

IN RE: PETITION FOR VARIANCE
N/S Sand Dollar Way, 250' E of
Perch Court
(12808 Sand Dollar Way)
15th Election District
5th Councilmanic District

Jerry Mroz, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-084-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Jerry and Danuta Mroz. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Jerry Mroz, property owner, and Marianne Chonadik. Appearing as a Protestant in the matter was Isadore Hofler, who resides across the street from the subject property.

Testimony and evidence offered revealed that the subject property is a triangular shaped parcel, approximately 188 feet wide across the rear property line, and 150 feet deep on each side from the front corner of the lot. The property consists of a gross area of 0.271 acres, more or less, zoned D.R.5.5, and is located in the residential subdivision known as Woods at Bay Country, near Railroad Creek, in eastern Baltimore County. In fact, the property is located within the Chesapeake Bay Critical Areas. Vehicular access to the property is by way of a shared panhandle driveway that serves several lots which do not have direct frontage on Sand Dollar Way. Improvements on the property include a single family dwelling, which features an attached deck to the rear, a playground area, and an above-ground pool, which is the subject of this request. Testimony indicated that the pool, which is 24 feet in diameter and 52 inches high, was erected this past summer. In fact, Mr. Mroz obtained the requisite permit to construct the pool; however, he

ORDER RECEIVED FOR FILING
Date 12/6/99
By [Signature]

misrepresented the location of the pool on the permit application. That application indicates that the pool was to be located in the rear yard, as required by Section 400.1 of the B.C.Z.R. In fact, the pool was built in the side yard. By definition (See Section 101 of the B.C.Z.R.), the rear yard of the lot is defined as that portion of the yard between the lateral projection created by the rear wall of the structure and the rear property line. The side yard is similarly determined to be that area between the lateral projection created by the side wall of the structure and the side property line.

Mr. Isadore Hofler appeared and testified in opposition to the request. He is generally opposed to the location of the pool directly across from the front of his home. He further indicated that he can look down into the pool from his bedroom window.

Subsequent to the hearing, I conducted a site visit to the property. I observed that the subject property is well-maintained and attractively landscaped. Moreover, it was clear from my visit and the photographs submitted at the hearing that the pool is located, at least partially, in the side yard of this property, and immediately across from the front yard of the Hofler property.

From a practical standpoint, the size and configuration of the property make it difficult to place a swimming pool anywhere thereon. Like many other new subdivisions, the houses in Woods at Bay Country are grouped quite close to one another. Construction of the pool on any part of this lot will cause adverse impact to adjacent homeowners. Moreover, the fact that the rear property line abuts Homeowner Association-owned open space, does not mitigate this circumstance. The area of the rear yard is limited due to the configuration of the lot and the location of the existing dwelling. Moreover, construction of the pool in either corner of the rear yard will place the pool immediately adjacent to either Mr. Hofler's house to the north, or Mr. & Mrs. Kulsziski's house to the south. Surely, the Petitioners were ill-advised to construct such an improvement on this lot. Nonetheless, they are legally entitled to do so.

It should be noted that this Zoning Commissioner can condition the grant of any variance relief. That is, I can impose conditions or restrictions if a variance were approved. In this case, were I to grant the variance requested, I would impose a condition that a row of mature Leyland Cypress trees be planted to buffer the view of the pool from the Hofler property. However, before such a condition could be imposed, I must be persuaded that the variance request

meets the requirements of the law and should be granted. In this regard, I am required to follow the direction set forth in Section 307 of the B.C.Z.R. as same has been construed by the case law (See Cromwell v. Ward, 102 Md. App. 691 (1995)). In order to obtain a variance, the Petitioner must demonstrate that the property at issue is unique. Only upon a finding of uniqueness, which must drive the need for the variance, can relief be granted. Moreover, variance relief cannot be granted for mere matters of convenience. The need for the variance must be substantial.

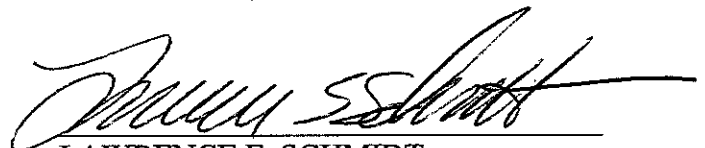
Taking into account all of these factors, I am not persuaded to grant the Petition for Variance. Based upon my site visit, I am convinced that the pool can be located in the rear yard of the property in the south portion of the lot. Although this may solve Mr. Hofler's problem, it may result in a negative impact on the Kulsziski lot. Nonetheless, in my judgment, the pool can be located in the rear yard, as required by the B.C.Z.R. Since it can be so located, without the need for variance relief, the Petitioners' request must be denied. Moreover, in that the Petition for Variance is denied, I cannot impose conditions or restrictions on the relocation of the pool. However, it is hoped that Mr. & Mrs. Mroz will provide a buffer from the Kulsziski lot voluntarily.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of December, 1999 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the pool must be removed/relocated in compliance with the B.C.Z.R. within ninety (90) days from the date a final Order is rendered; and,

IT IS FURTHER ORDERED that the Petitioners have thirty (30) days from the date of this Order to file an appeal of this decision.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 12/6/99
By [Signature]



Baltimore County
Zoning Commissioner

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

December 6, 1999

Mr. & Mrs. Jerry Mroz
12808 Sand Dollar Way
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE
N/S Sand Dollar Way, 250' E of Perch Court
(12808 Sand Dollar Way)
15th Election District – 5th Councilmanic District
Jerry Mroz, et ux - Petitioners
Case No. 00-084-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied, 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 dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Isadore Hofler
12812 Sand Dollar Way, Baltimore, Md. 21220
Mr. David Brown, 818 Bynum View Court, Abingdon, Md. 21009
Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401
DEPRM; Code Enforcement Division, DPDM; People's Counsel; Case File

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on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12808 SAND DOLLAR WAY

which is presently zoned D.R.-S.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) 400.1 to permit an accessory

structure in the side yard in lieu of the required rear yard.

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

Reasons will be discussed at hearing.

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:

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

Case No. 00-84-A

Legal Owner(s):

JERRY MROZ

Name - Type or Print

Jerry Mroz

Signature

DANUTA MROZ

Name - Type or Print

Danuta Mroz

Signature

410-789-1700 work

12808 SAND DOLLAR WAY

410-335-8182 H

Address

Telephone No.

