.
Pat Keller, Director /Planning
Lawrence E. Schmidt /Z.C.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

12/03/98 -Board convened for hearing; People's Counsel and Petitioner to present proposed order for remand to zoning commissioner to amend petition from two vehicles to one vehicle. Upon receipt of proposed order, CBA to review and remand to zoning commissioner. (C.S.F.)

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

Inter-Office Correspondence

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

DATE: May 4, 1999

FROM: Charlotte E. Radcliffe
County Board of Appeals

SUBJECT: Mark T. Strucko - Petitioner
Case No. 98-330-A

Pursuant to the opinion and order issued by the Board on April 30, 1999, REMANDING this case, we are hereby returning the subject file to you to be forwarded to the Zoning Commissioner for further consideration as required.

Should you have any questions, please call me at ext. #3180.

Attachment (File - Case No. 98-330-A)

c: Zoning Commissioner

My name is Terry Ralenefeld I am a neighbor of Mark Strucko, I live at 507 Patuxent Ave and i Have no Objection to him parking his equiptment at 604 Patuxent Ave

Case # 98-330

Terry Ralenefeld
507 Patuxent Ave.

My name is Tim Meadow I am a neighbor of Mark Strucko, I live at 610 Severn ave and i Have no Objection to him parking his equiptment at 604 Patuxent Ave

Case # 98-330

Tim Meadow

610 Severn Ave

My name is Joseph A Bauer I am a neighbor of Mark Strucko, I live at 1013 Rosedale Ave and i Have no Objection to him parking his equiptment at 604 Patuxent Ave

Case # 98-330

Joseph Bauer
1013 Rosedale Ave.

My name is Robert Peters I am a neighbor of Mark Strucko, I live at 600 Patuxent Ave and i Have no Objection to him parking his equiptment at 604 Patuxent Ave

Case # 98-330

Robert Peters
600 Patuxent Ave.

My name is Ronnie Butz I am a neighbor of Mark Strucko, I live at 8120 Walnut Ave. and i Have no Objection to him parking his equiptment at 604 Patuxent Ave

Case # 98-330

Ronnie Butz
8120 Walnut Ave

My name is Nelson Butz I am a neighbor of Mark Strucko, I live at 612 Severn Ave and i Have no Objection to him parking his equiptment at 604 Patuxent Ave

Case # 98-330

Nelson Butz
612 Severn Ave

FRONT OF HOUSE

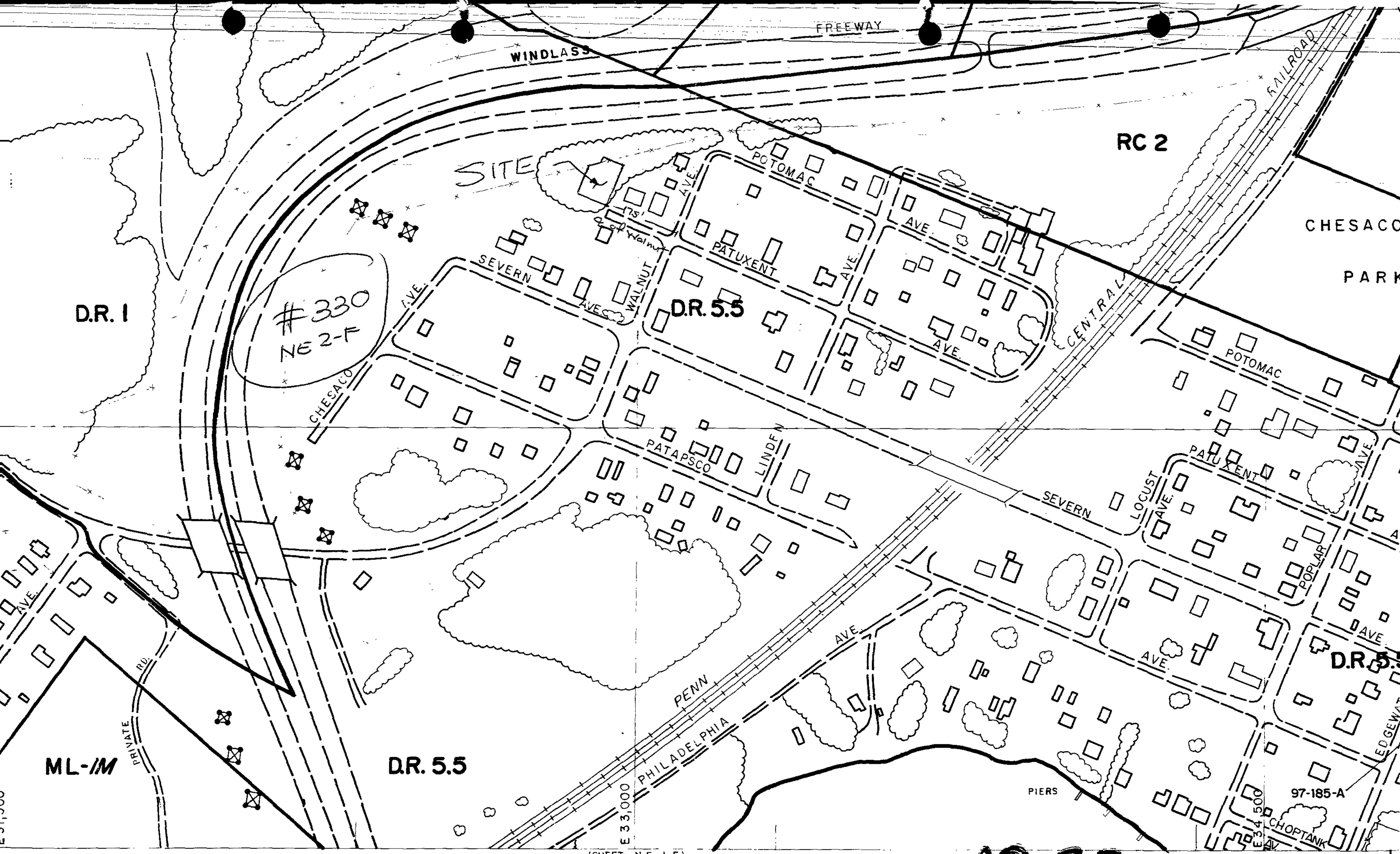
SIDE OF HOUSE - WHERE TRUCK IS GOING TO GO

