

79-219-A #152 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JAMES V. & HELEN T. GESLOIS, 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 Variance from Section 1802.3C1 to permit a side setback of 8 ft. in lieu of the required 10 ft. in a D.R. 5.5 zone.

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

Enlarge kitchen and dining room areas to accommodate family's requirements for space. Design dictated by location of present kitchen and dining room.

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.

DATE April 3, 1979
Address 3422 Logan View, Balto., Md. 21222
Contract purchaser JAMES V. GESLOIS
HELLEN T. GESLOIS Legal Owner
Petitioner's Attorney _____ Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of January, 1979, 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 2nd day of April, 1979, at 10:00 o'clock A. M.

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
W/S of Loganview Dr., 25'
N of Yardley Rd., 12th District

JAMES V. GESLOIS, et ux, Petitioners : Case No. 79-219-A

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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
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 20th day of March, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. James V. Geslois, 3422 Logan View, Baltimore, Maryland 21222, Petitioners.

John W. Hession, III

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
501-484-2553

S. ERIC DINENNA
ZONING COMMISSIONER

April 3, 1979

Mr. & Mrs. James V. Geslois
3422 Logan View Drive
Baltimore, Maryland 21222

RE: Petition for Variance
W/S of Loganview Drive, 25'
N of Yardley Road - 12th
Election District
James V. Geslois, et ux -
Petitioners
NO. 79-219-A (Item No. 152)

Dear Mr. & Mrs. Geslois:

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

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED:mr

Attachment

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
TO: Leslie H. Gross, Director Date: March 21, 1979
FROM: Office of Planning and Zoning
Item 152
SUBJECT: Petition #78-219-A. Petition for Variance for side yard setback
West side of Loganview Drive, 25 feet North of Yardley Road
Petitioner - James V. and Helen T. Geslois

12th District

HEARING: Monday, April 2, 1979 (10:00 A.M.)

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

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

Chairman
Nicholas B. Commodari

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

March 7, 1979

Mr. & Mrs. James V. Geslois
3422 Logan View Drive
Baltimore, Maryland 21222

RE: Item No. 152
Petitioner - Geslois
Variance Petition

Dear Mr. & Mrs. Geslois:

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.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf
Enclosures

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

February 22, 1979

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

Re: Item #152 (1978-1979)
Property Owner: James V. & Helen T. Geslois
W/S Loganview Dr. 25' N. Yardley Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a side setback of 8' in lieu of the required 10'.
Acres: 0.1195 District: 12th

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 directly involved.

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.

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #152 (1978-1979).

Very truly yours,

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

ENL:EAM:FWR:as

1-SE Key Sheet. 1F SE 19 & 20 Pos. Sheets
SE 5 E Topo, 110 Tax Map

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(s) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of April, 1979, that the herein Petition for the aforementioned Variance(s) should be and the same is 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 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 3rd day of April, 1979, that the aforementioned Variance(s) be and the same is/are hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari, Chairman
Zoning Plans Advisory Committee
Date: January 24, 1979
FROM: Captain Joseph Kelly
Fire Prevention Bureau
SUBJECT: Zoning Advisory Committee Meeting of January 16, 1979

ITEM # 148 Property Owner: Woodco, Inc.
Location: NW/S Gwynn Oak Ave. 250' NE Maple Ave.
No Comments
ITEM # 149 Property Owner: Lillian E. Hewitt
Location: NW/C Northwood Dr. & Sweetbriar La.
No Comments
ITEM # 150 Property Owner: Gregory P. Garrison
Location: S/S Edwards Ave. 275' E Harford Rd.
No Comments
ITEM # 152 Property Owner: James V. & Helen T. Geslois
Location: W/S Loganview Dr. 25' N Yardley Rd.
No Comments
ITEM # 153 Property Owner: Teresa Zannino
Location: NW/C Gough St. & 52nd St.
No Comments
ITEM # 155 Property Owner: Ralph Moseley & Debbie Nesbitt
Location: SE/S Howard Ave. 1030' NE Back River Neck Rd.
No Comments

March 12, 1979

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

RE: ZAC - January 16, 1979

Dear Mr. DiNenna:

The Department of Traffic Engineering has no comments on the following items: 149, 150, 152, 153, and 155.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSP/and

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari
Date: January 25, 1979
FROM: Ted Burnham
SUBJECT: Zoning Advisory Meeting - January 16, 1979

#148 Comments attached
#149 Standard comments only
#150 Standard comment only
#151 Standard commercial comments only
#152 Standard comment only
#153 See comments attached
#154 See comments attached
#155 Standard comments only

Ted Burnham, Chief
Plans Review

TB:rrj

February 22, 1979

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

Re: Item #152 (1979-1979)
Property Owner: James V. & Helen T. Geslois
W/S Loganview Dr. 35' N. Yardley Rd.
Existing Zoning: DR S.5
Proposed Zoning: Variance to permit a side setback of 8' in lieu of the required 10'.
Acres: 0.1185 District: 12th

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.

General:

Baltimore County highway and utility improvements are not directly involved.

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.

