

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Thomas B. & Helen E. Gier, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

to permit the property owners dogs to be kennelled on the property.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Private Kennel.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception 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

Address

Petitioner's Attorney

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 30th _____ day of _____, 1975, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ 3rd _____ day of _____, 1975, at 10:00 o'clock _____ A.M.

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Thomas B. & Helen E. Gier, 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 _____ 421.1 to allow a sideyard distance of 15 feet and 60 feet and front yard of 200 feet instead of the required 200 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

It would be impossible to move the kennel to the extreme rear of the property. The topography of the site sloping to the stream at the rear of the property that is subject to flooding.

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

Address

Petitioner's Attorney

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 30th _____ day of _____, 1975, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ 5th _____ day of _____, 1975, at 10:00 o'clock _____ A.M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Item 54

Mr. Thomas B. Gier
Blenheim & Dance Mill Roads
Phoenix, Md. 21131

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

filing this _____ 30th _____ day of _____, 1975 Your Petition has been received and accepted for

Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Thomas B. & Helen E. Gier

Petitioner's Attorney _____

cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Md. 21204

Reviewed by *Franklin T. Hogans, Jr.*
Franklin T. Hogans, Jr.,
Chairman,
Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 28, 1975

Mr. Thomas B. Gier
Blenheim & Dance Mill Roads
Phoenix, Maryland 21131

RE: Special Exception Petition
Item 54
Thomas B. & Helen E. Gier -
Petitioner

Dear Mr. Gier:

The Zoning Plans Advisory Committee has reviewed the plans 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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the north side of Blenheim Road, 100 feet west of Dance Mill Road, and is currently improved with a single family residence.

The petitioner is requesting a Special Exception for a private kennel, as well as a Variance to permit this kennel facility at a distance less than the required 200 feet from the nearest property line.

Field inspection revealed existing residences on lots adjacent to this property, as well as what appeared to be a kennel or dog run near the easternmost

Mr. Thomas B. Gier
Re: Item 54
October 28, 1975
Page 2

property line. There were no dogs present in the kennel at the time of this field inspection; however, the Committee noted mysterious barking emanating from the basement of the petitioner's house.

The petitioner should note with particular interest the comments of the Health Department, as well as those of the Project & Development Planning Division and Bureau of Engineering. The site plan should be revised prior to the hearing.

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

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman, Zoning Plans
Advisory Committee

PTH:JD

Enclosure

cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 15, 1975

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #54, Zoning Advisory Committee Meeting, September 16, 1975, are as follows:

Property Owner: Thomas B. & Helen E. Gier
Location: N/S of Blenheim Rd. 100' W of Dance Mill Rd.
Existing Zoning: R.S.C.
Proposed Zoning: Special Exception for private kennel & a variance from Sec. 421.1 to allow a sideyard distance of 15' & 80' & front yard of 100' instead of the required 200'.

No. of Acres: 1.748
District: 10th

The septic system is apparently functioning properly, since no evidence of an overflow could be found.

The existing drilled water well is in good physical condition.

Department of Health approval of an application to house and keep animals is predicated upon the following:

1. The animal structure is within a reasonable distance (not less than 10 feet) from the adjoining residential property.
2. The corral is cleaned daily and manure is not permitted to accumulate on the ground.
3. Manure is either removed from the premises daily or stored in suitable covered receptacles prior to removal within a reasonable time.
4. Animal food is stored in covered ratproof containers.

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Page 2.
September 15, 1975

5. Rodent, insect, and odor control is maintained.
6. No animal shall be permitted within 75 feet of a potable water supply (well or spring).
7. Watering troughs must be of a type that will not create any cross-connections to a potable water supply.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

EHV:d1a



DEPARTMENT OF TRAFFIC ENGINEERING

Stephen E. Collins
DIRECTOR

Wm. T. Miller
DEPUTY TRAFFIC ENGINEER

September 15, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 54 - ZAC - September 16, 1975
Property Owner: Thomas B. & Helen E. Gier
Location: N/S of Blenheim Rd. 100' W of Dance Mill Rd.
Existing Zoning: R.S.C.
Proposed Zoning: Special Exception for private kennel & a
Variance from Sec. 421.1 to allow a sideyard
distance of 15' & 80' & front yard of 100' instead of the required 200'.

