IN RE: PETITION FOR VARIANCE
SW/S of Kent Road, 575 ft. S
centerline of Hyde Park Road
15th Election District
7th Councilmanic District
(1420 Kent Road -Lot 176)
&
SW/S of Kent Road, 625 ft. S
centerline of Hyde Park Road
15th Election District
7th Councilmanic District

Anthony R. Bialozynski, Sr. *Petitioner*

(1422 Kent Road -Lot 177)

- * BEFORE THE
- * ZONING COMMISSIONER
- * FOR BALTIMORE COUNTY
- * CASE NO. 05-010-A
 - <u>8</u>
- CASE NO. 05-011-A

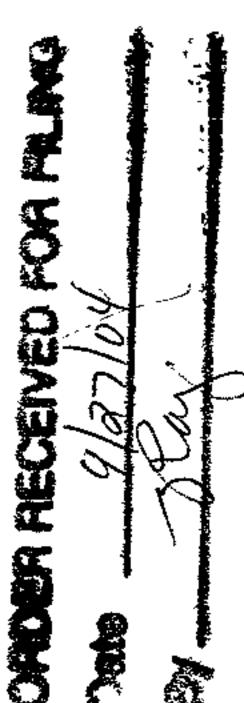
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

These matters come before this Zoning Commissioner at a public hearing for Petitions for Variance for two adjacent lots under common ownership. In Case No. 05-010-A, variance relief is requested for property known as 1420 Kent Road - Lot 176. The variance relief sought is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a replacement dwelling on a lot with a width of 50 ft. in lieu of the minimum required 55 ft. In Case No. 05-011-A, identical relief is requested for 1422 Kent Road - Lot 177. Both properties are owned by Anthony R. Bialozynski, Sr. and the relief requested is more particularly shown on the plats to accompany the Petitions for Variance marked as Petitioner's Exhibit Nos. 1.

The matters were scheduled as separate properties and were scheduled for public hearing immediately after one another. That is, Case No. 05-010-A was scheduled for public hearing on August 31, 2004 at 11:00 a.m. and Case No. 05-011-A was scheduled for August 31, 2004 at 10:00 a.m. In view of the identical relief sought, the fact that the properties are adjacent and are under common ownership, the matters were considered contemporaneously.

Appearing at the hearing on behalf of the Petitioner was Vince Moskunas. No Protestants or others appeared in opposition to the hearing at either time.



Testimony and evidence indicated that the subject properties are adjacent lots in the subdivision known as "Hyde Park", located in the Back River area of eastern Baltimore County. Both lots are part of the plat, which was recorded for that subdivision in 1930. Both lots are 50 ft. wide and approximately 200 ft. deep, for a square footage of 10,000 sq. ft.

Lot No. 176 (1420 Kent Road) is presently approved with a single-family dwelling. Apparently, the house was built a number of years ago and is to be razed. It is anticipated that a new dwelling will be constructed as a replacement. The new dwelling will be 28 ft. x 46 ft. in dimension, zoned D.R. 5.5, and will observe all the required setbacks (front, side and rear) for a dwelling in a D.R. zone.

Lot No. 177 (1422 Kent Road) is unimproved and it has been used essentially over the years as a side yard for the existing dwelling. However, Mr. Bialozynski proposes the construction of a new single-family dwelling thereon. The new house will also be 28 ft. wide x 46 ft. in depth and will maintain all of the appropriate front, rear and side yard setbacks.

Relief is requested only to approve the 50 ft. wide lot. Mr. Moskunas indicated that many houses in the neighborhood are developed on 50 ft. wide lots. This representation was confirmed in a written comment from the Office of Planning, which indicated that the existing lot pattern in the neighborhood is a mixture of 50 ft. and wider lots. Thus, the proposal appears consistent with the locale. A particularly unique factor regarding this property and the request relates to an existing drainage and utility easement held by Baltimore County that crosses Lot No. 177. It was indicated that a storm drain is located within that easement. The easement runs at an angled manner from the center of the front of the lot to the side property line, as more particularly shown on the site plan. Due to this situation, it is necessary that the proposed dwelling on Lot No. 177 needs to be set back further from the road so that it does not interfere with that easement. In this regard, a ZAC comment was received from Robert Bowling on behalf of the

Bureau of Development Plans Review requesting that the house be set back a minimum of 110 ft. from the front property line so as to not interfere with the drainage easement. This recommendation is appropriate. Due to that requirement, I believe that the replacement house on Lot No. 176 should also be located further from the road than shown on the site plan. Relocating the house further from the road will provide a more consistent appearance for these two dwellings rather than having one house located significantly closer to the road than the immediate neighboring dwelling. Thus, as a condition of approval I will require that the replacement house on Lot No. 176 be set back 100 ft.

