

IN RE: PETITION FOR ADMIN. VARIANCE

W/S of E. Kingston Park Lane,
200 ft. N centerline of South Lane
15th Election District
6th Councilmanic District
(126 E. Kingston Park Lane)

Sarah I. M. & David M. Bukowski
Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 04-179-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property Sarah I. M. and David M. Bukowski. The variance request is for property located at 126 E. Kingston Park Lane in the eastern area of Baltimore County. The variance request is from Section 1B02.3.C.1 (chart) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit side yard setbacks of 4 ft. and 8 ft. in lieu of 10 ft. and a width at front building line of 34 ft. in lieu of 55 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts

ORDER RECOMMENDED BY
Date 12/1/03
By R. Spencer

that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

A Zoning Advisory Committee (ZAC) comment was received from the Department of Environmental Protection & Resource Management (DEPRM) dated October 27, 2003 stating that the Petitioners must comply with the Chesapeake Bay Critical Area Regulations, a copy of which is attached hereto and made a part hereof. In addition, a ZAC comment was received from the Bureau of Plans Review dated November 13, 2003 stating that the Petitioners must be in compliance with any regulations relative to construction in a floodplain, a copy of which is attached hereto and made a part hereof.

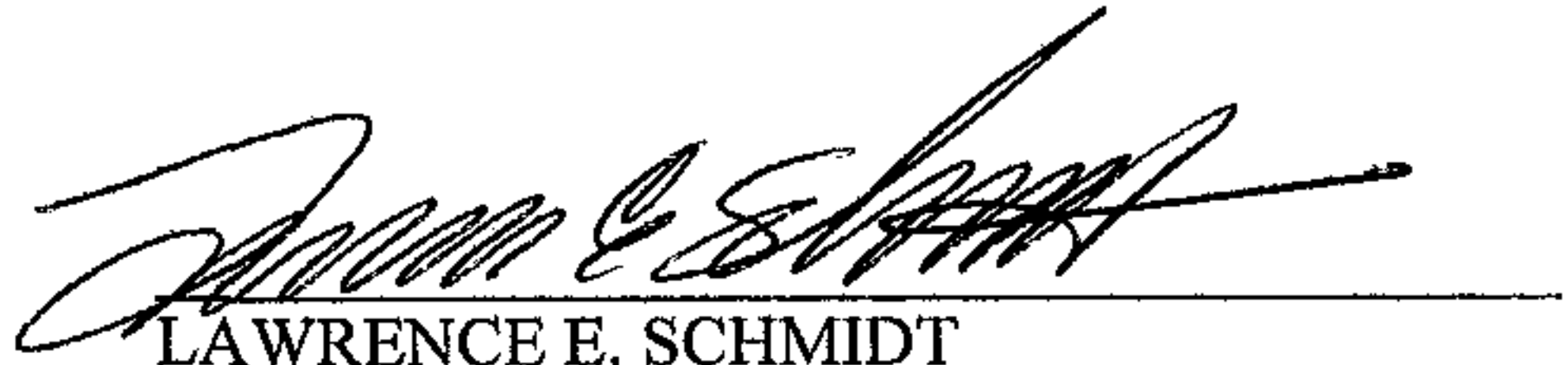
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this 13th day of December, 2003, that a variance from Section 1B02.3.C.1 (chart) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit side yard setbacks of 4 ft. and 8 ft. in lieu of 10 ft. and a width at front building line of 34 ft. in lieu of 55 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;

12/1/03
H. J. J. J. J.
12/1/03
H. J. J. J. J.

2. The Petitioners shall be in compliance with the Zoning Advisory Committee (ZAC) comments submitted by DEPRM dated October 27, 2003, a copy of which is attached hereto and made a part hereof;
3. The Petitioners shall be in compliance with the ZAC comments submitted by the Bureau of Development Plans Review dated November 13, 2003, a copy of which is attached hereto and made a part hereof; and
4. 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:raj

ORDER RECORDED
12/1/03
R. Johnson

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

December 1, 2003

Mr. & Mrs. David M. Bukowski
126 E. Kingston Park Lane
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 04-179-A
Property: 126 E. Kingston Park Lane

Dear Mr. & Mrs. Bukowski:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative 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 black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

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





SL and CBCA

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 126 E. KINGSTON PARK LN.
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) 1 BOZ.3 C1 (CHART) TO PERMIT
SIDE YARD SETBACKS OF 4 FT & 8 FT. IN LIEU OF 10 FT. AND A
WIDTH AT FRONT BUILDING LINE OF 34 FT. IN LIEU OF 55 FT.