No. of Acres: 1.748
District: 10th

Dear Mr. DiNenna:

The requested Special Exception for a private kennel is not expected to create any traffic problems.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

Baltimore County, Maryland
Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

October 2, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #54 (1975-1976)
Property Owner: Thomas B. & Helen E. Gier
N/S of Blenheim Rd., 100' W. of Dance Mill Rd.
Existing Zoning: R.S.C.
Proposed Zoning: Special Exception for private kennel and a Variance from Sec. 421.1 to allow a side yard distance of 15' and 80' and front yard of 100' instead of the required 200'.
No. of Acres: 1.748 District: 10th

Dear Mr. DiNenna:

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

General:

The submitted plan must be revised to indicate the location of private onsite potable water and sewage disposal facilities and the drainage course which traverses this site.

Highways:

Blenheim Road, an existing public road, is proposed to be improved in the future on a 60-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening including any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #54 (1975-1976)
Property Owner: Thomas B. & Helen E. Gier
Page 2
October 2, 1975

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property which is utilizing private onsite facilities. This property is beyond the Baltimore County Metropolitan District and the Urban Rural Designation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended August 1974, indicates "No Planned Service" in the area.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:FAM:FWR:ss

cc: J. Tremner
J. Sowers
D. Giese

U-NE & SE Key Sheets
70 & 71 NE 13 Pos. Sheets
NE 18 D Topo
LH Tax Map

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 18, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: September 16, 1975

Re: Item 54
Property Owner: Thomas B. & Helen E. Gier
Location: N/S of Blenheim Rd. 100' W. of Dance Mill Rd.
Present Zoning: R.S.C.
Proposed Zoning: Special Exception for private kennel & a Variance from Section 421.1 to allow a sideyard distance of 15' & 80' and front yard of 100' instead of the required 200'.

District: 10th
No. Acres: 1.748

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich

W. Nick Petrovich,
Field Representative

WNP/ml

H. EMILIE PARKS, Chairman
EUGENE C. MOSE, Vice Chairman
MRS. ROBERT L. BERNY

MARCUS H. BOTSARIS
JOSEPH N. MCDONNAN
JOSHUA E. WHILLER, Representative

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, VMD
MRS. RICHARD T. HUERTH

April 14, 1976

Mr. & Mrs. Thomas B. Gier
Blenheim & Dance Mill Roads
Phoenix, Maryland 21131

RE: Petitions for Special Exception and Variances
N/S of Blenheim Road, 100' W of Dance Mill Road - 10th Election District
Thomas B. Gier, et ux - Petitioners
NO. 76-102-XA (Item No. 54)

Dear Mr. & Mrs. Gier:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED/scw

Attachments

cc: Clarence E. Pusey, Jr.
Suite 704, Equitable Towson Building
401 Washington Avenue
Towson, Maryland 21204

John W. Hessian, III, Esquire
People's Counsel

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES
N/S of Blenheim Road, 100' W of Dance Mill Road - 10th Election District
Thomas B. Gier, et ux - Petitioners
NO. 76-102-XA (Item No. 54)

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of Petitions filed by Thomas B. and Helen E. Gier, for a Special Exception for a kennel and, additionally, Variances to permit side yard setbacks of 15 feet and 80 feet in lieu of the required 200 feet and a front yard setback of 100 feet in lieu of the required 200 feet. The subject property is located on the north side of Blenheim Road, 100 feet west of Dance Mill Road, in the Tenth Election District of Baltimore County, and contains 1.748 acres of land, more or less.

Without reviewing the evidence in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the proposed kennel would otherwise be detrimental to the health, safety, and general welfare of the area residents and, therefore, would not meet the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of April, 1976, that the Special Exception for a kennel be and the same is hereby DENIED and, by necessity, the Variances are DENIED.

