

IN RE: PETITION FOR ADMIN. SPECIAL HEARING
SW/S Kent Road, 575' S of the c/l
Hyde Park Road
(1420 Kent Road)
15th Election District
7th Council District

James Stefanski, Sr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-505-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Special Hearing filed by the owners of the subject property, James Stefanski, Sr., and his wife, Phyllis Stefanski. The Petitioners seek approval of an amendment to Restriction No. 2 of the Order issued in prior Zoning Case No. 05-010-A to permit a replacement dwelling with a front yard setback of 60 feet in lieu of the 100 feet required by the Order. 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 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance/special hearing relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may 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 Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

ORDER RECEIVED FOR FILING

Date

4/25/15

By

[Signature]

In this regard, it is to be noted that this property was the subject of prior zoning Case No. 05-010-A, in which the then owner sought approval of a lot width of 50 feet in lieu of the minimum required 55 feet for a proposed replacement dwelling. That case was heard contemporaneously with Case No. 05-011-A in which similar relief was requested to allow development of the adjacent lot, which had been traditionally used as the side yard to the subject property. By his opinion and Order dated September 27, 2004, then Zoning Commissioner Lawrence E. Schmidt granted the relief. However, he required that the replacement dwelling be setback a minimum distance of 100 feet from the road in lieu of the 85 feet shown on the plan so as to be consistent with the new house to be built on the vacant lot. In this regard, a drainage and utility easement, which runs between the unimproved lot (1422 Kent Road) and the immediately adjacent property to the south (1424 Kent Road), extends into the front portion of the unimproved lot. Thus, the new house on that lot had to be located 110 feet from the road.

The Petitioners recently purchased the subject property and obtained a provisional building permit to begin construction of their new home; however, seek approval as set forth above to allow construction of the replacement dwelling 65 feet from the road in lieu of that required by Commissioner Schmidt. Mrs. Stefanski indicated in a telephone conversation with the undersigned Zoning Commissioner that she and her husband intend to build a garage to the rear of their home in the near future and that they wanted to leave sufficient play area in the rear yard for their three small children. Building the home 100 feet from the front property line would leave little room in the rear yard for children and family activities and the proposed garage. She further stated that her mother will be moving to the property upon completion of the new home and that the garage will provide much needed storage space. As shown on the site plan, although the house on the adjacent property to the north is setback 95 feet from the road, the houses immediately south of the adjacent property (1422 Kent Road) are located 63 feet and 60 feet from the road, respectively. Thus, the proposal is not entirely inconsistent with the neighborhood.

After due consideration of all of the evidence contained within the case file, including a review of the Order issued by Commissioner Schmidt, I am persuaded to grant the requested relief. I

ORDER RECEIVED FOR FILING

Date

By

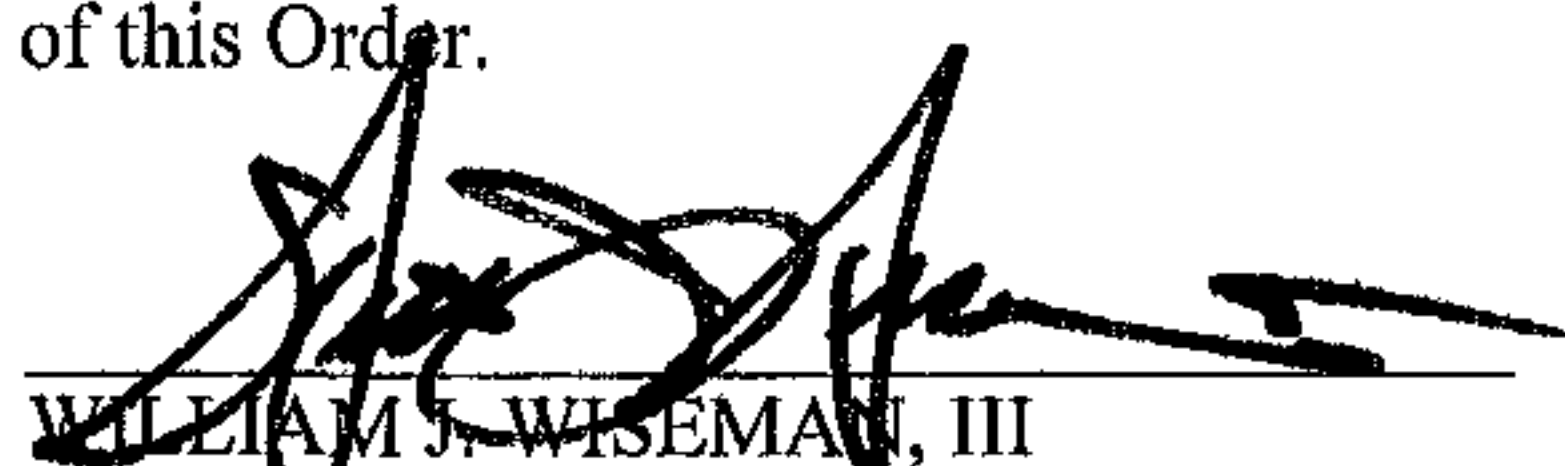
find that the proposed setback of 60 feet is consistent with other houses in the neighborhood and will not adversely impact the adjacent properties. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency, and no one expressed any opposition. As noted above, the property was duly posted and advertised, as required by law, and there was no formal demand for public hearing. Thus, it appears that relief can be granted without detrimental impact to the health, safety or general welfare of the surrounding locale. However, in accordance with the relief granted in prior Case No. 05-010-A, the proposed development shall comply with Chesapeake Bay Critical Areas regulations, as set forth in the ZAC comments submitted by DEPRM in that case, dated July 23, 2004, copy attached hereto.

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.

25th THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of April 2005 that the Petition for Administrative Special Hearing seeking approval of an amendment to Restriction No. 2 of the Order issued in Case No. 05-010-A to permit a replacement dwelling with a front yard setback of 60 feet in lieu of the 100 feet required by that Order, in accordance with Petitioner's Exhibit 1, 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) Compliance with Chesapeake Bay Critical Areas regulations, pursuant to the ZAC comments submitted by DEPRM, dated July 23, 2004, a copy of which is attached hereto and made a part hereof.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WJW:bjs


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 4/25/05
By [Signature]

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
William J. Wiseman III, Zoning Commissioner

April 25, 2005

Mr. & Mrs. James Stefanski, Sr.
1420 Kent Road
Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE SPECIAL HEARING
SW/S Kent Road, 575' S of the c/l Hyde Park Road
(1420 Kent Road)
15th Election District – 7th Council District
James Stefanski, Sr., et ux - Petitioners
Case No. 05-505-ASPH

Dear Mr. & Mrs. Stefanski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Special Hearing 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,

A handwritten signature in black ink, appearing to read "W. J. Wiseman III", is written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
DEPRM; People's Counsel; Case File

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



Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 1420 KENT ROAD
which is presently zoned DRS.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 Special Hearing to approve

an amendment to restriction #2 in Zoning Case # 05-010-A to permit a replacement dwelling with a front yard setback of 60 feet in lieu of the 100 feet stated in the order.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No.

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

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

Reviewed By JNP per TH Date 4/4/05

Estimated Posting Date 4/4/05

Case No.

05-505-SPH

20 9/18/98

Affidavit

in Support of Administrative Special Hearing

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

1420 KENT ROAD
Address

BALTIMORE
City

MD
State

21221
Zip Code

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.

Phyllis Stefanski
Signature

Phyllis Stefanski
Name - Type or Print

James Stefanski Sr
Signature

James Stefanski Sr
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of March 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

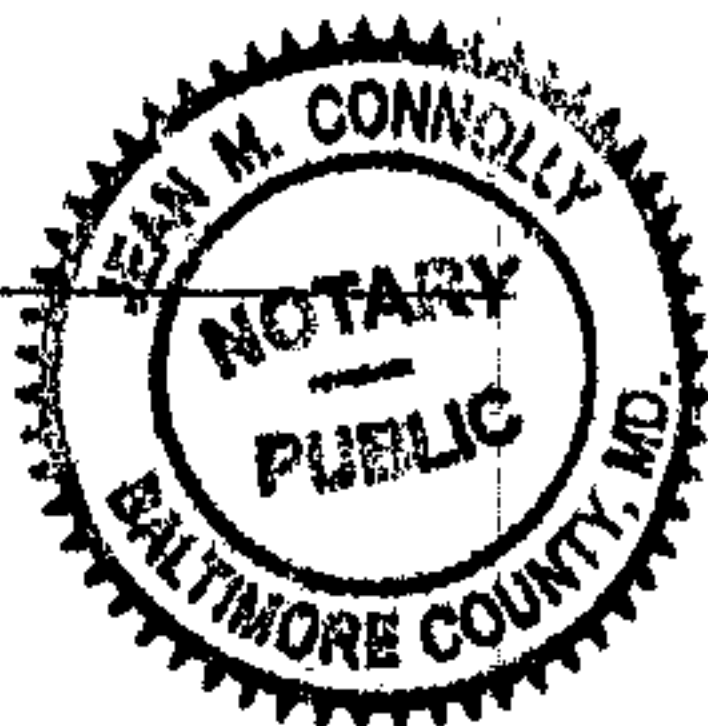
James Stefanski & Phyllis Stefanski

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

3/31/05



Jean Henderson
Notary Public

My Commission Expires

12/01/06

Affidavit in Support of Administrative Special Hearing

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

1420 Kent Rd
Address

Baltimore
City

md
State

21221
Zip Code

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.