SIGHT WHERE TRUCK IS TO BE PARKED

NOTICE 695 IN BACK GROUND

SIGHT TO IMMEDIATE LEFT OF WHERE EQUIPMENT IS TO BE PARKED

330 98-330-A



VE ZONING MAP
D by
UNTY COUNCIL
3, 1996

BALTIMORE COUNTY

98-330-A

Plat to accompany Petition for Zoning [X] Variance [ ] Special Hearing

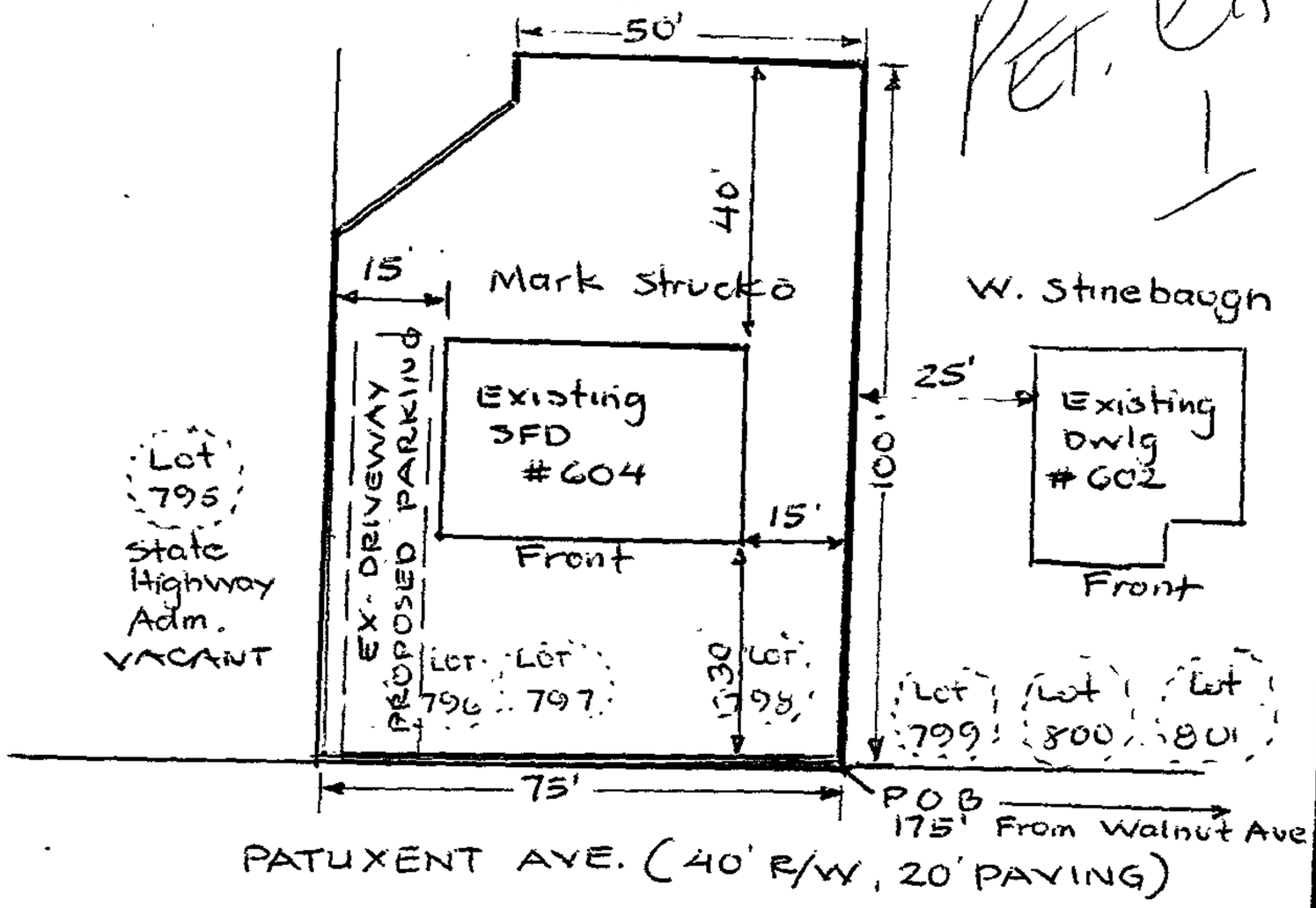
PROPERTY ADDRESS: 604 PATUXENT AVE.