It is also to be noted that the property is subject to the Chesapeake Bay Critical Area regulations. Setting the houses back from the road 110 ft. on Lot No. 177 and 110 ft. on Lot No. 176 will result in a greater amount of impervious surface due to the driveway. If possible, the driveways and parking pads should be extended along the side of the house if possible. However, the property owner may chose to terminate the driveways in front of the house if the impervious surface limitations set out in Chesapeake Bay Critical Area regulations do not allow the extension.

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 Petitioner, I find that the Petitioner's variance requests should be granted.

THEREFORE, IT IS ORDERED, this 27 day of September, 2004, by this Zoning Commissioner, that the Petitioner's requests for variance from Section 1B02.3.C.1 of the B.C.Z.R., to permit a replacement dwelling on a lot with a width of 50 ft. in lieu of the minimum required 55 ft. (Case Nos. 05-010-A (1420 Kent Road - Lot 176) and to permit a proposed dwelling with a lot width of 50 ft. in lieu of the minimum required 55 ft. and to approve an undersized lot (Case No. 05-011-A (1422 Kent Road - Lot 177), be and they are hereby

GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

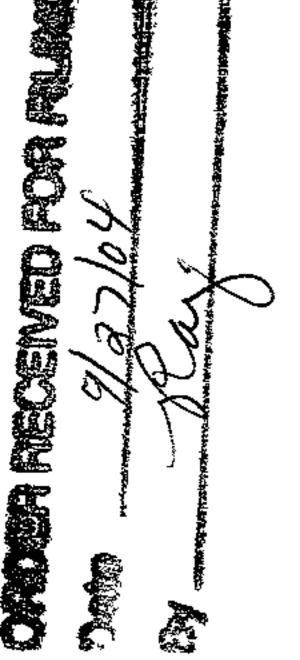
- 1. The Petitioner may apply for his building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said properties to their original condition;
- 2. That the Petitioner shall be required to situated the replacement house on Lot No. 176 back 100 ft. and be required to situate the replacement house on Lot No. 177 to be set back 110 ft.
- 3. Compliance with the ZAC comments submitted by the Office of Planning dated August 2, 2004, a copy of which is attached hereto and made a part hereof. In addition, the Petitioner must submit building elevation drawings to the Office of Planning for their review and approval.
- 4. Compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) relative to the Chesapeake Bay Critical Area legislation and, therefore, driveways for these two properties may be constructed to end at the front building line instead of into the side yard to reduce impervious surface; and
- 5. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order; and

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER

FOR BALTIMORE COUNTY

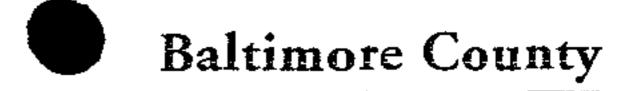
LES:raj



Zoning Commissione

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





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

September 27, 2004

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

Re: Petitions for Variance
Case Nos. 05-010-A & 05-011-A

Property: 1420 Kent Road & 1422 Kent Road

Dear Mr. Moskunas:

Enclosed please find the decision rendered in the above-captioned cases. The petitions for variance have 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,

Lawrence E. Schmidt Zoning Commissioner

LES:raj
Enclosure

c: Anthony R. Bialozynski, Sr. P. O. Box 309
Fallston, MD 21047





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1420 Kent Road which is presently zoned DR5.5

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) 1802,3.C.1. BCZR, to permit a Veplacement dwelling with a lot width of 50 feet in lieu of the minimum required 55 feet.

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

BE DETERMINED AT ZONING HEARING

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print	 		Name -	Type or Print		lozynski,	<u> </u>	
Signature	, -		-	Signature		7		\$
Address		Telephone No.	-	Name - Ty	pe or Print		·····	
City	State	Zip Code	-	Signature	<u> </u>			
Attorney For Petition	oner:			P.O. Bo	x 309		(410) 879-0770 Telephone No.
				Fallsto	n	MD		21047
Name - Type or Print		· · · · · · · · · · · · · · · · · · ·	City			State		Zip Code
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Signature	_ a -	1 1 2		Site	Rite Su	rveying,	Inc.	- ·-
Company	· · · · · · · · · · · · · · · · · · ·		-	Name 200	East Jop	pa Road,	(4	10) 828–9060
Address		Telephone No.	•	Address	Suite	101	·	Telephone No.
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ZONING DESCRIPTION

#1420 KENT ROAD

BEGINNING at a point on the southwest side of Kent Road which is 50 feet wide at the distance of 575 feet south of the centerline of the nearest improved intersecting street Hyde Park Road which is 50 feet wide. *Being Lot #176 in the subdivision of Hyde Park as recorded in Baltimore County Plat Book #9, Folio #59, containing 10,000 S.F. Also known as #1420 Kent Road and located in the 15th Election District, 7th Councilmanic District.