S. Eric DiNenna
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR ENTRY
DATE April 14, 1976
BY [Signature]

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

WILLIAM D. FROMM
DIRECTOR

October 14, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #54, Zoning Advisory Committee Meeting, September 16, 1975, as follows:

Property Owner: Thomas B. and Helen E. Gier
Location: N/S of Blenheim Road 100' W. of Dance Mill Road
Existing Zoning: R.S.C.
Proposed Zoning: Special Exception for private kennel and a Variance from Sec. 421.1 to allow a sideyard distance of 15' and 80' and front yard of 100' instead of the required 200'.
No. of Acres: 1.748
District: 10th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This office would question the number of dogs, (12) as indicated on the site plan. It would appear that 12 dogs located in close proximity to existing residences could create problems.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

RE: PETITION FOR SPECIAL EXCEPTION :
for a Kennel, and a :
VARIANCE from Section 421.1 :
of the Baltimore County :
Zoning Regulations :
N/S Blenheim Road 100' W. :
of Dance Mill Road :
10th District :
Thomas B. Gier, et ux :
Petitioners :

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 76-102-XA

OPINION

This case comes before the Board on an appeal by the property owner and Petitioner from a decision by the Zoning Commissioner denying the application for a special exception, and by necessity the requested variances also.

The property in question is located on the north side of Blenheim Road approximately 100 feet west of Dance Mill Road, and contains 1.75 acres. The property is improved with a home situated approximately sixty feet from Blenheim Road. The basement of this home is presently being used as a kennel for a number of dogs. The dogs' run is to the rear of the home and is located approximately fifteen feet from the property line on the east, approximately eighty feet to the property line on the west, and approximately seventy-five feet from the home's well. The owner is requesting a special exception for a private dog kennel and for variances from Section 421.1 of the Baltimore County Zoning Regulations to permit this use. The Zoning Commissioner denied this request, and the Petitioner has appealed this denial to this Board.

Testimony presented by the Petitioners confirms the physical configuration of all facets of the property as described. This testimony also confirmed the relative location of the neighbor's property to the dog run. All dogs are kept in the basement and allowed out into the run area twice daily. No airconditioning is provided in the basement. The Petitioners claim that these are all show-type dogs, are very valuable and thus receive premium care. Mrs. Lillian Dahler, daughter of the property owner and owner of these dogs, stated that the area is cleaned twice daily and disinfected.

Mr. John Iaderosa, representing the Baltimore County Health Department, testified that he visited the property on three occasions and found this to be apparently true as there was no visible manure or objectionable odors on any visit. Mr. Iaderosa also

MAY 16 1977

stated that there were between thirteen and seventeen dogs of various ages on the property during his visits.

Mrs. Dahler claimed that these dogs do only minimal barking, and this only when let out to run or when they are disturbed by strangers or other dogs as is normal in all canines. Mr. Gier, property owner, testified that there was compliance with Baltimore County Zoning Regulations' Section 502.1, and stated that the configuration of his property did not allow him to conform to Baltimore County Zoning Regulations' Section 421.1, and repeated his request to be allowed this special exception and accompanying variances so that he could maintain a private kennel of about twelve animals on his property. This basically concluded the Petitioners' case.

Testimony in objection to this petition was then heard from neighboring property owners. Dr. Donald P. Hollis testified to the amount of excrement being produced daily from this large number of dogs, and expressed concern as to its possible ultimate effect on neighboring wells and properties. He also questioned the effectiveness and possible problems from the constant disinfecting of the earth in the dog area. He also stated that much aggravation resulted from the dogs barking during the day and night, and every day. He stated he has tape recorded this barking and played it for Mr. Gier to hear to substantiate this noted aggravation.

Mrs. Virginia Monks, whose home is closest to the dog run, complained also of the barking and also of the odors emanating from the dog kennel, both of dog smells and bleach smell. She also noted that these dogs, at times, also attract many other dogs to this area. Several other neighbors also testified to the barking problem, both day and night, and voiced opposition to this use of this property.