BALTIMORE

MD

21220

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR

Date 8/26/99

CARDEN RECEIVED FOR FILING

Date 9/15/98

ZONING DESCRIPTION FOR 12808 SAND DOLLAR WAY
(address)

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

SAND DOLLAR WAY which is 50 FEET
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 120 FEET NORTH OF SAND DOLLAR WAY AND 250' EAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street PERCH COURT
(name of street)

which is 50 FEET wide. *Being Lot # 42
(number of feet of right-of-way width)

Block --, Section # 9-108 in the subdivision of Woods at Bay Country
(name of subdivision)

as recorded in Baltimore County Plat Book # 5M61, Folio # 70

containing 11 816 SQ FT Also known as 12808 SAND DOLLAR WAY
(square feet or acres) (property address)

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

00.084-A

#84

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 069856

DATE 8/26/99 ACCOUNT 6001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Jerry's Dancin' Muz

FOR: Cash for Zoning Variance

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Item # 84

00-084-A

CASHIER'S VALIDATION

PAID RECEIPT
DATE 8/26/1999 09:41:38
REG 0003 CASHIER PUES NEW DROPPER
DEPT 5 528 ZONING VARIATION
Receipt # 090455
CR NO. 090856
Receipt Tot 50.00
50.00 BK
.00 CR
Baltimore County, Maryland

A-480.00

CERTIFICATE OF POSTING

RE: Case No.: 00-084-A

Petitioner/Developer: _____

DANUTA AND JERRY MROZ

Date of Hearing/Closing: OCT. 20, 1999

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 _____

12808 SAND DOLLAR WAY

The sign(s) were posted on OCT. 2, 1999
(Month, Day, Year)

Sincerely,

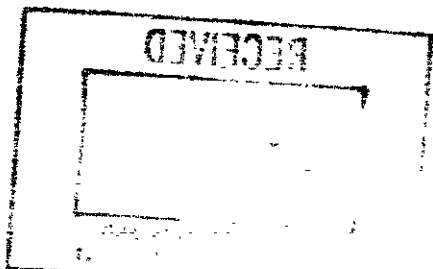
Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)



**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 1002 SOUL land on the property identified herein as follows:

Case #00-0840-A
12808 Sand Dollar Way
1207 N Sand Dollar Way
250 E centerline Parish Court
15th Election District
5th Councilmanic District
Legal Owner(s):
Dariusz Mroz & Jerry Mroz

Variance: to permit an accessory structure in the side yard in lieu of the required rear yard.

Hearing: Wednesday, October 20, 1999 at 8:00 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.

JTU 10/6/10 Oct 6 C342498

CERTIFICATE OF PUBLICATION

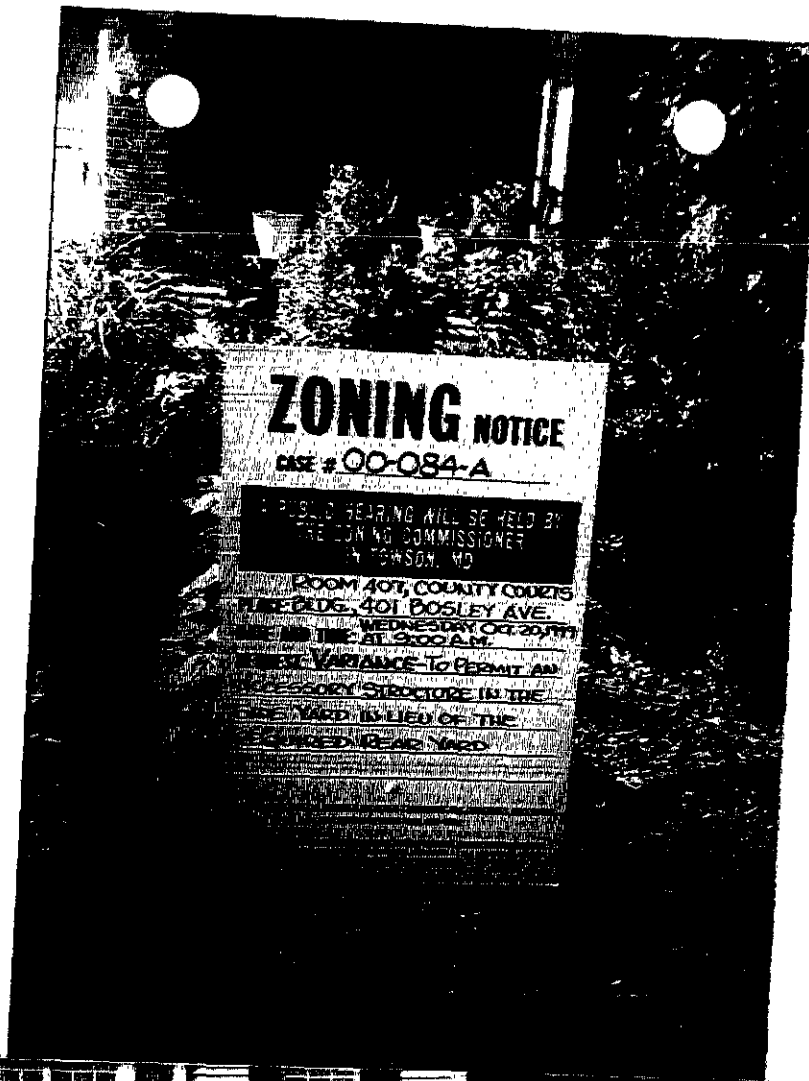
TOWSON, MD., 10/7/, 1999

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 Tues 10/5/, 1999

THE JEFFERSONIAN,

P. Williams

LEGAL ADVERTISING



RE: PETITION FOR VARIANCE
12808 Sand Dollar Way,
120' N Sand Dollar Way, 250' c/l Perch Ct
15th Election District, 5th Councilmanic

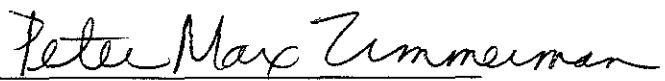
Legal Owner: Jerry and Danuta Mroz
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-84-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
People's Counsel for Baltimore County


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 16th day of September, 1999 a copy of the foregoing Entry of Appearance was mailed to Jerry and Danuta Mroz, 12808 Sand Dollar Way, Baltimore, MD 21220, Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 22, 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: 00-084-A

12808 Sand Dollar Way

120' N Sand Dollar Way, 250' E centerline Perch Court

15th Election District – 5th Councilmanic District

Legal Owner: Danuta Mroz & Jerry Mroz

Variance to permit an accessory structure in the side yard in lieu of the required rear yard.