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Michael V. Moskunas Reg. No. 21175

Site Rite Surveying, Inc. 200 East Joppa Road Suite 101 Towson MD 21286

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NOTICE OF ZOMMG HEARING

The Zoning Commissioner of Baltimore County, by an thority 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: #05-010-A
1422 Kent Road
S/west side of Kent Road, 625
feet s/of Hyde Park Road
15th Election District
7th Councilmanic District
Legal Owner(s): Anthony

7th Councilmanic District
Legal Owner(s): Anthony
Bialozynski, Sr.
Variance: to permit a replacement dwelling with a lot width of 50 feet in lieu of the minimum required 55 feet.

Hearing: Toesday, August 31, 2004 at 11:80 a.m. in Room 407, County Courts Building, 401 Basley 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.

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.

JT/8/709 Aug. 17 17510

CERTIFICATE OF PUBLICATION

<u>8/19/, 2004</u>
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 8/17/,2004.

The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING

Wilking





Petitioner/Developer: AUTHOUY BIALOZYNSKI, SR.

RE: Case No.: 05-010-1

Date of Hearing/Closing: AUG. 31. 2004 Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West-Chesapeake Avenue Towson, MD 21204 Attention: Becky Hart 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 #1422 KONT 12000 The sign(s) were posted on (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) SARLANDE. MOORE (Printed Name) 3225 RYERSON CIRCLE (Address) PAUTIMORE, MD. 21227 (City, State, Zip Code) 242-4263 (Telephone Number)



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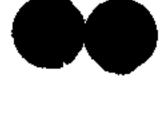
PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

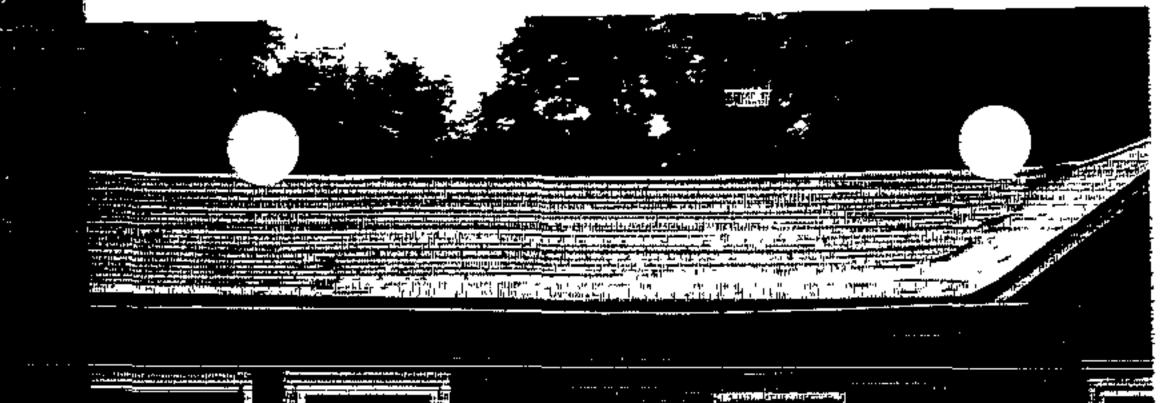
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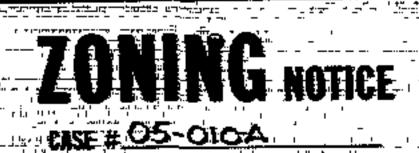
PER ENERGY REQUIRED SS FEET IN THE PROPERTY OF THE PROPERTY OF

TO MEATHER OR STHER COMPITIONS ARE SOMETIMES NECESSARY.

THE MET MEMORE THIS SIGN AND POST UNITAL DAY OF HEARING, UNDER PENALTY OF LAW







TOWSON, MD

PLACE TOWNSON MD 21204

BATE AND TIME: AT THOS A.M.

