

FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Gogolinski & Stone, Inc., legal owner 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 A 00.3 B1.3 to permit a garage with a 38 foot wide side yard

Instead of the required 50 feet

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

Dwelling in existing and side yards are 81 feet and 52 feet

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expense 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.

Gogolinski and Stone, Inc.

Contract purchaser

Legal Owner

Address: P. O. Box 190, Rte. 2

Millersville, Md. 21108

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 10th _____ day

of August, 1976, 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 Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1976, at 10:30 o'clock

A.M. _____

(over)



10:30 A
9/14/76

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

September 8, 1976

Gogolinski and Stone, Inc.
P.O. Box 190, Rte. 2
Millersville, Maryland 21108

MEMBERS:

BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

RE: Variance Petition
Item 20
Gogolinski & Stone, Inc. -
Petitioners

Gentlemen:

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.

This site, zoned RDP, is located on the north side of Huntmaster Way, approximately 514 feet west of Barnstable Court, and is improved with a partially constructed dwelling. Vacant land exists to the west and north, while dwellings are situated immediately to the east and south of this site.

This Variance request to allow a side yard setback of 38 feet in lieu of the required 50 feet is being 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

Gogolinski and Stone, Inc.
Re: Item 20
September 8, 1976
Page 2

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,
Nicholas B. Comodari
NICHOLAS B. COMODARI,
Planning & Zoning
Associate III

NBC:JD

Enclosure

cc: Hudkins Associates, Inc.
200 E. Joppa Road
Room 101, Shell Building
Towson, Md. 21204



Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

August 20, 1976

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

Re: Item #20 (1976-1977)

Property Owner: Gogolinski & Stone, Inc.
N/S Huntmaster Way, 514.66' E. Barnstable Ct.
Existing Zoning: RDP
Proposed Zoning: Variance to permit a garage with a 38' setback in lieu of the required 50'.
Acre: 1.749 District: 4th

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:

Baltimore County highway and utility improvements are not involved, and are as secured by Public Works Agreement #47305 executed in conjunction with the development of "Valley Hills".

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #20 (1976-1977).

Very truly yours,

Ellsworth H. Dyer, Jr.
ELLSWORTH H. DYER, JR.
Chief, Bureau of Engineering

END:KAN:PDH:as
T-NE Key Sheet
60 MM 28 Pos. Sheet
IN 15 G Topo
49 Tax Map



STEPHEN F. COLLINS
DIRECTOR

August 19, 1976

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

Re: Item 20 - ZAC - August 10, 1976

Property Owner: Gogolinski & Stone, Inc.
Location: N/S Huntmaster Way 514.66' E Barnstable Ct.
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit a garage with a 38' setback in lieu of the required 50'
Acre: 1.749
District: 4th

Dear Mr. DiNenna:

No problems are anticipated by the requested variance to the side yard setback.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate

MSF:nc



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

August 25, 1976

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

Dear Mr. DiNenna:

Comments on Item #20, Zoning Advisory Committee Meeting, August 10, 1976, are as follows:

Property Owner: Gogolinski & Stone, Inc.
Location: N/S Huntmaster Way 514.66' E Barnstable Ct.
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit a garage with a 38' setback in lieu of the required 50'
Acre: 1.749
District: 4th

The septic system is apparently functioning properly since there was no evidence of an overflow. The existing drilled water well is in good physical condition.

Very truly yours,

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

HER:mbd

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: August 3, 1976

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

Z.A.C. Meeting of: August 10, 1976

Re: Item 20
Property Owner: Gogolinski & Stone, Inc.
Location: N/S Huntmaster Way 514.66' E. Barnstable Ct.
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit a garage with a 38' setback in lieu of the required 50'.

District: 4th
No. Acres: 1.749

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
R. Nick Petrovich
R. Nick Petrovich,
Field Representative.

WSP:sl

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 that the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit a side yard of 38 feet instead of the Variance required 50 feet should be granted.