HEARING: Wednesday, October 20, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Danuta & Jerry Mroz, 12808 Sand Dollar Way, Baltimore 21220
David Brown, 818 Bynum View Court, Abingdon 21009

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY OCTOBER 5, 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.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 5, 1999 Issue – Jeffersonian

Please forward billing to:
Danuta Jerry Mroz
12808 Sand Dollar Way
Baltimore, MD 21220

410-335-8182

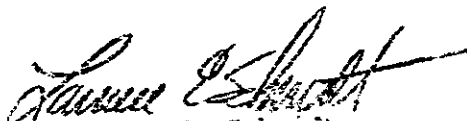
NOTICE OF ZONING HEARING

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: 00-084-A
12808 Sand Dollar Way
120' N Sand Dollar Way, 250' E centerline Perch Court
15th Election District – 5th Councilmanic District
Legal Owner: Danuta Mroz & Jerry Mroz

Variance to permit an accessory structure in the side yard in lieu of the required rear yard.

HEARING: Wednesday, October 20, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

56)
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.

**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: 00-84-A

Petitioner: DANUTA & JERRY MROZ

Address or Location: 12808 SAND DOLLAR WAY BALTIMORE MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: DANUTA JERRY MROZ

Address: 12808 SAND DOLLAR WAY BALTIMORE MD 21220

Telephone Number: 410-335-8182

Revised 2/20/98 - SCJ



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

October 15, 1999

Mr. Jerry Mroz
12808 Sand Pollar Way
Baltimore, MD 21220

Dear Mr. Mroz:

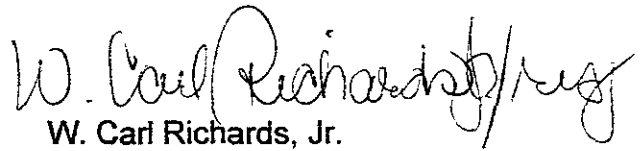
RE: 00-084-A , 12808 Sand Pollar Way

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

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, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures



**Baltimore County
Fire Department**

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

September 27, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF September 13, 1999

Item No.: See Below

Dear Ms. Stephens:

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:

069, 070, 071, 072, 073, 074, 075, *077, *079, 080, 081, 082,
083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094,
095, 096, 097, and 098

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

*Break in sequence.

cc: File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *MB*

DATE: September 22, 1999

SUBJECT: Zoning Item #84
12808 Sand Dollar Way

Zoning Advisory Committee Meeting of September 13, 1999

- _____ 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 (Section 14-401 through 14-422 of the Baltimore County Code). The submitted proposal requires a variance to these 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).
- X The 25% impervious surface limit for the portion of the lot in the Critical Area cannot be exceeded.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: September 9, 1999

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - EE
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 084
PETITIONER: Danuta Mroz and Jerry Mroz

VIOLATION CASE NO.: 99--3885

LOCATION OF VIOLATION: 120' N Sand Dollar Way, 250' E centerline
Perch Court (12808 Sand Dollar Way)

DEFENDANT(S): Danuta Mroz and Jerry Mroz

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

<u>NAME</u>	<u>ADDRESS</u>
David Brown	818 Bynum View Court Abingdon, MD 21009

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/ee/lmh

00-084-A

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: September 20, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for September 20, 1999
Item Nos. 070, 073, 074, 075, 076,
077, 079, 080, 081, 082, 083, 084,
085, 086, 087, 088, 090, 091, 092,
093, 094, 097, 098, 099, and 100

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

HJO
RWB:HJO:jrb

cc: File

49
10/20

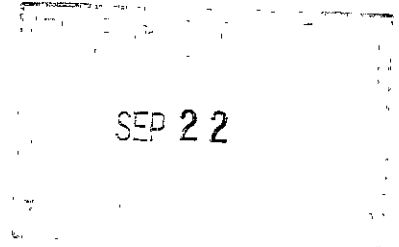
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 22, 1999

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



SUBJECT: 12808 Sand Dollar Way

INFORMATION:

Item Number: 084

Petitioner: Mroz Property

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

Based upon the information provided and a site inspection, it would appear that there is no justification for the instant request.

Section Chief:

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 9.13.99

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

RE: Baltimore County
Item No. 084 BR

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,

la Kenneth A. McDonald Jr.
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



Baltimore County
Zoning Commissioner

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

January 4, 2000

Mr. & Mrs. Jerry Mroz
12808 Sand Dollar Way
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE
N/S Sand Dollar Way, 250' E of Perch Court
(12808 Sand Dollar Way)
15th Election District – 5th Councilmanic District
Jerry Mroz, et ux - Petitioners
Case No. 00-084-A

Dear Mr. Hoffman:

This Office is in receipt of your letter dated December 30, 1999 in which you have requested an extension of time to move your swimming pool in compliance with the Order issued in the above-captioned matter on December 6, 1999. Please be advised that an extension of sixty (60) days will be granted from the originally required ninety (90) days from the date of any final Order issued in this case. In that you apparently do not intend to file an appeal of my decision, the swimming pool must be removed/relocated by no later than May 6, 2000.

By copy of this letter to your neighbor and the Department of Permits and Development Management (DPDM), all parties have been advised of the new extension date for compliance with my Order.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Isadore Hoffer
12812 Sand Dollar Way, Baltimore, Md. 21220
Mr. David Brown, 818 Bynum View Court, Abingdon, Md. 21009
Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401
DEPRM; Code Enforcement Division, DPDM; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



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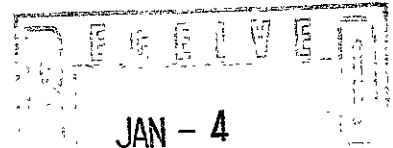
Lawrence E. Schmidt
Zoning Commissioner
of Baltimore County
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, MD 21204

Mr. and Mrs. Jerry Mroz
12808 Sand Dollar Way
Balto., MD 21220
December 30, 1999

Dear Lawrence E. Schmidt,

PLEASE extend our pool moving date for 60 days, because the water in our pool is frozen, which makes it impossible to comply with the date on the petition for variance. We would like to move the pool in early spring, weather permitting. Our case no. is 00-084-A. Sincerely, Jerry and Danuta Mroz, 12808 Sand Dollar Way, Baltimore, MD 21220/

