

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
S/S Youngstown Avenue @ the distance	*	
of 342' S/W of Devale Avenue	*	DEPUTY ZONING COMMISSIONER
12th Election District	*	
7th Councilmanic District	*	OF BALTIMORE COUNTY
(Lots 131, 132, 6815 Youngstown Avenue)	*	
	*	CASE NO. 02-148-A
Teresa & Stanley Choinski	*	
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the property, Stanley and Teresa Choinski. The Petitioners are requesting a variance for property they own at 6815 Youngstown Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a house to be constructed on a lot with a width of 50 ft. in lieu of the required 55 ft. and to approve an undersized lot.

Appearing at the hearing on behalf of the variance request were Vince Moskunus, appearing on behalf of Site Rite Surveying, Inc. and Mark Fuchsluger, the contract purchaser of the lot. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, contains 6,250 sq. ft., being Lots Nos. 131 & 132 in the subdivision of "Del-Ray Park". While this lot has always been located within a recorded subdivision, no house has ever been constructed on this property. Therefore, in order to proceed with the construction of a house at this time, the variance request is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208

COUNTY

Date 10/10/02

By [Signature]

(1973). To prove practical difficulty for an area variance, the Petitioners 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.

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 Petitioners seek 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.

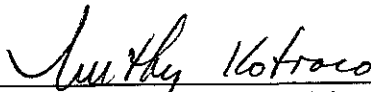
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 11th day of December, 2001, by this Deputy Zoning Commissioner, that the variance requested by Petitioners, pursuant to Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a house to be constructed on a

ORDER FILED
12/11/01
By: R. J. Jenson

lot with a width of 50 ft. in lieu of the required 55 ft. and to approve an undersized lot, be and is hereby GRANTED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

10/10/01
By: R. J. [Signature]
[Illegible text]



Baltimore County
Zoning Commissioner

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

December 11, 2001

Vincent Moskunas, P.E.
Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101
Towson, Maryland 21286

Re: Petition for Variance
Case No. 02-148-A
Property: Lots 131 & 132, 6815 Youngstown Avenue

Dear Mr. Moskunas:

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 Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Copies to:

Mr. Mark A. Fuchsluger
P. O. Box 16638
Baltimore, MD 21221

Mr. & Mrs. Stanley Choinski
7401 Mt. Vista Road
Kingsville, MD 21087



Petition for Variance

to the Zoning Commissioner of Baltimore County ⁶⁸¹⁵

for the property located at lots 131, 132 Youngstown Road
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) BO2.3.C.1, BO2R

To permit a lot width of 50' in lieu of the required 65'. And to approve an undivided lot per section 304 and to approve any other variances deemed necessary by zoning commissioner.

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

1. The original lot configuration has not changed since plat recordation, July 1925.
2. Strict compliance with requirements would prevent use of the property as a buildable lot.
3. Granting such variance would not cause injury to the public health, safety and general welfare.

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Stanley Choinski

Name - Type or Print

☒

Signature

Teresa Choinski

Name - Type or Print

☒

Signature

7401 Mount Vista Road

(410) 593-9591

Address

Telephone No.

Baltimore

MD 21087

State

Zip Code

Representative to be Contacted:

Bernadette Moskunus

Site Rite Surveying, Inc.

Name

200 E. Joppa Road, Room 101

(410) 828-9060

Address

Telephone No.

Towson, MD 21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By

JRF

Date

10/11/01

ORDER RECEIVED FOR PLANS
Date 10/11/01
By [Signature]

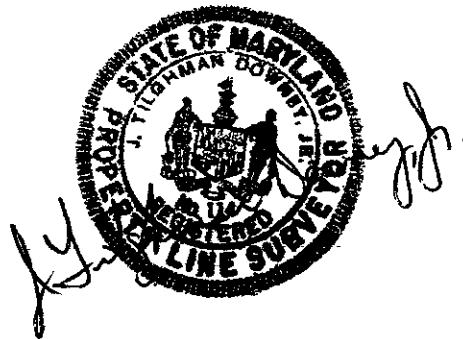
Case No.