Phyllis Stefanski
Signature

Phyllis Stefanski
Name - Type or Print

James Stefanski Sr.
Signature

James Stefanski Sr.
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of March 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

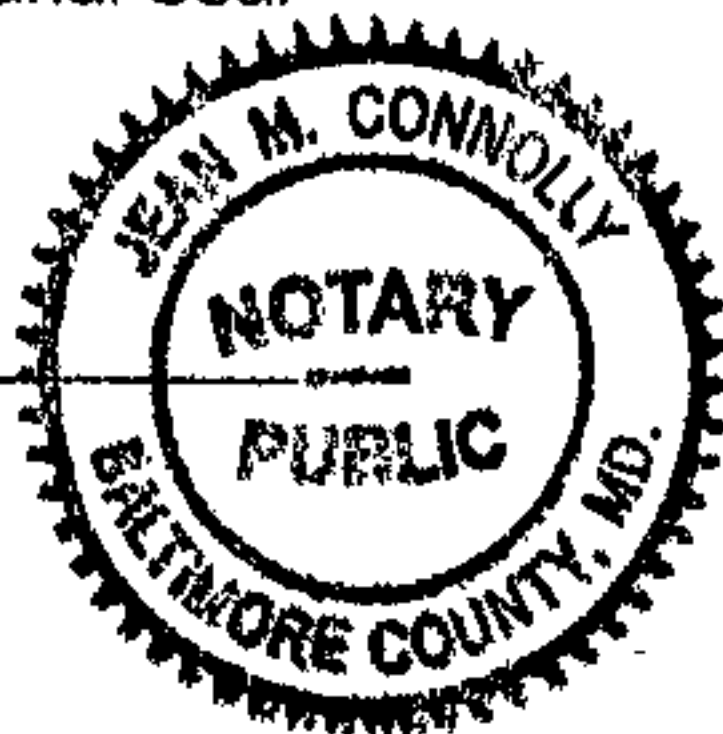
James Stefanski & Phyllis Stefanski

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

3/31/05



Notary Public

Jean Henderson
My Commission Expires 12/01/06

CBEA

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 1420 Kent Rd
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 Special Hearing to approve an amendment to restriction # 2 in zoning case # 05-010-A to permit a replacement dwelling with a front yard setback of 60 feet in lieu of the 100 feet stated in the order.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above Special Hearing, 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):

James Stefanski Sr
Name - Type or Print _____

James Stefanski Sr.
Signature _____

Phyllis Stefanski
Name - Type or Print _____

Phyllis Stefanski
Signature _____

1420 Kent Rd 410 282-6888
Address Telephone No.

Baltimore md 21221
City State Zip Code

Representative to be Contacted:

Phyllis Stefanski
Name _____

1420 Kent Rd 410 282-6888
Address Telephone No.

Baltimore md 21221
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. 05-505-SPH

Reviewed By JNP per TK Date 4/4/05

Estimated Posting Date 4/4/05

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.

05-505-SP4

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE	10/05/11
AMOUNT	
PAID TO	
FOR	

INTERNAL USE ONLY
BY AGENT
BY CUSTOMER

PAYEE'S SIGNATURE

CERTIFICATE OF POSTING

RE: Case No.: 05-505-SPH

Petitioner/Developer: STEFANSKI

Date of Hearing/Closing: 4/19/05

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

ATTN: Kristen Matthews {(410) 887-3394}

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: _____

1420 KENT RD

The sign(s) were posted on _____

4/4/05
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

4/5/05
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

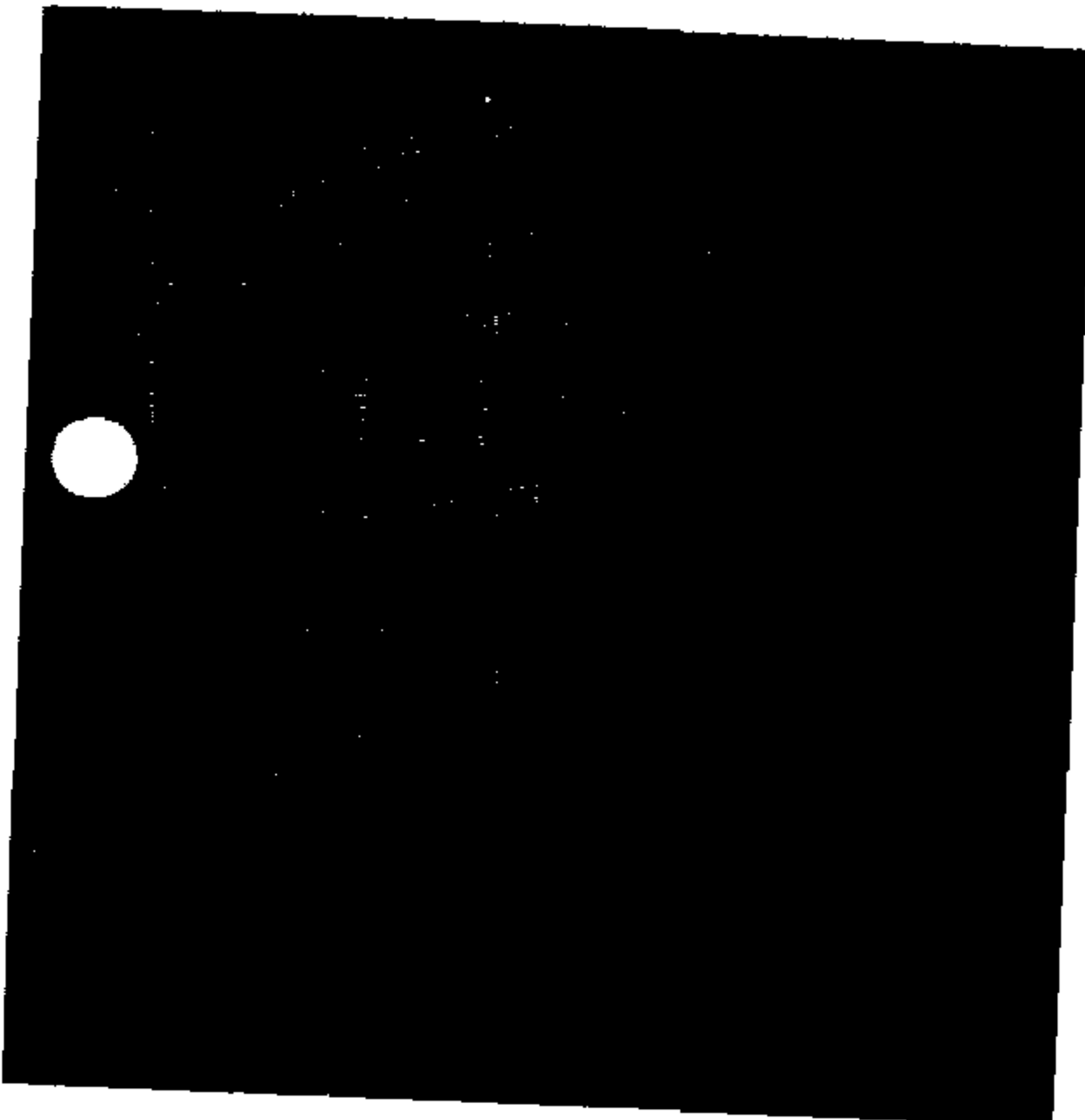
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



197 250 30

10

1000

1000

1000

RECEIVED

APR - 6 2005

U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number **05** 505 -SPH Address 1420 KENT ROAD
Contact Person: Jeffrey Perlow per TK Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4/4/05 Posting Date: 4/4/05 Closing Date: 4/19/05

Any contact made with this office regarding the status of the administrative special hearing 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.

(Detach Along Dotted Line)

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

USE THE SPECIAL HEARING SIGN FORMAT

Case Number **05** 505 -SPH Address 1420 KENT ROAD
Petitioner's Name Stefanski Telephone 410-282-6888
Posting Date: 4/4/05 Closing Date: 4/19/05
Wording for Sign: Administrative Special Hearing to approve an amendment to Restriction #2
in Zoning Case #05-010-A to permit a replacement dwelling with a
front yard setback of 60 feet in lieu of the 100 feet stated in
the order.

WCR - 6/28/00

**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*

April 18, 2005

James Stefanski, Sr.
Phyllis Stefanski
1420 Kent Road
Baltimore, Maryland 21221

Dear Mr. and Mrs. Stefanski:

RE: Case Number: 05-505-SPH, 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 April 4, 2005.

