IN RE: PETITION FOR ADMIN. VARIANCE

NE/S Leslie Road, 50' NW of the c/l

Birch Avenue

(1535 Leslie Road)
12th Election District

7th Council District

Mark Iwanowski Petitioner * BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 04-059-A

*

* * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Mark Iwanowski. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 14 feet in lieu of the required average of 27 feet, a side setback of 9 feet in lieu of the required 25 feet, and a rear setback of 22 feet in lieu of the required 30 feet, for two proposed additions. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code, which allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate. In this case, the Deputy Zoning Commissioner determined that the request would result in the dwelling being out of character with those on adjacent properties. Thus, the matter was scheduled for a

public hearing to determine the merits of the request and the undersigned Zoning Commissioner heard the case on October 14, 2003.

Appearing at the requisite public hearing in support of the request were Mark Iwanowski, property owner, and Vincent Moskunas, the consultant who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the northwest corner of Leslie Road and Birch Avenue, just south of Delvale Avenue in Dundalk. The property contains a gross area of 0.146 acres, more or less, zoned D.R.5.5 and is improved with a one-story single-family dwelling. The Petitioner is desirous of constructing two additions to the existing dwelling to provide more living space for his family. Both additions will be 26' x 20' in dimension, and located on opposite sides of the existing structure. One addition will provide a new master bedroom and bath and a second bedroom, while the other addition will provide a family room. The family room addition will be set back a distance of 14 feet from Leslie Road. It was this addition that prompted the Deputy Zoning Commissioner to request a public hearing on the matter.

Mr. Iwanowski testified that he has owned the property since 1980 and that the house was constructed in approximately 1967. As shown on the site plan, the house is located on the northwest corner of the intersection of Leslie Road and Birch Avenue. Photographs submitted could be persuasive to a finding that the house actually fronts on Birch Avenue as there are entrances facing both streets. However, the Petitioner indicated that since the U.S. Post Office had given the property a Leslie Road address, he had always considered that side of the property to be the front. In addition, an existing driveway provides access from Leslie Road.

As noted above, the Petitioner proposes two additions to the dwelling, one on each end of the house. Assuming that the house fronts on Leslie Road, a portion of the existing driveway will be removed to accommodate the addition on that side. This addition will be used as a family froom and will be located 14 feet from the front property line and 9 feet from that side of the property facing Birch Avenue. In this regard, Birch Avenue is an existing 30-foot wide paved

road; however, there is a 100-foot right-of-way associated with that road. This results in a large grassy lawn area of approximately 35 feet from the edge of the paving to the right-of-way. This area appears to be the Petitioner's side yard in the field. The master bedroom addition will be located 22 feet from the rear property line. Thus, relief is requested as noted above to allow reduced setbacks from the front, side and rear property lines.

Testimony and evidence was received at the hearing regarding the entrances to the house and its orientation on the property. Based upon that testimony and evidence, I find that the house does front Leslie Road and that the variance requests and yards as identified in the Petition are correct. That is, one of the side yards is measured from the adjacent dwelling owned by Mr. & Mrs. Cooper, and the other is towards Birch Avenue. The remaining (rear) setback is from the property line adjoining Lots 32 and 33 to the rear.

Concerns were expressed at the hearing regarding the retention of a portion of the existing driveway on the Leslie Road side of the house. The remaining driveway would not be large enough to accommodate a parked vehicle without potentially blocking the sidewalk or causing a sight distance issue for traffic exiting Birch Avenue. In view of that concern, the Petitioner indicated that the depth of the addition could be reduced or the existing driveway could be entirely removed and relocated to a point further west of the intersection of Birch Avenue and Leslie Road. That is, a new driveway could be installed along the side property line adjacent to the Cooper property. This would allow a driveway 10 feet wide and at a greater length so that cars could be parked further into the side yard without interfering with the public right-of-way, sidewalk or sight distance. The Petitioner indicated that he had checked with Mr. Cooper on this issue and that he had no objection to the relocation of the driveway. Thus, as a condition to the relief granted, the driveway will be relocated as set forth above and the proposed addition on the Leslie Road side can remain at the dimension originally proposed (26' x 20'). At the hearing, a copy of the original site plan was revised accordingly and marked as Petitioner's Exhibit 1A.

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 granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of November 2003 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 14 feet in lieu of the required average of 27 feet, a side setback of 9 feet in lieu of the required 25 feet, and a rear setback of 22 feet in lieu of the required 30 feet for two proposed additions, in accordance with Petitioner's Exhibit 1A, 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, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The existing driveway shall be entirely removed and a new driveway constructed along the western property line adjacent to the Cooper property. The new driveway shall be a minimum 10 feet wide, and extend no further into the side yard than that shown on the revised plan marked as Petitioner's Exhibit 1A.

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.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

November 14, 2003

Mr. Mark Iwanowski 1535 Leslie Road Baltimore, Maryland 21222

RE: PETITION FOR ADMINISTRATIVE VARIANCE NW/Corner Leslie Road and Birch Avenue

(1535 Leslie Road)

12th Election District – 7th Council District

Mark Iwanowski - Petitioner

Case No. 04-059-A

Dear Mr. Iwanowski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc: Mr. & Mrs. Marvin Cooper
1533 Leslie Road, Baltimore, Md. 21222
Mr. Vincent Moskunas, Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101, Towson, Md. 21286
People's Counsel; Case File





REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	1535	Ushi	Poad		
for the property located at which i	s prese	ntly zon	ed <u>D.</u>	2.5.5	

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)

To allow a front settenet of 14 ft., a side settenet of 9 ft. and a rear sotract of 22 ft. for proposed additions in lier of the numinum required 27 ft. front armay, 25 ft. and 30 ft. respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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 Purchase	er/Lessee:		<u>Legal Owner(s):</u>
			Mark Iwaniwski
Name - Type or Print			Name-Type or Print
Signature			Signature
Address	T	elephone No.	Name - Type or Print
City	State	Zlp Code	Signature (ALA) 201 A002
Attorney For Petit	ioner:		1636 USUC POUD (410) 284-4283 Address Telephone No.
			Baltwinger MD 21222
Name - Type or Print		· 	City State Zip Code
			Representative to be Contacted:
Signature			Sife Rete Syrraging, Me.
Company	·····	<u> </u>	200 t. Joppa Road Room 101 410 828-96
Address O	 	elephone No.	Address Telephone No.
100 m			TINSON, MD 21286 State Zip Code
City	State	Zip Code	City
A Public Hearing having this day of regulations of Baltimore C	g been formally demanded a that the county and that the property be	and/or found to be subject matter of reposted.	required, it is ordered by the Zoning Commissioner of Baltimore County, this petition be set for a public hearing, advertised, as required by the zoning
THE VENTO BYTES			Zoning Commissioner of Baltimore County
CASE NO.	04-059-9	Re	viewed By 32 2 Date 8-06-03
DEV 40/05/04		Es	timated Posting Date 8-17-03

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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,	City Zip Code
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That the Affiant(s) acknowledge(s) that if	a formal demand is filed, Affiant(s) will be required to pay a reposting and
advertising fee and may be required to prov	vide additional information.
Signature Signature	
	Signature
Mark Wanowski	
Name - Type or Print	Name - Type or Print
STATE OF MARYLAND, COUNTY OF BA	I TIMODE to wit
I HEREBY CERTIFY, this Zoo day of of Maryland, in and for the County aforesald	ركا المارية ,, before me, a Notary Public of the State d. personally appeared
the Affiant(s) herein, personally known or sa	atisfactorily identified to me as such Affiant(s).
AS WITNESS my hand and Notarial Seal	
	Charlotto Br Anello.
	Notary Public
	My Commission Expires Danuary 30 2007
DEV 40ME/04	IVIY COMMISSION Expires

REV 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

competent to testify thereto in the event that a p	ublic hearing is scheduled in the future with regard the	ereto.
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	Baltimon, MD 21222	
	City	Zip Code
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Marke wanowski.		
Signature Signature	Signature	
Mark Iwanowski		
Name - Type or Print	Name - Type or Print	<u> </u>
STATE OF MARYLAND, COUNTY OF BALTIN	ORE, to wit:	
·		ary Public of the State
HEREBY CERTIFY, this 30 to day of of Maryland, in and for the County aforesaid, per facely and the County aforesaid, per facely and the County aforesaid.	rsonally appeared	ary i dibilo of the otate
the Affiant(s) herein, personally known or satisfa	ctorily identified to me as such Affiant(s).	_
AS WITNESS my hand and Notarial Seal		
	Charlette 2 (noto	•
	Notary Public	

My Commission Expires January 50 2007

REV 10/25/01



REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at #1535 Whic Poad which is presently zoned D.P. 5.5

I/We do solemnly declare and affirm, under the penalties of

perjury, that I/we are the legal owner(s) of the property which

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) \[\mathbb{B} \circ \alpha \cappa_1 \mathbb{B} \cappa_2 \mathbb{

To allow a front settenck of 14 ft, a side setback of 9 ft. and a rear sotback of 22 ft. for proposed additions in lier of the minimum required 27 ft. front array, 25 ft and 30 ft respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