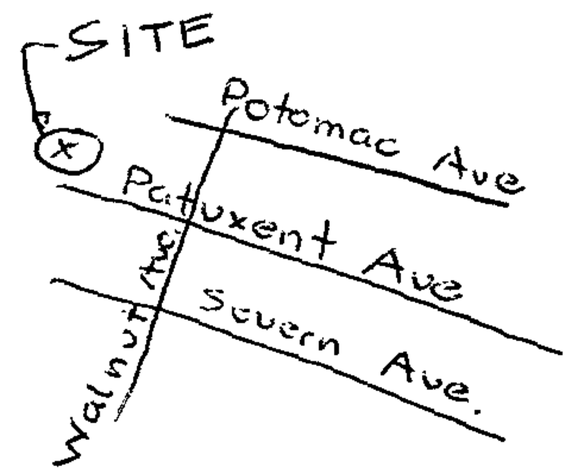
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: CHESACO PARK

plat book# 3 ,folio# 111 ,lot# 796, 797 & 798 ,section#

OWNER: MARK STRUCKO





North

Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 15th

Councilmanic District: 5

1"=200' scale map#: NE 2-F

Zoning: DR 5.5

Lot size: 0.172 Ac. 7,522 ∅
acreage square feet

	public	private
SEWER:	✓	
WATER:	✓	

	yes	no
Chesapeake Bay Critical Area:		✓

Prior Zoning Hearings:

NONE

North

date: 3/12/98

prepared by: MS

Scale of Drawing: 1"= 30'