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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



April 14, 2005

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

ATTENTION: Zoning Review planners

Distribution Meeting of: April 11, 2005

Item No.: 485, 486, 492, 498, 499, 500, 501, 504, 505

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: April 8, 2005
Department of Permits & Development
Management

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 28, 2005
Item No. 505

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The flood protection elevation for this site is 10.4.

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 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*) of residential (*commercial*) development.

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.

DAK:CEN:clw
Cc: file
ZAC-ITEM NO 505-04182005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr ³⁰⁰
DEPRM

DATE: May 18, 2005

SUBJECT: Zoning Item # 05-505
Address 1420 Kent Road

Zoning Advisory Committee Meeting of April 11, 2005

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following 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).

X 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:

This property is located within the Limited Development Area of the Chesapeake Bay Critical Area. The associated regulations require a minimum of 15% tree cover and a maximum impervious surface limit of 25%.

Reviewer: Mike Kulis

Date: May 18, 2005

AN
4/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 8, 2005

RECEIVED

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

APR 19 2005

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-505

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 Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

Mark A. Cunningham

Division Chief:

Arnold F. Keller, III

MAC/LL

RE: PETITION FOR ADMINISTRATIVE
SPECIAL HEARING
1420 Kent Road; SW/side Kent Road,
575' S Hyde Park Road
15th Election & 7th Councilmanic Districts
Legal Owner(s): James & Phyllis Stefanski, Jr
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 05-505-SPH

* * * * *

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 and documentation filed in the case.

RECEIVED

Per.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 11th day of April, 2005, a copy of the foregoing Entry of Appearance was mailed to Phyllis Stefanski, 1420 Kent Road, Baltimore, MD 21221, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Spirit an intent

We would like to put the new house, where the original house is located on lot 176. The other house being built on lot 77 has to be set back 10 feet due to the storm drain. But will the other houses on the street are set back 50-95 feet. As you can see on these two plans, that is why we would like to have the new house located where the existing house is located. Enclosed you will find drawings and transcripts of details. We would really like to have a nice size yard for our children and family and also put up a garage in the future.

Thank you.
Jim Stefanski
410 SCB 1227

Dick's Plumbing & Heating Co. Inc.

2817 Bel Air Road P.O. Box 409

Fallston, Maryland 21041

410-879-0770 Fax 410-879-0251

Facsimile Cover Sheet

4/22/05

Kitty

Care of

Bill Wiseman

Deborah Martinek

Pages: 3 (Including Cover Sheet)

TO:

10 James & Phyllis Stefanski

1420 Kent Road

Spirit and intent

Doug Swam - Fwd: Re: 1420 & 1422 Kent Road

Page 1

From: Catherine (Kitty) Popelarski
To: Doug Swam
Date: 4/20/2005 4:34:59 PM
Subject: Fwd: Re: 1420 & 1422 Kent Road

>>> Donald Rascoe 04/20/2005 3:51:05 PM >>>
Ok, Planning can notify Doug Swam on the razing permit issue.....

Donald T. Rascoe
Deputy Director
Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

410-887-3353 (office)
410-887-5708 (fax)

>>> Timothy Kotroco Wednesday, April 20, 2005 3:36 PM >>>
Don, So as not to confuse this matter further, the Planning office had some comments on these two lots. Larry Schmidt granted variances, but then required the house to be built where the old shack was located to be set back some 100 feet from the road. The old shack sits about 85 feet now. The current owner wants to build the house on the same footprint as the old shack. They have petitioned for a ASPH before the ZC to modify Schmidt's Order to allow the new house to be built where the old house sat. I spoke to Jeff Long about this and he said OP would be fine with the modification. There is no community opposition. All should proceed ahead!! Tim

Timothy M. Kotroco, Director
Permits & Development Management
Phone: 410-887-3020

B 586 092 RA - Planning
B 587 744 NR - Plans Review
Sada GFC
Ewer

Baltimore County Government
Office of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204
(410) 887-3391



PROVISIONAL APPROVAL

PERMIT NUMBER: B-587744

Date: 4/4/05

Location: 1420 KENT ROAD

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following **Conditions**:

- ☒ Owner has filed for a public hearing, Item # 05-505-SPH
- ☒ Owner must file for a public hearing within 30 days before the Zoning Commissionr requesting relief from all conflicts with the Baltimore County Zoning Regulations.
- ☒ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within 35 days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed, or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter, the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

JNP per TR
ZONING STAFF

Anthony Kotroco
JNP per TR
DIRECTOR, PERMITS & DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the zoning commissioner, if applicable, in this matter. I also hereby certify that I, the undersigned, am in fact the owner and, if applicable, the contract purchaser and not just an agent for same.

Signed - Owner Phyllis Stefanski
Printed Name Phyllis Stefanski
Address 1420 Kent Road
Baltimore, MD 21221

Signed - Contract Purchaser _____
Printed Name _____
Address _____

Work Phone # _____
Home Phone # 410-282-6888

Work Phone # _____
Home Phone # _____

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

3/21/05 DATE: 3/16/05
OEA MK/HT
HISTORIC DISTRICT/BLDG.

PERMIT #: B
RECEIPT #: A
CONTROL #: NR
XREF #:

PROPERTY ADDRESS 1420 Kent Rd YES ☐ NO ☒
SUITE/SPACE/FLOOR
SUBDIV: Style Park DO NOT KNOW ☐
TAX ACCOUNT #: 15-13-5586701 DISTRICT/PRECINCT 15 19
OWNER'S INFORMATION (LAST FIRST)
NAME: Stefanski, Phyllis
ADDR: 1926 Hasselmeier Rd. 21222

FEE: 17545 = 180.00
PAID: 180.00
PAID BY: appel
INSPECTOR:

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION

NAME: Phyllis Stefanski
COMPANY:
STREET 1926 Hasselmeier Rd.
CITY, ST, ZIP BALTO. MD. 21222
PHONE #: 410-282-6889 MHC # MIIBR # 462
APPLICANT SIGNATURE: Phyllis Stefanski DRC#
PLANS: CONST 12 PLOT 1 PLAT 0 DATA 0 EL 1 PL 1
TENANT
CONTR: William Hanes
ENGR: Bialozynski, Anthony R. Sr.
SELLR:

DOES THIS BLDG. HAVE SPRINKLERS
YES ☐ NO ☐

TYPE OF IMPROVEMENT

- ☒ NEW BLDG CONST
- ☐ ADDITION
- ☐ ALTERATION
- ☐ REPAIR
- ☐ WRECKING
- ☐ MOVING
- ☐ OTHER

TYPE OF USE

RESIDENTIAL

- ☒ ONE FAMILY
- ☐ TWO FAMILY
- ☐ THREE AND FOUR FAMILY
- ☐ FIVE OR MORE FAMILY (ENTER NO UNITS)
- ☐ SWIMMING POOL
- ☐ GARAGE
- ☐ OTHER

NON-RESIDENTIAL

- ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
- ☐ CHURCH, OTHER RELIGIOUS BUILDING
- ☐ FENCE (LENGTH HEIGHT)
- ☐ INDUSTRIAL, STORAGE BUILDING
- ☐ PARKING GARAGE
- ☐ SERVICE STATION, REPAIR GARAGE
- ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME
- ☐ OFFICE, BANK, PROFESSIONAL
- ☐ PUBLIC UTILITY
- ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL
- ☐ SIGN
- ☐ STORE MERCANTILE RESTAURANT
- ☐ SPECIFY TYPE
- ☐ SWIMMING POOL SPECIFY TYPE
- ☐ TANK, TOWER
- ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS)
- ☐ OTHER

TYPE FOUNDATION

- ☐ SLAB
- ☐ BLOCK
- ☒ CONCRETE

BASEMENT

- ☒ FULL
- ☐ PARTIAL
- ☐ NONE

TYPE OF CONSTRUCTION

- ☐ MASONRY
- ☒ WOOD FRAME
- ☐ STRUCTURE STEEL
- ☐ REINF. CONCRETE

TYPE OF HEATING FUEL

- ☐ GAS
- ☐ OIL
- ☒ ELECTRICITY
- ☐ COAL

TYPE OF SEWAGE DISPOSAL

- ☒ PUBLIC SEWER EXISTS ☐ PROPOSED
- ☐ PRIVATE SYSTEM EXISTS ☐ PROPOSED
- ☐ SEPTIC EXISTS ☐ PROPOSED
- ☐ PRIVY EXISTS ☐ PROPOSED

CENTRAL AIR: ☒ 1. ☐ 2. ☐
ESTIMATED COST: 200,000.00
OF MATERIALS AND LABOR

PROPOSED USE: SFD
EXISTING USE:

OWNERSHIP

- ☒ PRIVATELY OWNED
- ☐ PUBLICLY OWNED

RESIDENTIAL CATEGORY: 1. ☒ DETACHED 2. ☐ SEMI-DET. 3. ☐ GROUP 4. ☐ TOWNHSE 5. ☐ MIDRISE
#EFF: #1BED: 3 #2BED: 3 #3BED: 3 TOT BED: 9 TOT APTS/CONDOS: 3 6. ☐ HIRISE

