

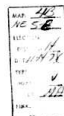
19-171-A #110 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William H. A. Vera, Gaslighter owner, of the property situated 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 1902.3, to allow a side setback of 3 feet instead of the required 5 1/2 feet for an open carport

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

Purpose of the request for permit, is to put a roof over existing cement pad, right side of house, (to be left open). Additional footage needed to give clearance for exit and entrance through side door.



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 of Baltimore County.

Contract purchase: William H. A. Vera, Gaslighter
Legal Owner
Address: 5003 Mannington Ave. 21206
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day

of November, 1978, 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 12th day of February, 1979, at 10:45 o'clock A.M.

Eric DiNenna
Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
Zoning Commissioner
Date: February 8, 1979
FROM: Leila H. Gross
Office of Planning and Zoning
SUBJECT: Petition 79-171-A, Item 110

Petition for Variance for side yard setback
North side of Mannington Avenue, 50 feet West of Westwood Avenue
Petitioner - William H. and Vera Guler

14th District

HEARING: Monday, February 12, 1979 (10:45 A.M.)

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

Leila H. Gross
Leila H. Gross, Director
Office of Planning and Zoning

LHG:JGHaw



RE: PETITION FOR VARIANCE
N/S of Mannington Ave., 50'
W of Westwood Ave., 14th District
OF BALTIMORE COUNTY
WILLIAM H. GULER, et ux,
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.

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

I HEREBY CERTIFY that on this 22nd day of January, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. William H. Guler, 6003 Mannington Avenue, Baltimore, Maryland 21206, Petitioners.

John W. Hession, III



February 14, 1979

Mr. & Mrs. William H. Guler
6003 Mannington Avenue
Baltimore, Maryland 21206

RE: Petition for Variance
N/S of Mannington Avenue, 50'
W of Westwood Avenue - 14th
Election District
William H. Guler, et ux -
Petitioners
NO. 79-171-A (Item N.A. 110)

Dear Mr. & Mrs. Guler:

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

Very truly yours,
Eric DiNenna
ERIC DI NENNA
Zoning Commissioner

SED:mr

Attachment

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

BALTIMORE COUNTY

ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

cc: Nicholas B. Commadori
Chairman

MEMO
Bureau of Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Public Transportation
Health Department
Project Planning
Building Department
Board of Education
Housing Administration
Industrial Development

Mr. & Mrs. William H. Guler
6003 Mannington Avenue
Baltimore, Maryland 21206

January 29, 1979

RE: Item No. 110
Petitioner - Guler
Variance Petition

Dear Mr. & Mrs. Guler:

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 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 suitability of the requested zoning.

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,

Nicholas B. Commadori
NICHOLAS B. COMMADORI
Chairman
Zoning Plans Advisory Committee

NBC:af



THOMAS M. MOURING, P.E.
DIRECTOR

January 12, 1979

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

RE: Item #110 (79-18-1979)
Property Owner: William H. & Vera Guler
705 Mannington Ave., 50' W. Westwood Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 5.25'.
Acres: 0.1435 District: 14th

Dear Mr. DiNenna:

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:

Mannington Circle, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on the existing 50-foot right-of-way.

Sediment Control:

Development of this property through strippling, 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 strippling of top soil.

Storm Drainage:

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 and Sanitary Sewer:

A public 8-inch water main and 8-inch public sanitary sewerage exist in Mannington Circle. There are no fire hydrants along Mannington Circle.

Very truly yours,
Edmund H. Dyer, P.E.
Edmund H. DYER, P.E.
Chief, Bureau of Engineering

END:SAH, PWR:as

cc: W. Mitchell

ORDER RECEIVED FOR FILING
JAN 21 1979
DATE: 1/21/79
FILED: 1/21/79

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s),

the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a side setback of three feet in lieu of the required 5.25 feet, for an open carport, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of February, 1979, that the herein Petition for the aforementioned Variance(s) should be and the same is/are GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works, Zoning Commissioner of Baltimore County and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of February, 1979, that the aforementioned Variance(s) be and the same is/are hereby DENIED.