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 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

Legal Owner(s):

DAVID M. BUKOWSKI

Name - Type or Print

D. M. Bukowski

Signature

SARAH J. M. BUKOWSKI

Name - Type or Print

Sarah J. M. Bukowski

Signature

126 E. KINGSTON PARK LN. 410-687-2362

Address

Telephone No.

BALTIMORE

MD

21220

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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, this 12/1/03 day of December that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 04-179-A

Reviewed By 800 Date 10-08-03

Estimated Posting Date 10-19-03

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.

That the Affiant(s) does/do presently reside at

1216 E. KINGSTON PARK LN.
Address
BALTIMORE MD 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

WE WOULD LIKE TO PUT ADDITIONS ON & AT LEAST
KEEP THE SAME 22' WIDTH OF THE EXISTING HOME.
Because the house is located where it is, the
variance is required to build a bigger home
because it is too small for our needs. The
Lot narrows in front to keep the front
addition we must come closer to the property
lines

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 provide additional information.

David M. Bukowski
Signature

DAVID M. BUKOWSKI
Name - Type or Print

Sarah J.M. Bukowski
Signature

SARAH J.M. BUKOWSKI
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of August 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

David M. Bukowski & Sarah J.M. Bukowski
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Deborah Ann Keatts
Notary Public

My Commission Expires

Notary Public

Deborah Ann Keatts

Baltimore County, MD

My commission expires: 3/1/07

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at

126 E. KINGSTON PARK LN.
Address
BALTIMORE MD 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

WE WOULD LIKE TO PUT ADDITIONS ON & AT LEAST KEEP THE SAME 22' WIDTH OF THE EXISTING HOME, because the house is located where it is, the variance is required to build a bigger home because it is too small for our needs. The lot narrows in front to keep the front addition we must come closer to the property lines.

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 provide additional information.

David M. Bukowski
Signature

DAVID M. BUKOWSKI
Name - Type or Print

Sarah I. M. Bukowski
Signature

SARAH I. M. BUKOWSKI
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of August, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

David M. Bukowski & Sarah I. M. Bukowski
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Deborah Ann Keatts
Notary Public

My Commission Expires _____ Notary Public

REV 10/25/01

Deborah Ann Keatts
Baltimore County, MD
My commission expires: 3/1/07



J. Lord C.B.C.A.

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 126 E. KINGSTON PARK LN.
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) 1302.3C.1 (CHART.) to PERMIT SIDE YARD SETBACKS OF 4 FT AND 8 FT. IN LIEU OF 10 FT.
AND A WIDTH AT FRONT BUILDING LINE OF 34 FT. IN LIEU OF 55 FT.

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 Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print

DAVID M. BUKOWSKI
Name - Type or Print

Signature

David M. Bukowski
Signature

Address

Telephone No.

SARAH I.M. BUKOWSKI
Name - Type or Print

City

State

Zip Code

Sarah I.M. Bukowski
Signature

Attorney For Petitioner:

126 E KINGSTON PARK LN 410-687-2362
Address Telephone No.

Name - Type or Print

BALTIMORE MD 21220
City State Zip Code

Signature

Representative to be Contacted:

Company

Name

Address

Telephone No.

Address

Telephone No.

City

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, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 04-179-A

Reviewed By *SM* Date 10-08-03

REV 10/25/01

Estimated Posting Date 10-19-03

Zoning Description

Zoning description for 126 E. Kingston Park Lane.