1 FAMILY BEDROOMS 3
GARBAGE DISPOSAL 1 2. ☐ NO BATHROOMS 2
POWDER ROOMS 1 KITCHENS 2

CLASS 04 LIBER 09 FOLIO 59

BUILDING SIZE 2931 LOT SIZE AND SETBACKS
FLOOR 28'8" SIZE 50'00" X 200'
WIDTH 37'4" FRONT STREET 65'
DEPTH 36'6" SIDE STREET 11'4" / 17'0"
HEIGHT 24'0" FRONT SETBK 92'8"
STORIES 2 SIDE SETBK 11'4" / 17'0"
LOT #'S 176 SIDE STR SETBK 92'8"
CORNER LOT 1 REAR SETBK 92'8"
1. ☐ YLS 2. ☒ LN ZONING DRS.5

APPROVAL SIGNATURES DATE
BLD INSP :
BLD PLAN :
FIRE :
SEDI CTL :
ZONING 11 : Jeffrey Perlow per TK FINAL 4/4/05
FUB SERV :
ENVRMT :
PERMITS :

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND

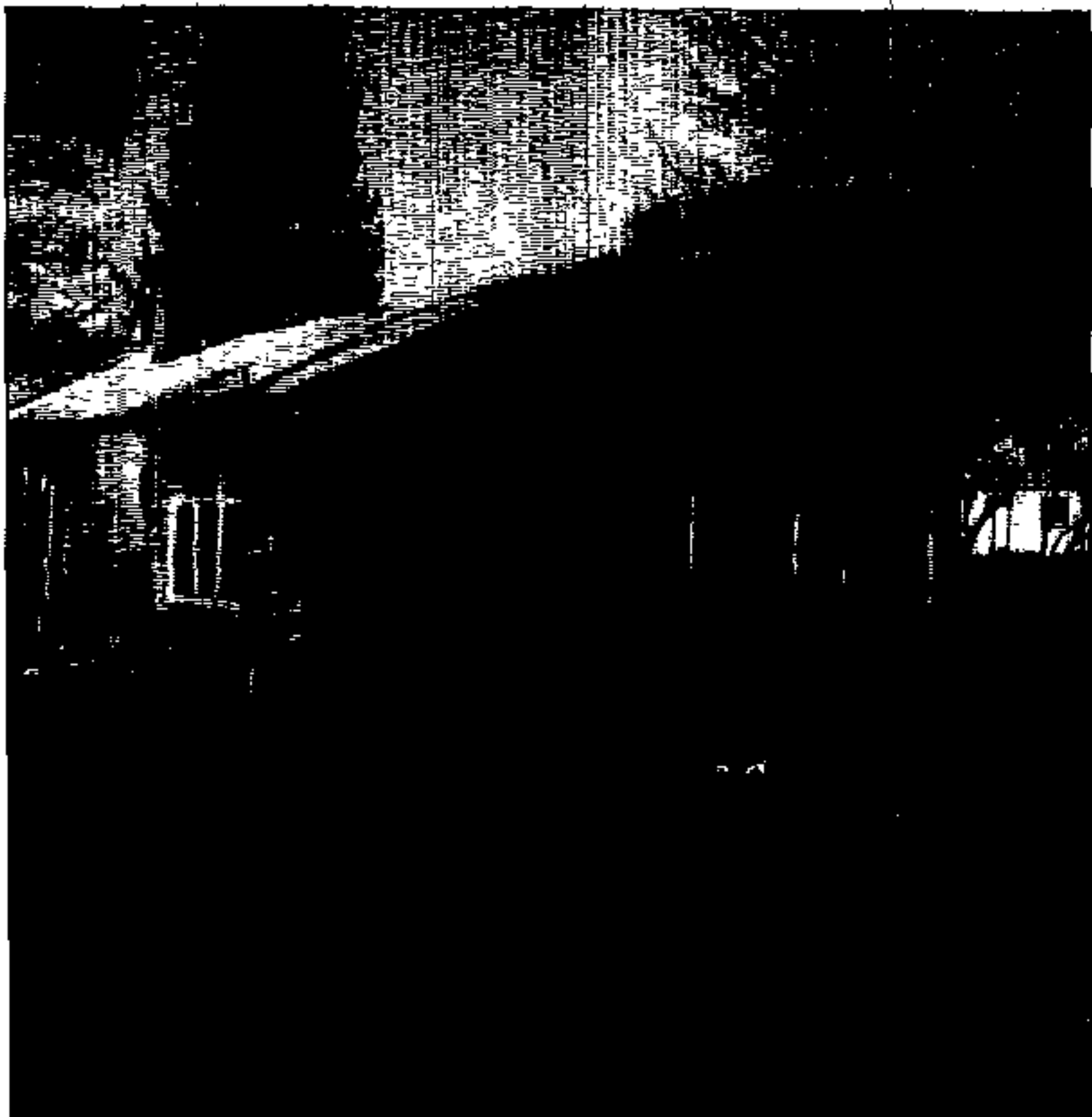