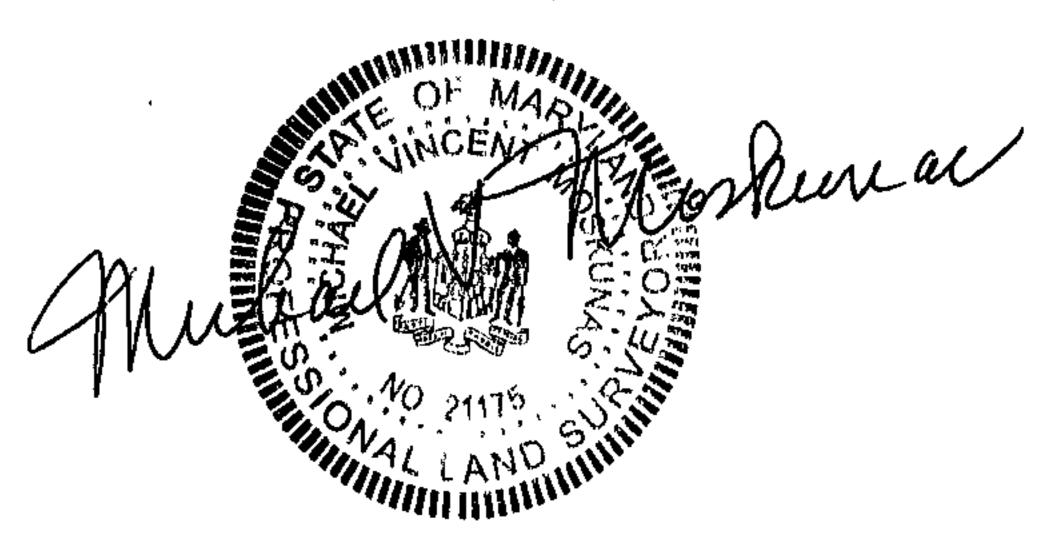
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baitimore County adopted pursuant to the zoning law for Baitimore County.

is the subject of this Petition. Contract Purchaser/Lessee: Legal Owner(s): Name - Type or Print Name - Type or Pring Signature Address Telephone No. Name - Type or Print City State Zip Code Signature U.She Poad Attorney For Petitioner: Address Telephone No Bultimove 21222 Zip Code Name - Type or Print State Representative to be Contacted: Signature Summing, Im. Name Company Koom (0) Address Telephone No. Address Telephone No State Zip Code City State Zip Code A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning this day of regulations of Baltimore County and that the property be reposted. Zoning Commissioner of Baltimore County

Estimated Posting Date

ZONING DESCRIPTION FOR #1535 LESLIE ROAD

BEGINNING at a point on the northeast side of Leslie Road which is 50 feet wide at the distance of 50 feet northwest of the centerline of Birch Street which is 100 feet wide. Being Lot No. 31 in the subdivision of "Brookview" as recorded in Baltimore County Plat Book No. 14, folio No. 124, containing 6,384 square feet. Also known as #1535 Leslie Road and located in the 12th. Election District, 7th. Councilmanic District.



Michael V. Moskunas

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

259

OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT OH-059-A
DATE 8-6-03 ACCOUNT R-001-006-6150
* 65. e.e.
FROM: My & MAR. INONOWSK.
FOR: Residented Various Ailing File
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

FAID RECEIPT

SUBJECTS ACTUAL TIME AND
SUBJECTS ACTUAL TIME
SU

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County 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: #04-059-A 1535 Leslie Road N/east side Leslie Road, 50 feet northwest of centerline of Birch Street 12th Election District 7th Councilmanic District Legal Owner(s): Mark Iwanowski Administrative Variance: to

Administrative Variance: to allow a front setback of 14 feet, a side setback of 9 feet and a rear setback of 22 feet for proposed additions in lieu of the minimum required 27 feet front average, 25 and 30 feet respectively. Hearing: Tuesday, October 21, 2003 at 2:00 p.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.

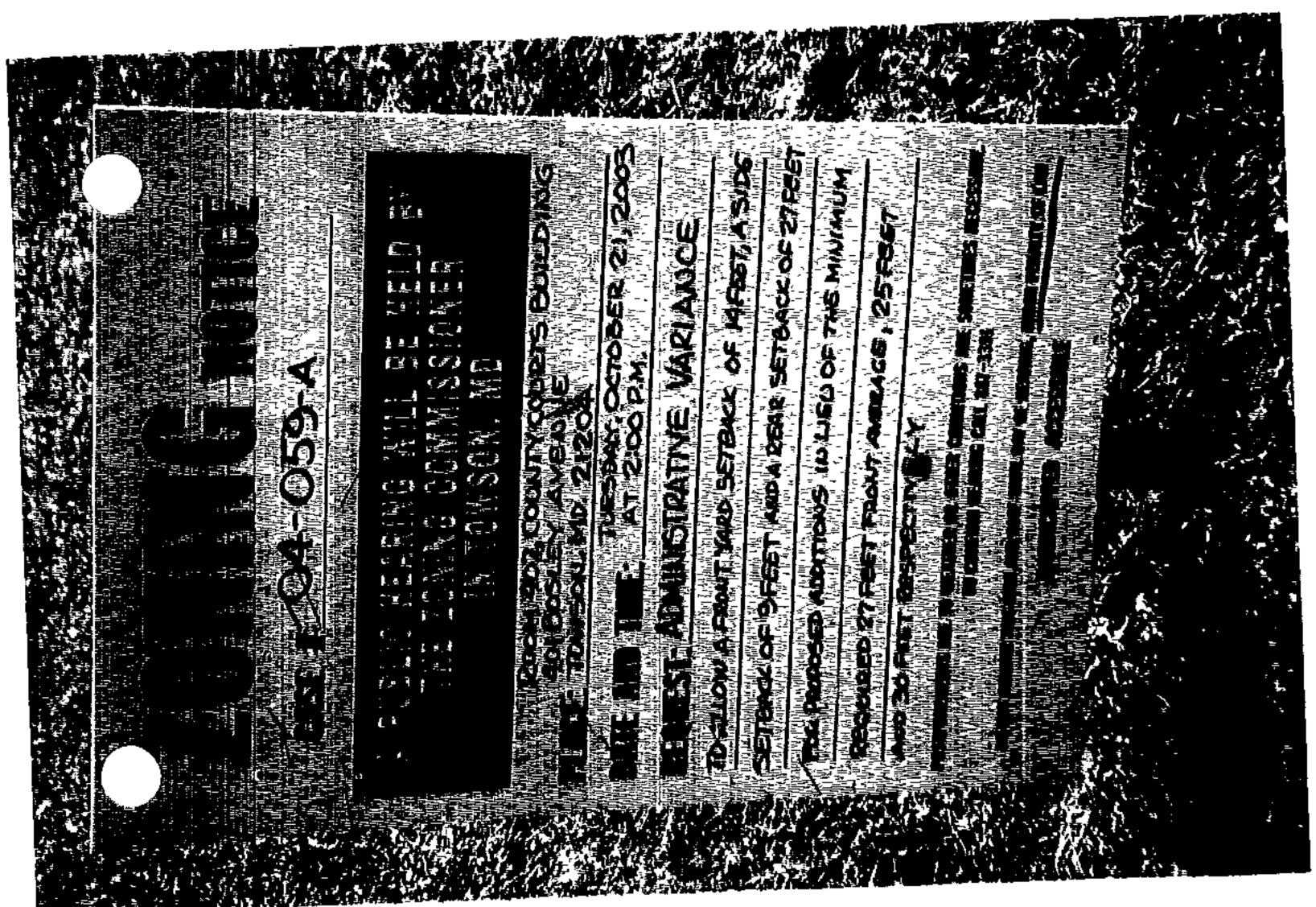
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-13391