Zoning Commissioner of Baltimore County



February 6, 1979

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 #110, Zoning Advisory Committee Meeting, November 14, 1978, are as follows:

Property Owner: William H. and Vera Gualer
Location: N/S Mannington Ave. 50' W. Westwood Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 5.25'.
Acres: 0.1435
District: 14th

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 I. Wimbly
John I. Wimbly
Planner III
Current Planning and Development



November 21, 1978

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

Dear Mr. DiNenna:

Comments on Item #110 Zoning Advisory Committee Meeting, November 14, 1978 are as follows:

Property Owner: William H. and Vera Gualer
Location: N/S Mannington Ave. 50' W. Westwood Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 5.25'

Acres: 0.1435
District: 14th

The items checked below are applicable:

X1. Structures shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.

X2. A building permit shall be required before construction can begin.

C. Additional permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

X3. Wood frame walls are not permitted within 3' of a property line.

X4. Requested setback variance conflicts with the Baltimore County Building Code. See Section

1. No Comment.

2. Comment:

Charles E. Buzman
Charles E. Buzman
Plans Review Chief

CB172



December 19, 1978

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

Dear Mr. DiNenna:

Item No. 110 - N/C - Meeting of November 14, 1978
Property Owner: William H. and Vera Gualer
Location: N/S Mannington Ave. 50' W. Westwood Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 5.25'.

Acres: 0.1435
District: 14th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MS/ajp



November 20, 1978

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: F. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: William H. and Vera Gualer

Location: N/S Mannington Ave. 50' W. Westwood Ave.

Item No. 110 Zoning Agenda Meeting of 11/14/78

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(1) 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

(2) 2. A second means of vehicle access is required for the site.

(3) 3. The vehicle dead end condition shown at

violates the minimum allowed by the Fire Department.

(4) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(5) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.

(6) 6. Site plans are approved as drawn.

(X) 7. The Fire Prevention Bureau has no comment, at this time.

Reviewed by: George M. Hegon
Special Inspection Division
Fire Prevention Bureau



Donald J. Rupp, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

November 24, 1978

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

Dear Mr. DiNenna:

Comments on Item #110, Zoning Advisory Committee Meeting of November 14, 1978, are as follows:

Property Owner: William H. and Vera Gualer
Location: N/S Mannington Ave. 50' W. Westwood Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 5.25'.
Acres: 0.1435
District: 14th

Metropolitan water and sewer exist.

Very truly yours,

Thomas B. Devlin
Thomas B. Devlin
Director
BUREAU OF ENVIRONMENTAL SERVICES

TBD/TBD/tbg

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 15, 1978

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

Z.A.C. Meeting of: November 14, 1978

RE: Item No. 110
Property Owner: William H. and Vera Gualer
Location: N/S Mannington Ave. 50' W. Westwood Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 5.25'.

District: 14th
No. Acres: 0.1435

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

William H. Gualer
William H. Gualer
Field Representative

JOSEPH H. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
ROBERT M. BOWEN

THOMAS H. BOYER
WILLIAM F. CHURCH
ROBERT M. BOWEN
ROBERT T. FLETCHER, SUPERINTENDENT

ALVIN LORICK
ALVIN LORICK
RICHARD W. TRACY, D.V.M.

Mr. & Mrs. William H. Gualer
6003 Mannington Avenue
Baltimore, Maryland 21206

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 14th day of November 1978.

S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Gualer
Petitioner's Attorney:

Reviewed by: Nicholas S. Commodari
Nicholas S. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14 Date of Posting 1/28
Posted for: Petition for Variance
Petitioner: William H. Gusler et ux
Location of property: SE 1/4 of Mannington Ave 50' W of
Westwood Ave
Location of Sign: front of property (6003 Mannington)
Remarks:
Posted by: Shirley L. Thomas Date of return: 2/1

1 sign

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 5 day of

01 1978. Filing Fee \$ 35. Received ☒ Check

☒ Cash

☐ Other

Shirley L. Thomas
R. Eric DiNenna,
Zoning Commissioner

Petitioner William H. Gusler Submitted by Shirley L. Thomas

Petitioner's Attorney William H. Gusler Reviewed by Shirley L. Thomas

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. JANUARY 25, 1979

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 one time before the 12th day of February, 1979, the 60th publication appearing on the 25th day of January 1979.