In reviewing all of the above testimony, the Board first addressed itself to the necessary requirements for a special exception as stated in Section 502.1 of the Baltimore County Zoning Regulations. It is our belief that to allow a kennel use under these conditions would definitely be detrimental to the general welfare of this locality, and could very well be ultimately detrimental to the health of this locality. In order to even consider this request for a special exception, variances from Section 421.1 of the Baltimore County Zoning Regulations would have to be granted. The Board does not feel that

there was any substantial evidence of unreasonable hardship or practical difficulty sufficient to grant the requested variance. For these reasons, the Board of Appeals will deny this request for the special exception, and also deny the request for the variances.

ORDER

For the reasons set forth in the foregoing Opinion, the Board affirms the Order of the Zoning Commissioner, dated April 14, 1976, and ORDERS this 9th day of February, 1977, that the special exception and variances petitioned for, be and the same are hereby DENIED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Robert L. Gilland
Robert L. Gilland, Vice Chairman

William T. Hackett
William T. Hackett

Herbert A. Davis
Herbert A. Davis

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
301 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 825-3906

August 15, 1975

RESIDENCE: 771-4552

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION PROPERTY OF THOMAS B. GIER

Beginning for the same at the point in the center line of Blenheim Road at a distance of 100'± westerly from the intersection formed by the center lines of Blenheim Road and Dance Mill Road said point being at the end of the 1st line of the land which by deed dated October 25, 1960 and recorded among the Land Records of Baltimore County in Liber WJH 3771, folio 367 was conveyed by Joseph F. Riley and wife to Thomas B. Gier and wife running thence and binding on the 2nd to the 6th or last line inclusive of the aforesaid deed the five following courses and distances: (1) N11°15'00"W 236.80'; (2) N11°15'00"W 184.73'; (3) S72°44'00"W 209.77'; (4) S12°52'00"E 231.66'; (5) S41°57'00"E 221.10' to the center line of Blenheim Road running thence and binding on the center line of Blenheim Road and on the 1st line of aforesaid deed N61°14'50"E 93.53' to the place of Beginning.

Containing 1.748 Acres of land more or less.

Being all of the land of Thomas B. Gier and wife as set forth in the aforesaid deed.



E. F. Raphael
E. F. Raphael
Reg. Prof. Land Surveyor
No. 2246

Rec'd 9:15 AM
9:15 AM

DONALD E. BRAND
ASSOCIATE

301-829-7373

LAW OFFICES

Clarence E. Pusey, Jr.

803 EQUITABLE BLDG. 401 WASHINGTON AVE
P.O. BOX 5515
TOWSON, MARYLAND 21204

September 19, 1976

County Board of Appeals
Room 219
Court House
Towson, Maryland 21204

Re: Case No. 76-102-XA

Gentlemen:

Please strike my appearance for the Protestants. I have not been retained to handle the case on appeal.

Thank you.

CEP:
enc. 1
c.c. Dr. and Mrs. Hollis

Very truly yours,
Clarence E. Pusey, Jr.
Clarence E. Pusey, Jr.

Baltimore County
Office of Planning & Zoning

Mr. Eric DiNenna

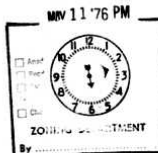
76-102-XA

(Item 76-54)

Mr. Thomas B. Gier
et ux - Petitioners

This is to appeal the order of the
Zoning Commission's order of April 14th 1976
on behalf of Thomas B. Gier
Blenheim & Dance Mill Rd
Towson, Md 21204

Enclosed please find money order in
the amount of \$200.



