

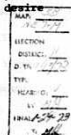
PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Thelma Galicki,
Petitioner, Stanley Galicki and Thelma Galicki, legal owners 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 1-802.3-C1, to permit two lots with a width at the front line of 50 feet instead of the 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)

The lot in question is 100 feet wide, and it is not economically feasible to build on a lot of this width. For that reason, we desire to divide the lot into two parts, each 50 feet wide.

See attached description



Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: Stanley Galicki, Legal Owner
Thelma Galicki, Legal Owner
Address: 301 Old Line Avenue
Laurel, Md. 20810

Professional's Attorney: T. Bayard Williams, Jr.
Address: 1301 Merritt Boulevard
Dundalk, Md. 21222

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of February, 1972, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 28th day of February, 1972, at 10:00 A.M.

Stanley Galicki, Jr.
Zoning Commissioner of Baltimore County.
(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: February 23, 1972
FROM: George E. Gavrelli, Director of Planning
SUBJECT: Petition 72-188-A, South side of Gunpowder Road 100 feet west of Patapsco Road
Petition for Variance for front building line
Stanley and Thelma Galicki - Petitioners
11th District

HEARING: Monday, February 28, 1972 (10:00 A.M.)

The planning staff will offer no comment on the subject petition.

GEG:NEG:ash

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 9, 1972

COUNTY OFFICE BLDG.
111 E. Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS:

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

T. Bayard Williams, Jr., Esq.,
1301 Merritt Boulevard
Dundalk, Maryland 21222

RE: Type of Hearing: Variance from 1802.3 - C1 - lot widths
Location: S/S Gunpowder Road, 100' W. of Patapsco Road
Petitioners: Stanley and Thelma Galicki
Committee Meeting of January 25, 1972
11th District
Item #119

Dear Sirs:

The Zoning Advisory Committee has reviewed the plan submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is located on the south side of Gunpowder Road, approximately 100' west of Patapsco Road. The parcel is presently unimproved as is the property directly to the west. To the north and across Gunpowder Road is a two story masonry dwelling. To the south of the site are two story frame dwellings. Immediately to the east of the property is an existing one story dwelling. There is no curb and gutter at this location.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Gunpowder Road, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross section on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way and widening will be required in conjunction with any grading or building permit application.

Soil and Ground Controls:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem.

Stanley Galicki, et al - No. 72-188-A

2.

hardship; therefore, the Board hereby affirms the Deputy Zoning Commissioner's Order of March 9, 1972, and denies this requested Variance.

ORDER

For the reasons set forth in the foregoing Opinion, the Board affirms the Order of the Deputy Zoning Commissioner dated March 9, 1972, and therefore, it is this 16th day of November, 1972, by the County Board of Appeals ORDERED, that the Variance petitioned for be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Keller, Jr., Acting Chairman

W. Giles Parker

Robert L. Gilland

IN THE MATTER OF THE PETITION FOR ZONING VARIANCE OF STANLEY GALICKI and THELMA GALICKI, his wife, FROM SECTION 1-802, 3-C1 TO PERMIT 50 FEET LOTS INSTEAD OF 55 FEET LOTS - S/S GUNPOWDER ROAD 100 FEET WEST OF PATAPSCO ROAD, 11th DISTRICT

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

NO. 72-188-A (Item No. 119)

ORDER OF APPEAL

MR. COMMISSIONER:

Please enter an appeal in the above-mentioned case from the Order refusing to grant the above Variance, passed on the 9th Day of March, 1972.

T. Bayard Williams, Jr.,
Attorney for Petitioners
202 Patapsco Federal Building
1301 Merritt Boulevard
Baltimore, Maryland 21222
ATwater 2-3456

T. Bayard Williams, Jr., Esq.
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Item #119
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damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water

Public water supply is available to serve this property.

Sanitary Sewers

Public sanitary sewerage will be available to serve this property upon completion of the extensive public sanitary sewerage under construction in the Oliver Beach area, see Drawing #68-945, File 1 in particular.

BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

Since metropolitan water and sewer are available to the site, no health hazards are anticipated.

DEPT. OF TRAFFIC ENGINEERING:

This site is not expected to create any traffic problems.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which

T. Bayard Williams, Jr., Esq.
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will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
Oliver L. Myers
OLIVER L. MYERS, Chairman

JJO:JD

Enc.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts

the above Variance should be had; and it further appearing that by reason of

a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this

day of 1987.2.22, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above Petition,

and it appearing that by reason of failure to show practical difficulty or an

reasonable hardship, reduction of the lot size in this area of sub-

stantially large lots would have a detrimental effect to the health,

safety, and general welfare of the community, and, therefore,

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day

of MARCH 1987.22 that the above Variance be and the same is hereby DENIED.

Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Feb. 28, 1972 ACCOUNT 01-662

AMOUNT \$45.00

WHITE - CASHIER
Cash (T. Bayard Williams, Jr.)
Advertising and posting of property for Stanley Galicki
#72-188-A

YELLOW - CUSTOMER
45.00 CASH

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE March 30, 1972 ACCOUNT 01-662

AMOUNT \$40.00

WHITE - CASHIER
Np. 72-188 - Cost of appeal - property of Stanley
Galicki, et al., - S/S Gunpowder Road W. Patapsco Road
T. Bayard Williams, Jr., Esq.

YELLOW - CUSTOMER
40.00 CASH

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Feb. 4, 1972 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
Money Order 33-005154
Stanley Galicki
303 Old Line Ave.
Lanham, Md. 20810
Petition for Variance #72-188-A

YELLOW - CUSTOMER
25.00 CASH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 2-10-72

Posted for: Henry Wm. Del. 21. 1972. 8. 10. 20. 21.

Petitioner: Stanley Galicki

Location of property: S/S of Gunpowder Rd. 100' ft. West of
Patapsco Rd.

Location of Sign: 1 Sign. Posted off. 100' ft. West of Patapsco
Rd. on S/S of Gunpowder Rd.

Remarks: M. H. M. H.

Posted by: M. H. M. H. Date of return: 4-13-72

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: Condit	Revised Plans:		Change in outline or description		Yes		No			
Previous case:	Map #									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing
this 25th day of January 1972

Petitioner: Stanley and Thelma Galicki

Petitioner's Attorney: T. Bayard Williams, Jr. Esq. Reviewed by: M. H. M. H.

CERTIFICATE OF PUBLICATION

TOWSON, MD. FEBRUARY 10, 1972.

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on or before one time, on or before the 28th day of February 1972, the 12th publication appearing on the 12th day of February 1972.

THE JEFFERSONIAN
L. Leach, Jr., Manager

Cost of Advertisement, \$.....

FOR THE JEFFERSONIAN
I, L. Leach, Jr., Manager, do hereby certify that the above advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on or before one time, on or before the 28th day of February 1972, the 12th publication appearing on the 12th day of February 1972.

ORIGINAL
ICE OF
THE TIMES
NEWSPAPERS
RANDALLSTOWN, MD. 21133 February 14 - 19 72

THIS IS TO CERTIFY that the annexed advertisement of S. Eric Dineen, Zoning Commissioner of Baltimore County was inserted in the following

- ☐ Towson Times
- ☐ Catonsville Times
- ☐ Dundalk Times
- ☐ Essex Times
- ☐ Arbutus Times
- ☐ Community Times

weekly newspaper published in Baltimore County, Maryland, once a week for 14 days before the 14th day of February 1972, that it to say, the same was inserted in the issue of February 10, 1972.

STROMBERG PUBLICATIONS, INC.
By: Fred Morgan

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 2-10-72

Posted for: Henry Wm. Del. 21. 1972. 8. 10. 20. 21.

Petitioner: Stanley Galicki

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Location of Sign: 1 Sign. Posted off. 100' ft. West of Patapsco Rd. on S/S of Gunpowder Rd.

Remarks: M. H. M. H.

Posted by: M. H. M. H. Date of return: 2-17-72