02-148-A

REV 9/15/00

ZONING DESCRIPTION FOR #6815 YOUNGSTOWN AVENUE

Beginning at a point on the south side of Youngstown Avenue which is 50 feet wide at the distance of 342 feet southwest of the centerline of Delvale Avenue which is 70 feet wide. Being Lot #'s 131 and 132 in the subdivision of "Del-Ray Park" as recorded in Baltimore county Plat Book #8, folio #28, containing 6,250 square feet. Also known as #6815 Youngstown Avenue and located in the 12th. Election District, 7th. Councilmanic District.



J. Tilghman Downey, Jr.

148

148-A No. 06636

No.

0690

AMOUNT \$ 50.00

SH: WBI

FROM: C6X15 YOUNGSTER, WVN NWA.
CIT VARIANCE & UNITS-37th LG + TAKEN BY JER
FOR:

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAYMENT	ACTUAL	TIME
10/11/2001	10/11/2001	10:24:40
RED 4504	CASHEIR DRDL DND DRAINER	2 OFLN
>>>ELECTRONIC 189482		
Dept	5-528 ZONING VERIFICATION	
CR NO.	0066336	

006636 Recpt Tot. 50.00 50.00 CA
50.00 OK .00 50.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARINGS

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 #02-148-A

Lots 131, 132, 6815 Youngstown Road
S/S of Youngstown Avenue @ the distance of 342'

S/W of Devale Avenue

12th Election District - 7th Councilmanic District

Legal Owner(s): Stanley & Teresa Choiniski

Variance: to permit a lot width of 50 feet in lieu of the required 55 feet, and to approve an undersized lot and to approve any other variances deemed necessary by zoning commissioner.

Hearing: Monday, December 10, 2001 at 9:00 a.m. in Room 407, County Courts Building, 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.
11/29/01 Nov. 22 C507513

CERTIFICATE OF PUBLICATION

11/21, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/22, 2001.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

 RE. Case No: 02-148-A

 Petitioner Developer: MASCONAS, ETAL
SITE RITE

 Date of Hearing/Closing: 12/10/01

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

Attention: Ms. Gwendolyn Stephens /
MR. GEORGE ZAHNER

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 #6915- YOUNGSTOWN RD

The sign(s) were posted on

11/13/01

(Month, Day, Year)

Sincerely,

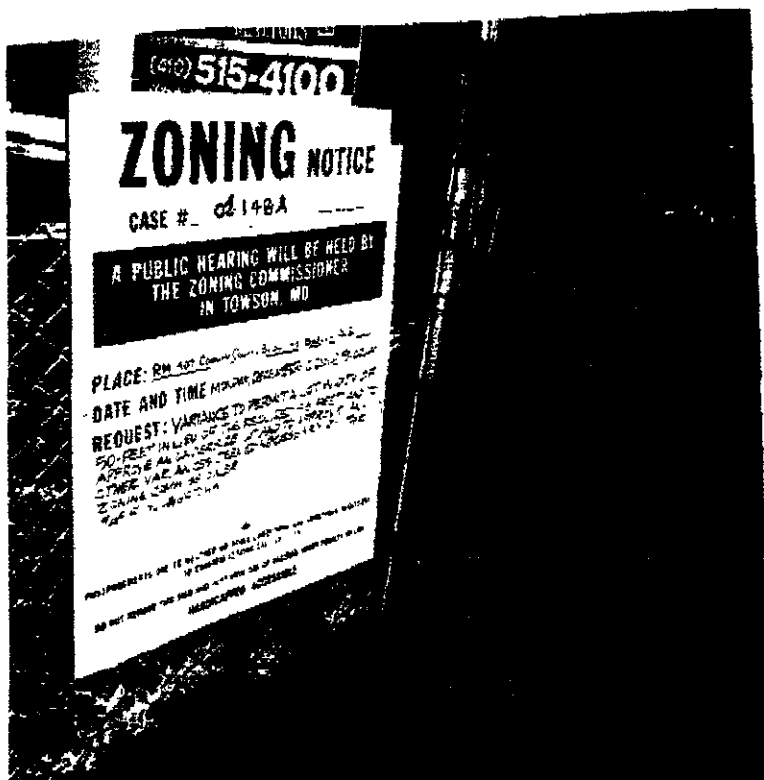
Patrick M O'Keefe 11/14/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(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.