Sincerely yours,
Thomas B. Gier
Helen E. Gier

RE: PETITION FOR SPECIAL EXCEPTION and
PETITION FOR VARIANCE
North side of Blenheim Road 100 feet
West of Dance Mill Road, 10th District
THOMAS B. GIER, Petitioner

: BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

: Case No. 76-102-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel

John W. Hessian, III
John W. Hessian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 3rd day of November, 1975, a copy of the foregoing Order was mailed to Mr. Thomas B. Gier, Blenheim and Dance Mill Road, Phoenix, Maryland 21131, Petitioner.

John W. Hessian, III



May 21, 1976

Case No. 76-102-XA (Item No. 54) - Thomas B. Gier, et ux - Petitioners
N/S of Blenheim Road, 100' W of
Dance Mill Road - 10th Election
District

Petitions for Special Exception and Variances

Description of Property

Plat of Subject Property, revised September 4, 1975

Zoning Plans Advisory Committee Comments, dated October 28, 1975

Letter of Protest from William H. Monks, et al, dated October 27, 1975

Certificates of Publication

Certificate of Posting (One Sign)

Petitioners' Exhibit 1 - Photograph

Petitioners' Exhibit 2A through 2E - Photographs

Petitioners' Exhibit 3 - Signed Petition from Area Residents in Favor of Special Exception

Petitioners' Exhibit 4A and 4B - Photographs

Protestants' Exhibit A1 and A2 - Photographs

Protestants' Exhibit B - Two Page Signed Petition

Protestants' Exhibit C - Three Page Signed Petition

Protestants' Exhibit D - Two Page Signed Petition

Order of the Zoning Commissioner, dated April 14, 1976 - DENIED

Letter of Appeal from Thomas B. and Helen E. Gier, Petitioners, received May 11, 1976

Lewis L. Fleury, Esquire
407 West Pennsylvania Avenue 21204

Counsel for Petitioners

Mr. & Mrs. Thomas B. Gier
Blenheim and Dance Mill Roads
Phoenix, Maryland 21131

Petitioners

Clarence E. Pusey, Jr., Esquire
Suite 904, Equitable Towson Building
401 Washington Avenue 21204

Counsel for Protestants

John W. Hessian, III, Esquire
People's Counsel

People's Counsel

Clarence E. Pusey, Jr.
Attorney at Law

803 Equitable Towson Bldg., 401 Washington Ave
Towson, Maryland 21204

November 3, 1975

S. Eric DiNenna
Zoning Commissioner
Baltimore County Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

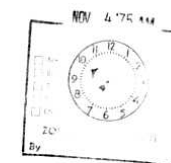
Re: Special Exception
Case No. 76-102-XA - 76-102-XA
Hearing, November 5

Dear Mr. DiNenna:

Please enter my appearance for the Protestants in the above-entitled case.

Very truly yours,
Clarence E. Pusey, Jr.
Clarence E. Pusey, Jr.

CEP:red



OFFICE OF

 **THE TOWSON TIMES**

TOWSON, MD. 21204

Oct. 16, 1975

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Special Exception and Variance- Thomas B. Gier

as inserted in THE TOWSON TIMES, a weekly newspaper published

Baltimore County, Maryland, once a week for one ~~month~~

week before the 3rd day of Nov. 1975 that is to say, the same

as inserted in the issues of October 16, 1975.

STROMBERG PUBLICATIONS, Inc.

By E. P. Smirk

[illegible]

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 16, 1935

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~announced~~ on the 16th day of October, 1935, the first publication appearing on the 16th day of October, 1935.

THE JEFFERSONIAN,
L. Leach Smith
Manager.

Cost of Advertisement, \$.....