Sincerely,
Jerry Mroz
Danuta Mroz



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

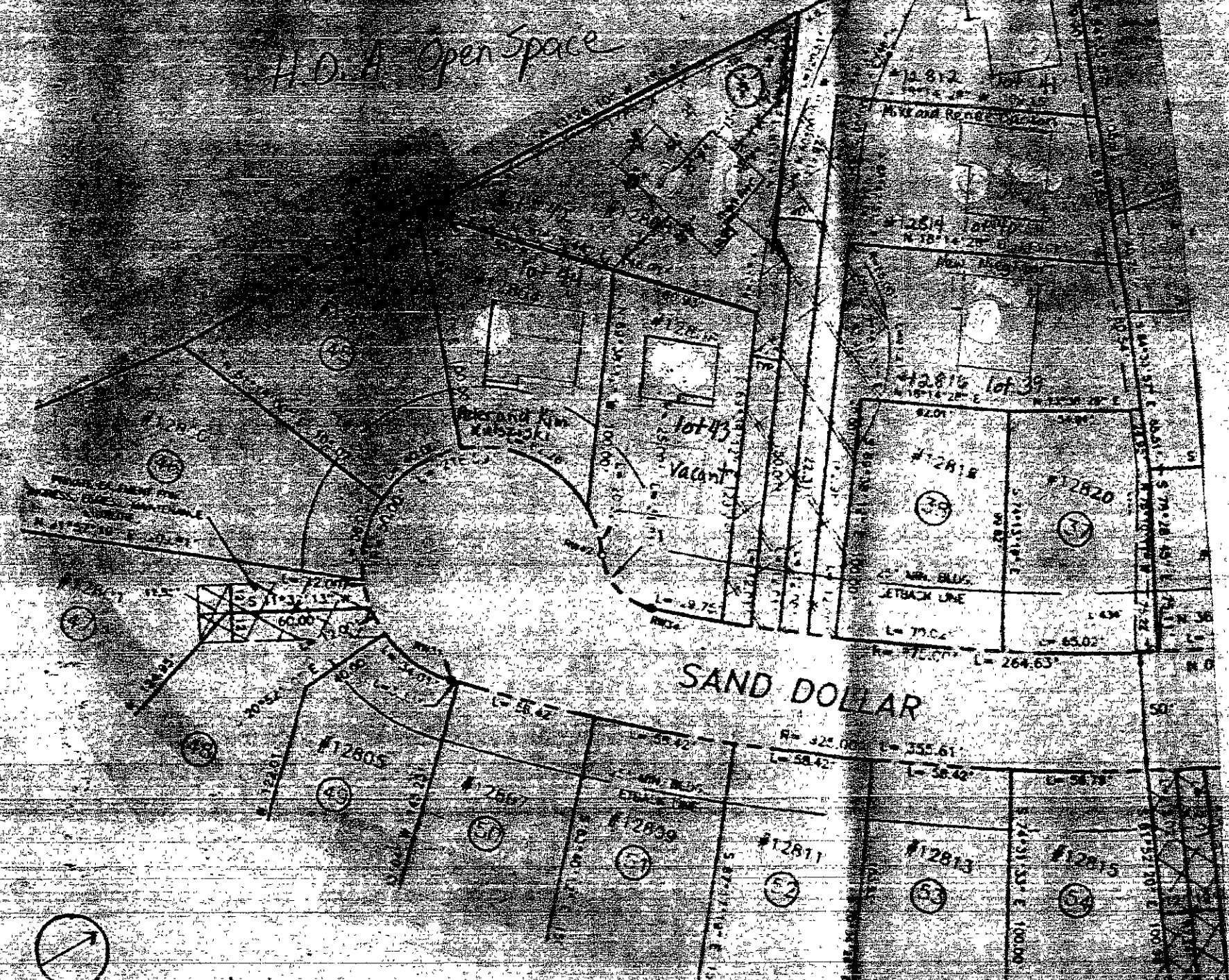
PROPERTY ADDRESS: 14828 Sand Dollar Way

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

Subdivision name: Neck Point Country

plat book 3111 folio 70 lot 42 section 3-108

OWNER: Jerry and Danuta Mroz



Vicinity Map
scale: 1"=2000'

LOCATION INFORMATION

Election District: 15th
 Councilmanic District: 5th
 1"=200' scale map#: NE-7L
 Zoning: DR 5.5
 Lot size: 0.271 acreage 11,816 Sq. Ft.
 square feet

Lot's No 1

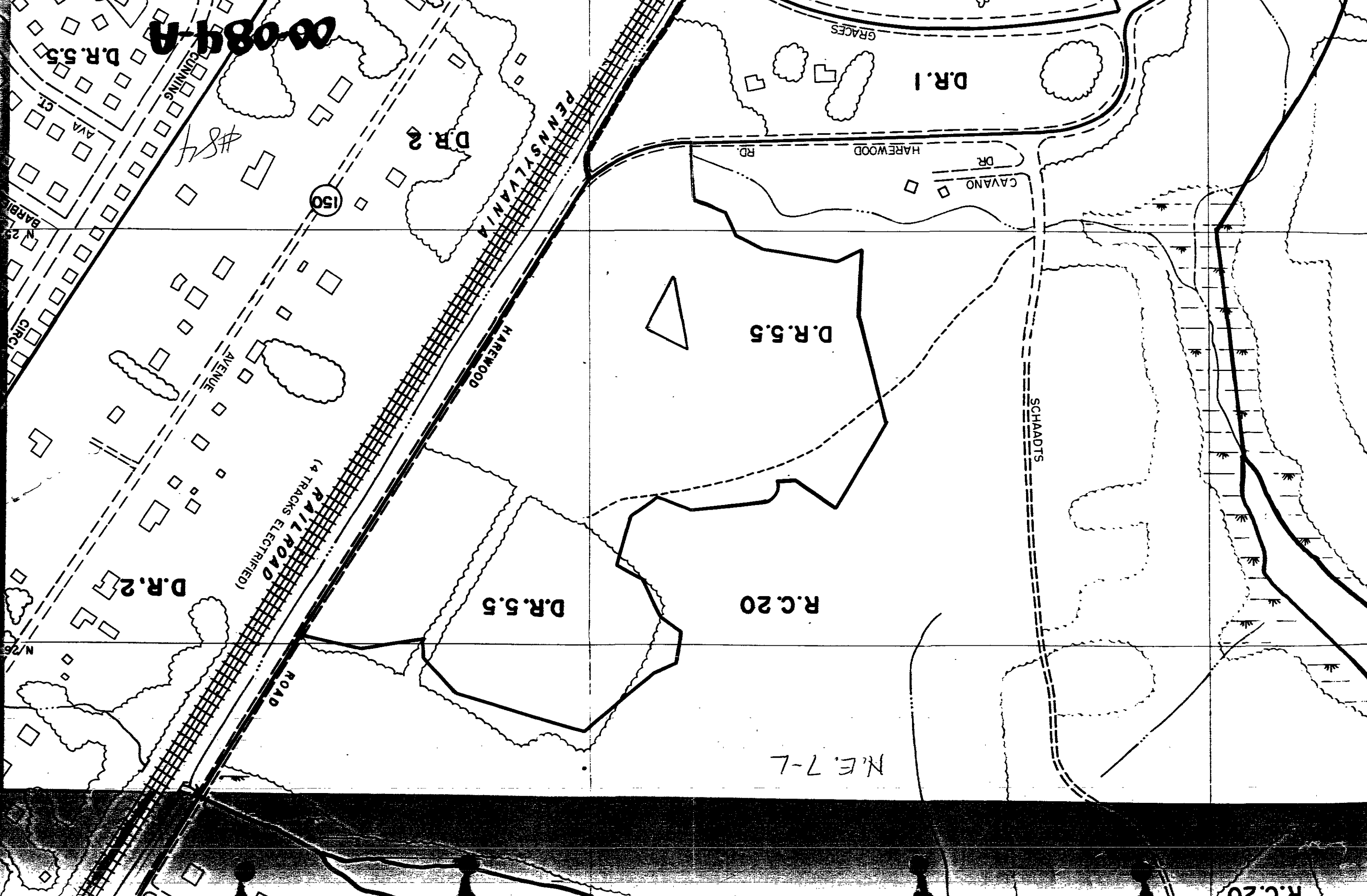
public private
 SEWER: ☒ ☐
 WATER: ☒ ☐
 Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings:
Violation # 113857 - Ecker