For Newspaper Advertising:

Item Number or Case Number: 02-148-A
Petitioner: Stanley and Teresa Cholinski
Address or Location: #6815 Youngstown Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Carpentry Unlimited c/o Mark Fuchslager
Address: P.O. Box 16638
Baltimore, MD 21221
Telephone Number: 443-463-4972

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 22, 2001 Issue – Jeffersonian

Please forward billing to:
Mark Fuchslager
Carpentry Unlimited
P O Box 16638
Baltimore 21221

443 463-4972

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: 02-148-A

Lots 131, 132, 6815 Youngstown Road

S/S of Youngstown Avenue @ the distance of 342' SW of Devale Avenue

12th Election District – 7th Councilmanic District

Legal Owners: Stanley & Teresa Choinski

Variance to permit a lot width of 50 feet in lieu of the required 55 feet, and to approve an undersize lot and to approve any other variances deemed necessary by zoning commissioner.

HEARING: Monday, December 10, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z
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

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

November 9, 2001

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: 02-148-A

Lots 131, 132, 6815 Youngstown Road

S/S of Youngstown Avenue @ the distance of 342' S/W of Devale Avenue

12th Election District – 7th Councilmanic District

Legal Owners: Stanley & Teresa Choinski

Variance to permit a lot width of 50 feet in lieu of the required 55 feet, and to approve an undersize lot and to approve any other variances deemed necessary by zoning commissioner.

HEARING: Monday, December 10, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon E.D.Z.
Director

C: Teresa & Stanley Choinski, 7401 Mount Vista Road, Baltimore 21087
Bernadette Moskunus, Site Rite Surveying Inc, 200 E Joppa Road,
Room 101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 24, 2001.**
- (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.



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

December 7, 2001

Theresa & Stanley Choinski
7401 Mount Vista Road
Baltimore MD 21087

Dear Mr. & Mrs. Choinski:

RE: Case Number: 02-148-A, Lots 131, 132 Youngstown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 11, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Bernadette Moskunas, Site Rite Surveying Inc, 200 E Joppa Road, Room 101,
Towson 21286
People's Counsel

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: November 30, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For November 13, 2001
Item Nos. 136, 137, 138, 139, 140, 141,
142, 143, 144, 145, 146, 147, ~~148~~ 149,
and 160

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

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

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

November 8, 2001

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 November 5, 2001

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:

136, 137, 138, 139, 140, 141, 143,
144, 145, 146, 147, ~~148~~ 149, 150, 160

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

cc: File

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



JK
12/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 29, 2001

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

SUBJECT: 6815 Youngstown Road

INFORMATION:

Item Number: 02-148

Petitioner: Stanley Choinski

Zoning: DR 5.5

Requested Action: Varinace

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the subject request provided that the front yard setback of the proposed structure is equivalent to that of the existing structures located at 6813 and 6817 Youngstown Road. Therefore the subject dwelling should be setback approximately 22 feet from the front property line.

Prepared by: Mark A. Cunniff

Section Chief: Jeffrey W. G. 2

AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 11.9.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. ~~112~~ JRF

Dear Mr. Zahner:

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,

in Kenneth A. McDonald Jr., 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

RE: PETITION FOR VARIANCE
6815 Youngstown Road, Lots 131, 132
S/S Youngstown Ave, 342' SW of Devale Ave
12th Election District, 7th Councilmanic

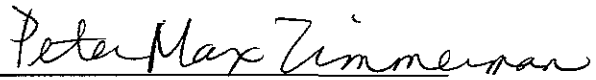
Legal Owner: Stanley & Teresa Choinski
Petitioner(s)

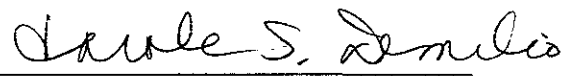
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-148-A

* * * * *

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. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


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 5th day of December, 2001 a copy of the foregoing Entry of Appearance was mailed to Bernadette L. Moskunas, Site Rite Surveying, Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioners.