Beginning at a point on the west side of East Kingston Park Lane which is 15' paving wide at the distance of 200' north of the centerline of the nearest improved intersecting street South Lane which is 15' wide. As recorded in deed Liber 17333 and Folio #202 containing .24 acres. Also known as 126 East Kingston Park Road and located in the 15 election district, 6 councilmanic district.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

8007

No. 22249

PAID RECEIPT

RECEIVED

DATE _____ ACCOUNT _____

AMOUNT _____

RECEIVED
FROM _____

FOR _____

DISTRIBUTION

WHILE CASHIER

PINK AGENCY

BELOW CUSTOMER

011 (190)

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: BECKY HART

Date: October 17, 2003

RE: Case Number 04-179-A
Petitioner/Developer: Sarah Bukowski
Date of Hearing/Closing: November 3, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 126 E. Kingston Park Lane

The sign(s) were posted on October 16, 2003
(Month, Day, Year)

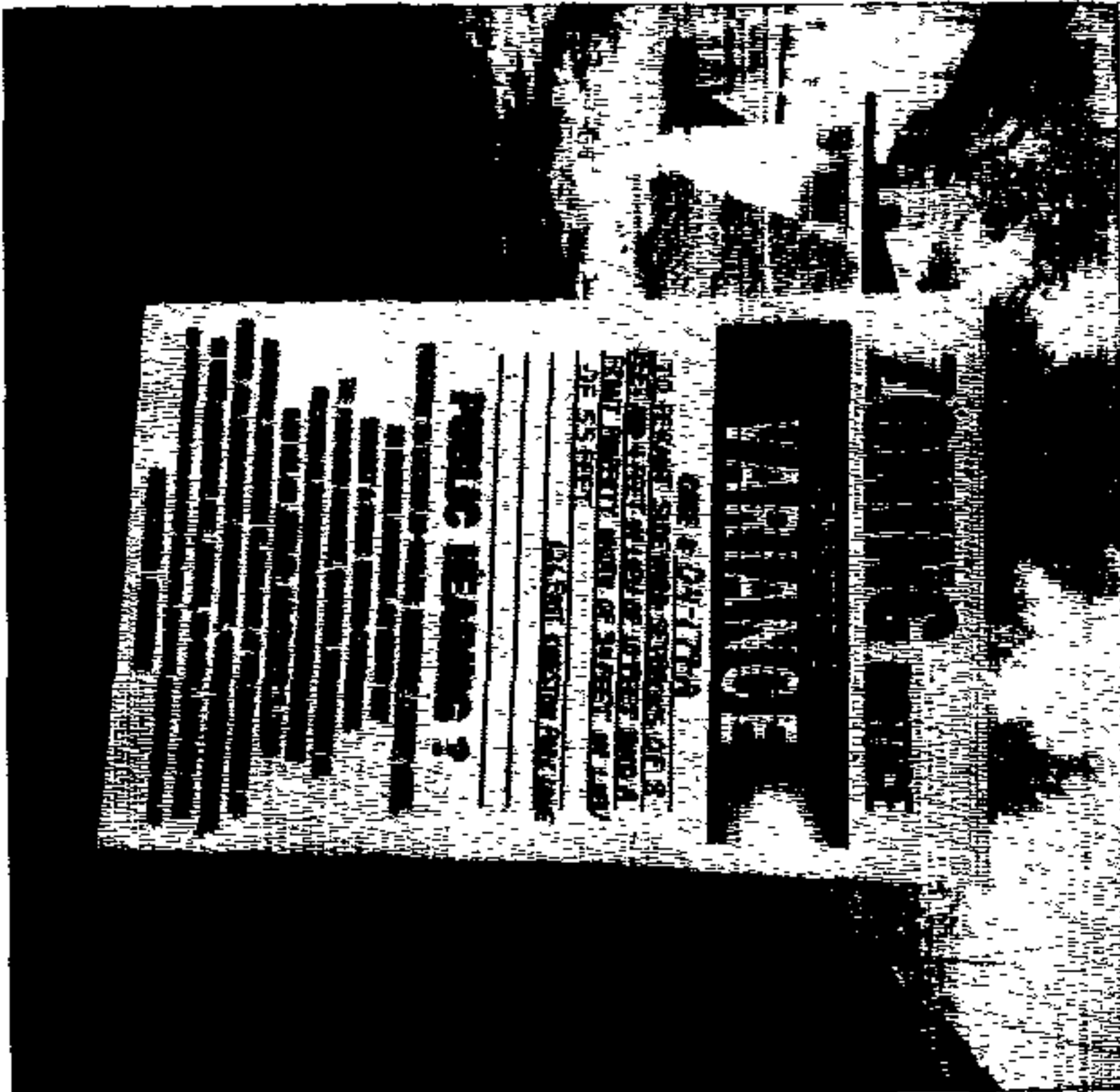
Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



