

IN RE: PETITION FOR VARIANCE  
W/S Oakdean Road, 275' N of the c/l  
Glenwood Road  
(608 Oakdean Road)  
15<sup>th</sup> Election District  
5<sup>th</sup> Councilmanic District  
  
Timothy W. Bialozynski, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-263-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, Timothy W. and Karen A. Bialozynski. The Petitioners seek relief from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet for a proposed dwelling. 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 Timothy and Karen Bialozynski, property owners, and John Diegel, the Petitioners' homebuilder. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.410 acres, more or less, zoned D.R. 5.5 and is improved with a one and one-half story dwelling, a detached garage, and accessory shed. The property is a waterfront lot which fronts on Armstrong Creek in Bowleys Quarters, and is located in an older established subdivision, known as Glenwood, which contains mostly 50-foot wide lots. The Petitioners are desirous of redeveloping the property with a new single family dwelling. Testimony indicated that a portion

ORDER RECEIVED FOR FILING

Date

By

of the property is located within the floodplain and that the new dwelling will be constructed outside of the floodplain area so as to be in compliance with all Baltimore County regulations. All other area setback requirements will be met; however, due to the narrow width of the lot, the requested variance is necessary in order to proceed as proposed.

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 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

DATE  
3/8/99  
By

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.

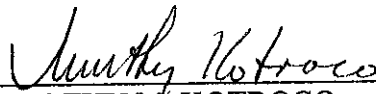
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 2<sup>nd</sup> day of March, 1999 that the Petition for Variance seeking relief from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet for a proposed dwelling, 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

Date 3/8/99  
By [Signature]

Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

- 2) Compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by the Bureau of Developer's Plans Review, dated January 28, 1999 and the Department of Environmental Protection and Resource Management, dated February 3, 1999, copies of which are 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.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

CORDER RECEIVED FOR FILING  
Date 3/8/99  
By [Signature]

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

DATE: 2/3/99

To: Arnold L. Jablon  
From: R. Bruce Seeley *RS/99*  
Subject: Zoning Item # 263

Bialozynski Property, 608 Oakdean Rd

Zoning Advisory Committee Meeting of 1/25/99

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

ORDER RECEIVED FOR FILING

Date

By

BS:sp

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 28, 1999

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

SUBJECT: Zoning Advisory Committee Meeting  
for February 1, 1999  
Item No. 263

The Bureau of Developer's Plans Review has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

The minimum flood protection elevation is 11 feet for this site.

The proposed building or addition shall be designed and adequate if anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Comments from the State Coordinating Office of the Water Resources Administration will be forwarded when available.

RWB:HJO:jrb

cc: File

ZONE0201.263

OTHER RECORD TOP PAGE  
Date 3/5/99  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

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

March 2, 1999

Mr. & Mrs. Timothy W. Bialozynski  
608 Oakdean Road  
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE  
W/S Oakdean Road, 275' N of the c/l Glenwood Road  
(608 Oakdean Road)  
15th Election District – 5th Councilmanic District  
Timothy W. Bialozynski, et ux - Petitioners  
Case No. 99-263-A

Dear Mr. & Mrs. Bialozynski:

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. John Diegel  
3807 Ady road, Street, Md. 21154

People's Counsel; Case/File; DEPRM

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





CRITICAL AREA

# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at

608 Oakdean Road

which is presently zoned D.R.5.5

This Petition shall be filed with the Department 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) 1802.3.C.1. & 304.1B.C.2P, TO PERMIT A LOT WITH A WIDTH OF 50 FT. IN LIEU OF THE REQUIRED 55 FT.

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

TO BE PRESENTED AT HEARING.

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

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.

Legal Owner(s):

Timothy W. Bialozynski

(Type or Print Name)

Timothy W Bialozynski

Signature

Karen Ann Bialozynski

(Type or Print Name)

Karen Bialozynski

Signature

608 Oakdean

Address

(410)866-2040

Phone No

Balto.