* need 7 scaled site plans

●

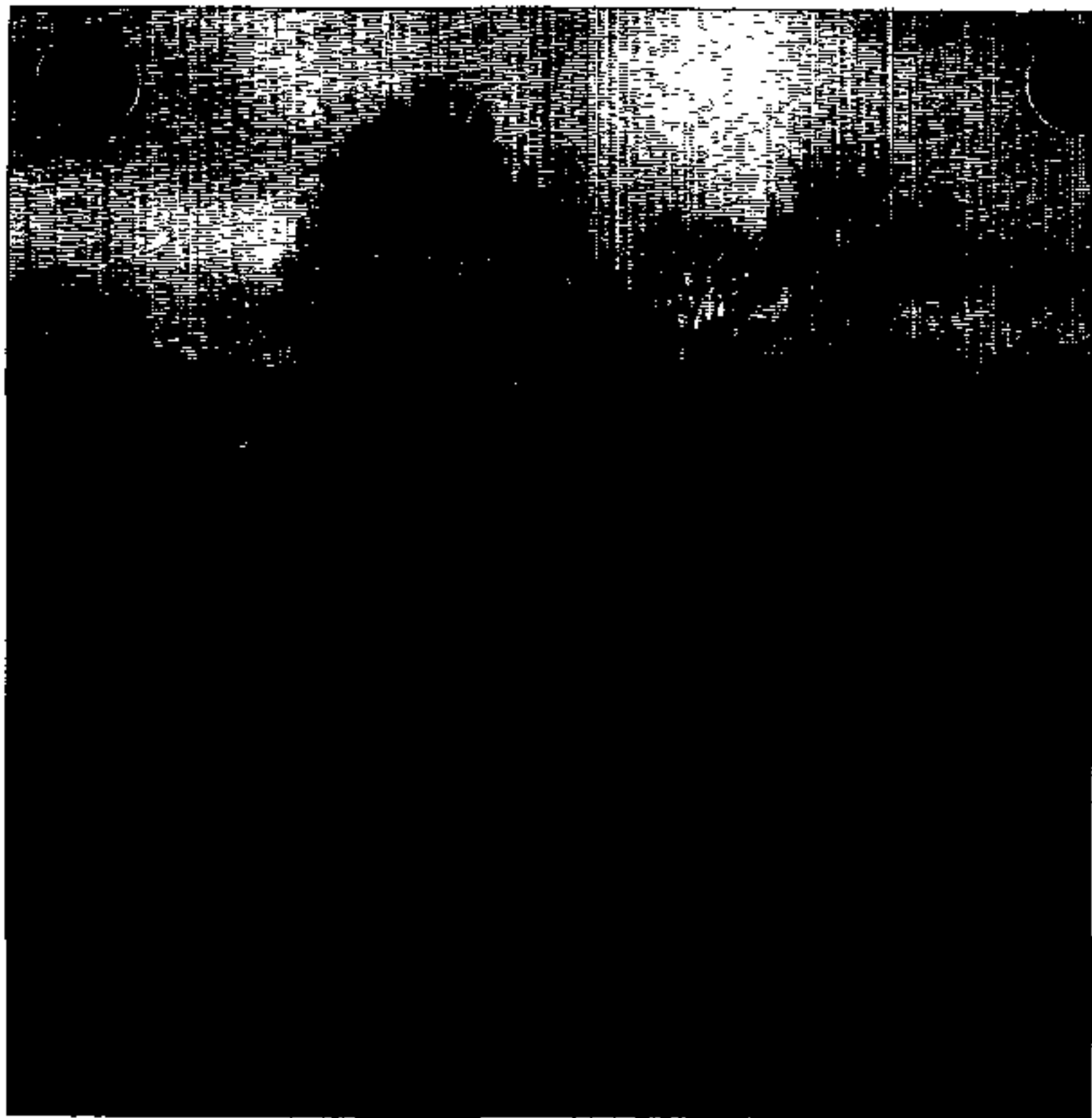


05-505-SPN

Kent Rd



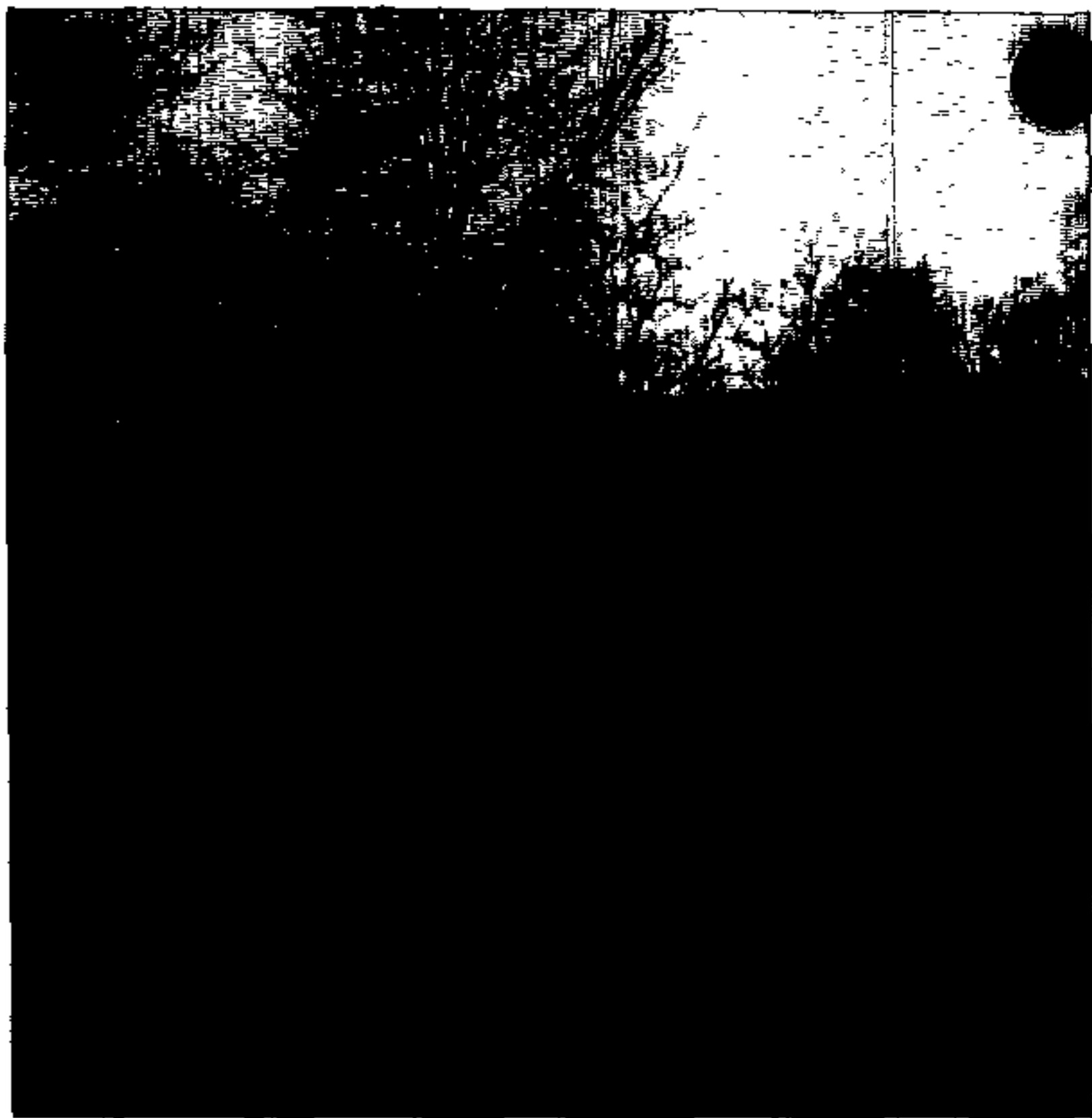
1420 Kent Rd
Side view



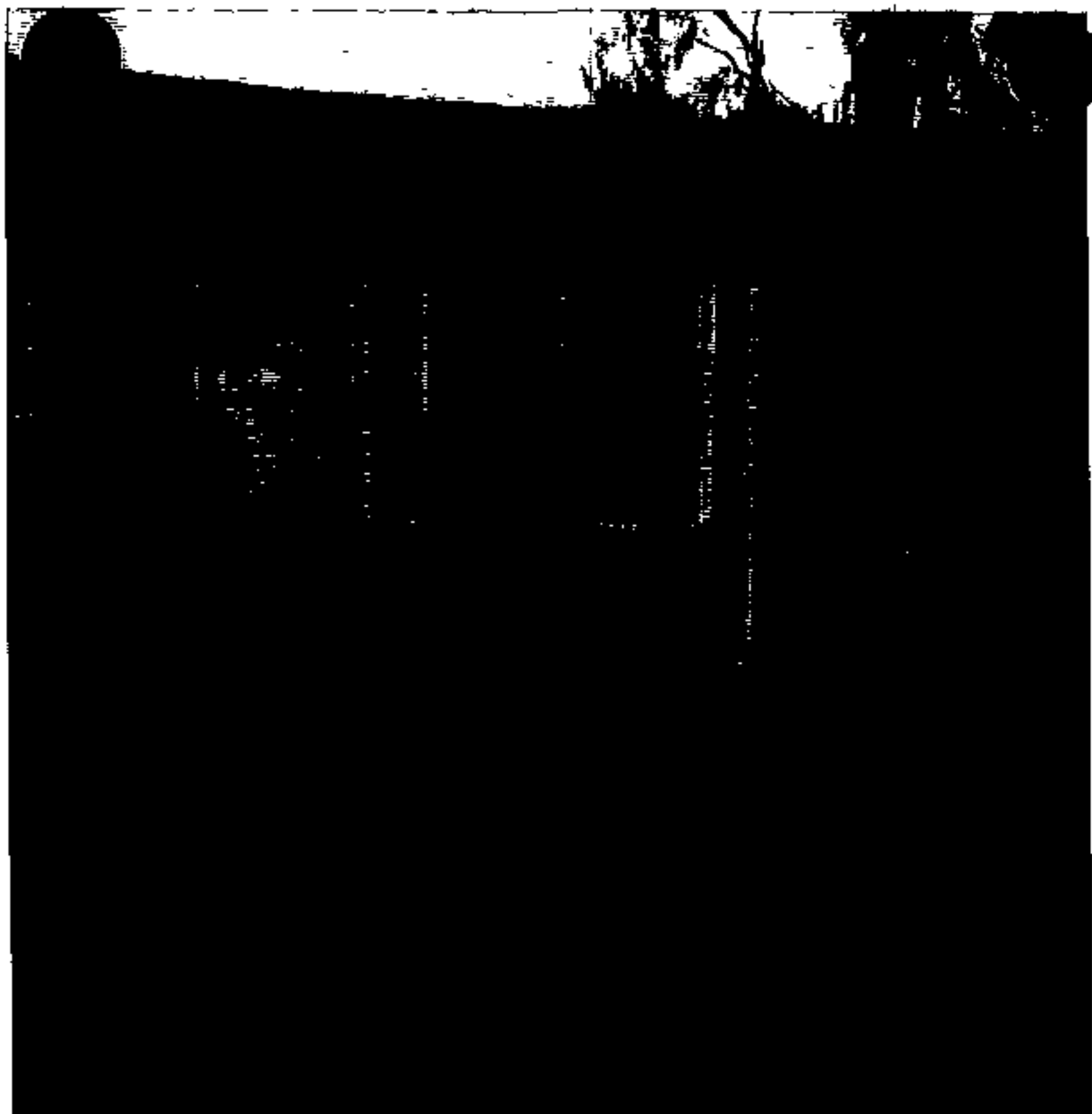
1420 Kent Lot
Back View 176



1420 Kent Rd
Lot 176 Back View



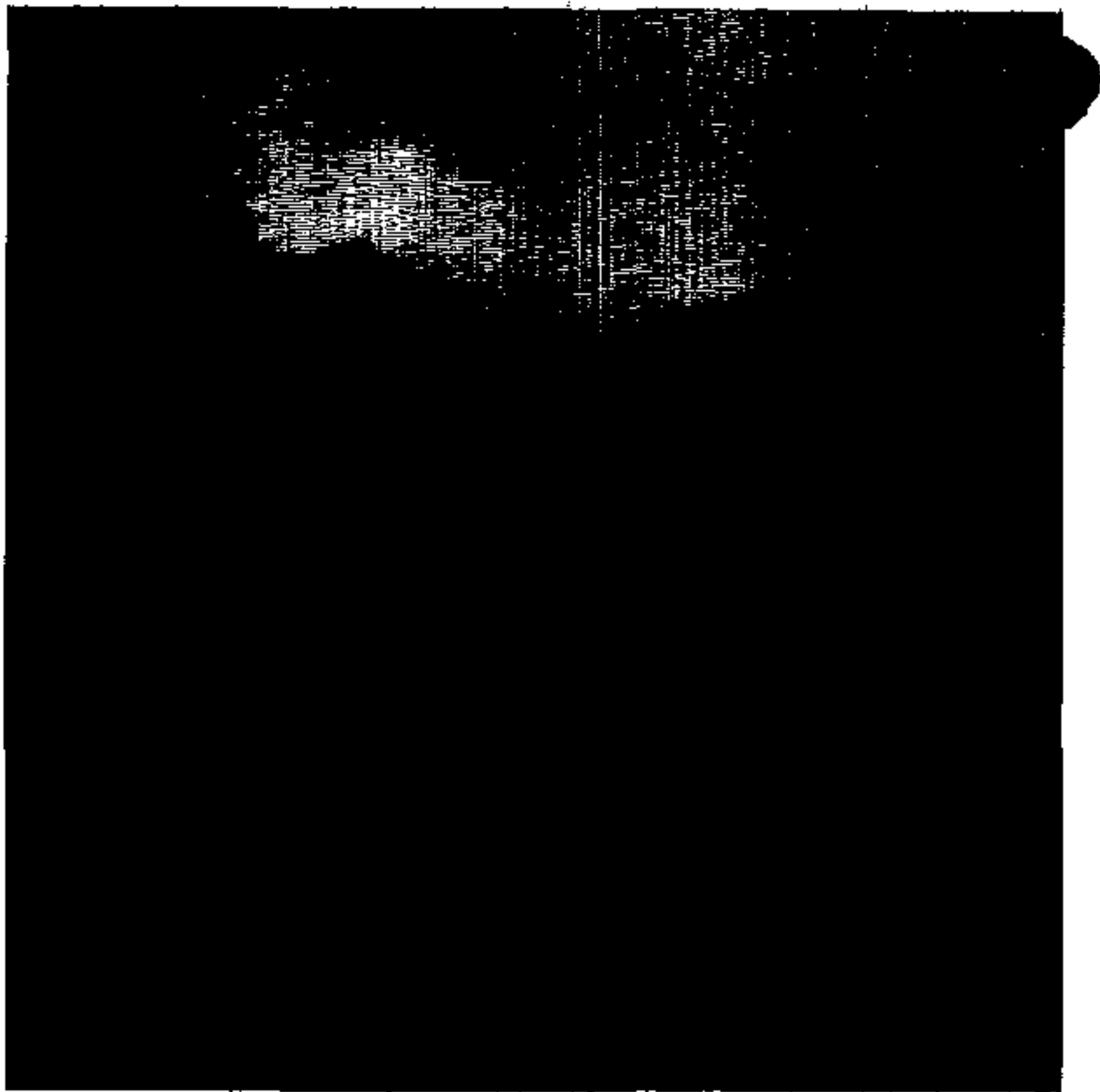
1420 Kent Rd
front view