DEGUEST-VARIANCE TO PERMIT A WOTH OF SOPRET IN LICE OF THE MINIMUM REQUIRED 55 FEET,

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



Baltimore County

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

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: 05-010-A

1422 Kent Road

S/west side of Kent Road, 625 feet s/of Hyde Park Road

15th Election District – 7th Councilmanic District

Legal Owner: Anthony Bialozynski, Sr.

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

Hearing: Tuesday, August 31, 2004 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Anthony Bialozynski, Sr., P.O. Box 309, Fallston 21047 Site Rite Surveying, Inc., 200 E. Joppa Rd., Ste. 101, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 16, 2004.

- (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, August 17, 2004 Issue - Jeffersonian

Please forward billing to:

Anthony Bialozynski, Sr.

P.O. Box 309

Fallston, MD 21047

410-879-0770

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: 05-010-A

1422 Kent Road
S/west side of Kent Road, 625 feet s/of Hyde Park Road
15th Election District – 7th Councilmanic District
Legal Owner: Anthony Bialozynski, Sr.

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

Hearing: Tuesday, August 31, 2004 at 11:00 a.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.

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: 05-010-A Petitioner: #WWW Bia 1024 NS16' Address or Location: 420 Kewt Foad
PLEASE FORWARD ADVERTISING BILL TO: Name: Anthony Braha Ynski Address: P.U. Box 309 Fallston, MD 20047
Telephone Number: 410 879 - 0770

Department of Permits Development Management

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





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

August 25, 2004

Anthony Bialozynski, Sr. P.O. Box 309 Fallston, Maryland 21047

Dear Mr. Bialozynski

RE: Case Number:05-010-A, 1420 Kent Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 8, 2004.

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.

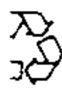
If you need further information or have any questions, please do not hesitate to contact the commenting agency.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

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

Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive John J. Hohman, Chief

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

July 19, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: July 19, 2004

Item No.:

001, 003-016

Dear Ms. Mathews:

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.

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

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

□: File



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

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

Maryland Department of Transportation

Date: 7.16.64

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

RE: Baltimore County

Item No. OID JH?

Dear. Ms. Matthews:

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,

1. 1. Gredle

Steven D. Foster, Acting Chief Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:	Tim Kotroco				
FROM:	John D. Oltman, Jr				
DATE:	July 23, 2004				
SUBJECT:	Zoning Item # 05-010 Address 1420 Kent Road (Bialozynski Property)				
. Zonin	g Advisory Committee Meeting of June 19, 2004.				
	epartment of Environmental Protection and Resource Management has no ents on the above-referenced zoning item.				
	epartment of Environmental Protection and Resource Management offers llowing comments on the above-referenced zoning item:				
	Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).				
	Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).				
<u>X</u>	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).				
<u>Addit</u>	ional Comments:				

Reviewer:

Keith Kelley

Date: July 23, 2004

SOUTH CENTER FOR THE STATE OF T

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

RECEIVED

DATE: July 26, 2004

AUG - 2 2004

SUBJECT:

1422 Kent Road

ZONING COMMISSIONER

INFORMATION:

Item Number:

5-011

Petitioner:

Anthony R. Bialozybski, Sr.

Zoning:

DR 5.5

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the subject request and has determined that the petitioner owns sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. Nevertheless, the existing lot pattern of the neighborhood is that of a mixture of 50-foot and wider lots. As such, this office does not oppose the petitioner's request provided the following conditions are met:

- 1. Move the house forward to align with the adjacent houses that sit closer to the street.
- 2. Locate the driveway and parking pad to the side rather than the front of the house.

Prepared by:

Division Chief:

AFK/LL:MAC:

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: July 23, 2004

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 July 26, 2003

Item Nos. 001, 003, 004, 005, 006, 007, 008, 009, 010, 012, 013, 014,

015, and 016

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

RWB:CEN:jrb

cc: File





RE: PETITION FOR VARIANCE

1420 Kent Road; SW/side Kent Road,

575' S of Hyde Park Road

15th Election & 7th Councilmanic Districts

Legal Owner(s): Anthony R. Bialozynski, Sr*

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

05-10-A

* * * * * * * * * *

ENTRY OF APPEARANCE

*

*

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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 21st day of July, 2004, a copy of the foregoing Entry of Appearance was mailed to, Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

JUL 2 1 2004

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....