City

MD

State

21220

Zipcode

Name, Address and phone number of representative to be contacted.

John Diegel & Son

Name

Mike Diegel

3807 Ady Rd.

Address Street, MD 21154

(410)893-7044

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: JLM

DATE 1.14.99

263

ORDER RECEIVED FOR FILING

Date

Printed with Soybean Ink  
on Recycled Paper

Revised 9/5/95

99-263-A

**ZONING DESCRIPTION FOR #608 OAKDEAN ROAD**

BEGINNING AT A POINT ON THE WEST SIDE OF OAKDEAN ROAD WHICH IS 36.04 FEET WIDE AT A DISTANCE OF 275 FEET NORTH OF THE CENTERLINE OF THE NEAREST IMPROVED STREET GLENWOOD ROAD WHICH IS 20 FEET WIDE. BEING LOT NO. 15 IN THE SUBDIVISION OF GLENWOOD AS RECORDED IN BALTIMORE COUNTY PLAT BOOK 12, FOLIO 111, CONTAINING 17,877 S.F. OF LAND MORE OR LESS. ALSO KNOWN AS #608 OAKDEAN ROAD AND LOCATED IN THE 15TH ELECTION DISTRICT, 5TH COUNCILMANIC DISTRICT.

263

99-263-A

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 062431

DATE 1-14-99 ACCOUNT Rec-1-6150

AMOUNT \$ 50.00

RECEIVED FROM: T. BIALOZYNSKI 608 Oakdean Rd.  
(CIC) VAN.

FOR: \_\_\_\_\_

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESSED BY: 1/16/99 1/16/99 14:08:00

NO. 062431 091124

50.00 CHECK: 10

Baltimore County, Maryland

99-263-A

CASHIER'S VALIDATION

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/4/, 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 2/4/, 1999.

THE JEFFERSONIAN,

*A. Henrichson*

LEGAL AD. - TOWSON

### 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: #99-263-A  
608 Oakdean Road  
W/S Oakdean Road, 275' N of  
centerline Glenwood Road  
16th Election District  
5th Councilmanic District  
Legal Owner(s):  
Karan Ann & Timothy W. Bialozynski

Variance: to permit a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Monday, February 22, 1999 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bayley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner, for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations. Please Call (410) 887-4388.

(2) For information concerning the file and/or hearing, Please Call (410) 887-3891.

**CERTIFICATE OF POSTING**

RE: CASE # 99-263-A

PETITIONER/DEVELOPER:  
(Timothy Bialozynski)

DATE OF Hearing  
(Feb. 22. 1999)

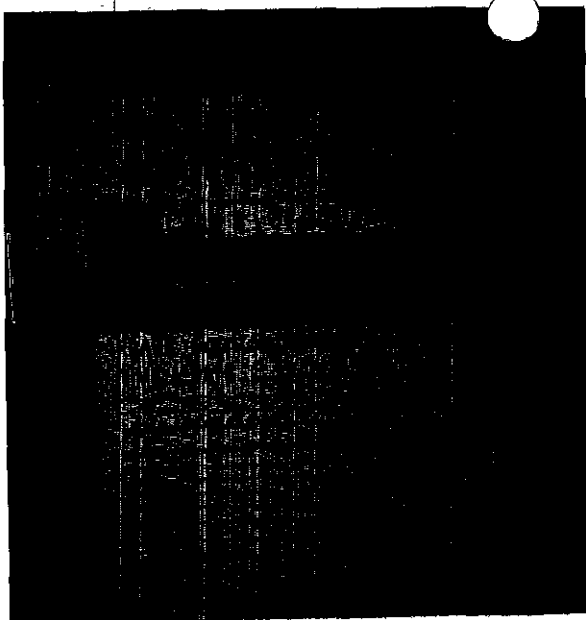
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 21204

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  
608 Oakdean Road Baltimore, Maryland 21220\_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ 2-5-99 \_\_\_\_\_  
Month, Day, Year)