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
JRF	330	

98-330-A

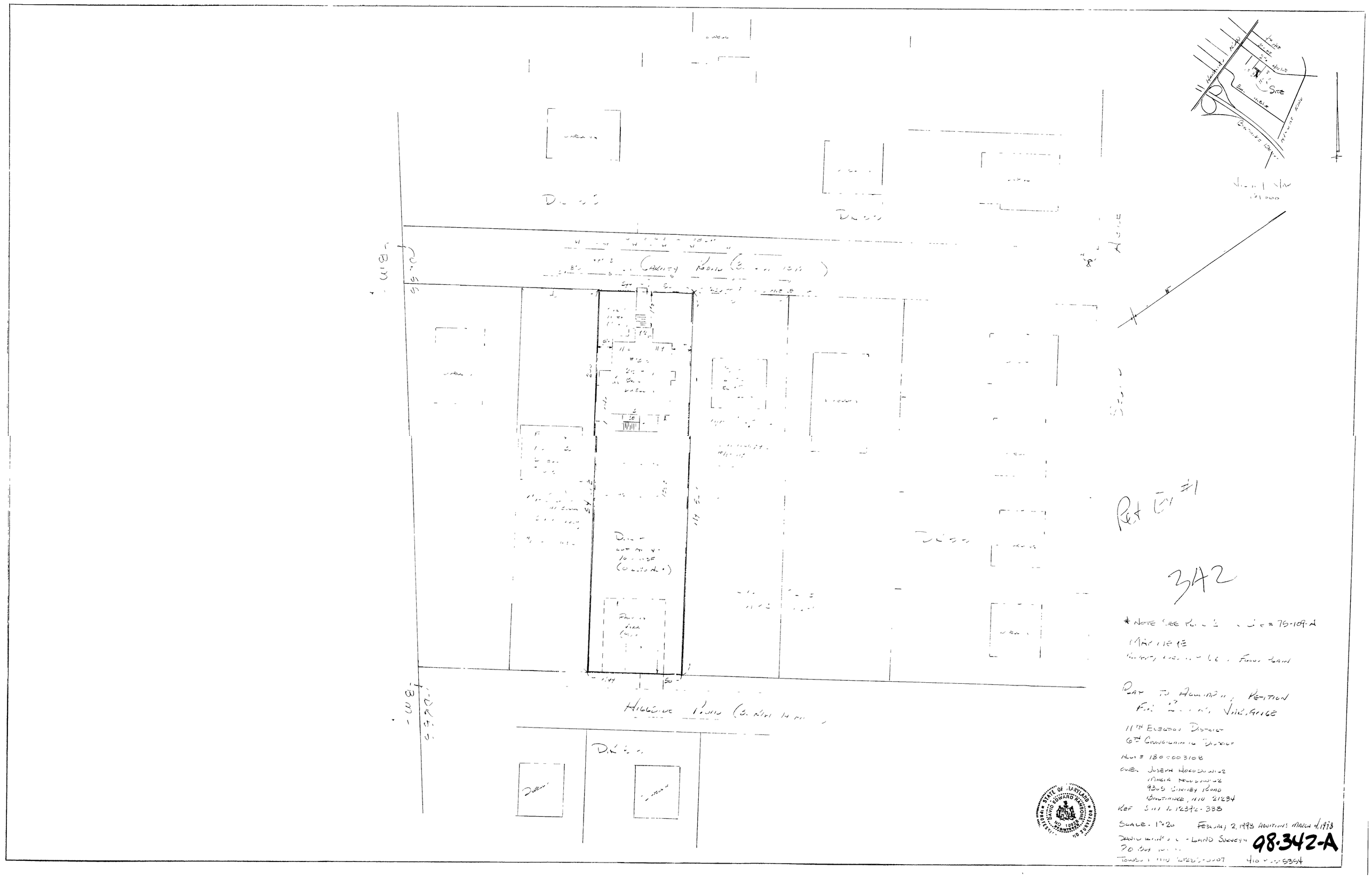
-15-

#330

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'±		
DATE OF PHOTOGRAPHY JANUARY 1986	CHESACO PARK	N. E. 2-F

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


Site
Plat #1
342
* NOTE: SEE PLAT 2 ... 79-109-A
MAY 11 1998
PLAT TO ACCOMPANY PETITION
FOR ... VARIANCE
11TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
ACCT # 1800003108
OWNER: JOSEPH HERCZUNIZ
MINDA HERCZUNIZ
9305 SINISBY ROAD
CONTINGO, MD 21234
REF: SHEET 1, 1623-338
SCALE: 1"=20'
FEBRUARY 2, 1998 ADDITIONAL MARCH 4, 1998
LAND SURVEYS
410 ... 5364
98-342-A

BALTIMORE COUNTY, MA' AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 172[illegible]

DATE 3-12-98 ACCOUNT R-001-615-000

AMOUNT $ 50.00

RECEIVED FROM: Mark Strubo

604 Patuxent Ave. Item # 330

FOR: 01 - Variance Taken by - JRP

98-330-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
PROPERTY ACCOUNT TAX
[illegible] [illegible] [illegible]
MISCELLANEOUS CASH RECEIPT
Receipt # 05420
[illegible] 05727
50.00 [illegible]
Baltimore County, Maryland

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 330

Petitioner: MARK STRUCKO

Address or Location: 604 PATUXENT AVE. 21237

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARK STRUCKO

Address: 604 PATUXENT AVE
BALTIMORE MARYLAND 21237

Telephone Number: 410-687-4729

Revised 2/20/98 - SCJ

98-330-A