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		GPO sheets	
	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, CG, CA										
Reviewed by: <u>D.A.S.</u>	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 * this 19th day of August 1975. Filing Fee \$ 50. Received ☒ Check ☐ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Thomas + Helen Gier Submitted by F. E. Ryglek Assoc
Petitioner's Attorney _____ Reviewed by WES

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

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

No. 25815

DATE Oct. 14 1975 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED Thomas B. Gier, Plimbaum & Rump Mill Bldg.
Frederic, Md. 21131 Petition for Special Exception and
FOR VARIANCE
#76-1033A

84802061 15 500000

VALIDATION OR SIGNATURE OF CASHIER

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

No. 2 964

DATE Nov. 5, 1975 AMOUNT 01-~~444~~x 662

AMOUNT \$72.75

RECEIVED FROM Thomas P. Gier, Elmhain & Bruce Hill Bds., Phoneix Ariz. 85137

FOR Advertising and posting of property
#76-106-3A

108 122 NOV 5 7 27 5 PM

VALIDATION OR SIGNATURE OF CASHIER

J. Neal #76-102-XA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District _____ Date of Posting 9-2-76

Posted for: _____

Petitioner: Want to Alter Property & add two more

Location of property: 6450 Sand Key, Baltimore, Md. between the
Del. & Harry H. Hough Jr. Rd. stop at

Location of Signs: Came down I. Del. Ave. back up & told
them it had to stop at Harry H. Hough Rd.

Remarks: _____

Posted by: Wm. H. Nees Date of return: 9-9-76
Signature

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#76-102 Xp

District: 104. Date of Posting: 10/16/75
Posted for: Heating and Nv. 5* 1975-9. 10:00 A.M.
Petitioner: Thomas E. Reid
Location of property: 1/5 of Glenview Rd. 100' West of James Smith Rd
Location of Sign: 1 Sign Posted on NW Corner Front Yard 100 ft West of James Smith Rd
Remarks: _____
Posted by: Neil H. Hens Date of return: 10/23/75
Signature

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

No. **3-432**

DATE June 9, 1976 ACCOUNT 01-762

AMOUNT \$5.00

RECEIVED
FROM Mr. Thomas B. Cier

FOR Cost of Posting Property of Thomas B. Cier, et ux,
for an Appeal Hearing
N/S of Blenheim Road, 100' W of Dance Mill Road - 10th
Election District 3 0224 10 5.00 REC

Case No. 76-T02-XA (Item No. 54)

VALIDATION OR SIGNATURE OF CASHIER

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

No. 15363

DATE 10/7/79 ACCOUNT 01712

AMOUNT \$5.50

DISTRIBUTION
FINE AGENCY

WHITE CASHIER YELLOW CUSTOMER

Copies of documents from file #76-107 XA
11 sheets @ \$.50
Thomas B. Gier, et ux
N/S Blenheim Rd. 100'W. of
Dance Mill Rd.
5.50 PER

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

No. 33395

DATE May 17, 1976 ACCOUNT 01-662

AMOUNT \$70.00

RECEIVED
BY Mr. & Mrs. Thomas B. Gier
Cost of Filing of an Appeal on Case No. 76-102-XA
term No. 54)
N/S of Blenheim Road, 100' W of Dance Mill Road - 10th
Election District
Thomas B. Gier, et ux - Petitioners 7000 REC