Sincerely,

  
(Signature of Sign Poster & Date)

\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_

\_\_\_\_ 325 Nicholson Road \_\_\_\_\_

\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_ (410)-687-8405 \_\_\_\_\_  
(Telephone Number)

**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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 263  
Petitioner: T. BIALOZYNSKI  
Address or Location: 608 OAKDEAN RD. BALD., MD. 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: \_\_\_\_\_  
Address: SAME  
Telephone Number: (410) 866-2040

Revised 2/20/98 - SCJ

**99-263-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.: 99-263-A

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

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: A VARIANCE TO PERMIT A LOT WIDTH OF  
50ft. IN LIEU OF THE REQUIRED  
55ft. FOR A SINGLE FAMILY DWELLING.

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**

TO: PATUXENT PUBLISHING COMPANY  
February 4, 1999 Issue – Jeffersonian

Please forward billing to:  
T. Bialozynski  
608 Oakdean Road  
Baltimore, MD 21220

410-866-2040

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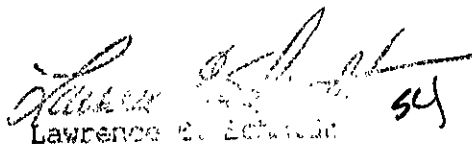
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608 Oakdean Road  
W/S Oakdean Road, 275' N of centerline Glenwood Road  
15<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owner: Karen Ann & Timothy W. Bialozynski

Variance to permit a lot with a width of 50 feet in lieu of the required 55 feet.

HEARING: Monday, February 22, 1999 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 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.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

January 21, 1999

## 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: 99-263-A

608 Oakdean Road

W/S Oakdean Road, 275' N of centerline Glenwood Road

15<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owner: Karen Ann & Timothy W. Bialozynski

Variance to permit a lot with a width of 50 feet in lieu of the required 55 feet.

HEARING: Monday, February 22, 1999 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", with a stylized flourish at the end.

Arnold Jablon  
Director

c: Karen & Timothy Bialozynski  
John Diegel & Son

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FEBRUARY 7, 1999.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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  
pdmlandacq@co.ba.md.us

February 18, 1999

Mr. Mike Diegel  
John Diegel & Son  
3807 Ady Road  
Street, MD 21154

RE: Item No.: 263  
Case No.: 99-263-A  
Location: 608 Oakdean Road

Dear Mr. Diegel:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on January 14, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

January 28, 1999

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 January 25, 1999

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:

259, 261, 262, (263) 264, 265, 266 and 267

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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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

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 28, 1999

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

SUBJECT:   Zoning Advisory Committee Meeting  
           for February 1, 1999  
           Item No. 263

The Bureau of Developer's Plans Review has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

The minimum flood protection elevation is 11 feet for this site.

The proposed building or addition shall be designed and adequate if anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Comments from the State Coordinating Office of the Water Resources Administration will be forwarded when available.

RWB:HJO:jrb

cc:    File

ZONE0201.263

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

DATE: 2/3/99

To: Arnold L. Jablon  
From: R. Bruce Seeley *RSJ/99*  
Subject: Zoning Item # 263

Bialozynski Property, 608 Oakdean Rd

Zoning Advisory Committee Meeting of 1/25/99

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

BS:sp



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 1.22.99

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

RE: Baltimore County  
Item No. 263

JCM

Dear Ms Stephens:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

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

*Jim  
2/22*

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** January 28, 1999

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

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 259, 261, and 263

If there should be any questions or this office can provide additional information, please  
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: *Jeffrey M. Long*

AFK/JL

RE: PETITION FOR VARIANCE  
608 Oakdean Road, W/S of Oakdean Rd,  
275' N of c/l Glenwood Rd, 15th Election  
District, 5th Councilmanic

Legal Owners: Timothy W. Bialozynski

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-263-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 of 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  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27<sup>th</sup> day of January, 1999, a copy of the foregoing Entry of Appearance was mailed to Mike Diegel, John Diegel & Sons, Inc., 3807 Ady Road, Street, MD 21154, representative for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