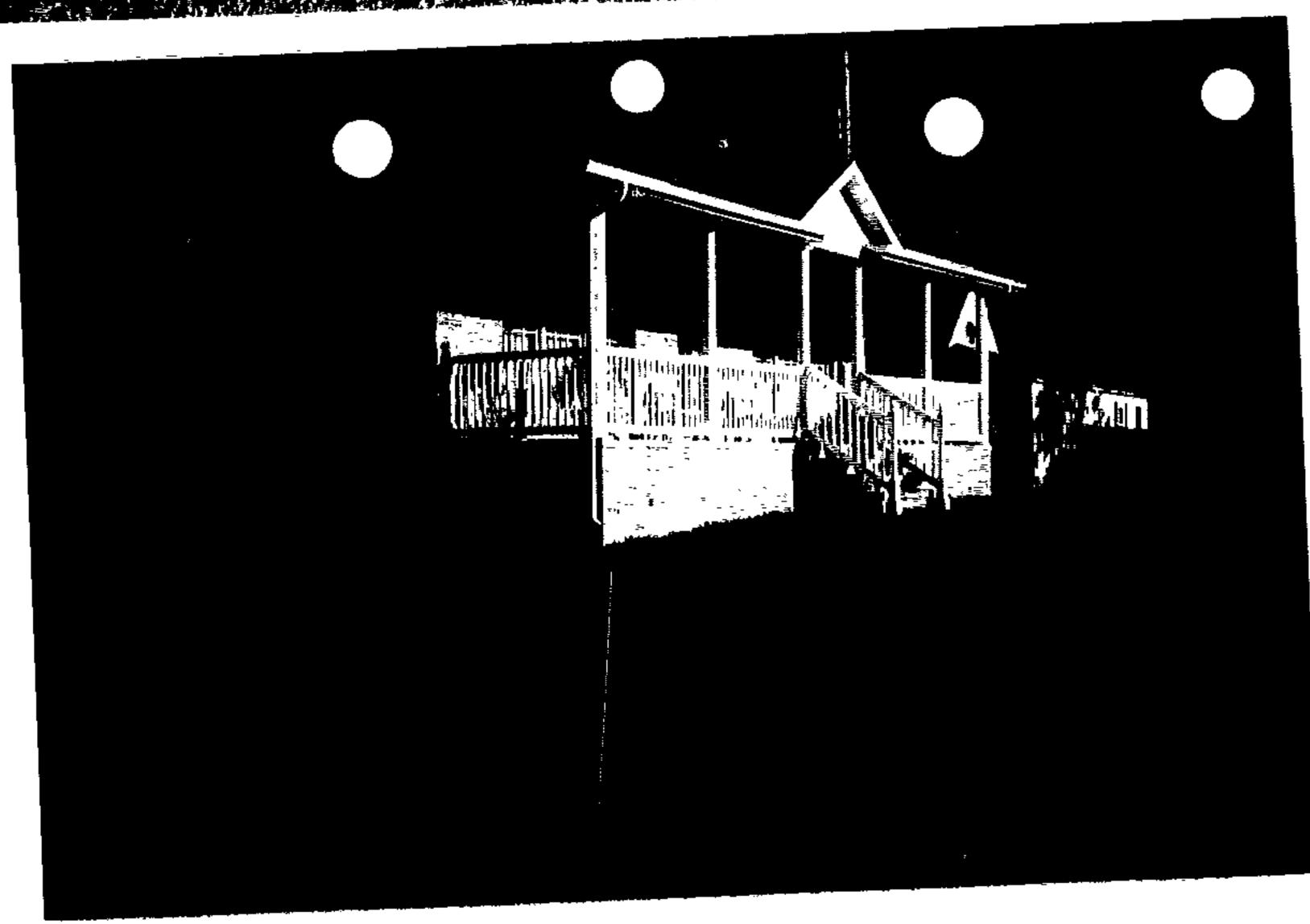
JT/10/632 Oc7 C630321

CERTIFICATE OF PUBLICATION

108,2003
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 1017 ,20 <u>03 .</u>
The Jeffersonian Arbutus Times Catonsville Times Towson Times Owings Mills Times NE Booster/Reporter North County News

LEGAL ADVERTISING





CERTIFICATE OF POSTING

j	Date of Hearing/Closing: Oct. 21, 2003
altimore County Department of ermits and Development Management ounty Office Building, Room 111 last Chesapeake Avenue owson, MD 21204	
ttention: BECKY HART	
_	enalties of perjury that the necessary sign(s) required by #1535 LESLIE 120AD
ne sign(s) were posted on Oct. 3, 26 (Month	<u>めのろ</u> h, Day, Year)
	Sincerely,
	Signature of Sign Poster and Date)
¥	GARLANDE, W. DORE (Printed Name)
	3225 RYERSON CIRCLES (Address)
	TOAUTINIARE, MD. 2127 (City, State, Zip Code)
•	(Telephone Number)

RE: Case No.: 04-050-A

Petitioner/Developer: MARK Iwanowski

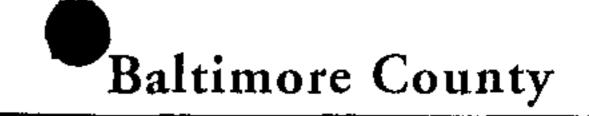
CERTIFICATE OF POSTING

		Date: 10/6/03
RE:	Case Number	
vere	This is to certify under the penalties of perjo posted conspicuously on the property locate	ury that the necessary sign(s) required by law ed at
	The sign(s) were posted on	10/6/03 (Month, Day, Year)
		(Signature of Sign Poster) Gary Freund (Printed Name of Sign Poster) Balto. Co. Code Enforcement (Street Address of Sign Poster) Towson, MD 21204 (City, State, Zip Code of Sign Poster)

Department of Permits and Development Management

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





James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

September 22, 2003

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: 04-059-A

1535 Leslie Road

N/east side Leslie Road, 50 feet northwest of centerline of Birch Street

12th Election District – 7th Councilmanic District

Legal Owner: Mark Iwanowski

Administrative Variance to allow a front setback of 14 feet, a side setback of 9 feet and a rear setback of 22 feet for proposed additions in lieu of the minimum required 27 feet front average, 25 and 30 feet respectively.

Hearings:

Tuesday, October 21, 2003 at 2:00 p.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:rlh

C: Mark Iwanowski, 1535 Leslie Road, Baltimore 21222 Site Rite Surveying, 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 MONDAY, OCTOBER 6, 2003.

- (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 7, 2003 - Jeffersonian

Please forward billing to:

Mark Iwanowski 1535 Leslie Road Baltimore, MD21222

410-284-4283

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: 04-059-A

1535 Leslie Road

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12th Election District – 7th Councilmanic District

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Tuesday, October 21, 2003 at 2:00 p.m. in Room 407, County Courts

Building, 401 Bosley Avenue

awrence B. 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. BALLIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

se Number 0# -	059	-A Address	535 Leslie -	4ve
ntact Person:		Please Print Your Name	Phone Numbe	r: 410-887-3391
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DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 04-059-A
Petitioner: Mart Wandwski
Address or Location: 1535 USUL Poad
PLEASE FORWARD ADVERTISING BILL TO:
Name: Mark Wandwski
Address: 1535 USVIL POAd
Baltimore, MO 21222
Telephone Number: (410) 284 - 4283

Department of Permits and Development Management

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



Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

October 16, 2003

Mark Iwanowski 1535 Leslie Road Baltimore, MD 21222

Dear Mr. Iwanowski:

RE: Case Number: 04-059-A, 1535 Leslie Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 6, 2003.

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. Supervisor, Zoning Review

u. Calliele D

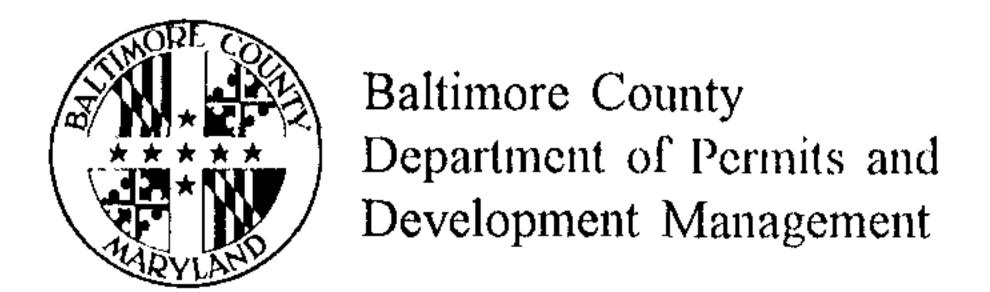
WCR:klm

Enclosures

c: People's Counsel Site Rite Surveying, Inc., 200 E. Joppa Road, Rm. 101, Towson 21286



Visit the County's Website at www.baltimorecountyonline.info



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

August 29, 2003

Mr. and Mrs. Mark Iwanowski 1535 Leslie Road Baltimore, MD 21222

Dear Mr. and Mrs. Mark Iwanowski:

RE: Case Number: 04-059-A, 1535 Leslie Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 6, 2003.

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.

Supervisor, Zoning Review

WCR:rlh

Enclosures

People's Counsel C: Site Rite Surveying, Inc., 200 E. Joppa Road, Room 101, Towson 21286 County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204

August 13, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: August 11, 2003

04-43-SPH 03-0545-X

Item No.: 4-48-SPHA 4-49-SPH 4-50-A 4-51-A 4-52-SPHA 4-53-SPHA 4-54-A 4-55-A 4-56-A 4-57-A 4-58-A 4-60-A 4-61-A 4-62-a

Dear Ms. Hart:

Pursuant to your request, the referenced properties 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.

6. The Fire Marshal's Office has no comments at this time.

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

cc: File

Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Gorernor Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

3 DEBARTHENT OF TRANSPORT OF THE

Date: 8. 13.03

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

RE:

Baltimore County

Item No. 59

272

Dear, Ms. Hart:

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,

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: September 25, 2003

• -

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

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

Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 18, 2003

Item Nos. 048, 049, 050, 051, 053, 054, 055, 056, 057, 058, 059, 060, 061, and 062

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

RWB:CEN:jrb

cc: File

Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

September 10, 2003

Mr. Mark Iwanowski 1535 Leslie Road Baltimore, Maryland 21222

Re: Petition for Administrative Variance

Case No. 04-059-A

Property: 1535 Leslie Road

Dear Mr. Iwanowski:

I am reviewing your request for Administrative Variance for the additions you propose to your home. I am greatly concerned that your request for an addition on the front (Leslie Avenue) will have the front of your home significantly out of line with your neighbors' homes on Leslie Avenue. This can change the character of the street and at times the neighborhood.