126 E KINGSTON PARK
LANE

**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: 04-179-A

Petitioner: SARAH & DAVID BUKOWSKI

Address or Location: 1216 E. KINGSTON PARK LN. BALTO MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: SARAH & DAVID BUKOWSKI

Address: 1216 E. KINGSTON PARK LN
BALTO MD 21220

Telephone Number: 410-687-2362

Revised 2/20/98 - SCJ

04-179-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ⁰⁴~~03~~ 179 -A Address 176 E. Kingston Park Ln.

Contact Person: SOUD R. ALEXANDER Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 10-08-03 Posting Date: 10-19-03 Closing Date: 11-03-03

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Do Not Sign Here

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number ⁰⁴~~03~~ 179 -A Address 176 E. Kingston Park Ln.

Petitioner's Name BUKOWSKI Telephone 410-687-2367

Posting Date: 10-19-03 Closing Date: 11-03-03

Wording for Sign: To Permit SIDE YARD SETBACKS OF 8 FT. & 4 FT. L.W.
L.W. OF 10 FT, AND A FRONT PROPERTY WIDTH OF 34 FT
L.W. L.W. OF 55 FT.

04-179-17

**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*

November 3, 2003

David Bukowski
Sarah Bukowski
126 E. Kingston Park Lane
Baltimore, MD 21220

Dear Mr. and Mrs. Bukowski:

RE: Case Number: 04-179-A, 126 E. Kingston Park Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 8, 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel





**Baltimore County
Fire Department**

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

October 22, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: October 20, 2003

Item No.: 170-175, ¹⁷⁹177-181

Dear Ms. Hart:

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.

7. 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. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10.21.03

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

RE: Baltimore County
Item No. 179 JRA

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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.201.7165 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DATE: October 27, 2003

TO: Tim Kotroco

FROM: R. Bruce Seeley *ABS/KTY*

DATE: October 27, 2003

SUBJECT: Zoning Item 04-179
Address 126 East Kingston Park Lane (Bukowski Property)

RECEIVED

NOV - 4 2003

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of October 20, 2003

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☐ If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to 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).
- ☒ 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).

Additional Comments:

Reviewer: Keith Kelley

Date: 10/27/03

ORDERED FOR FILING

Date 12/1/03
R. Seeley

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: November 3, 2003

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

SUBJECT: Zoning Advisory Petition(s): Case 04-179, 04-180, and 04-193
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:

Mark A. Cunningham

Section Chief:

Lynne J. Farnham

AFK/LL

RECEIVED

NOV - 4 2003

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
 Department of Permits &
 Development Management

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

SUBJECT: Zoning Advisory Committee Meeting
 For October 27, 2003
 Item No. 179

DATE: November 13, 2003

The Bureau of Development Plans Review has reviewed the subject-zoning item.

The flood protection elevation for this site is 11.2 feet.

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

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (including basements) or residential (commercial) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with requirement of B.O.C.A. International Building Code adopted by the County.

RWB:CEN:jrb

cc: File

ZIC-11-27-2003-ITEM NO 179-11132003

Post-It® Fax Note		7671	Date	12/1/03	# of pages	1
To			Robin			
Co./Dept.			Zoning Comm.			
Phone #			4386			
Fax #			3468			
From			Robert Bowling			
Co.			DPR			
Phone #			3751			
Fax #			2931			

ORDER RECEIVED BY FILING

DATE

12/1/03

BY

[Signature]

Item Number: 179

Case Number: 4-179-A

Primary Use: Residential

Reviewer: JRA

Type: Administrative Variance

Legal Owner: David M. and Sarah I.M. Bukowski

Contract Purchaser:

Critical Area: Yes Flood Plain: Yes Historic: No

Election Dist:

Councilmanic Dist:

Property Address: 126 E. Kingston Park Lane

Location: W/side of East Kingston Park Lane, 200 feet north of centerline of South Lane

Existing Zoning: D.R. 5.5

Area: 10,454.4 square feet

Proposed Zoning: ADMINISTRATIVE VARIANCE to permit side yard setbacks of 4 feet and 8 feet in lieu of 10 feet each and a width at front building line of 34 feet in lieu of 55 feet.