[illegible]

LOCATION

SHEET

BOWLEYS

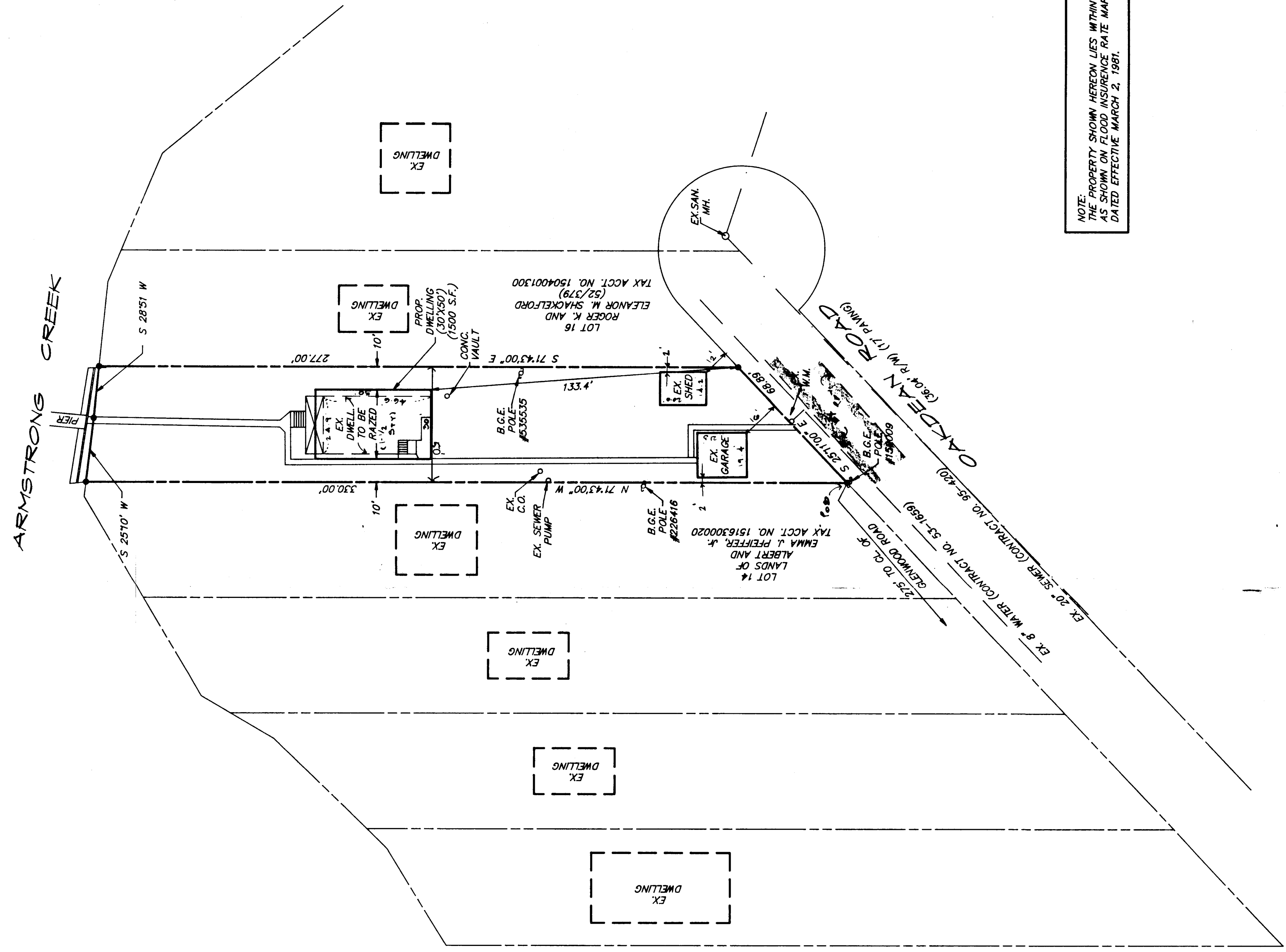
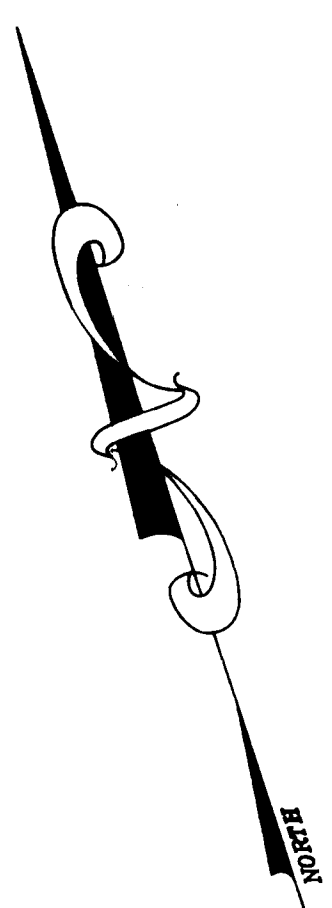
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QUARTERS