I would like to offer you an opportunity to have a hearing in this regard or I can decide the request on what is in the file without a hearing.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj

c: Site Rite Surveying, Inc. 200 E. Joppa Road, Room 101 Towson, MD 21286



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BECKY:

RE: CASE NO. 04-059-A
9/1/03 CLOSING DATE
MARK IWANOWSKI

PER JACK MURPHY, MR. IWANOWSKI HAS REQUESTED A HEARING FOR THIS CASE. PLEASE SET THE ADMIN. VARIANCE REQUEST IN FOR HEARING, HAVE DAVE DUVALL MAKE A SIGN, AND HAVE GARY FREUND POST THE SIGN.

THANKS.

ROBIN 9/18/03

Mark Iwanowski 1535 Leslie Road Baltimore, Maryland 21222

Dear Zoning Commissioner,

Owner and resident of 1527 Leslie Road, do not object to Mark Iwanowski owner, and resident 1535 Leslie Rd., building his side extension, towards Leslie Rd. or his other side extension towards the backyard.

Sincerly,

Janet C. Coleman

Mark Iwanowski 1535 Leslie Road Baltimore, Maryland 21222

	Zoning Commissioner,
	Marvin F. Cooper
ł	Jean Cooper Owner and resident of 1533 Leslie do not object to Mark Iwanowski Owner, resident, and next door
Road	do not object to Mark Iwanowski Owner, resident, and next door
Neigh	bor of 1535 Leslie Rd., building his side Extension, towards Leslie Rd. or
4	ther side Extension towards the backyard.