— THE FLOOD PROTECTION ELEVATION FOR THIS SITE IS 11.2
— STORM & SEDIMENT CONTROL COMMENTS: paragraph 11, #23
— THE BUILDING ENGINEER SHALL REQUIRE A PERMIT FOR THIS PROJECT. BUILDING SHALL BE DESIGNED AND ASSEMBLED ANCHORED TO PREVENT FLOTTATION, COLLAPSE OR LATERAL

MOVEMENT OF STRUCTURE WITH MATERIALS RESISTANT TO FLOOD DAMAGE.

— FLOOD RESISTANT CONSTRUCTION SHALL BE IN ACCORDANCE WITH REQUIREMENT OF BOCA INTER BUILDING CODE ADOPTED BY THE COUNCIL.

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE

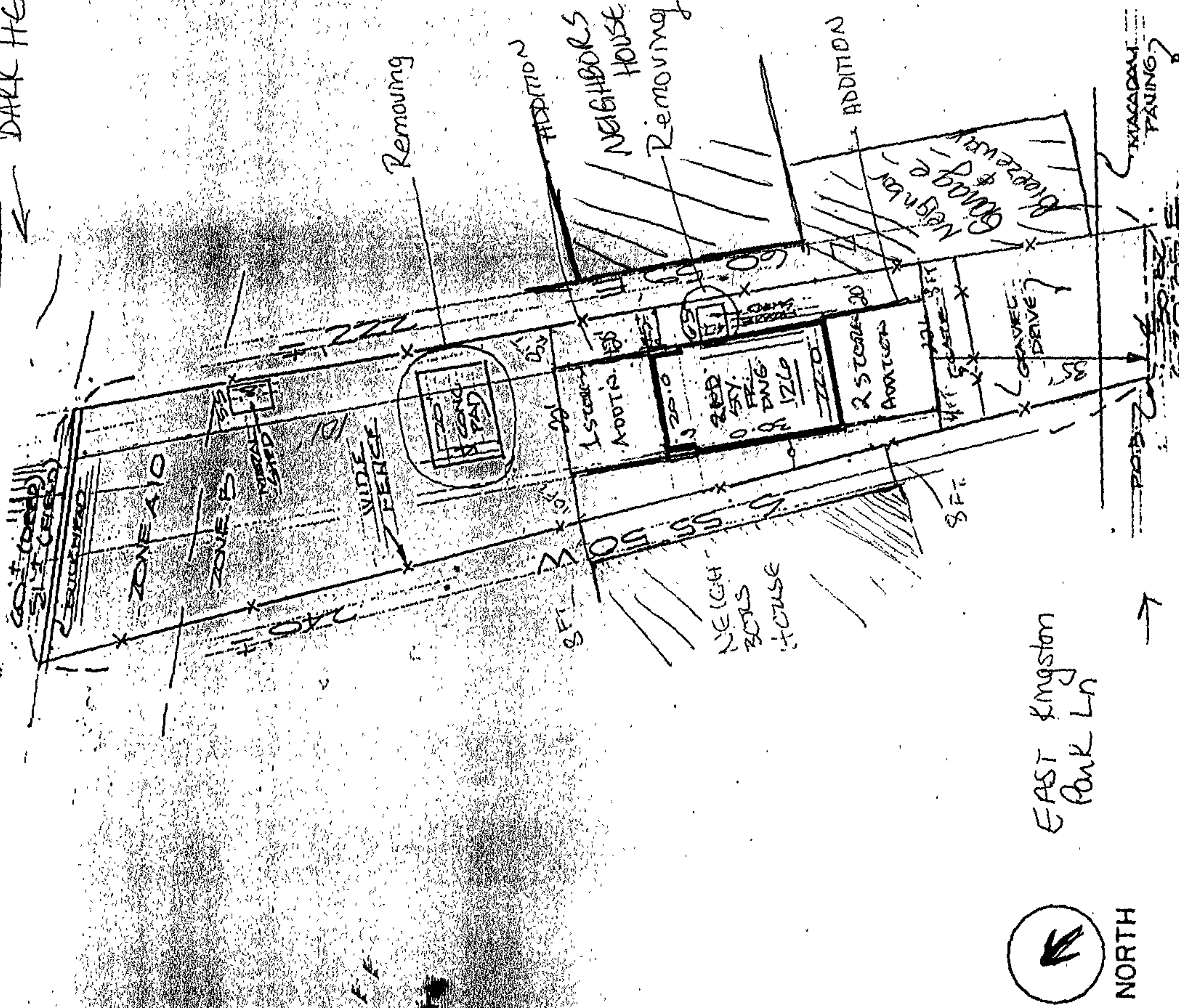
PROPERTY ADDRESS 126 E KINGSTON PARK LN

SUBDIVISION NAME Liber 17333 Folio 202

PLAT BOOK # FOLIO # LOT # SECTION #

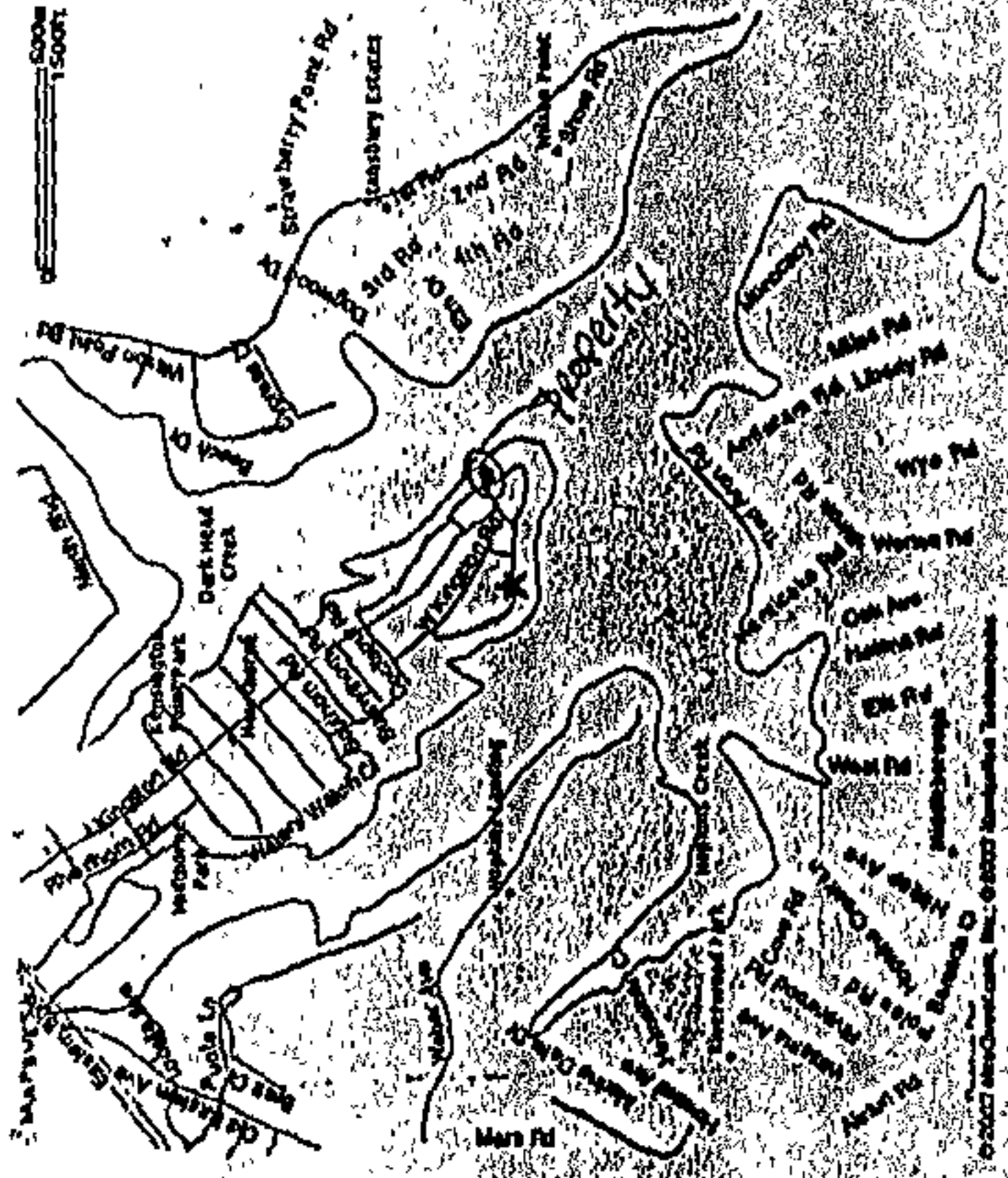
OWNER DAVID & SARAH BUKOWSKI

DARK HEAD CREEK



PREPARED BY SARAH BUKOWSKI

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # NE 21

ZONING D.R. 5.5

LOT SIZE 0.24 ACRES 10,454.4 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒

CHESAPEAKE BAY CRITICAL AREA YES ☒ NO ☐

100 YEAR FLOOD PLAIN ☒ PARTIALLY ☐

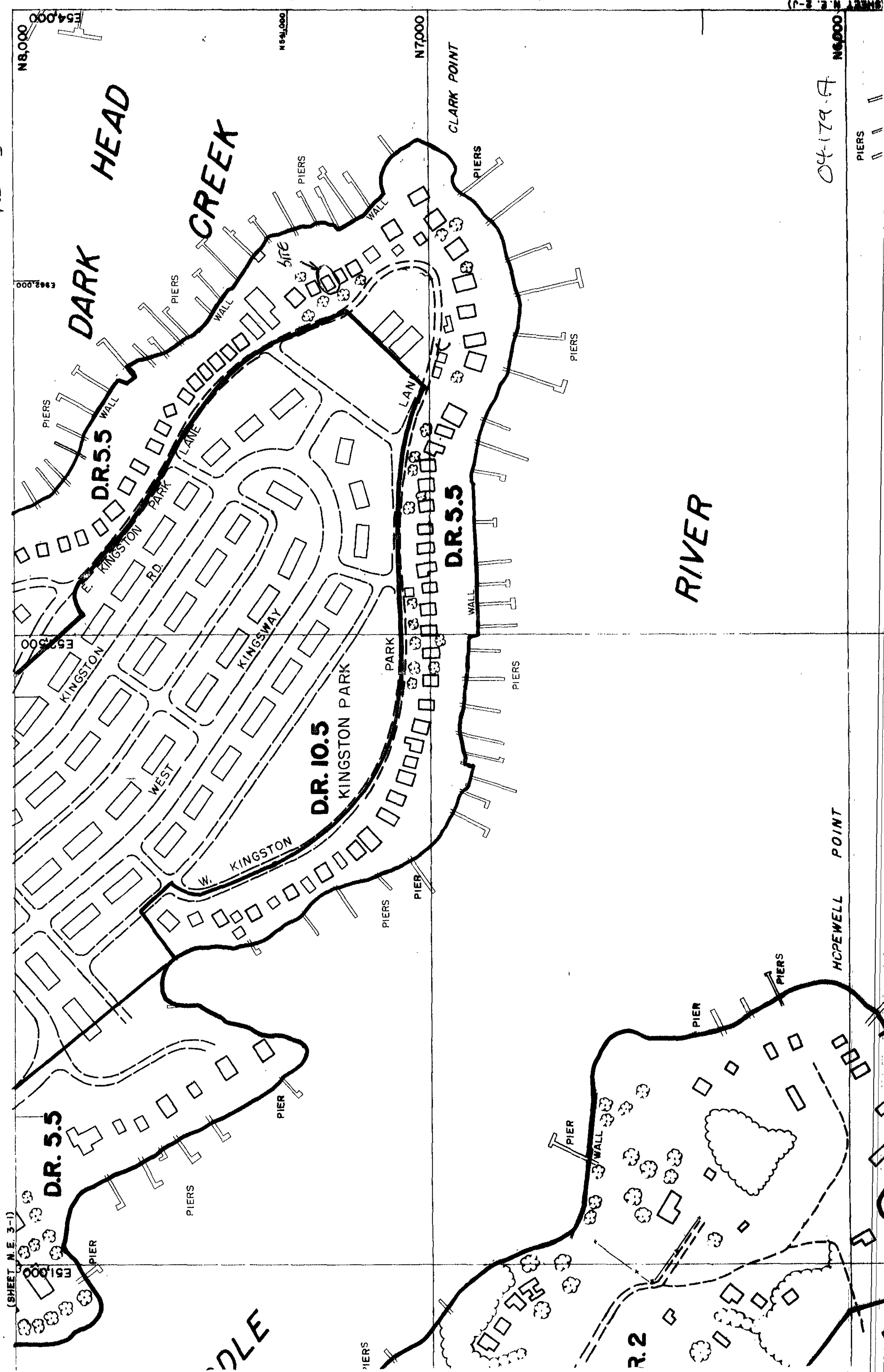
HISTORIC PROPERTY/BUILDING ☐

PRIOR ZONING HEARING NO

ZONING OFFICE USE ONLY
REVIEWED BY CDR ITEM # CASE # 04-179.9

FD-261-70

HCPWELL POINT





Showing how close the other
neighbor is

9401 99L 907-69571 9412T 66/21/030
70750000d 40001 109444d 44004

Neighbor ~~MA~~ Address 124 E. Kingston Park LN



(#128)
Showing that the one
neighbor is on the line
with Attached Garage

NOV 13 1968
FBI - NEW YORK
RECEIVED
NOV 13 1968
FBI - NEW YORK

04-179-7



try to show how close the
one neighbor is.

9450 <LT> 9AP-69001 96121 66/21/930
605580004 HONOL 1044838 94004

Neighbor Address 108 E. Kingston Park LN

04-19-7



Showing how close the one
neighbor is to these line. Picture
from Road

9400 4PL 901-19801

05111 66/CT/040

01/10/1984 10:01 AM

ROADSIDE ADDITION IS PROPOSED
TO BE 10 FT. SETBACK CHAINLINK
FENCE ON SUBJECT PROPERTY
YELLOW GARAGE IS ATTACHED BY
SIDEWAY TO THE HOUSE 04-179-7



This is the proposed addition