Zoning Office USE ONLY!

reviewed by: BN ITEM #: 84 CASE#: 00-84-A

North date 8/24/99
 prepared by: Jerry Mroz scale of drawing 1"=50'



00-084-A

D.R. 5.5

#84

D.R. 2

D.R. 1

GRACES

RD.

HAREWOOD

DR

CAVANO

150

D.R. 5.5

HAREWOOD

D.R. 5.5

R.C. 20

SCHADTS

RAILROAD
(4 TRACKS ELECTRIFIED)

AVENUE

AVENUE

D.R. 2

N.E. 7-L

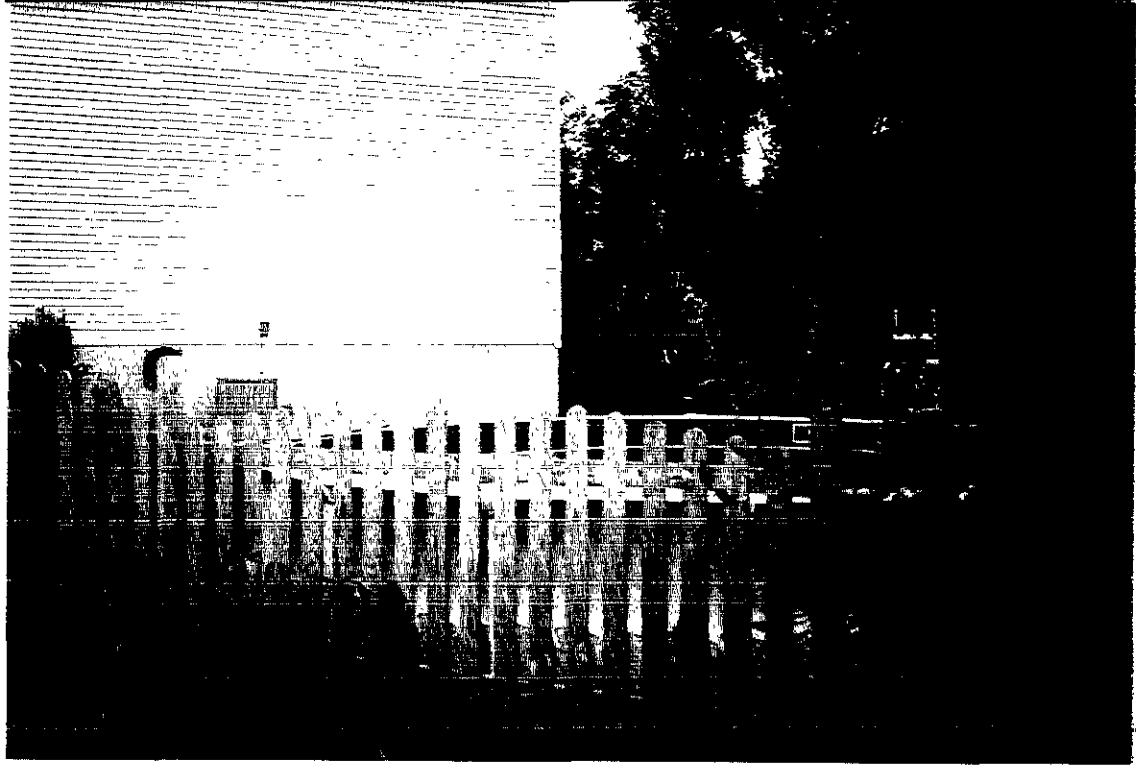
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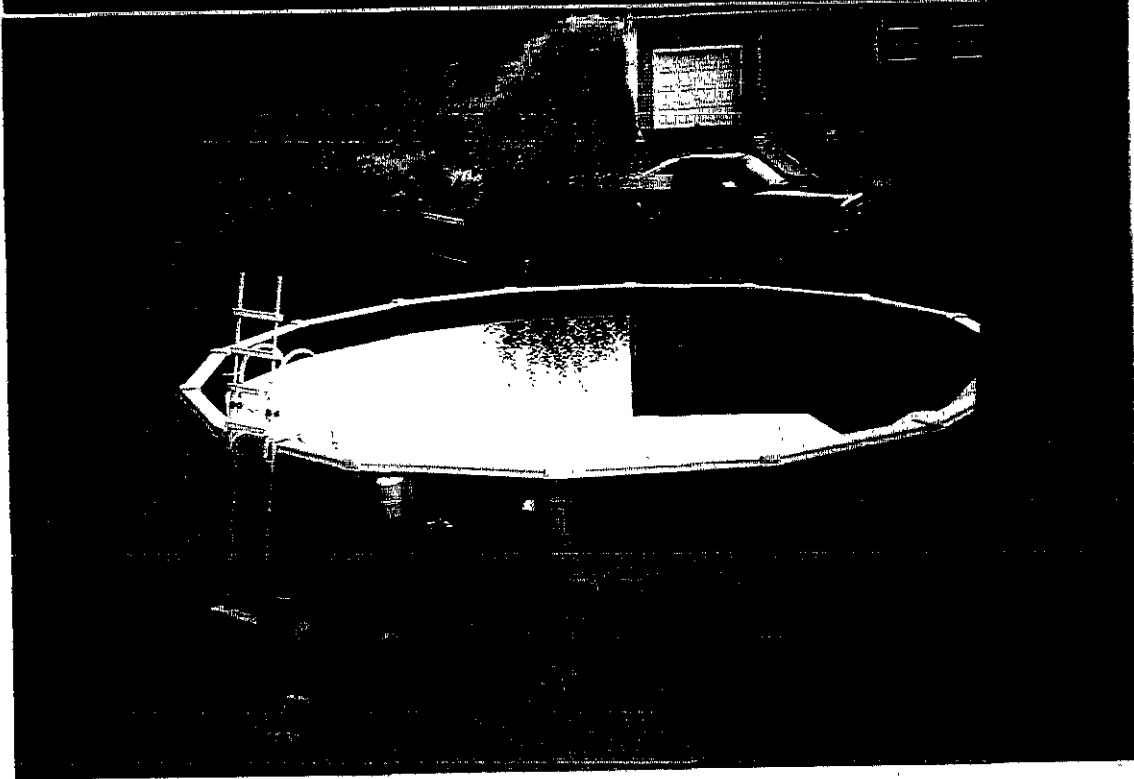