1420 Kent Rd
front view

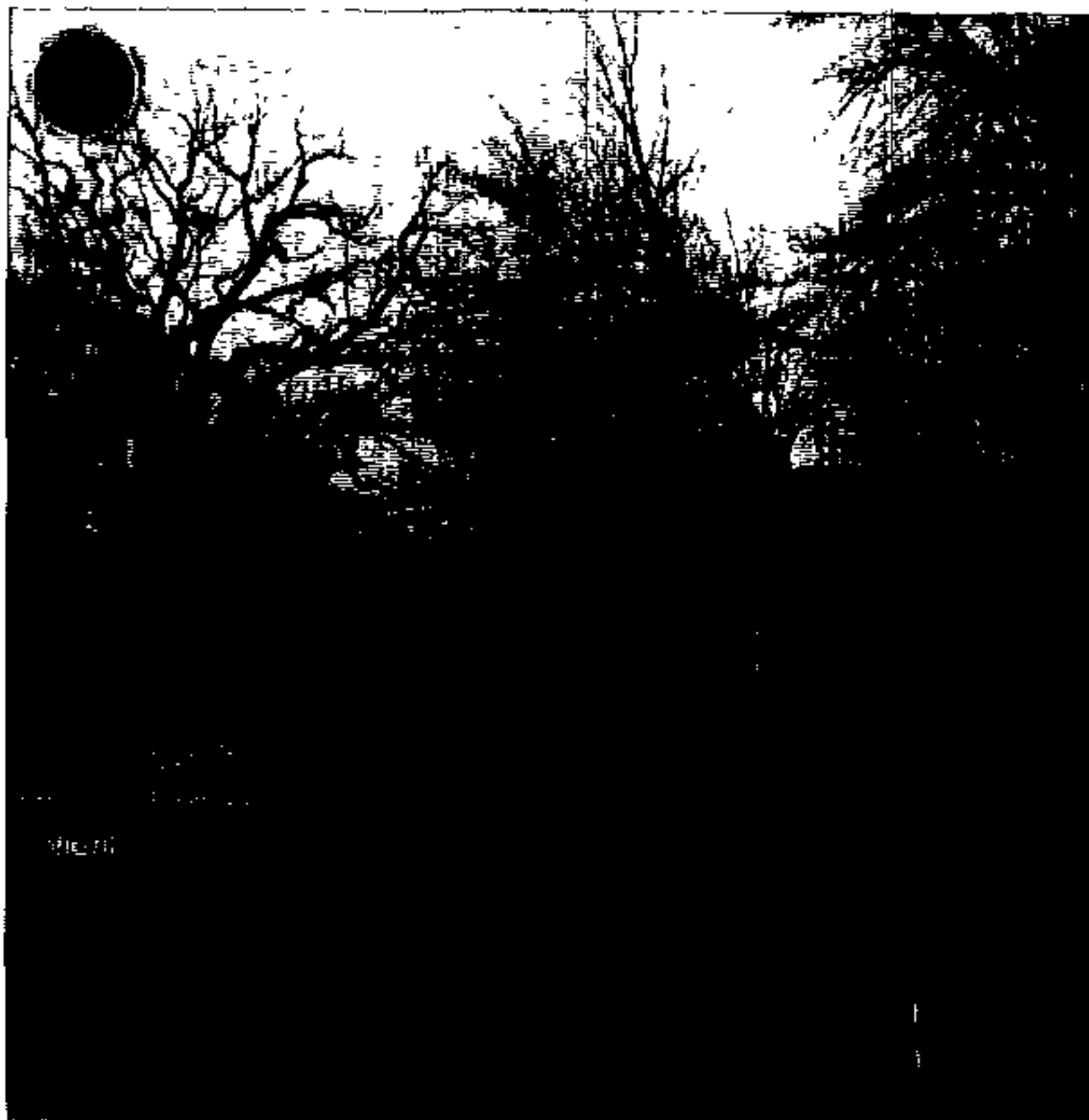


Kent Rd

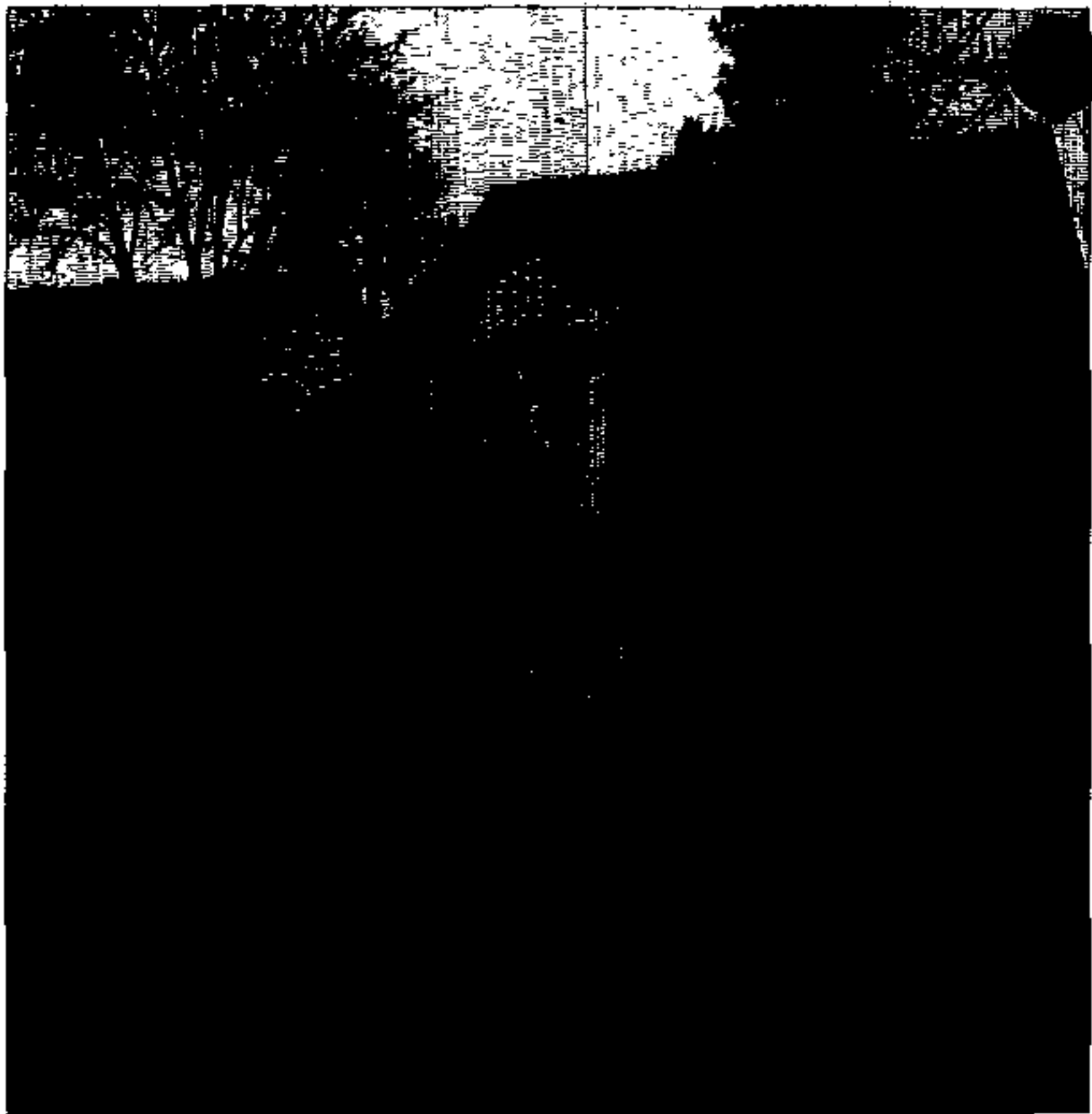


new dwelling on
street behind Kent Rd

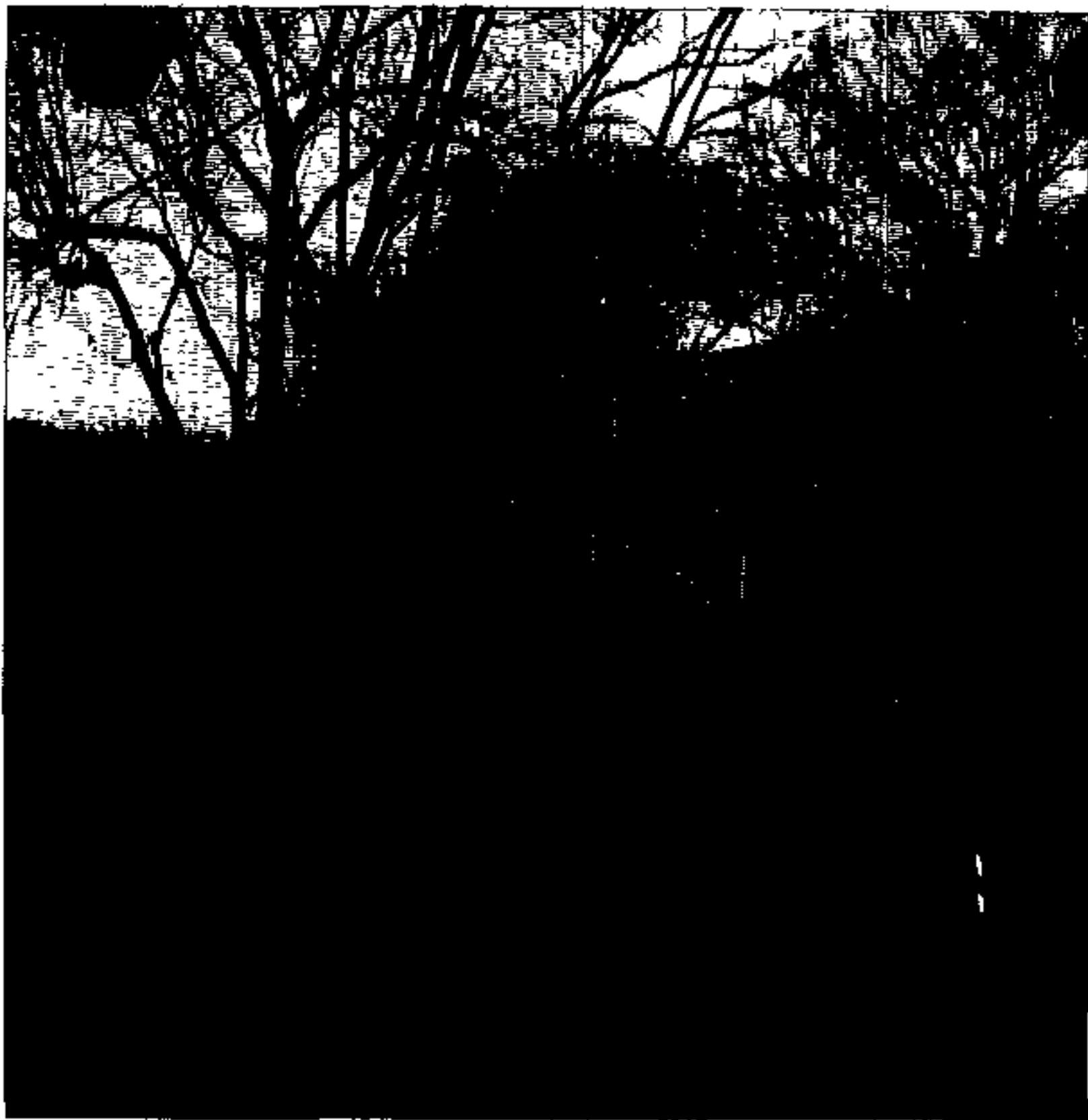
New dwelling on
Street behind Kent Rd



on same street as
1420 Kent

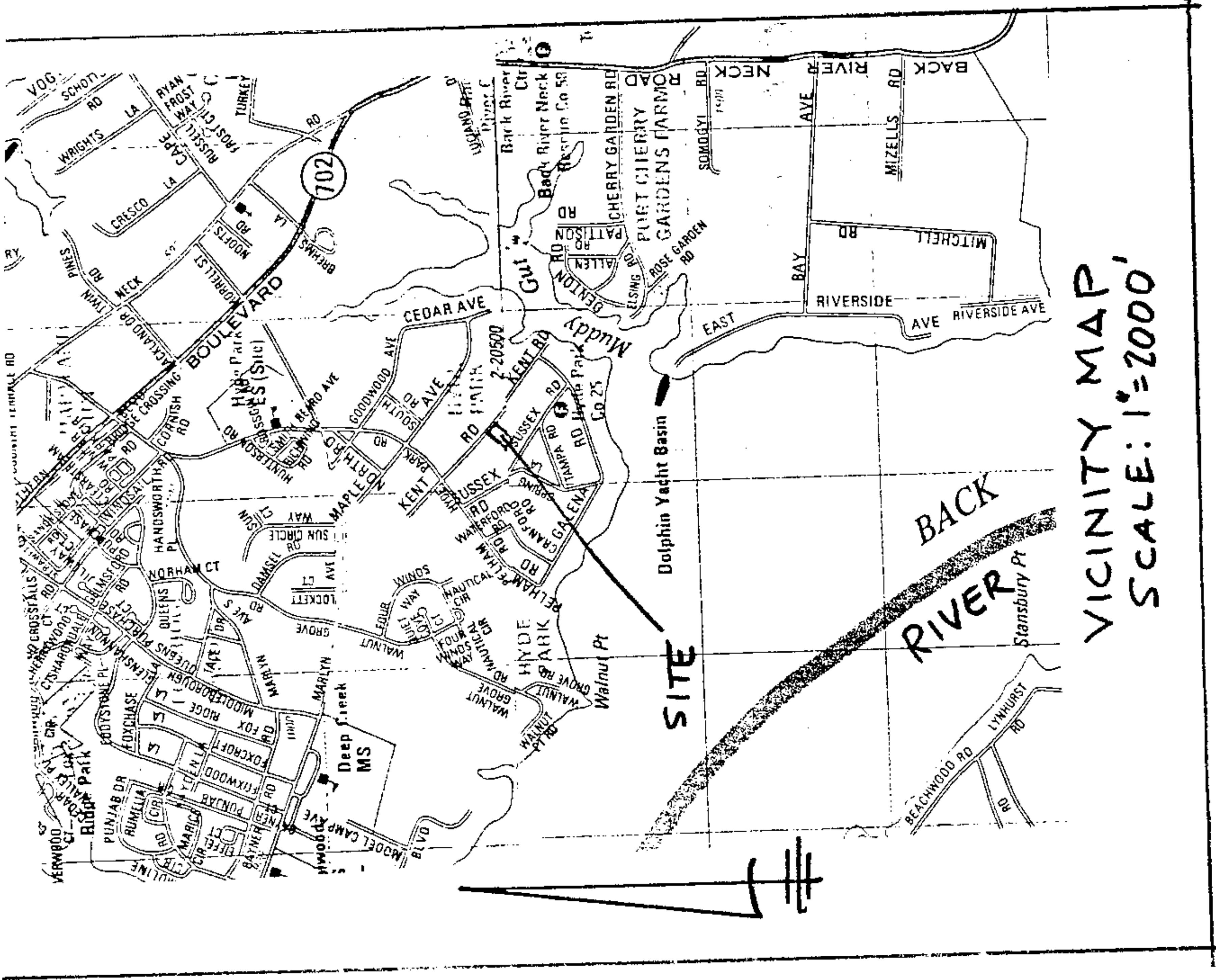


Krent Rd.