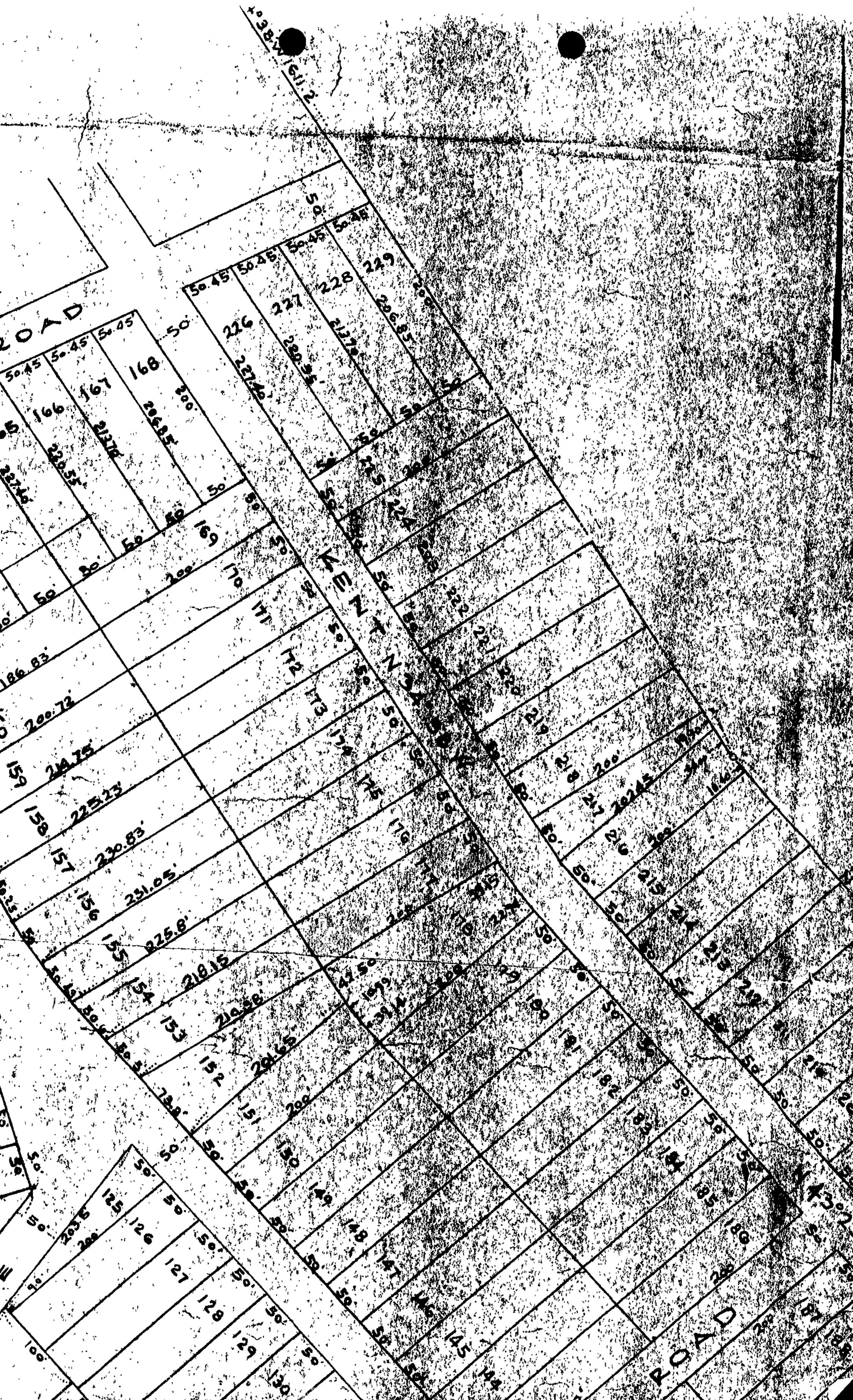


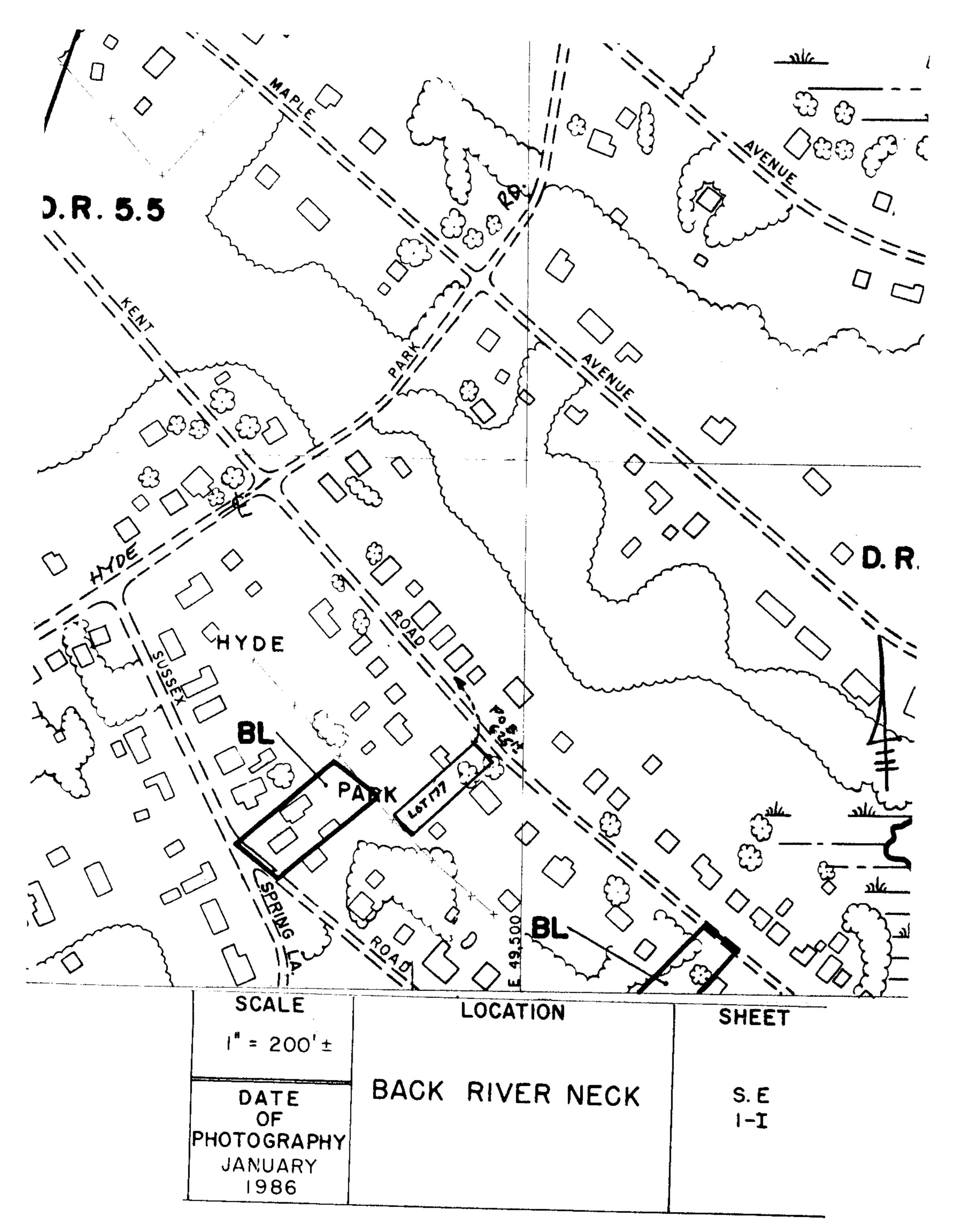
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