to the Road Side of house.
(SEE CAUTION TAP)

SAVO CO > SAV-6901

DEC/12/90 12:12

NOOK PERFECT TOWN 10000 100000 100000

24-179-A



Showing the Staked of area of the
proposed addition for the water
Side (See Yellow Caution Tape)

9441 951 907-6960T 1912T 66/71/030
647560004 HONOL LOE483d 44004
& NEIGHBORING Houses

04-179-A



View of house from waterside
Showing "Bona Neighbors".

90151 66/21/331
10369-403 10369-403
P.O. BOX 10369, WASHINGTON, D.C. 20004

04-179-0



(1204)

The other neighbor is the
same distance as us to
the line.

NOV 27 1964

27121 65121/2310

615530112 141101 1731112 14004

27121-65121-2310



This large house is 8 houses down from
US. Look North West.

67121 66121/141
10/13/99 12129
606660001 1101 106660001

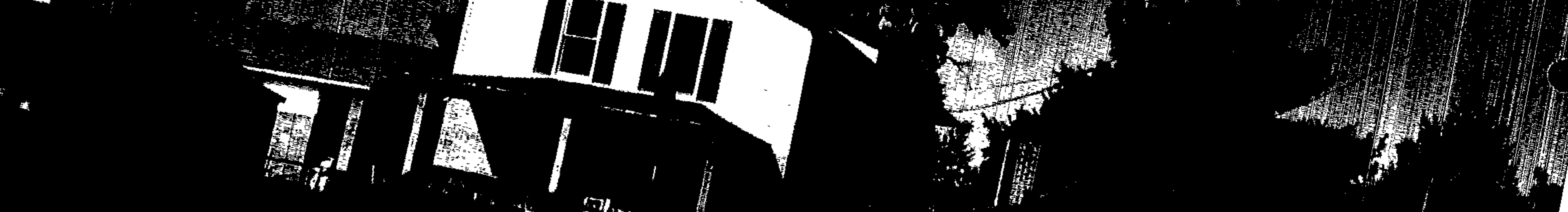
04170.0



Showing neighbors homes looking
North West.

5000 5710 500-5700 60121 66010 600
6000000 6000 100-6000 6000

34. (70 f)



Showing neighbors homes - to left.
1/2 SUB-SEC. - however - to right

GMU OCT-69 69801 05:11 65:11 1969
FOTOGRA 00 11 11 11 11 11 11 11 11 11

CC-1 (R. 1)