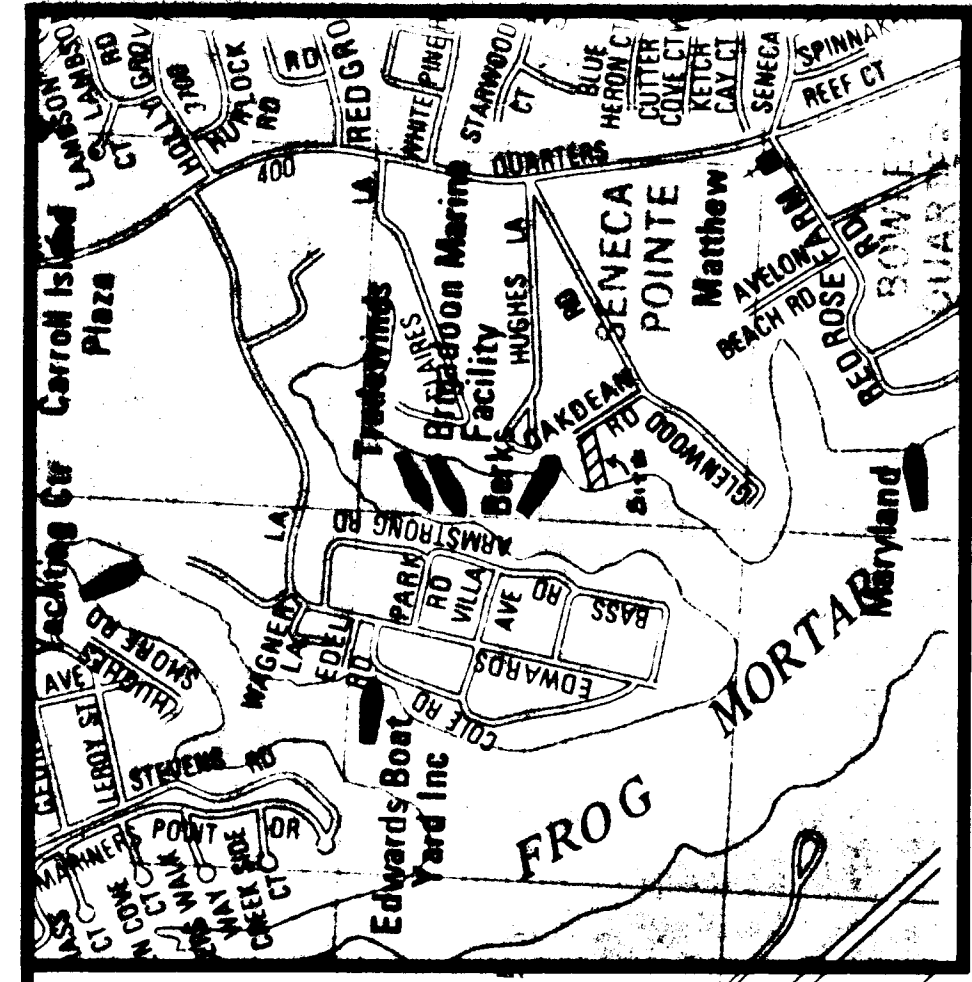
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PHOTOGRAPHY  
JANUARY  
1986