Kent Rd

Kent Rd

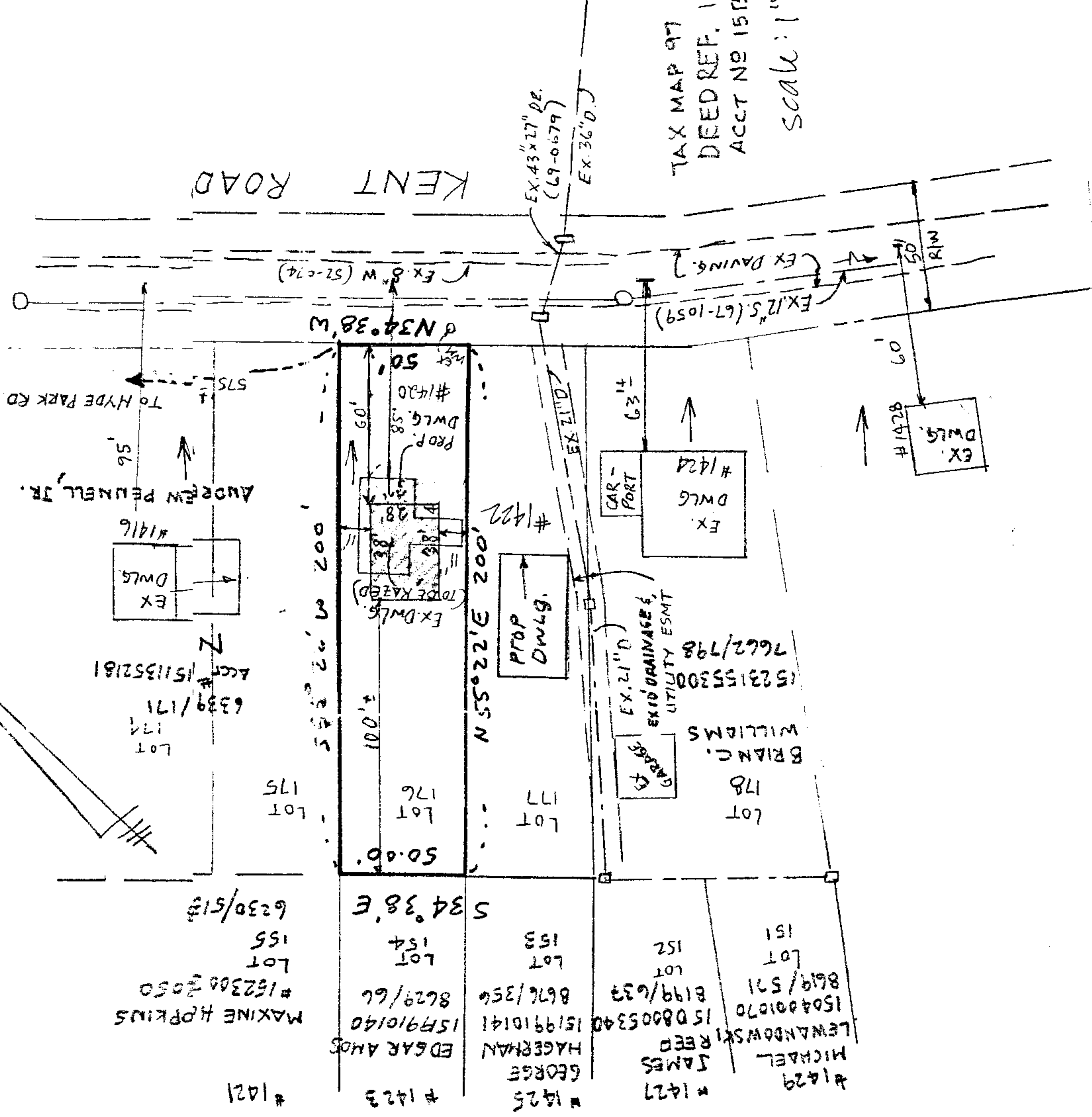
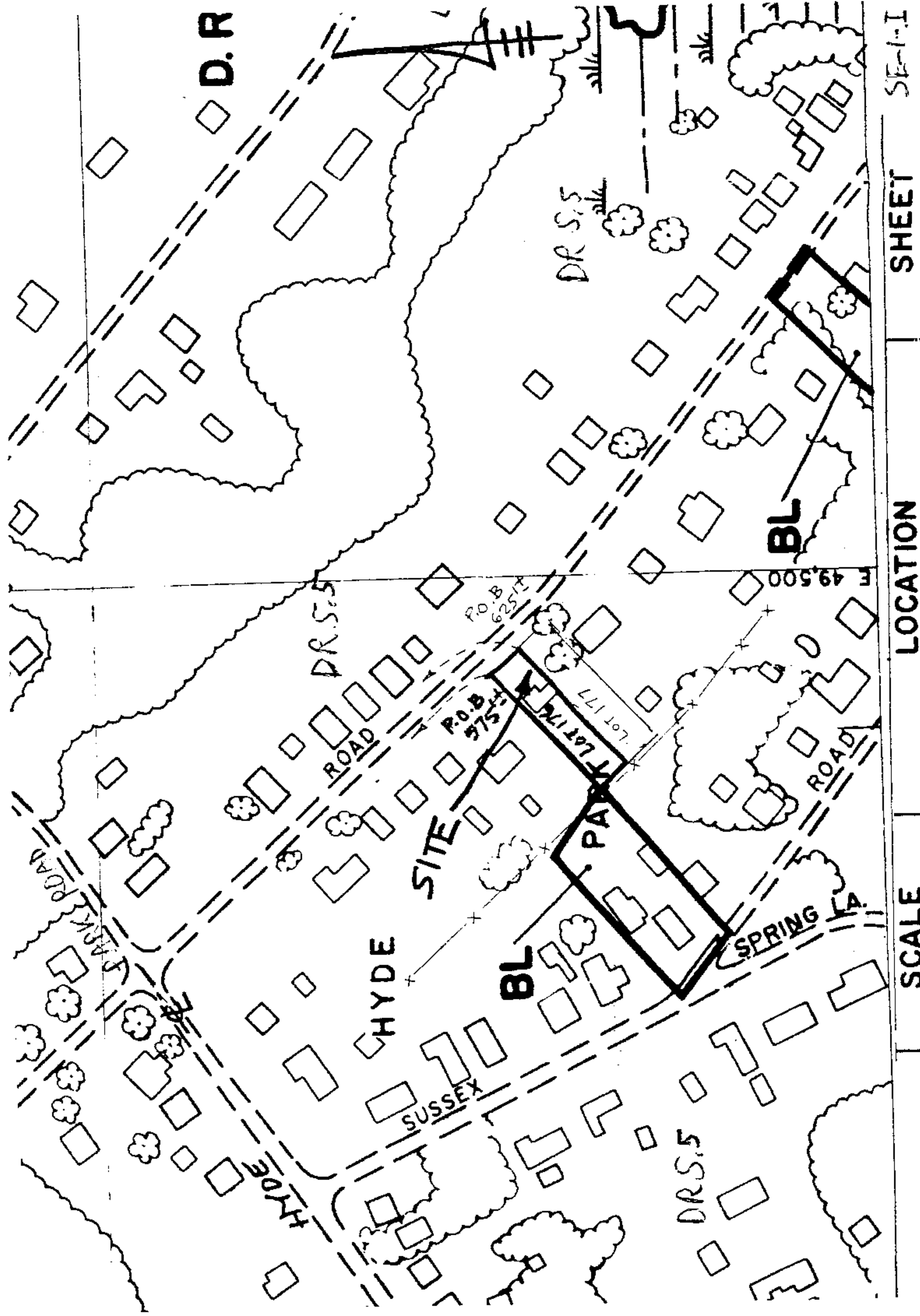


COMMUNITY PANEL NO. 24001004400
ZONE: 15C

LOCATION INFORMATION

Election District: 15th
Councilmanic District: 7th
"N"=200' Scale Map # SE-1 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

PLAT TO ACCOMPANY PETITION FOR
ZONING ~~MAP~~ ~~UNDER~~ ~~THE~~
ADMINISTRATIVE SPECIAL MEETING
1420 KENT ROAD
HYDE PARK
PLAT BOOK #9 FOLIO #59 LOT #176
OWNER: ANTHONY R. BIALOZYNSKI, S.R.



05-505-SAN