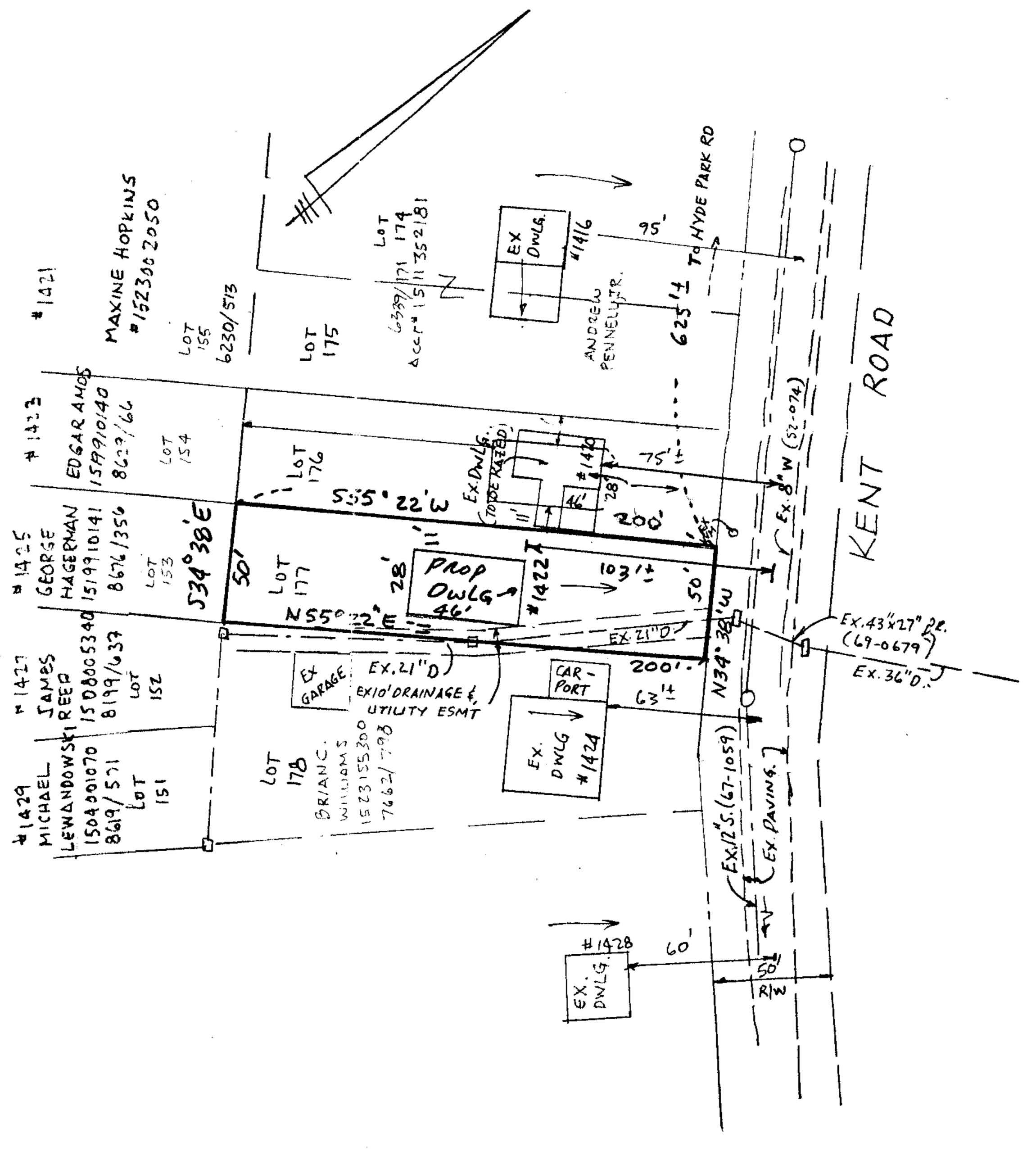
HYDE PARK FIFTEENTH DISTRICT BALTIMORE COUNTY