CREEK



NOTE:  
THE PROPERTY SHOWN HEREON LIES WITHIN ZONES(G) A,B, AND C  
AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NO. 240010 0435 B  
DATED EFFECTIVE MARCH 2, 1981.



VICINITY MAP  
SCALE: 1" = 100'  
COPYRIGHT 1981 THE MAP PEOPLE  
PERMITTED USE NO. 20483287

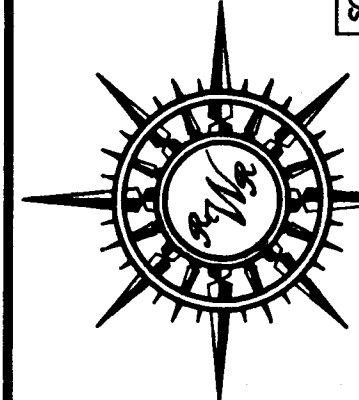
GENERAL NOTES:

- 1) ELECTION DISTRICT: 15TH
- 2) COUNCILMANIC DISTRICT: 5TH
- 3) OWNER: TIMOTHY W. AND KAREN ANN BIALOZYNSKI  
608 OAKDEAN ROAD  
BALTIMORE, MARYLAND 21220
- 4) DEED REF.: 12916/450
- 5) TAX ACCT. NO.: 1513203040
- 6) ZONING: D.R. 5.5
- 7) AREA OF SITE: 17,877 SF or 0.410 AC. +/-
- 8) PRIOR ZONING: NONE

1/2  
#1  
P.H. 10/20/81

PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE HEARING  
#608 OAKDEAN ROAD  
LOT 15  
SLENNWOOD  
(PLAT BOOK 12/111)

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND  
**Robert R. Wilson  
& Associates, Inc.**  
SURVEYORS & ENGINEERS  
P.O. Box 1111, Baltimore, MD 21203  
PHONE: (410) 548-8700