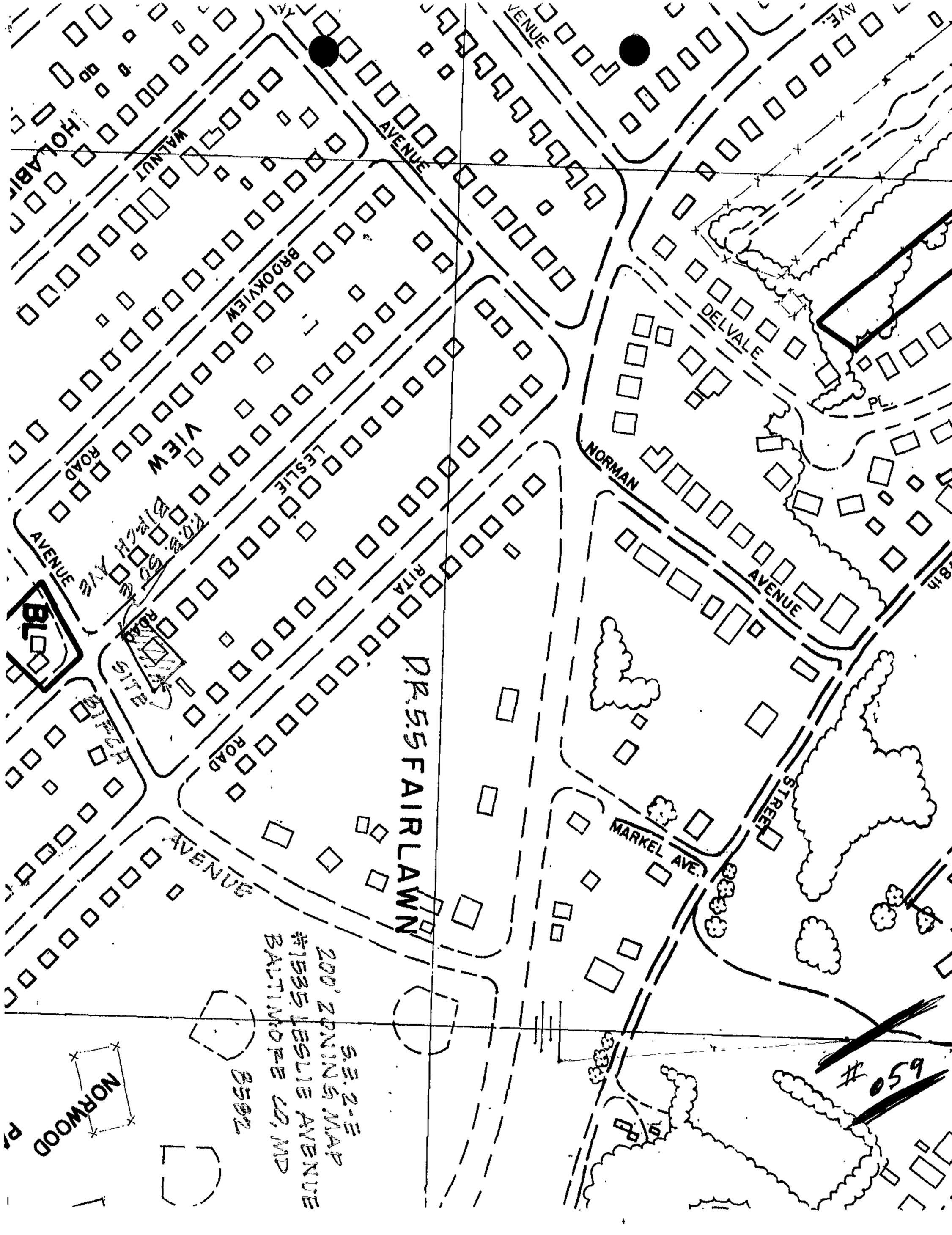
Sincerly,

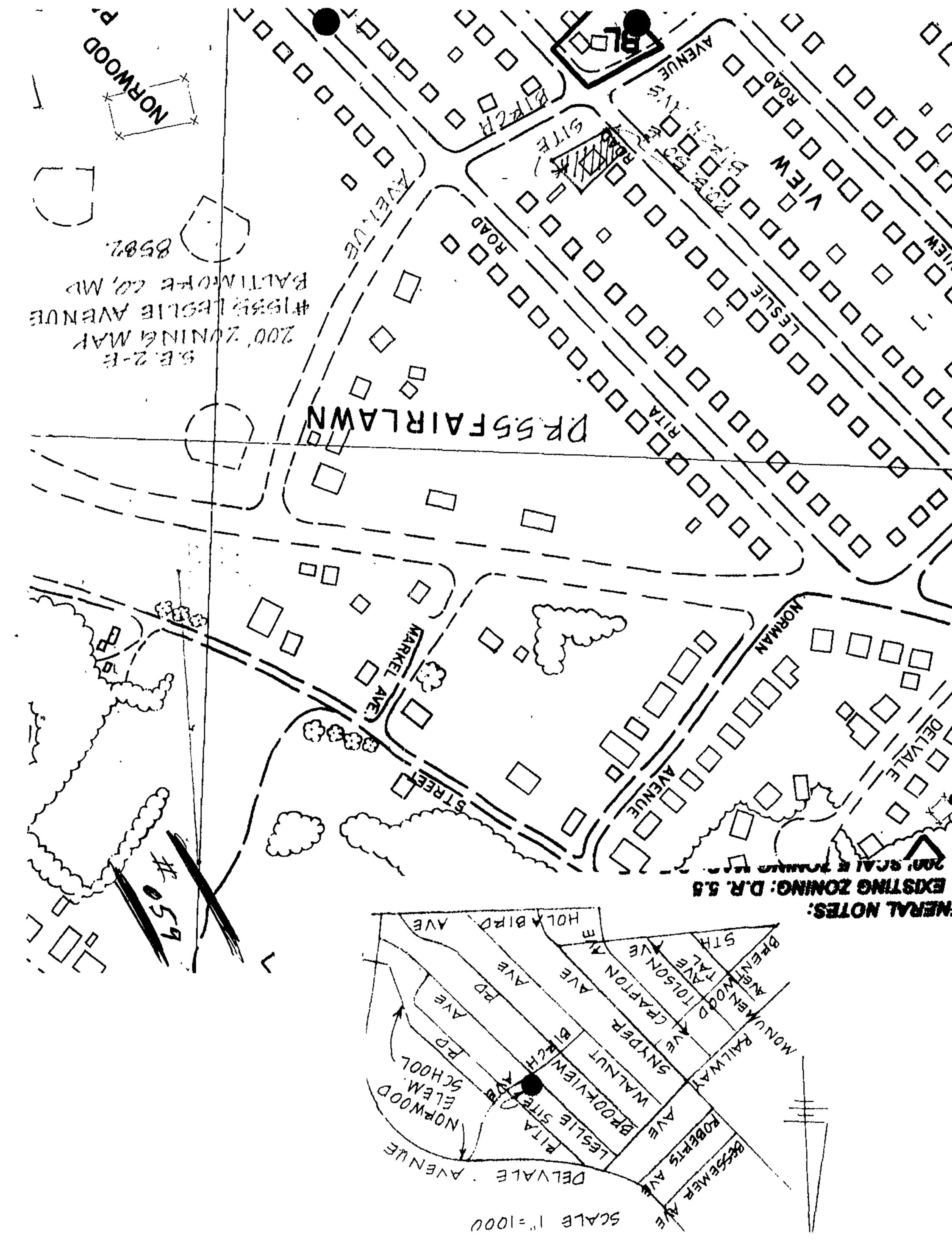
Mr.+Mrs.M.E. Cooper

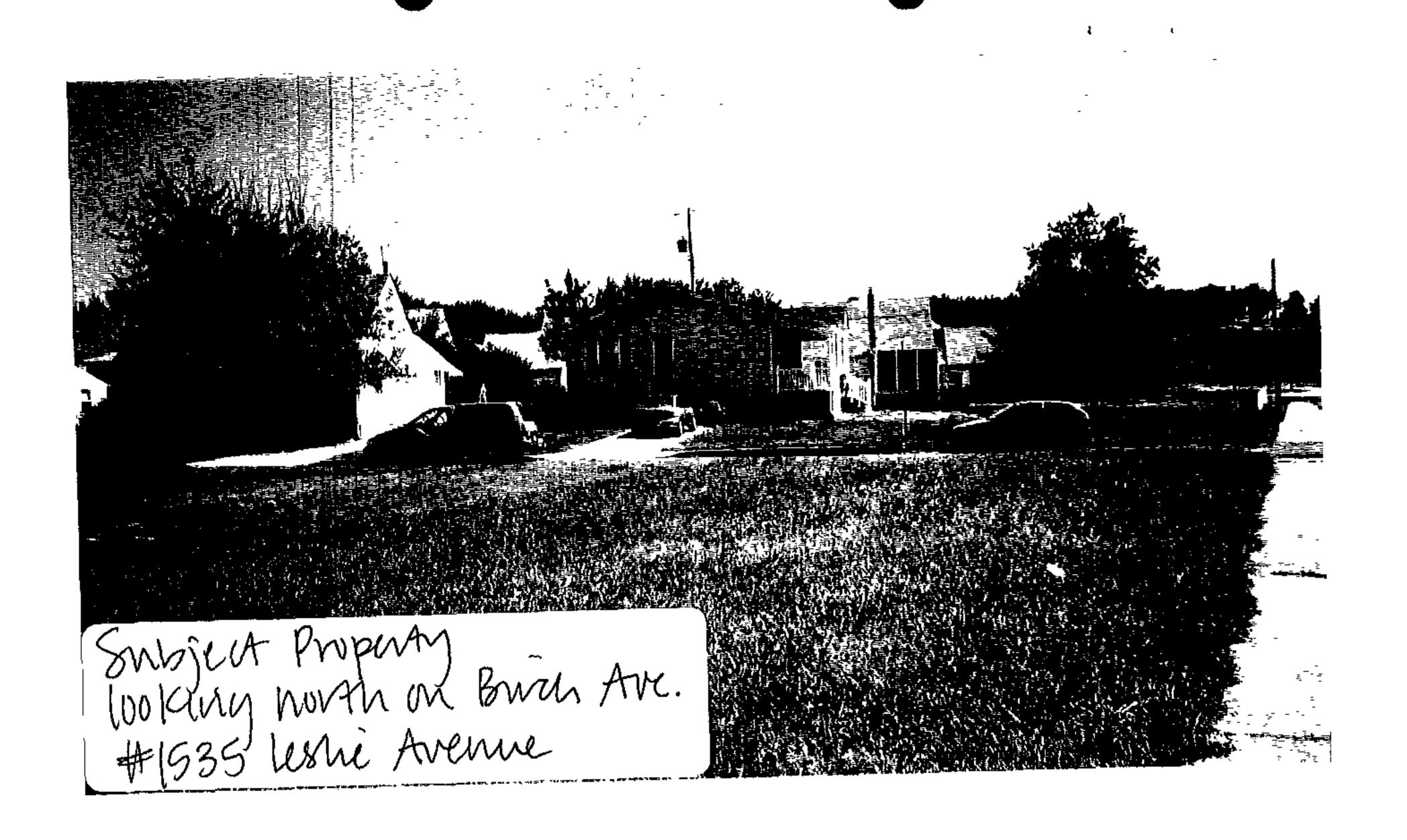
CASE NAME MI	RK I WANOWSKI
CASE NUMBER	04-059-A
DATE 10-21-	

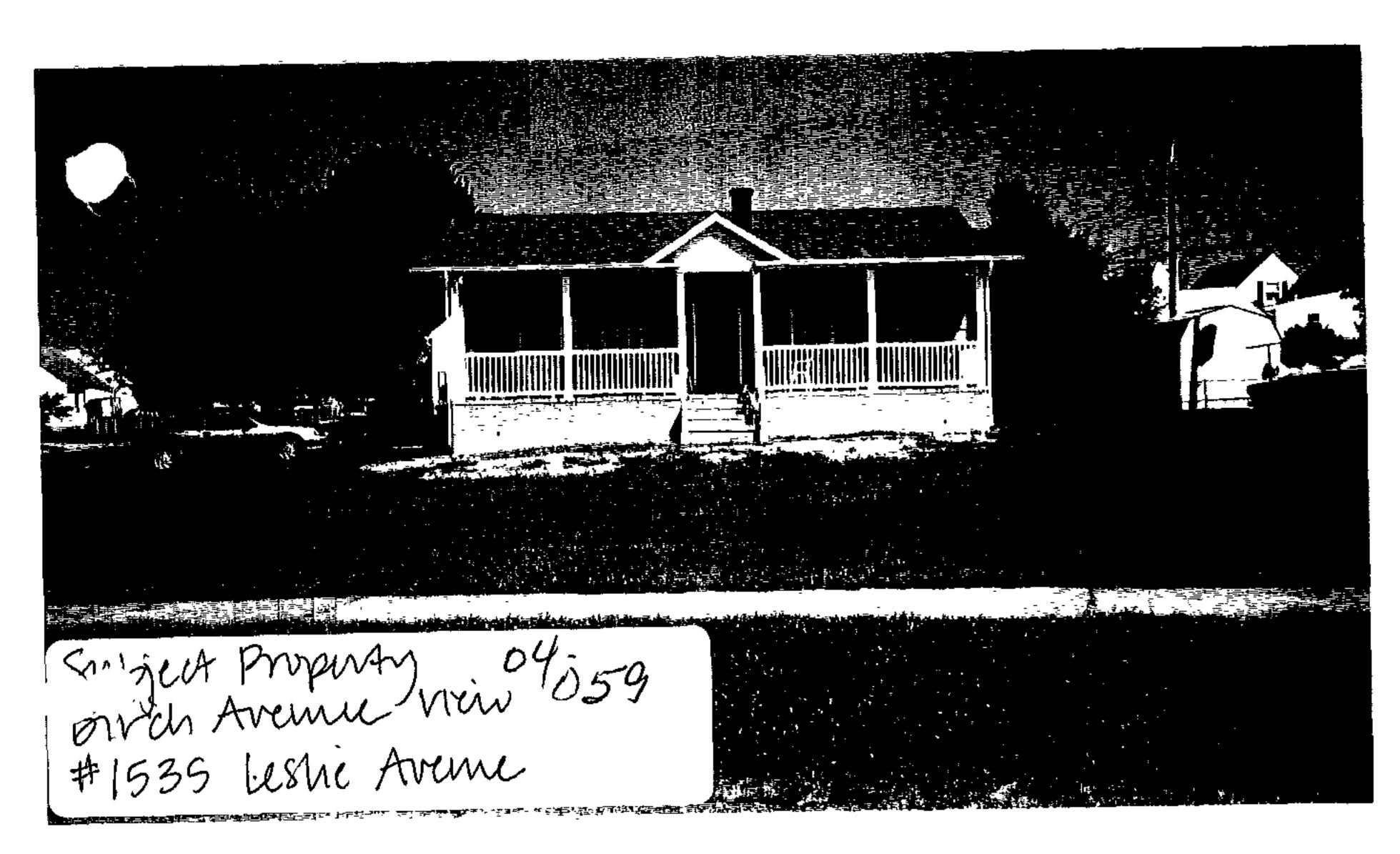
PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
VINCENT MORKUNAS SITE KITE SURVEYING Wark Quanturili	200 E. JOPPA RJ	70 WS DN MD. 21286	
Work Jwanously	1535 heslie Rd.	Balto ND 21222	D711956@wmcaucet.com
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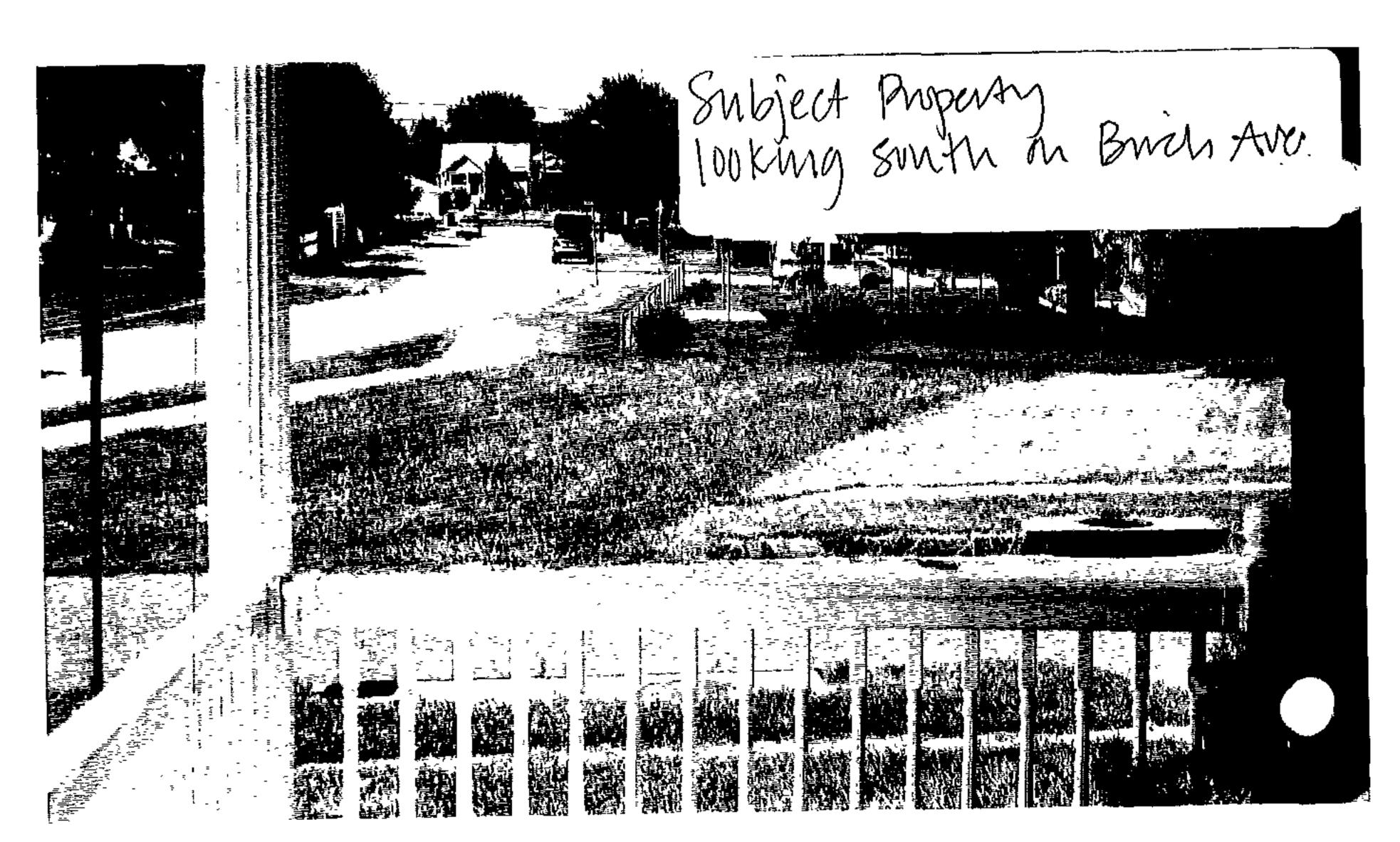