VALIDATION OR SIGNATURE OF CASHIER

Appeal

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#76-102-2A

District 14th Date of Posting 5-22-76

Posted for: _____

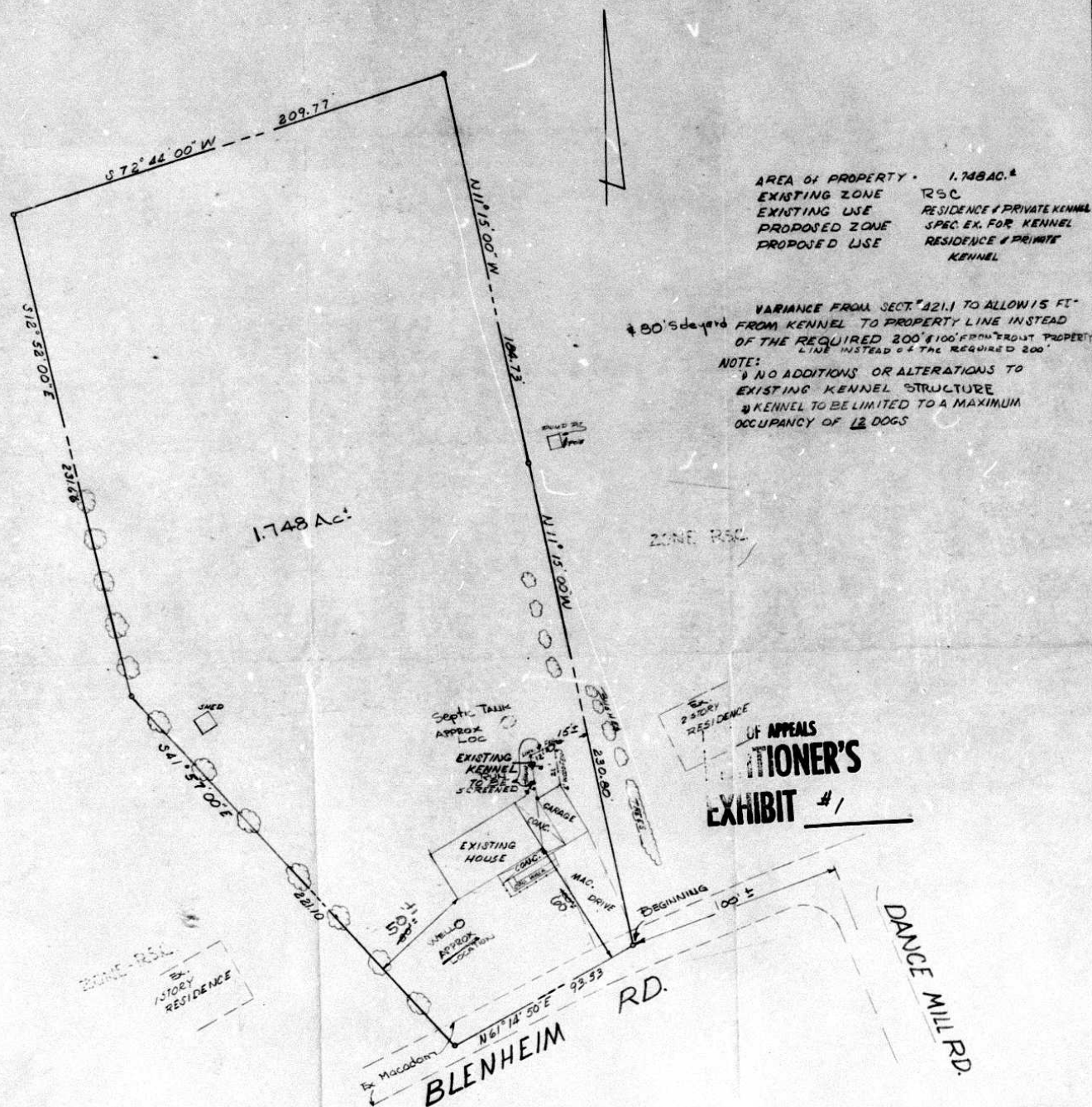
Petitioner: Thomas B. Sher

Location of property: N/S. of Glenview St. W. of J. Lawrence Mill St.

Location of Sign: 1 Sign on East Side Front of Mrs. Thomas B. Sher
404 St.