PETER MAX ZIMMERMAN

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 02-148-A

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by JRL
Date 10/11/01

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

MINIMUM APPLICANT SUPPLIED INFORMATION:

Bernadette Moskunas

Site Rite Surveying, Inc. 200 E. Joppa Road, Room 101 Towson, MD 21286 (410)828-9060
Print Name of Applicant Address Telephone Number

Lot Address #6815 Youngstown Road Election District 12 Councilmanic District Square Feet 6250

Lot Location: N ES side corner of Youngstown Road, 342 feet from N ES corner of Delvale Avenue
(street) (street)

Land Owner: Stanley and Teresa Choinski Tax Account Number 1203033065

Address: 7401 Mount Vista Road Telephone Number (410) 593-9591

Baltimore, MD 21087

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

**TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?**

	YES X	NO
1. This Recommendation Form (3 copies)	X	
2. Permit Application		X
3. Site Plan Property (3 copies)	X	
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	X	
4. Building Elevation Drawings	X	
5. Photographs (please label all photos clearly) Adjoining Buildings	X	
Surrounding Neighborhood	X	
6. Current Zoning Classification: <u>D.R. 5.5</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: _____
for the Director, Office of Planning and Community Conservation

Date _____

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

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

The application for your proposed Building Permit application has been reviewed and is accepted for filing by _____ on _____ Date _____ (A)
(name of planner)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

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

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

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

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

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Signature Date of Posting: _____

Number of Signs: _____

INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

Permit or Case No. 02-145-A

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by JPL
Date 10/11/01

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

MINIMUM APPLICANT SUPPLIED INFORMATION:

Bernadette Moskunas

Site Site Surveying, Inc. 200 E. Joppa Road, Room 101, Towson, MD 21286 (410) 828-9060
Print Name of Applicant Address Telephone Number

Lot Address #6815 Youngstown Road Election District 12 Councilmanic District Square Feet 6250

Lot Location: N.E.S. W side corner of Youngstown Road 342 feet from N.E.S. W corner of Delvale Avenue
(street) (street)

Land Owner: Stanley and Teresa Choiniski

Tax Account Number 1203033065

Address: 7401 Mount Vista Road

Telephone Number 410 502-0501

Baltimore, MD 21087

CHECKLIST OF MATERIALS (to be submitted for design review by the Office of Planning and Community Conserv.

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
PROVIDED?

1. This Recommendation Form (3 copies)

YES
X

NO
X

2. Permit Application

X

3. Site Plan

Property (3 copies)

X

Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)

X

4. Building Elevation Drawings

X

5. Photographs (please label all photos clearly)
Adjoining Buildings

X

Surrounding Neighborhood

6. Current Zoning Classification: D.R. 5.5

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

RECOMMENDATIONS / COMMENTS:



Approval



Disapproval

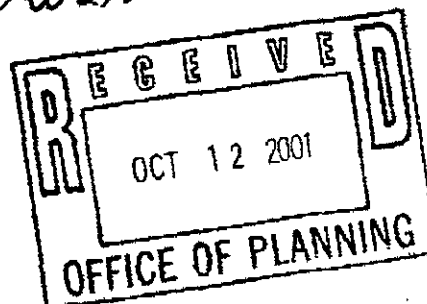


Approval conditioned on required modifications of the application to conform with the following recommendations

Shift proposed house forward to match front building setbacks of adjacent homes.

Signed by:

Jeffrey W. Long
for the Director, Office of Planning and Community Conservation



Date:

10/17/01

Revised:

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

SITE RITE SURVEYING, INC.
VINCENT MOSKYNAS

MARK A. Fuchs/owner

ADDRESS

200 E TOPPA RD. TOWNSHIP, MD 21286

PO Box 16638, Baltimore MD. 21221



111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21201

Phone 410 887-3391

facsimile transmittal

To: BERNADETTE

From: GEORGE D ZATNER

Fax: 410 828 9066

Date: GEORGE

Phone:

Pages

1 + COVER

Re:

CC:

☐ Urgent

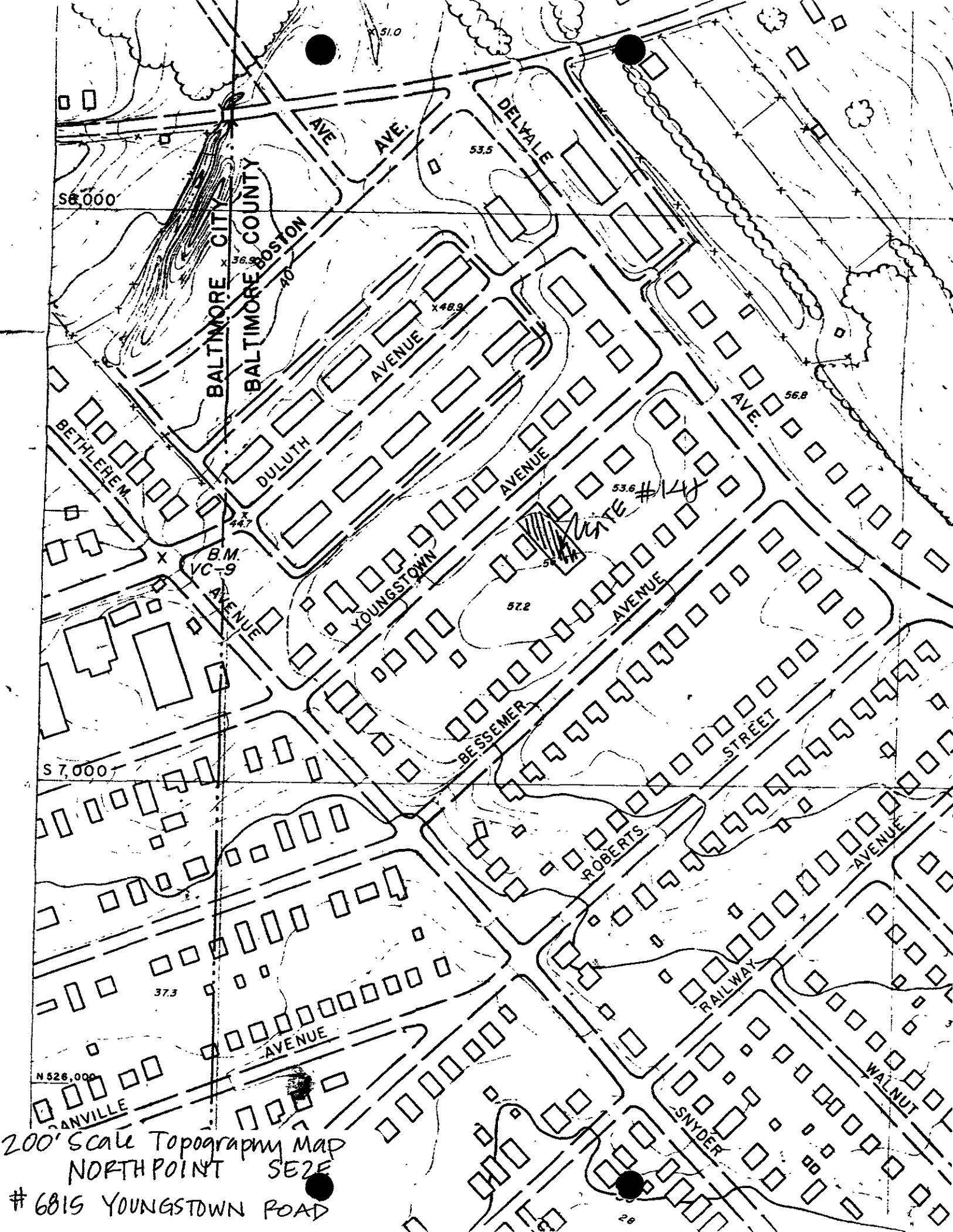
☐ For Review

☐ Please Comment

☐ Please Repl

☐ Please Recycle

Notes:



200' Scale Topography Map
NORTHPOINT SE2E
#6815 YOUNGSTOWN ROAD

REVISED PLAT "DEL-RAY PARK" 14/66

YOUNGSTOWN

AVENUE

EX 6" WATER

EX 8" SEWER (DWG. N° 42-926)