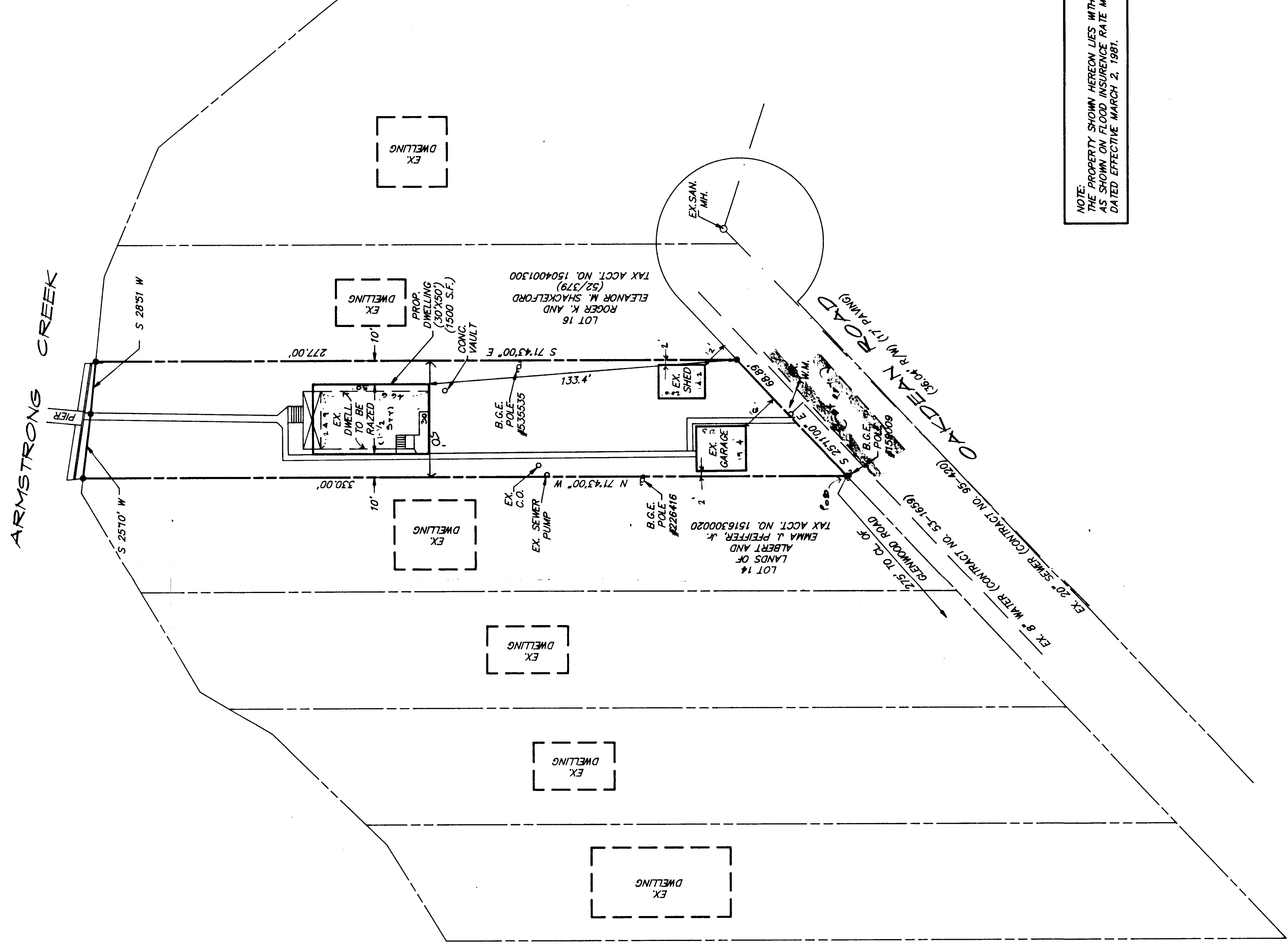


|                      |               |               |
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| SCALE: 1" = 30'      | DATE: 11/8/81 | SHEET: 1 of 1 |
| DRAWN BY: W. STEINER | CHK BY:       | FILE: 80288   |

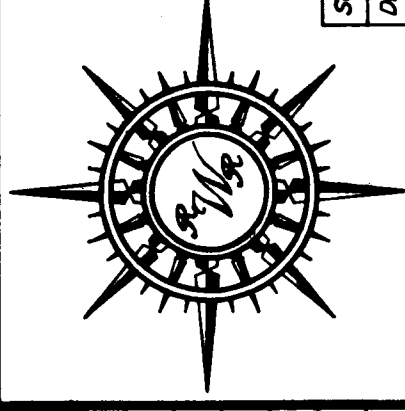
| NO. | DATE | DESCRIPTION | BY |
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99-263-A