Remarks: _____

Posted by Mark H. Nease Date of return: 6-3-76
Signature

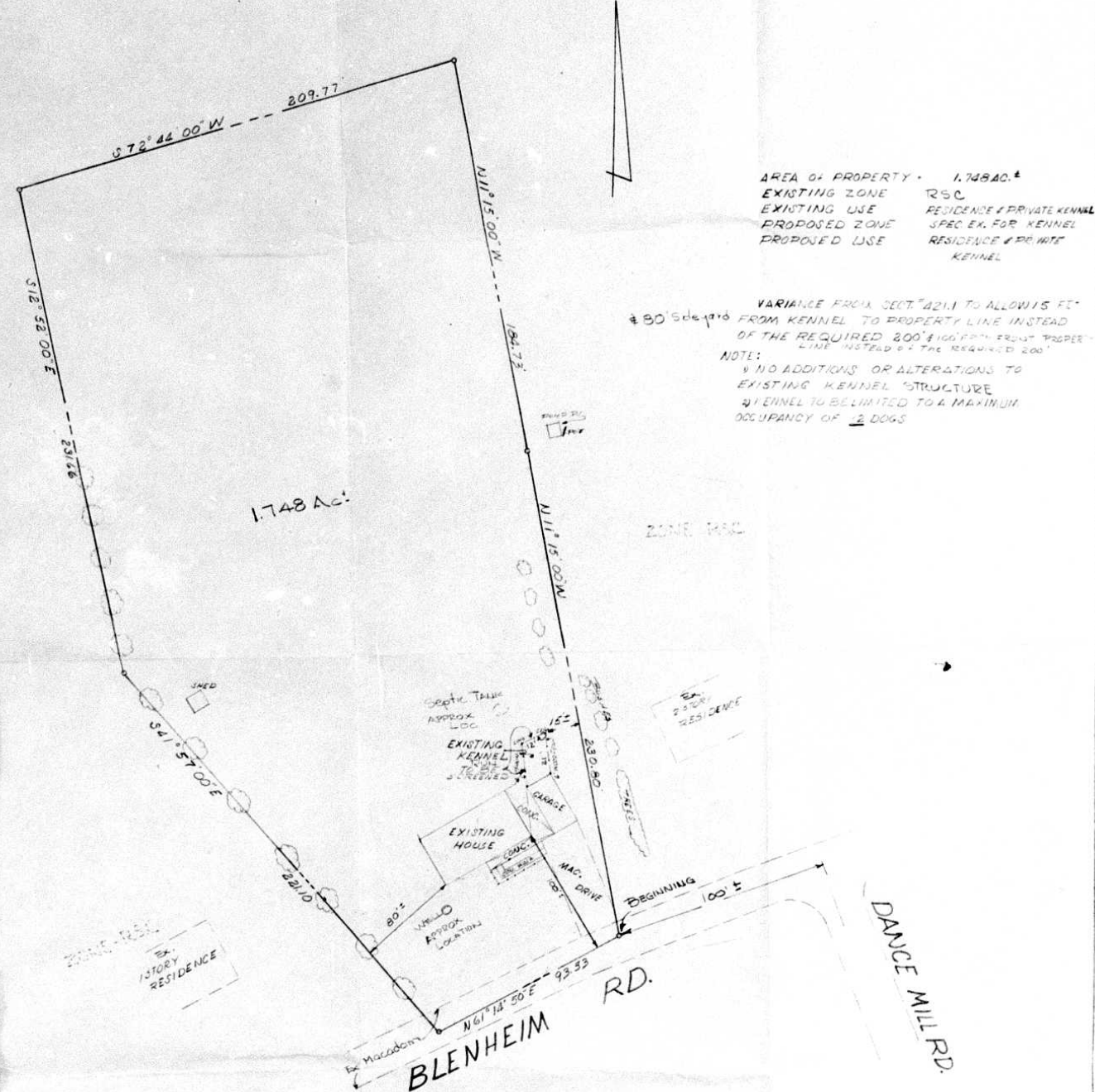


PLAT TO ACCOMPANY ZONING
 PETITION FOR SPECIAL EXCER.

PROPERTY OF
 THOMAS BENNETT GIER & WF
 10TH ELECT. DIST. BALTO. CO. MD.
 SCALE 1" = 30' AUG. 11, 1975
 REV. 3/27/75

E. F. RAPHEL & ASSOCIATES
 Registered Professional Land Surveyors
 281 Courtyard Avenue
 Towson, Maryland 21204

#1669



PLAT TO ACCOMPANY ZONING
 PETITION FOR SPECIAL EXCER.

PROPERTY OF
 THOMAS BENNETT GIER & WF
 10TH ELECT. DIST. BALTO. CO. MD.
 SCALE 1" = 30' AUG. 11, 1975
 REV. 3/27/75

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