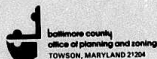
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of September, 1976, that the herein Petition for the aforementioned Variance should be and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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 that the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of September, 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



Norman E. Gerber
Acting Director

August 5, 1976

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 #20, Zoning Advisory Committee Meeting, August 10, 1976, are as follows:

Property owner: Gogolinski and Stone, Inc.
Location: N/S Huntmaster Way 514.66' E Barnstable Ct.
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit a garage with a 38' setback in lieu of the required 50'
Acres: 1.749
District: 4th

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 plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John W. Hession, III
Planner III
Project and Development Planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: August 31, 1976
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition #77-56-A
Petition for Variance for a Side Yard.
North side of Huntmaster Way 514.66 East of Barnstable Court
Petitioner - Gogolinski and Stone, Inc.

4th District

HEARING: Tuesday, September 14, 1976 (10:30 A.M.)

There are no comprehensive planning factors requiring comments on this petition.

Norman E. Gerber
Acting Director of Planning

NEG:JGH/v

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: August 31, 1976
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition #77-56-A
Petition for Variance for a Side Yard.
North side of Huntmaster Way 514.66 East of Barnstable Court
Petitioner - Gogolinski and Stone, Inc.

4th District

HEARING: Tuesday, September 14, 1976 (10:30 A.M.)

There are no comprehensive planning factors requiring comments on this petition.

Norman E. Gerber
Acting Director of Planning

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Huntmaster Way 514.66 feet : OF BALTIMORE COUNTY
E of Barnstable Court, 4th District
GOGOLINSKI AND STONE, INC., : Case No. 77-56-A
Petitioners

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. Kowitz, Jr.
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 3rd day of September, 1976, a copy of the foregoing Order was mailed to Gogolinski and Stone, Inc., P. O. Box 190, Rt. 2, Millersville, Maryland 21103, Petitioners.

John W. Hession, III

September 15, 1976

Mr. A. J. Gogolinski
P. O. Box 190, Route 2
Millersville, Maryland 21108

RE: Petition for Variance
N/S of Huntmaster Way, 514.66' E of
Barnstable Court - 4th Election District
Gogolinski and Stone, Inc. - Petitioner
NO. 77-56-A (Item No. 20)

Dear Mr. Gogolinski:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

Gogolinski and Stone, Inc.
P.O. Box 190, Route 2
Millersville, Md. 21108

Item 20

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

YOUR Petition has been received and accepted for filing
this 15th day of August 1976.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Gogolinski and Stone, Inc.
Petitioner's Attorney

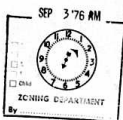
cc: Nicholas B. Commodari, Inc.
370 E. Joppa Rd., No. 101
1104

Reviewed by
Nicholas B. Commodari
Planning & Zoning
Associate III

DESCRIPTION FOR VARIANCE PROPERTY OF GOGOLINSKI & STONE, INC.

Beginning for the same at a point formed by the division line between lot 13 and lot 10 with the North side of Huntmaster Way (50 feet wide) as shown on a plat of Section One, Talley Hill recorded among the Plat records of Baltimore County in Plat Book 37 folio 26 said point being distant 514.66 feet measured along the North side of said Huntmaster Way from the centerline of Barnstable Court.

Also known as 3118 Huntmaster Way



PETITION FOR A VARIANCE
 The Board of Commissioners of Baltimore County, Maryland, has received a petition for a variance from the zoning ordinance of Baltimore County, Maryland, for the purpose of allowing the construction of a building on the property described below. The petition is filed for the purpose of allowing the construction of a building on the property described below. The petition is filed for the purpose of allowing the construction of a building on the property described below.

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 26, 1976
 T.S. IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each week, on the 11th, 18th, 25th, and 31st day of August, 1976, the first publication appearing on the 11th day of August, 1976.

THE JEFFERSONIAN

L. Frank
 Manager

Cost of Advertisement, \$.....

OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD. 21204 Aug. 25, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance- Gogolinski & Stone was inserted in the following:

- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Dundalk Times
- ☐ Arbutus Times
- ☐ Essex Times
- ☐ Community Times
- ☐ Suburban Times East
- ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 14th day of Sept. 1976, that is to say, the same was inserted in the issues of August 25, 1976.

STROMBERG PUBLICATIONS, INC.