99-263-A



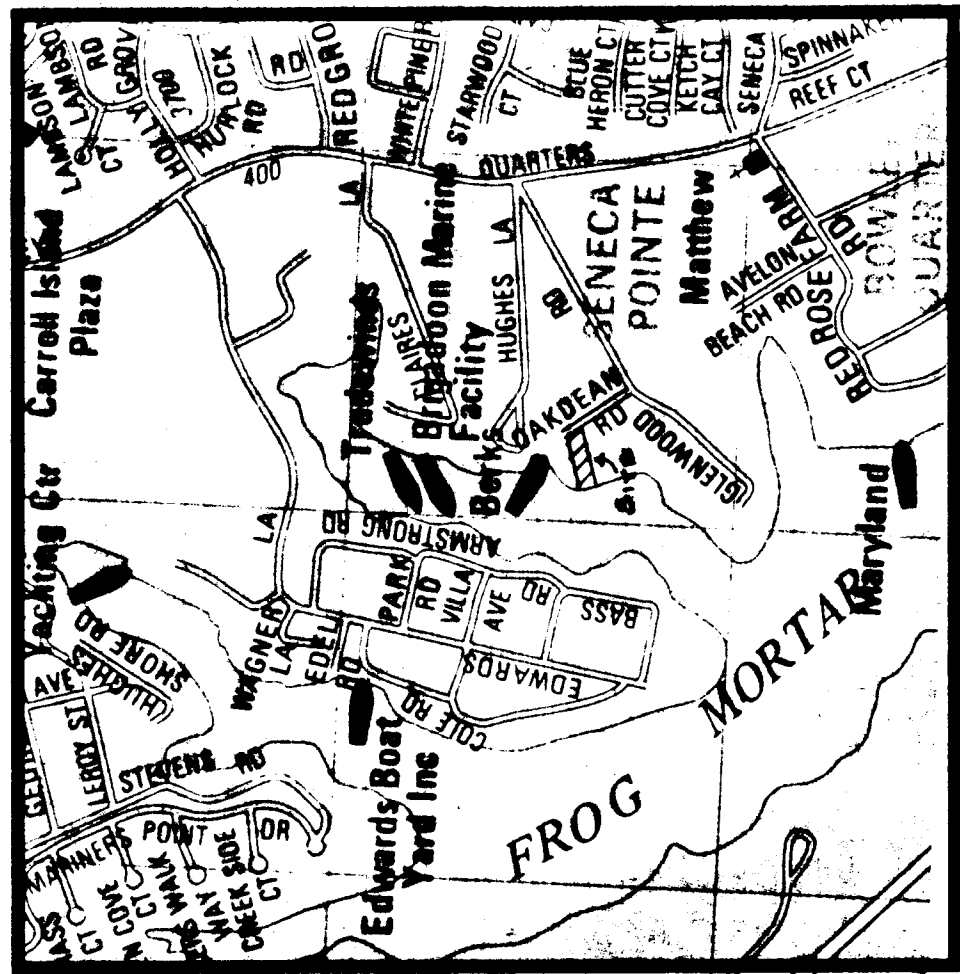
NOTE:  
THE PROPERTY SHOWN HEREON LIES WITHIN ZONES(S) A.B., AND C  
AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NO. 240010 0435 B  
DATED EFFECTIVE MARCH 2, 1981.



|                                                                                                                                                                        |  |                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------|
| PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE HEARING<br>#08 OAKDEAN ROAD<br>LOT 15<br>GLENWOOD<br>(PLAT BOOK 12/111)<br>15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND |  |                                                                                        |
| Robert R. Wilson<br>& Associates, Inc.<br>SURVEYORS & ENGINEERS<br>3-008 Reister Road<br>Pikesville Mill, Maryland 21080<br>PHONES: (410) 828-8700                     |  | SCALE: 1" = 30'<br>DRAWN BY: M. STYLER<br>DATE: 11/6/98<br>SHEET 1 of 1<br>FILE: 88258 |

[illegible]

99.263-A



**VICINITY MAP**  
SCALE: 1" = 1000'  
COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NO. 20493261



**GENERAL NOTES:**

- 1) ELECTION DISTRICT: 15TH
- 2) COUNCILMANIC DISTRICT: 5TH
- 3) OWNER: THOMPSON, W. AND KAREN ANN BALDZINSKY  
808 JACKSON ROAD  
BALTIMORE, MARYLAND 21220
- 4) DEED REF.: 12916 /450
- 5) TAX ACCT. NO.: 1513203040
- 6) ZONING: D.R. 6.5
- 7) AREA OF SITE: 17,877 SF or 0.410 AC. +/-
- 8) PRIOR ZONING: NONE

[illegible]