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 (1422 Kent Road -Lot 177)

BEFORE THE

ZONING COMMISSIONER \*

ж FOR BALTIMORE COUNTY

CASE NO. 05-010-A \*

CASE NO. 05-011-A

¥

Anthony R. Bialozynski, Sr. Petitioner

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.

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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.

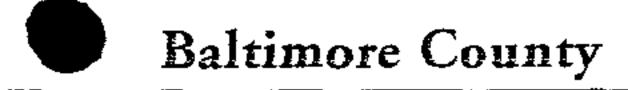
LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

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 \_\_DR 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) 1BO2, 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 Durchasor/Losson

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			Anthony R. Bial	ozynski,	Sr.	
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Address	Telephone No.	•	Name - Type or Print	· · ·		
City	Zip Code	•	Signature	<del></del>	_ <del>_</del>	<del></del>
Attorney For Petitioner:			P.O. Box 309		(4	10) 879-0770
			Address	<del> </del>		Telephone No
			Fallston	MD		21047
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Company		•	Name 200 East Jopp	a Road,	(4)	10) 828–9060
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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 15<sup>th</sup> Election District, 7<sup>th</sup> Councilmanic District.

Author Market Contract of the Contract of the

Michael V. Moskunas Reg. No. 21175

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

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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
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 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenu8.

LAWRENCE E. SCHMIDT

Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible;
for special accommodations Please Contact the

tions 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.

JT/8/709 Aug. 17 17510

# CERTIFICATE OF PUBLICATION

8/19/.2004
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/,20 <u>04</u> .
☐ The Jeffersonian ☐ Arbutus Times ☐ Catonsville Times ☐ Towson Times ☐ Owings Mills Times ☐ NE Booster/Reporter ☐ North County News

LEGAL ADVERTISING





RE: Case No.: 05-010-1

	Petitioner/Developer: AUTHOUY BIALOZYNSKI, SR.
•	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 ROAD
The sign(s) were posted on AUG. 14, 26 (Mon	th, Day, Year)
	Sincerely,  Signature of Sign Poster and Date)
	GARLANDE, Moons (Printed Name)
	3225 RYERSON CIRCLE (Address)
	PAUT ///ORE, MD. 21227 (City, State, Zip Code)
	(Telephone Number)
	·





EASE # 05-010-A

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

PERCENCEY AVENUE

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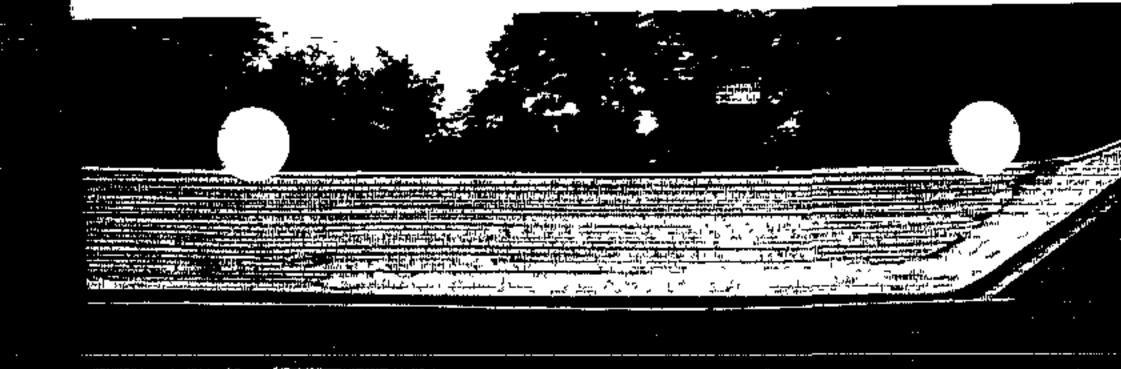
MINIMUM REQUIRED 55 FEET.

EATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.

WE SICH AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF EASY

HANDICAPPED ACCESSIBLE





EKSF # 05-010-A

IN TOWSON, MD

PLACE TOWNSON AT 1100 A.M.

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# 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

15<sup>th</sup> Election District – 7<sup>th</sup> 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 15<sup>th</sup> Election District – 7<sup>th</sup> 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

Tours 25 Hart

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.

Item Number or Case Number: 05-0/0-A	
Petitioner: AWWWW Bialozynski	
Address or Location: 1420 Kent Poad	· ··-
PLEASE FORWARD ADVERTISING BILL TO:	
Name: Anthony Bialozynsia	
Address: P.U. Bbx 309	
Fallston mo 21047	
Telephone Number: 410 879-0770	

# Department of Permits 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

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.