EX 6" GAS

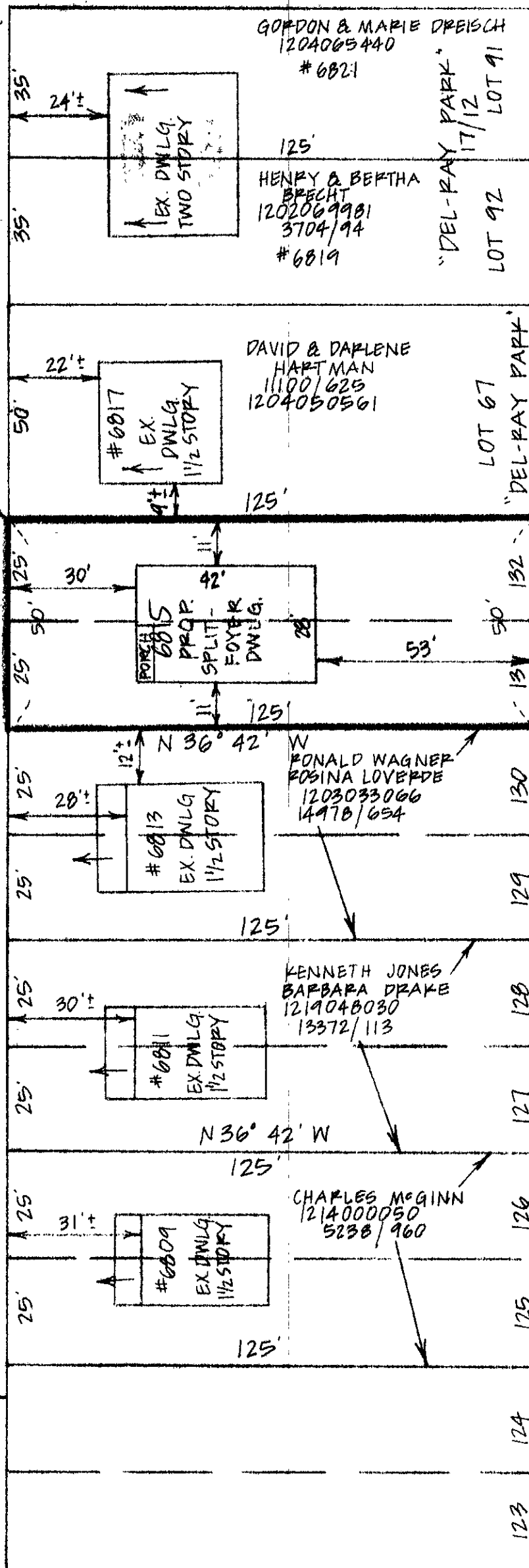
EX. PAV.

EX. 50' RW

N 53° 18' E

O EX NM

UNP.O.B. 342' SOUTHWEST OF DELVALE AVE. (70' W/W)



#6823
EX. DWLG.
TWO STORY

CLETUS & CATHERINE
NIESSLEIN
1214040130

GORDON & MARIE DREISCH
1204065440
#6821

HENRY & BERTHA
BRECHT
1202069981
3704/94
#6819

DAVID & DARLENE
HARTMAN
11100/625
1204050561

RONALD WAGNER
ROSINA LOVERDE
1203033066
14978/654

KENNETH JONES
BARBARA DRAKE
1219048030
13372/113

CHARLES MCGINN
1214000050
5238/960

"DEL-RAY PARK"
17/12
LOT 91

LOT 67
"DEL-RAY PARK"

LOT 52
"DEL-RAY PARK"
14/66

LOT 51
REVISED
"DEL-RAY PARK"

LOT 49

GENERAL NOTES

1. COUNCEMANIC DISTRICT NO. 7
2. 200' SCALE MAP: S.E. 2-E
3. ZONING: DR. 55
4. LOT SIZE: 6,260 SQUARE FEET 10.43 ACRES +/-
5. PUBLIC WATER AND SEWER
6. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
7. NOT LOCATED IN A 100 YEAR FLOODPLAIN
8. NO PRIOR ZONING HEARINGS
9. FLOOD INSURANCE RATE MAP: 240010 0420B
10. EXISTING USE: VACANT
11. PROPOSED USE: SINGLE FAMILY DWELLING

OWNER
STANLEY & TERESA CHOINSKI
7401 MOUNT VISTA ROAD
BALTIMORE, MD 21087
(410) 593-4591
TAX MAP: 103 GRIP: 458
TAX ACCT N° 1203033065
DEED REF: 14978/654

Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410) 828-9060



PLAT TO ACCOMPANY PETITION FOR
VARIANCE AND UNDERSIZED LOT
APPLICATION

#6815 YOUNGSTOWN AVENUE
LOTS 131 AND 132
"DEL-RAY PARK" 8/28
ELECTION DISTRICT NO. 12
BALTIMORE COUNTY, MD

SCALE: 1" = 30'

OCTOBER 4, 2001

#582

Ret. *[Signature]*

1418