THE JEFFERSONIAN
S. L. Smith
Manager

Cost of Advertisement, \$ 25.00



TOWSON, MD. 21204 January 25 19 79

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - William H. Gusler, et ux was inserted in the following:

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

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 26th day of January, 1979, that is to say, the same was inserted in the issues of January 25, 1979

STROMBERG PUBLICATIONS, INC.

BY Esther Berger

BALTIMORE COUNTY, MARYLAND No. 76278

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE February 15, 1979 ACCOUNT 91-662

AMOUNT \$25.00

RECEIVED FROM William Gusler

FOR Cost of Advertising and Posting Case No. 79-171-A

34 FEB 12

404246

VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND No. 76062

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 10-5-78 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM William H. Gusler

FOR Cost of Advertising and Posting Case No. 79-171-A

34 FEB 12

250046

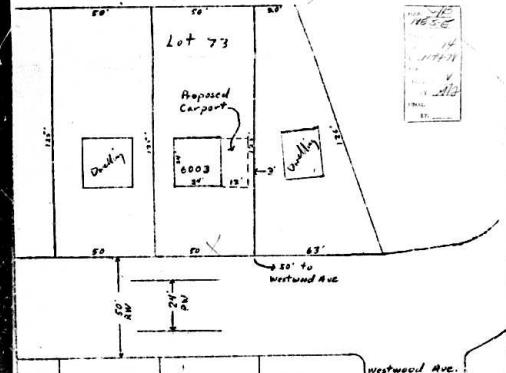
VALIDATION OR SIGNATURE OF CARRIER



Variance
6003 Mannington Ave
14th Election District
Zoned D2R 5.5
Scale 1"=30'
Public Utilities Exist
in Street

Belmar Liber 16 Folio 60

(single family detached homes)



CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 14 Date of Posting 1/28
 Posted for: Petition for Variance
 Petitioner: William H. Guelser et ux
 Location of property: SE 1/4 of Mannington Ave SE 1/4 W of
Westwood Ave
 Location of Sign: front of property (6003 Mannington)
 Remarks: _____
 Posted by: Don Williams Date of return: 2/1

1 sign

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 5 day of

Oct 1976. Filing Fee \$ 75. Received Check

Cash

Other

Eric D. Dennis
 Zoning Commissioner

Petitioner William H. Guelser Submitted by Don Williams

Petitioner's Attorney: _____ Reviewed by Don Williams

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

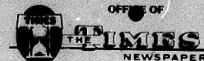
CERTIFICATE OF PUBLICATION

TOWSON, MD. January 25, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., continuously of one year commencing before the 19th day of February, 1972, the 50th publication appearing on the 25th day of January 1979.

THE JEFFERSONIAN
S. Frank Smith
 Manager

Cost of Advertisement, \$ _____



TOWSON, MD. 21204 January 25 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - William H. Guelser, et ux 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 26th day of January 1979, that is to say, the same was inserted in the issues of January 25, 1979

STROMBERG PUBLICATIONS, INC.

BY Esther Berger

BALTIMORE COUNTY, MARYLAND
 OFFICE OF PUBLIC - ZONING DIVISION
 MISCELLANEOUS CHAIN RECEIPT

DATE February 12, 1979 AMOUNT \$75.00

RECEIVED BY William Guelser

DATE OF ADVERTISEMENT AND POSTING Jan 25-1979

NO 37-4212 12 404212

BALTIMORE COUNTY, MARYLAND
 OFFICE OF PUBLIC - ZONING DIVISION
 MISCELLANEOUS CHAIN RECEIPT

DATE 10-5-79 AMOUNT \$75.00

RECEIVED BY William Guelser

DATE OF ADVERTISEMENT AND POSTING Jan 25-1979

NO 34-4212 5 250012



Variance
 6003 Mannington Ave
 14th Election District
 Zoned DR 5.5
 Scale 1"=30'
 Public Utilities Exist
 in Street

Belmar Liber 16 Folio 60
 (single family detached homes)