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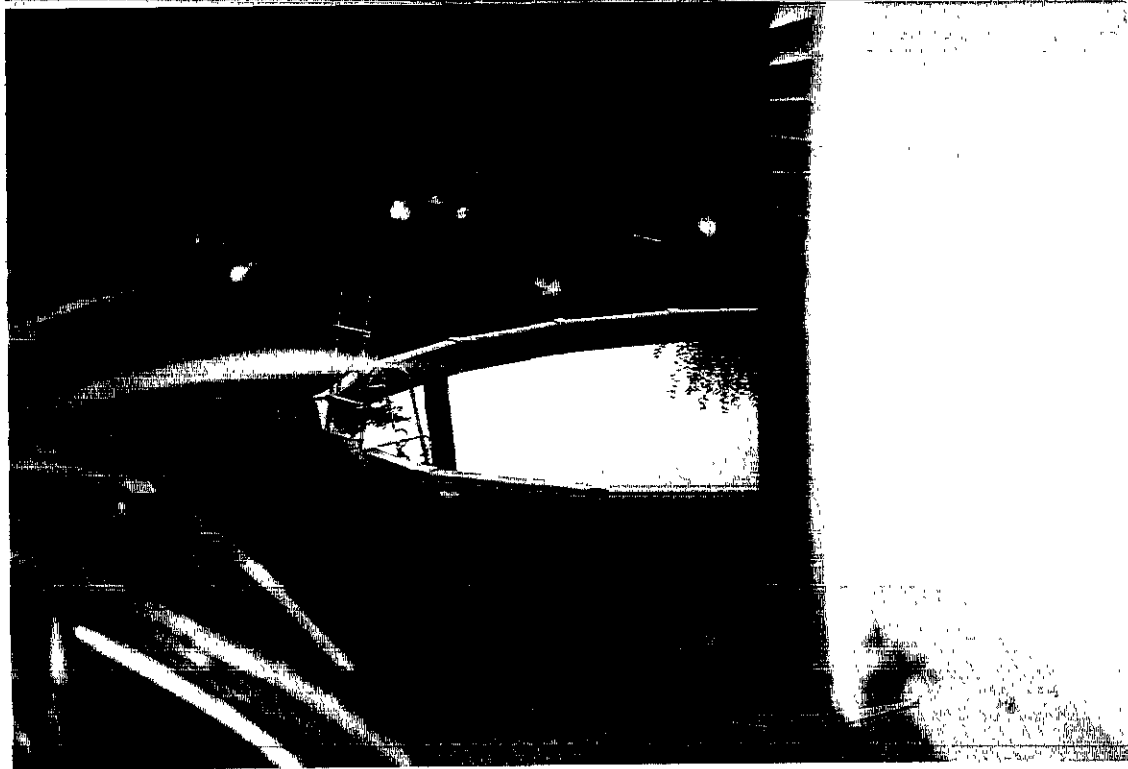
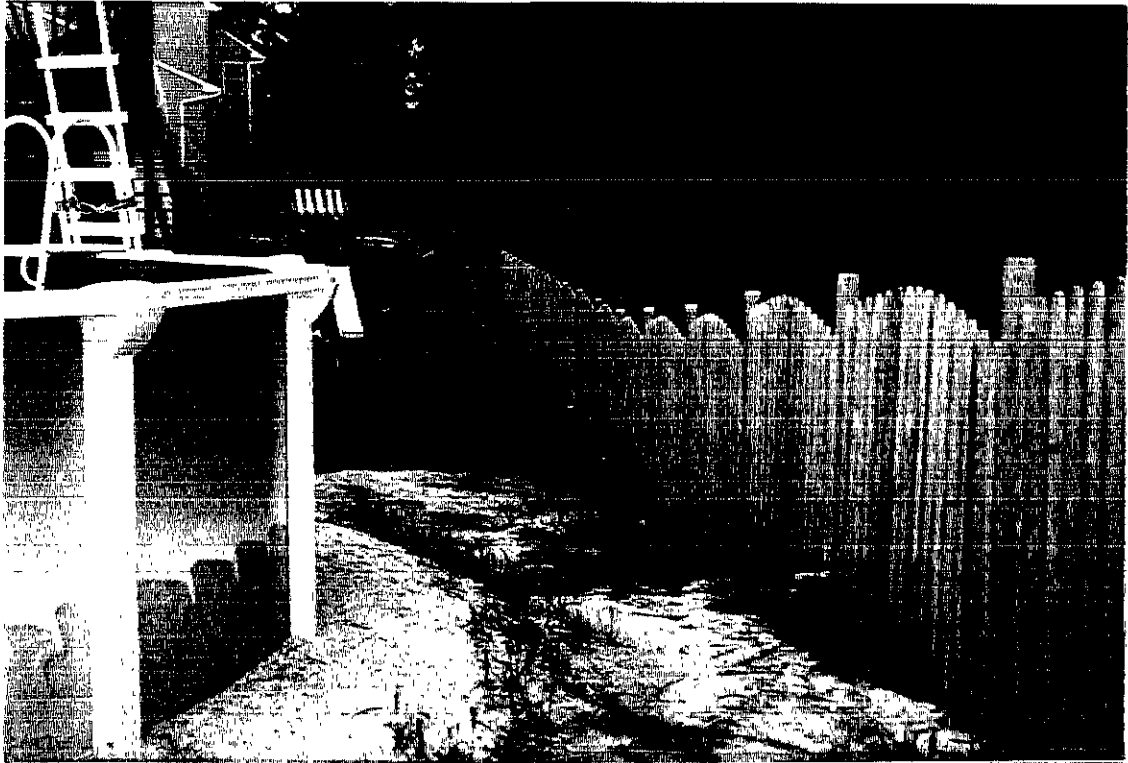
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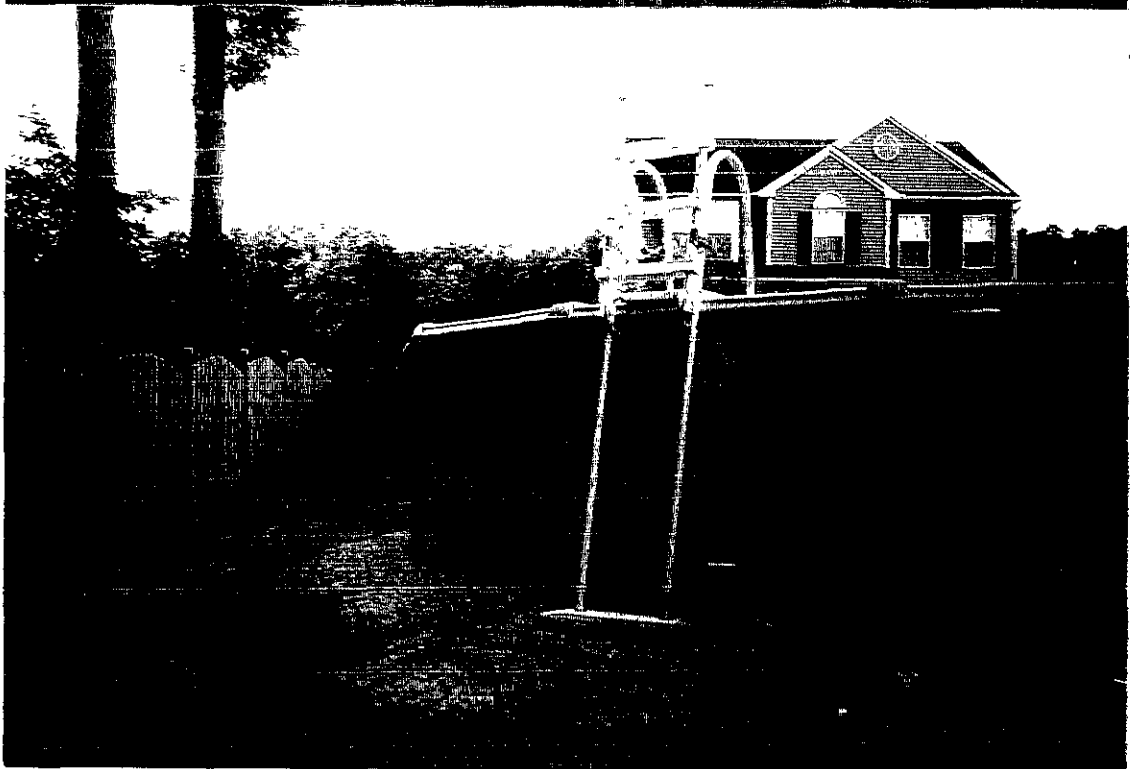
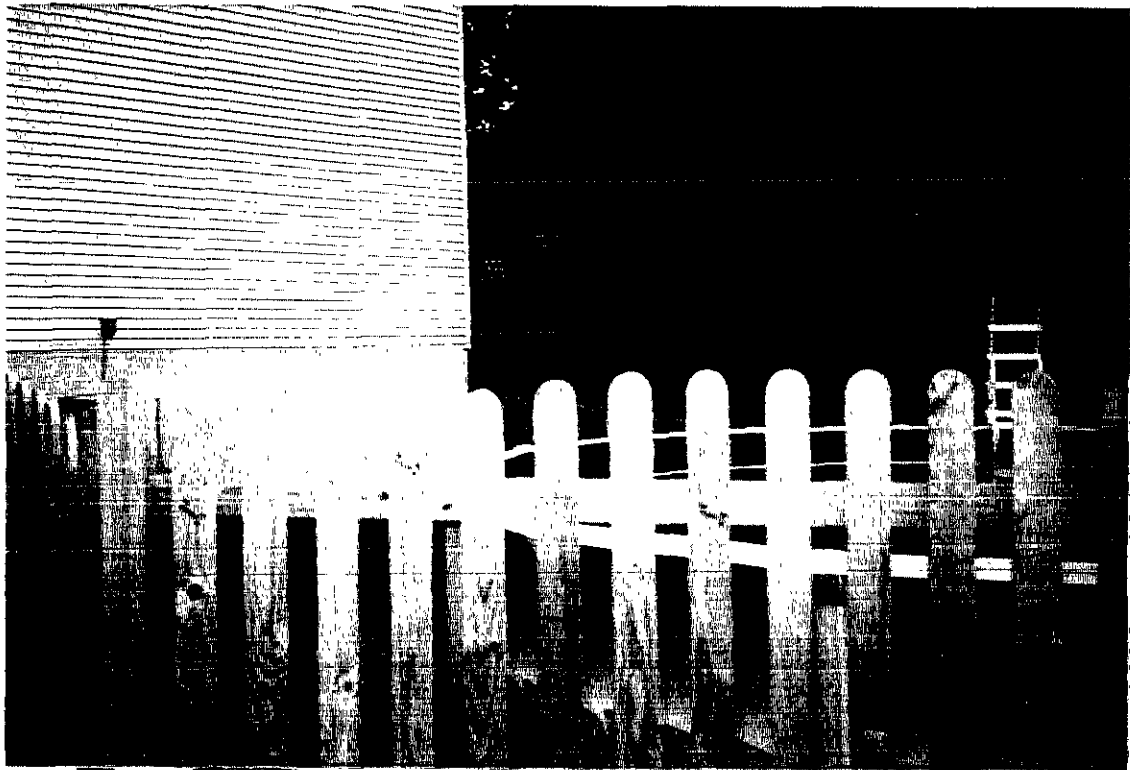
photographs
00-084-A