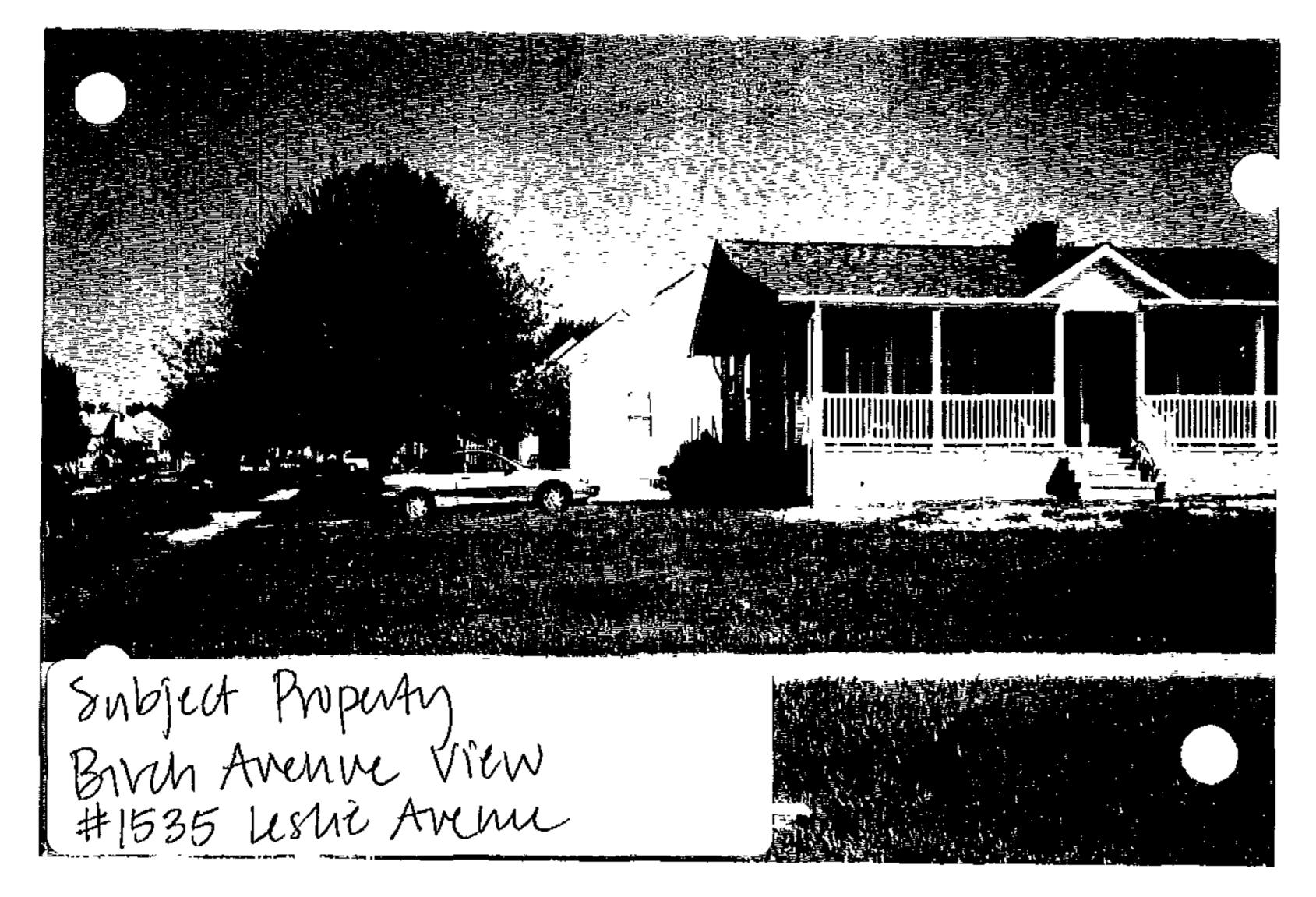


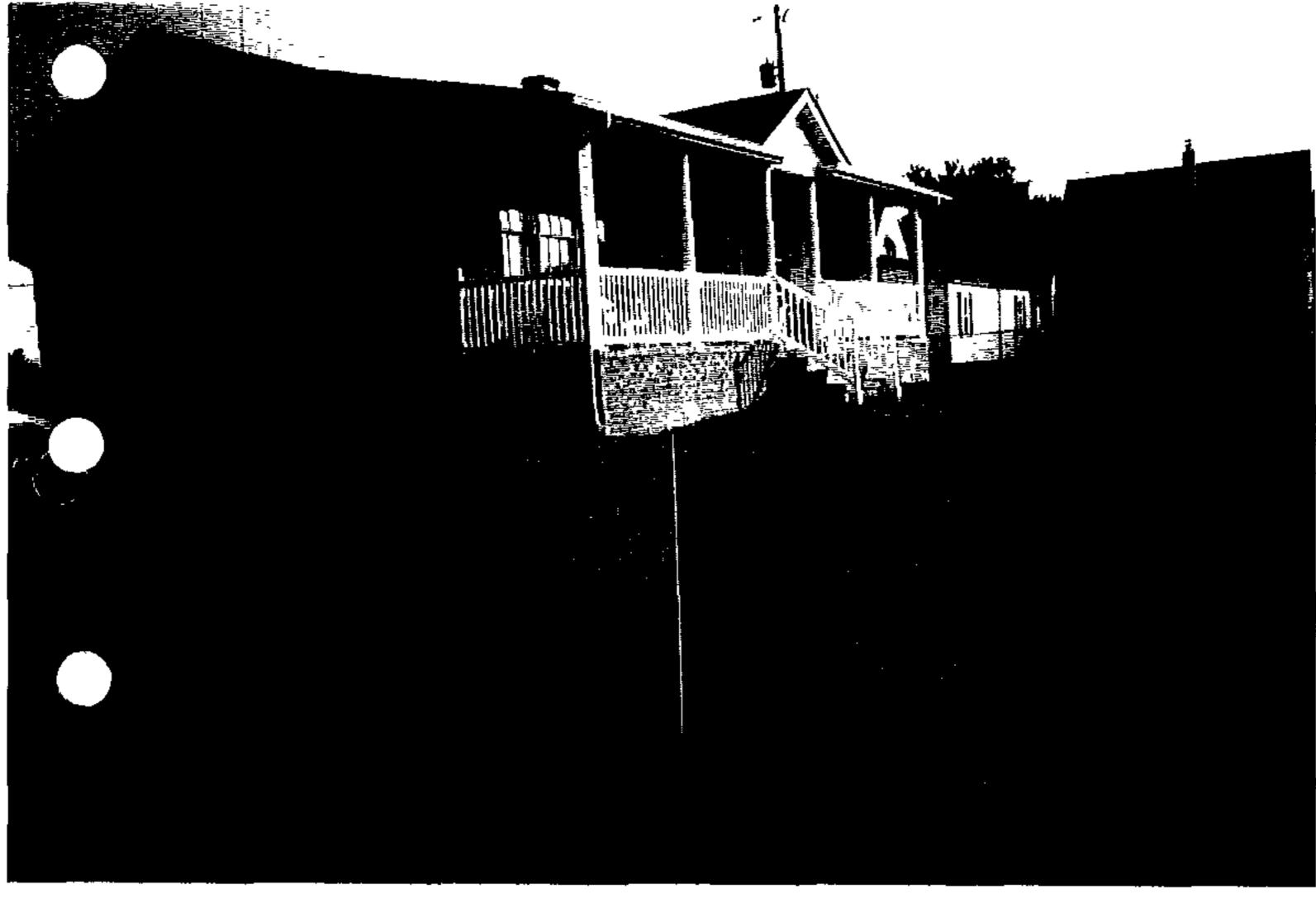


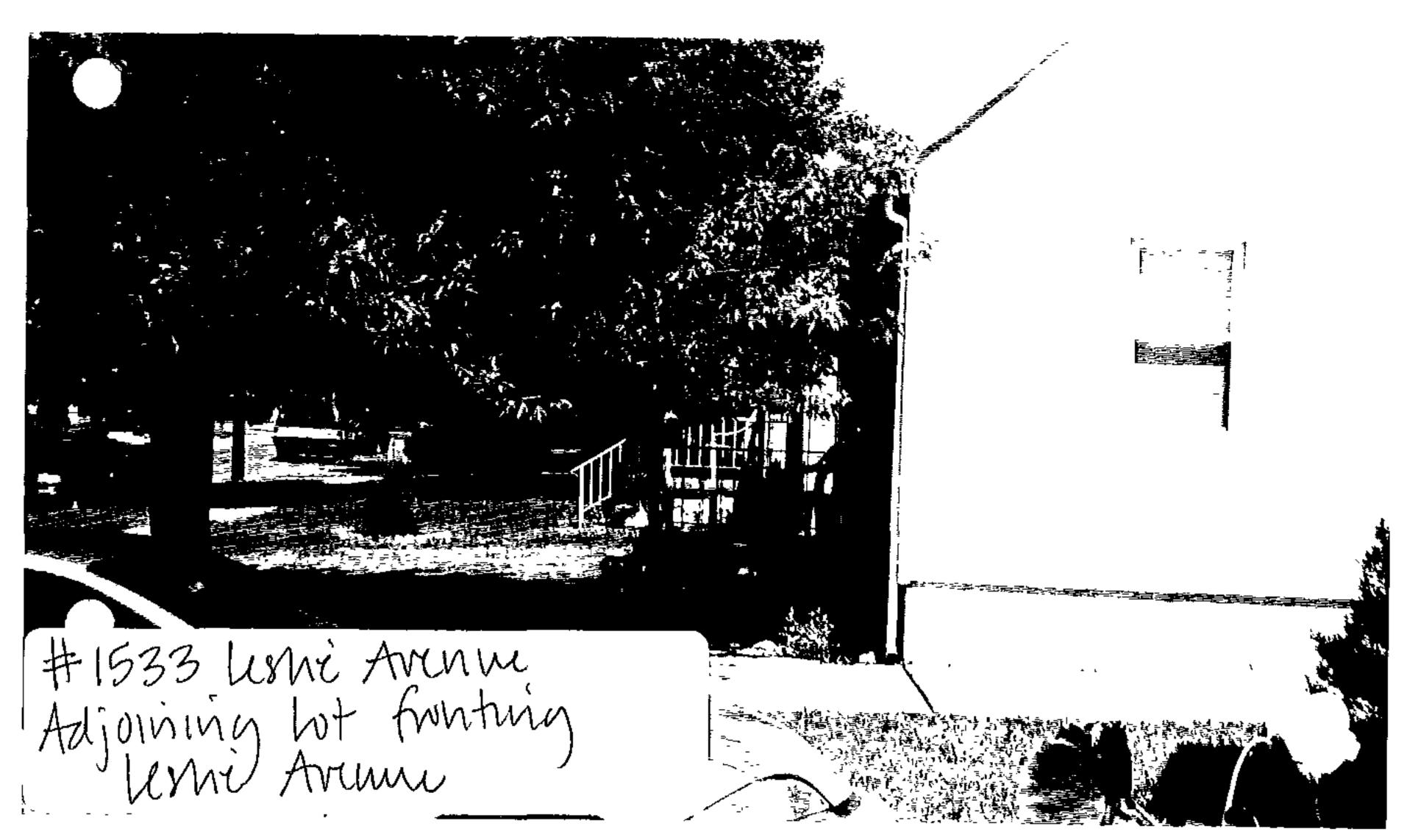












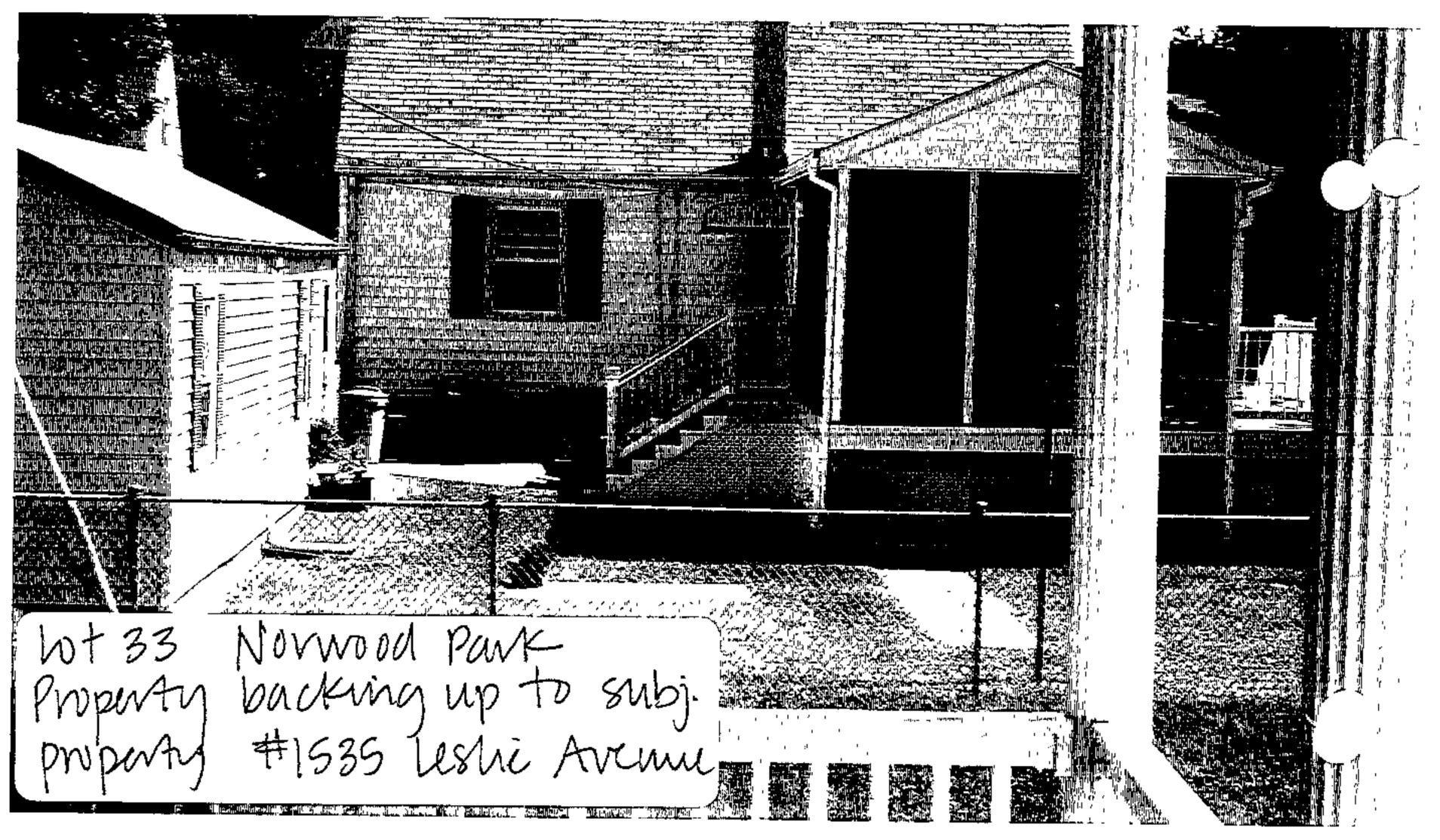




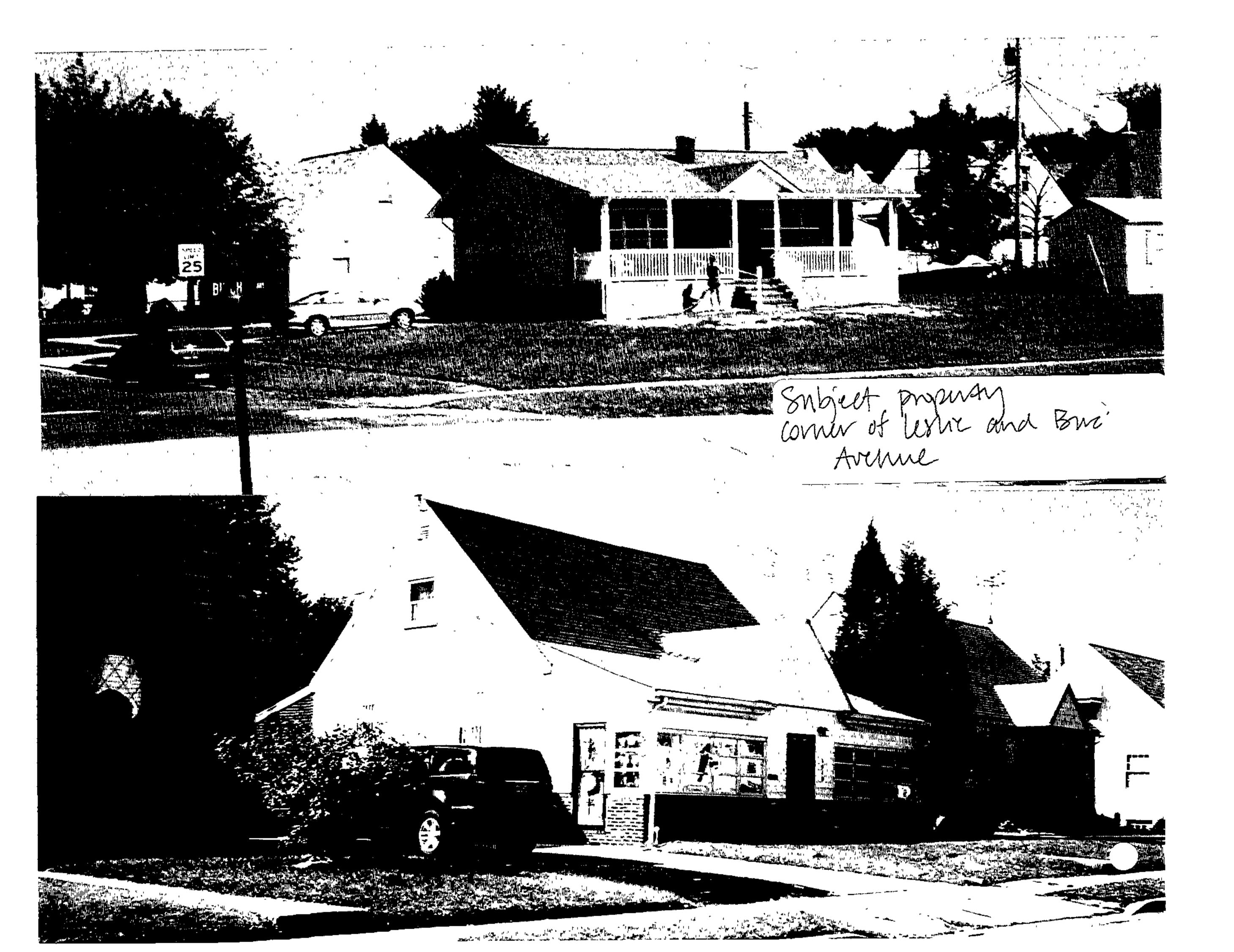














GENERAL NOTES

1. EXISTING ZON

2. 200' SCALE ZON

3. LOT SIZE: 6,3

4. PUBLIC WATE

5. NOT LOCATE

6. NOT LOCATE

7. NOT LOCATE

8. COMMUNITY F

ZONE: "C"

9. EXISTING USE

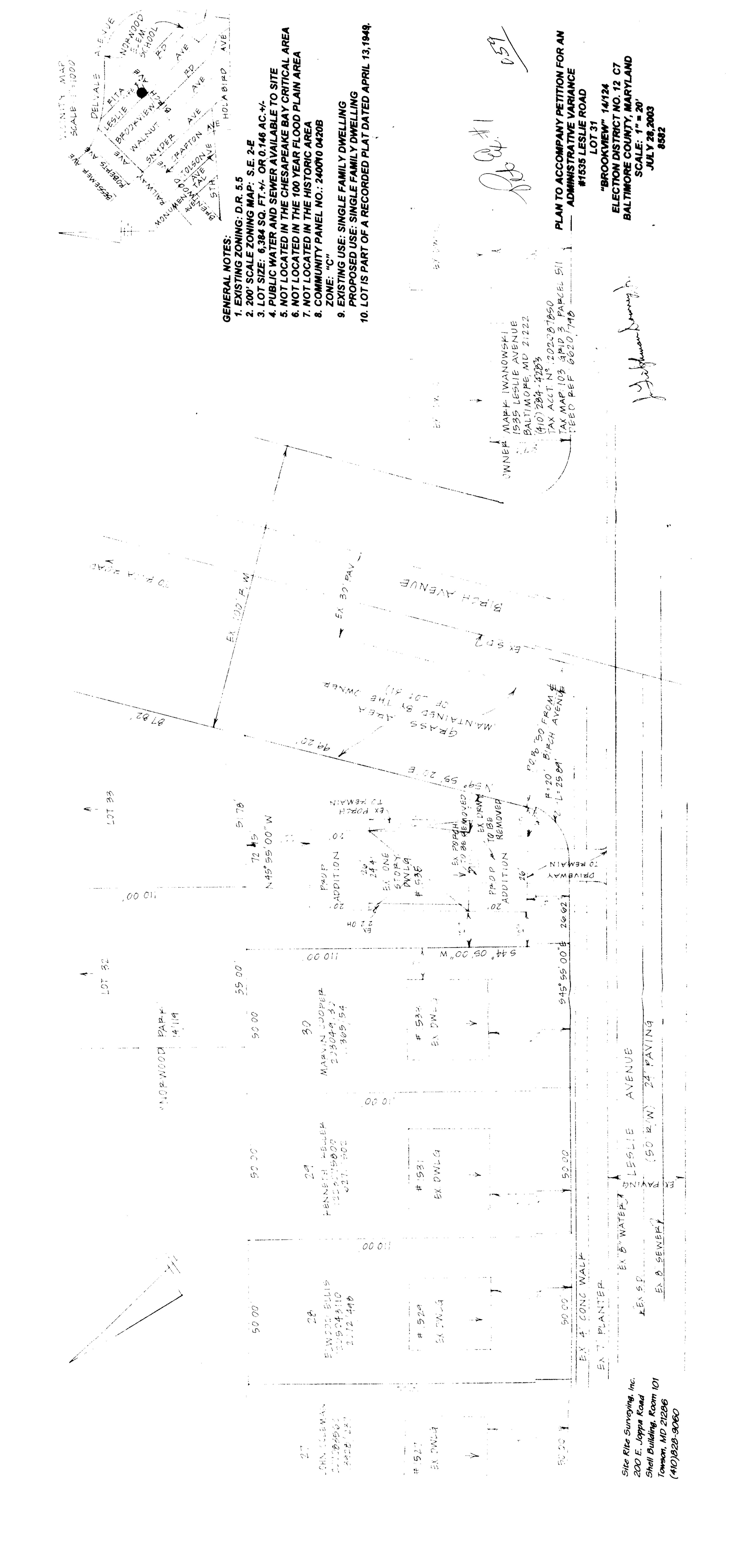
PROPOSED US

10. LOT IS PART C (TO BE REMOVED) 182 SK MIN. OF TWO(2) CAR PAD LID DRIVEWAY'S assodous

PLAN TO ACCOMPANY PETITION FOR ALLINISTRATIVE VARIANCE
#1535 LESLIE ROAD

"BROOKVIEW" 14/124
LECTION DISTRICT NO. 12 C7
LTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'
JULY 28,2003

1ULY 28,2003 8582 1,5 ED OCT: 25, 2003.





INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

DATE: August 18, 2003

RECEIVED

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

AUG 1 9 2003

ZONING COMMISSIONER

SUBJECT:

Zoning Advisory Petition(s): Case 04-059 – Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Section Chief:

AFK/II ·MAC