Very truly yours,
U. Callillall

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

# 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

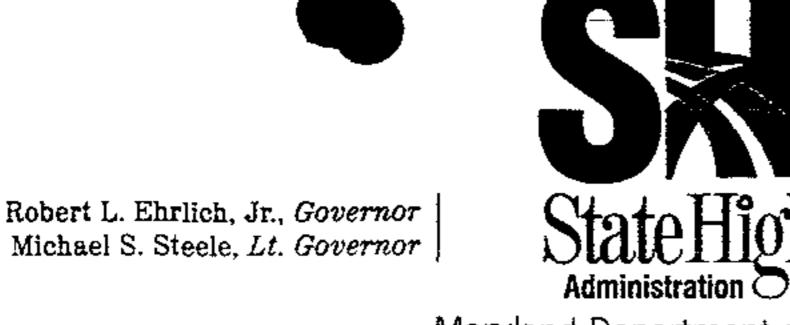
Dear Ms. Mathews:

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

c: File



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

JHP

### Maryland Department of Transportation

Date: 7.16.64

Baltimore County

Item No. 010

RE:

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

Towson, Maryland 21204

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. Holl

Steven D. Foster, Acting Chief Engineering Access Permits Division

# BALTIMORE COÚNTY, 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)
. Zoning	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 owing 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 (Section 14-331 through 14-350 of the Baltimore County Code).
<u> </u>	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>Additi</u>	onal Comments:

Reviewer:

Keith Kelley

Date: July 23, 2004

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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:

W:\DEVREV\ZAC\5-011.doc

### 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, 019, 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

# BALTIMORE COUNTY, MARYLAND

# INTER-OFFICE CORRESPONDENCE

Jeff Perlow
Department of Permits and
Development Management

DATE: July 27, 2004

Lynn Lanham
Development Review Section
Office of Planning

ECT

1422 Kent Road

#### - FECT REQUEST:

Undersized Lot ZAC 05-011A

Planning has reviewed the subject request and has determined that the petitioner owns sufficient and to conform to the minimum width and area requirements and therefore does not meet the stated in Section 304.1.C of the BCZR. Nevertheless, the existing lot pattern of the neighborhood is a mixture of 50-foot and wider lots. As such, this office does not oppose the petitioner's request. If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling at 1422 Kent Road:

The house forward to align with the adjacent houses that sit closer to the street.

- Locate the driveway and parking pad to the side rather than the front of the house.

Lynn Lanham

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Page 1/2

7/27/04

# INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

☐ "scfo", Office of Planning & Community Conservation Permit or Case No. 05-011-4 ೦೧' ರಗ: Jeffrey Long County Courts Building, Room 406 401 Bosley Avenue Towson, MD 21204 Residential Processing Fee Paid (\$50.00) াটো labion, Director ੋਵਰਤਜ਼ਾਜ਼ent of Permits & Development Management Accepted by , ndersized Lots 22.5" 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from idening and Community Conservation prior to this office's approval of a dwelling permit. APPLICANT SUPPLIED INFORMATION: lie Rite Surveying, Inc. 200 E Joppa Rd., Suite 101 Towson MD 21286 (410) 828-9060 Front Name of Applicant Address Telephone Number attress #1422 Kent Road \_Election District 15 Councilmante District 7 Square Feet 10,000 6 75 feet from NESW come of Hyde Park Road Kent Road (street) Anthony R. Bialozynski, Sr. Tax Account Number 1513552670 Box 309, Fallston, MD 21047 Telephone Number (410) 879-0770 FOR MATERIALS-, (to be submitted for design review by the Office of Planning and Community Conservation) THED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY! PROVIDED? YES NO commendation Form (3 copies) golication 22463) ্হ'evation Drawings তাহ ভাচৰত label all photos clearly) 5.30mgs TO Valor torbood ্ৰকলান্ত Classification: DR 5.5 Post-it\* Fax Note Date 7671 TO BE FILLED IN BY TH. From Co./Dept. • Co. TO PATIONS / COMMENTS: Phone # Phone # Disapproval EVCTO. Approval conditioned on a Fex # Fax # ictor. Office of Planning and Community Conservation OFFICE OF PLANNING

Revised 2/05/02

RE: PETITION FOR VARIANCE

BEFORE THE

1422 Kent Road; SW/side Kent Road,

ZONING COMMISSIONER

625' S of Hyde Park Road

15<sup>th</sup> Election & 7<sup>th</sup> Councilmanic Districts

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

**FOR** 

Petitioner(s)

**BALTIMORE COUNTY** 

\* 05-11-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 21<sup>st</sup> 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.....

PLEASE PRINT CLEARLY

[422 KSU7 Pd