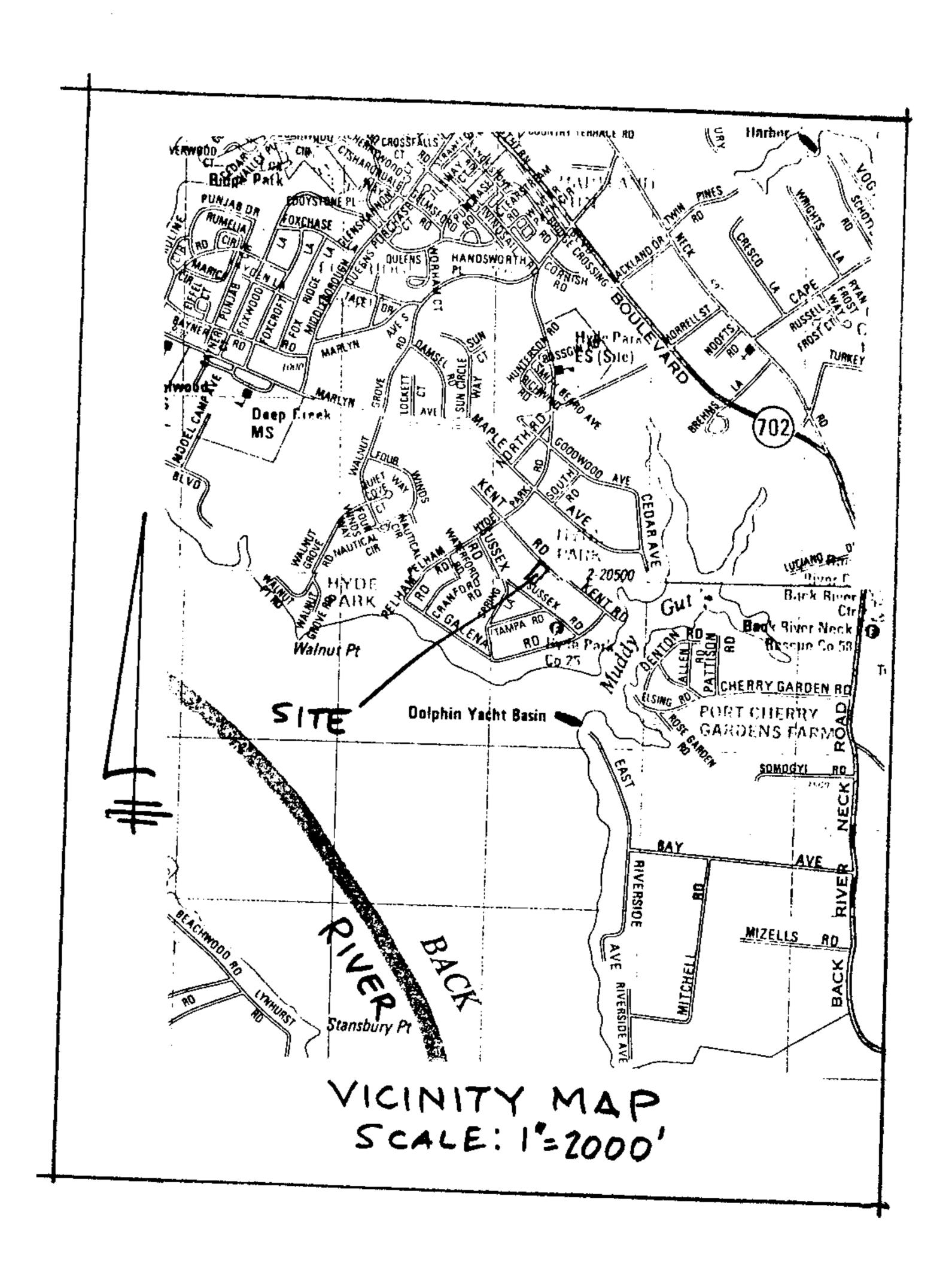
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COMMUNITY PANEL NO. 240010 0440 C