BY *Per Ounk*

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

No. 38956

DATE Aug. 20, 1976 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED: Martins Associates, Inc. 200 N. Joppa Rd., Towson, MD. 21204
 FOR: Petition for Variance for Gogolinski & Stone, Inc.
 977-56-4

284 B 47 AUG 23 250 C HEG

VALIDATION OR SIGNATURE OF CARRIER

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

No. 38999

DATE Sept. 21, 1976 ACCOUNT 01-662

AMOUNT \$45.50

RECEIVED: Gogolinski & Stone, Inc. 200 N. Joppa Rd., Towson, MD. 21204
 FOR: Advertising and printing of property 477-56-4

285 4 25 SEP 21 455 C HEG

VALIDATION OR SIGNATURE OF CARRIER

1-Sign

77-56-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: Aug. 28, 1976

Posted for: PETITION FOR VARIANCE

Petitioner: GOGOLINSKI AND STONE, INC.

Location of property: N.S. OF HUNTMASTER WAY 514.66' E OF

Location of Sign: BARNSTABLE CT.

Remarks: FRONT 311.8 HUNTMASTER WAY

Posted by: *Michael R. Nelson*

Date of return: SEPT. 2, 1976



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 28th day of

July 1976. Filing Fee \$ 25.00. Received ☒ Check

☐ Cash

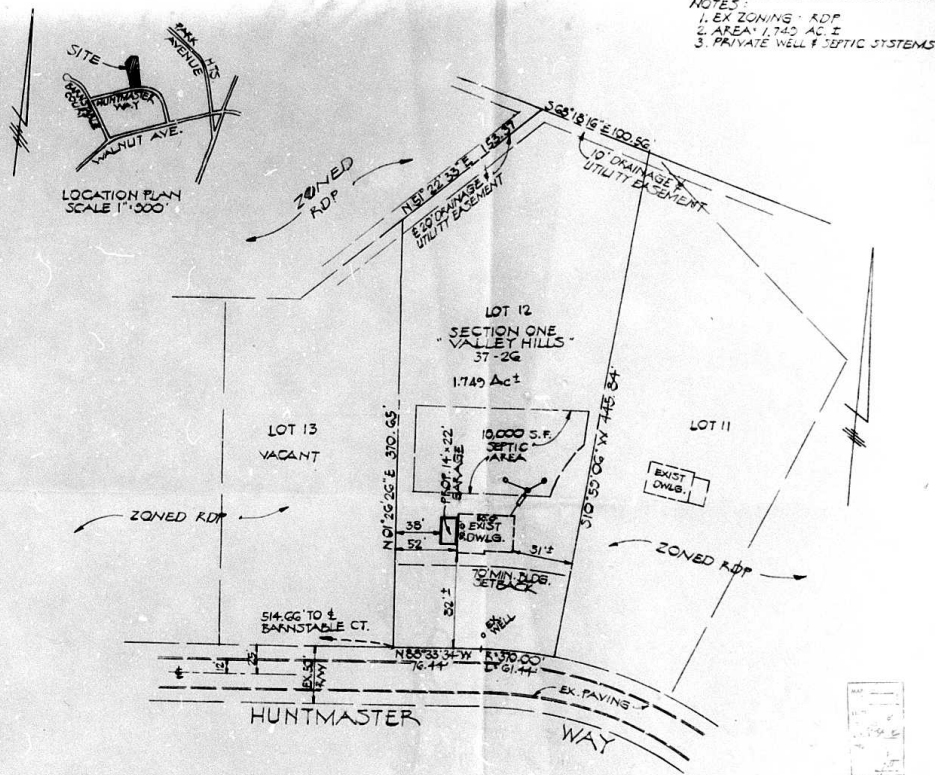
☐ Other

S. Eric Gilman
 S. Eric Gilman
 Zoning Commissioner

Petitioner: *Gogolinski & Stone* Submitted by: *William Asano (Clerk)*

Petitioner's Attorney: _____ Reviewed by: *Doreen*

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



MUNINGS ASSOCIATES, INC.
 100 SHELL BUILDING
 200 E. JOPPA ROAD
 TOWSON, MARYLAND 21204

PLAN TO ACCOMPANY
 APPLICATION FOR SIDE YARD
 ZONING VARIANCE
 3118 HUNTMASTER WAY
 ELECT. DIST. + BALTO CO. MD.
 SCALE 1"=50' JUNE 11, 1976