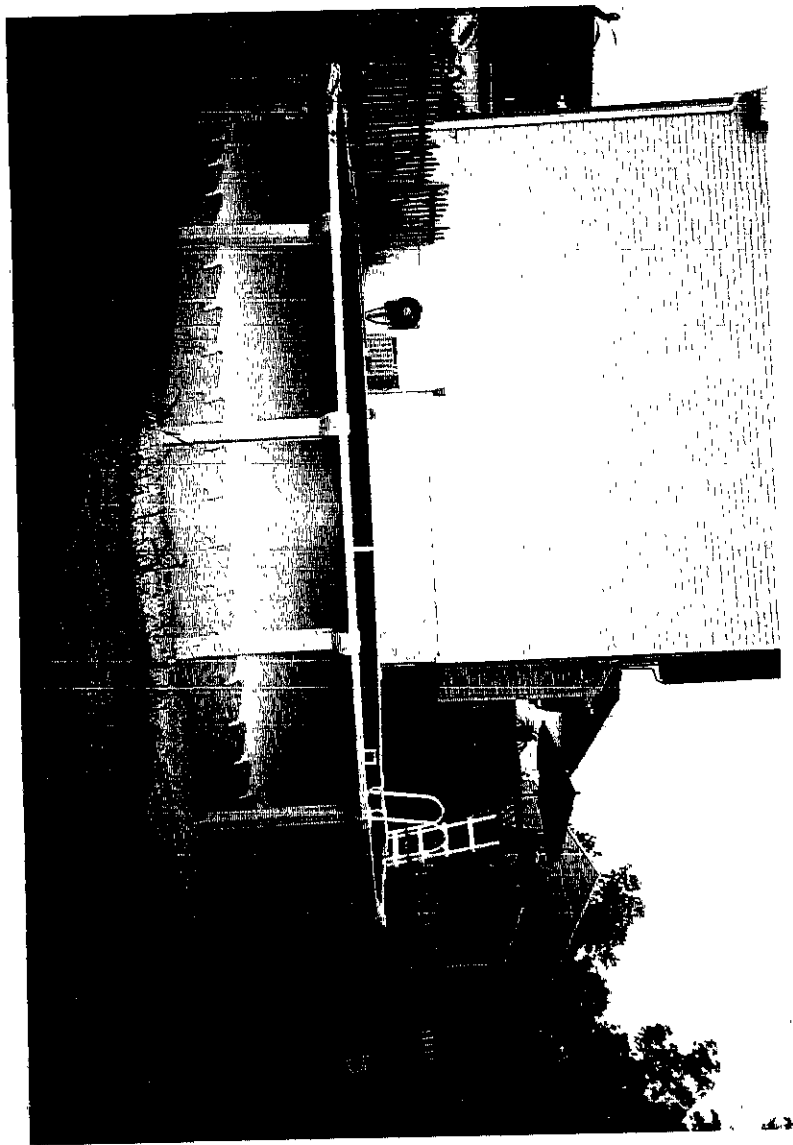


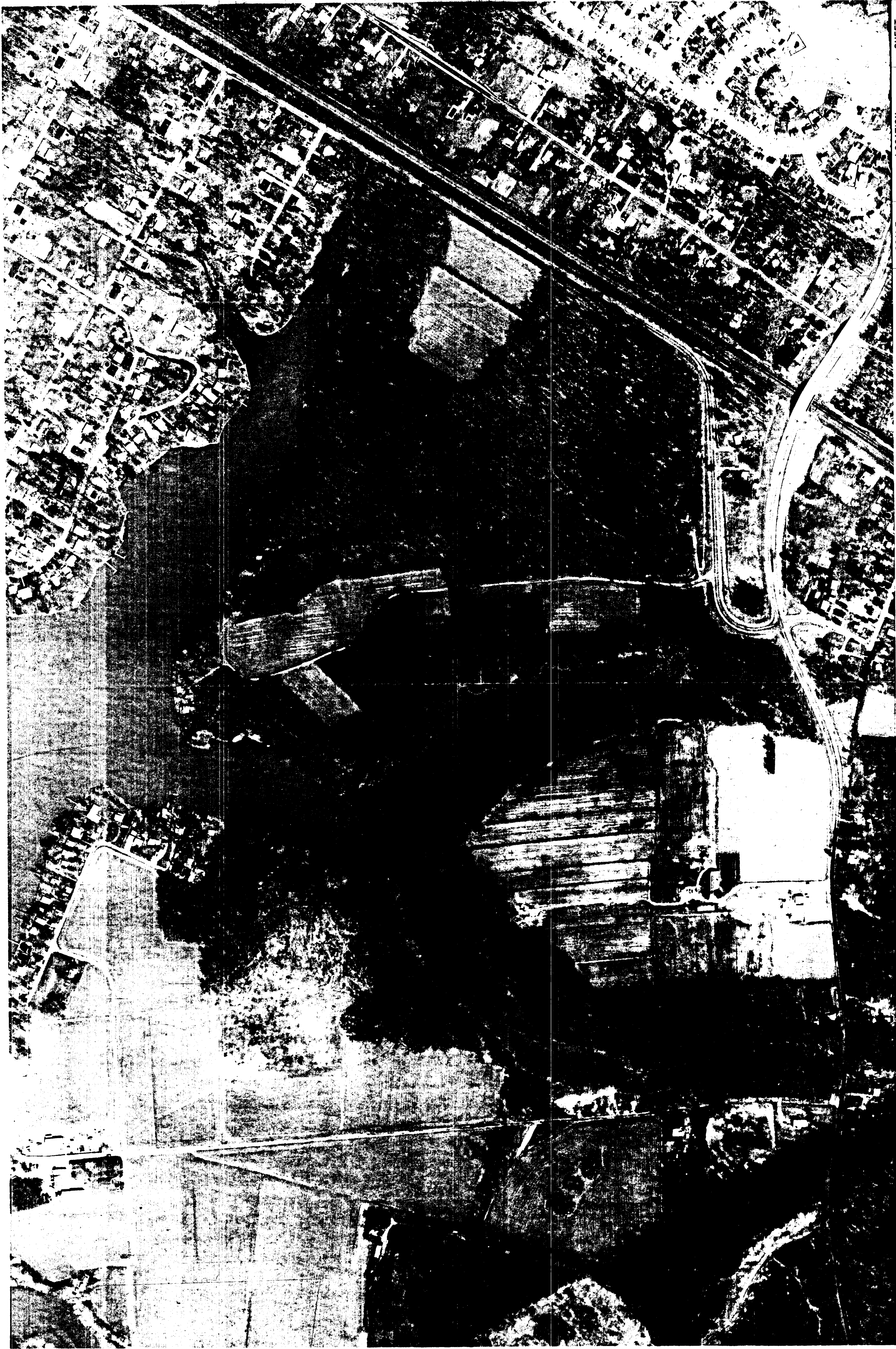












BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP 00-084-A

SCALE	LOCATION	SHEET
1" = 200' ±	HAREWOOD PARK CHASE	NE 7-L
DATE OF PHOTOGRAPHY JANUARY 1986		