LOCATION INFORMATION

Election District: 15th
Councilmanic District: 7th
1"=200' Scale Map # SE1I Attached

Zoning: DR 5.5 Lot Size: 0.23 Ac 10,000 S.F.

Sewer: Public Water: Public

Chesapeake Bay Critical Area: Yes

100 Year Flood Plain: No Historic Property/Building: No

Prior Zoning Hearing: NONE

TAX MAP 9-7 GRID 23 PARCEL 287

DEED REF. 19860/580

ACCT Nº 1513552670

SCALL: 1"- 50'

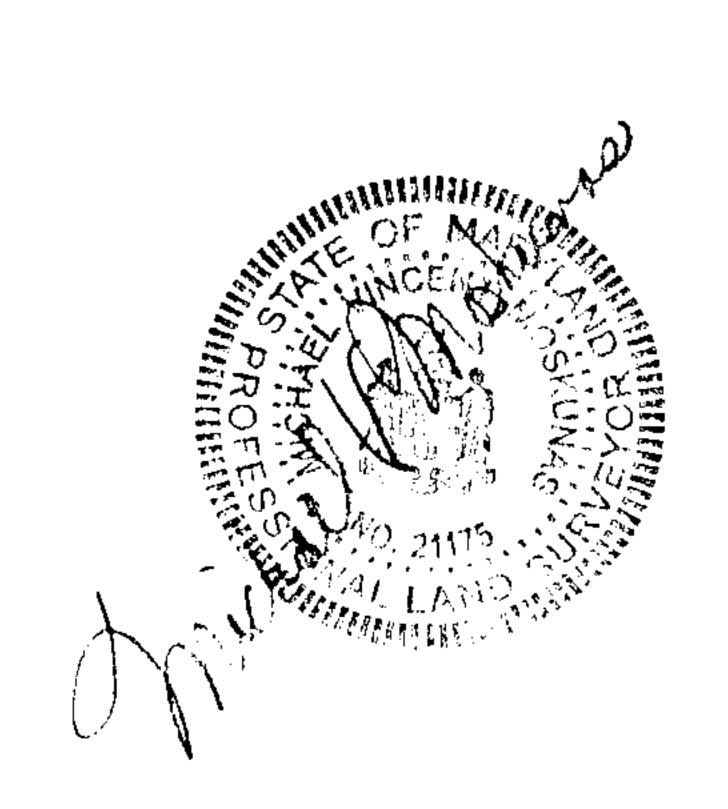
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PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE AND UNDERSIZE LOT

1422 KENT ROAD HYDE PARK

PLAT BOOK #9 FOLIO #59 LOT #177 OWNER: ANTHONY R. BIALOZYNSKI, SR.

05-011-4



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