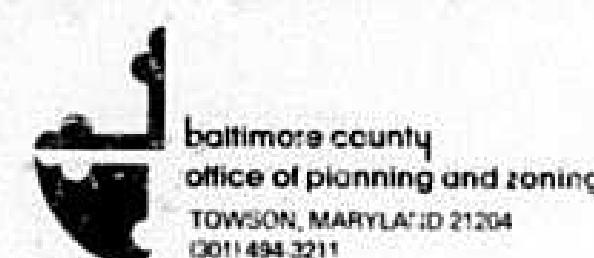
The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage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

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #152 (1979-1979).

Very truly yours,

ELLENOR H. DIVER, P.E.
Chief, Bureau of Engineering

ENCLOSURES
7-SE Key Sheet, 18 SE 19 & 20 Pgs. Sheets
SE 5 E Topo, 110 Tax Map



LESLIE H. GRAEF
DIRECTOR

March 14, 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 #152, Zoning Advisory Committee Meeting, January 16, 1979, are as follows:

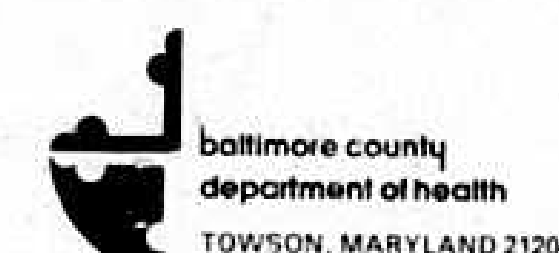
Property Owner: James V. and Helen T. Geslois
Location: W/S Loganview Drive 25' N. Yardley Road
Existing Zoning: D.R.S.5
Proposed Zoning: Variance to permit a side setback of 8' in lieu of the required 10'
Acres: 0.1185
District: 12th

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 plan 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 L. Wimbley
Planner III
Current Planning and Development



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

February 5, 1979

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

Dear Mr. DiNenna:

Comments on Item #152, Zoning Advisory Committee Meeting of January 16, 1979, are as follows:

Property Owner: James V. & Helen T. Geslois
Location: W/S Loganview Dr. 25' N Yardley Rd.
Existing Zoning: D.R.S.5
Proposed Zoning: Variance to permit a side setback of 8' in lieu of the required 10'.
Acres: 0.1185
District: 12th

Metropolitan water and sewer exist.

Very truly yours,

Ian J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRF/eth

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 16th day of January, 1979.

S. ERIC DINENNA
Zoning Commissioner

Petitioner: Geslois
Petitioner's Attorney: Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

Mr. & Mrs. James V. Geslois
3422 Logan View Drive
Baltimore, Maryland 21222

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14 Date of Posting: 3/14/79
Posted for: Nicholas B. Commodari
Petitioner: James V. Geslois et al.
Location of property: W/S Loganview Dr. 25' N. Yardley Rd.
Location of Sign: Front of property (3422 Loganview Dr.)
Remarks: Ian J. Forrest
Posted by: Ian J. Forrest Date of return: 3/14/79

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: <u>MBL</u> Revised Plans: _____ Change in outline or description Yes _____ No _____ Previous case: _____ Map # _____										

PETITION FOR VARIANCE
 The Board/Commissioner of Baltimore County, by authority of the Planning Act and Regulations of Baltimore County, will hold a public hearing on the following:
 Petition for Variance to permit a side yard setback of 5 feet in lieu of the required 10 feet in a D.R. 5.15 lot.
 Located on the west side of Logansville Drive approximately 1/2 mile north of Turkey Road and known as lot 212 as shown on the plat of Dundalk which is recorded among the land records of Baltimore County in Liber 14 Page 114. Also known as 2122 Logansville Drive.
 Being the property of James Y. and Helen T. Geslois, as shown on plat plan filed with the Planning Department.
 Hearing Date: Monday, April 2, 1979 at 10:00 A.M.
 Public Hearing: Room 305, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 By Order of
S. ERIC DINENNA
 Zoning Commissioner
 of Baltimore County
 Mar. 28

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 15, 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., ~~successive~~ one time ~~successive weeks~~ before the 2nd day of April, 1979, the first publication appearing on the 15th day of March, 1979.

THE JEFFERSONIAN
L. L. Smith
 Manager

Cost of Advertisement, \$ _____

PETITION FOR VARIANCE

SEVERAL Petition for Variance for side yard setback.
 LOCATION: West side of Logansville Drive 25 feet north of Turkey Road.
 DATE & TIME: Monday, April 2, 1979 at 10:00 A.M.
 PUBLIC HEARING: Room 305, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Board/Commissioner of Baltimore County, by authority of the Planning Act and Regulations of Baltimore County, will hold a public hearing on the following:
 Petition for Variance to permit a side yard setback of 5 feet in lieu of the required 10 feet in a D.R. 5.15 lot.
 The Board/Commissioner is to accept or refuse the petition.
 Located on the west side of Logansville Drive approximately 1/2 mile north of Turkey Road and known as lot 212 as shown on the plat of Dundalk which is recorded among the land records of Baltimore County in Liber 14 Page 114. Also known as No. 2122 Logansville Drive.
 Being the property of James Y. and Helen T. Geslois, as shown on plat plan filed with the Planning Department.
 Hearing Date: Monday, April 2, 1979 at 10:00 A.M.
 Public Hearing: Room 305, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 BY ORDER OF
S. ERIC DINENNA
 Zoning Commissioner
 of Baltimore County

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

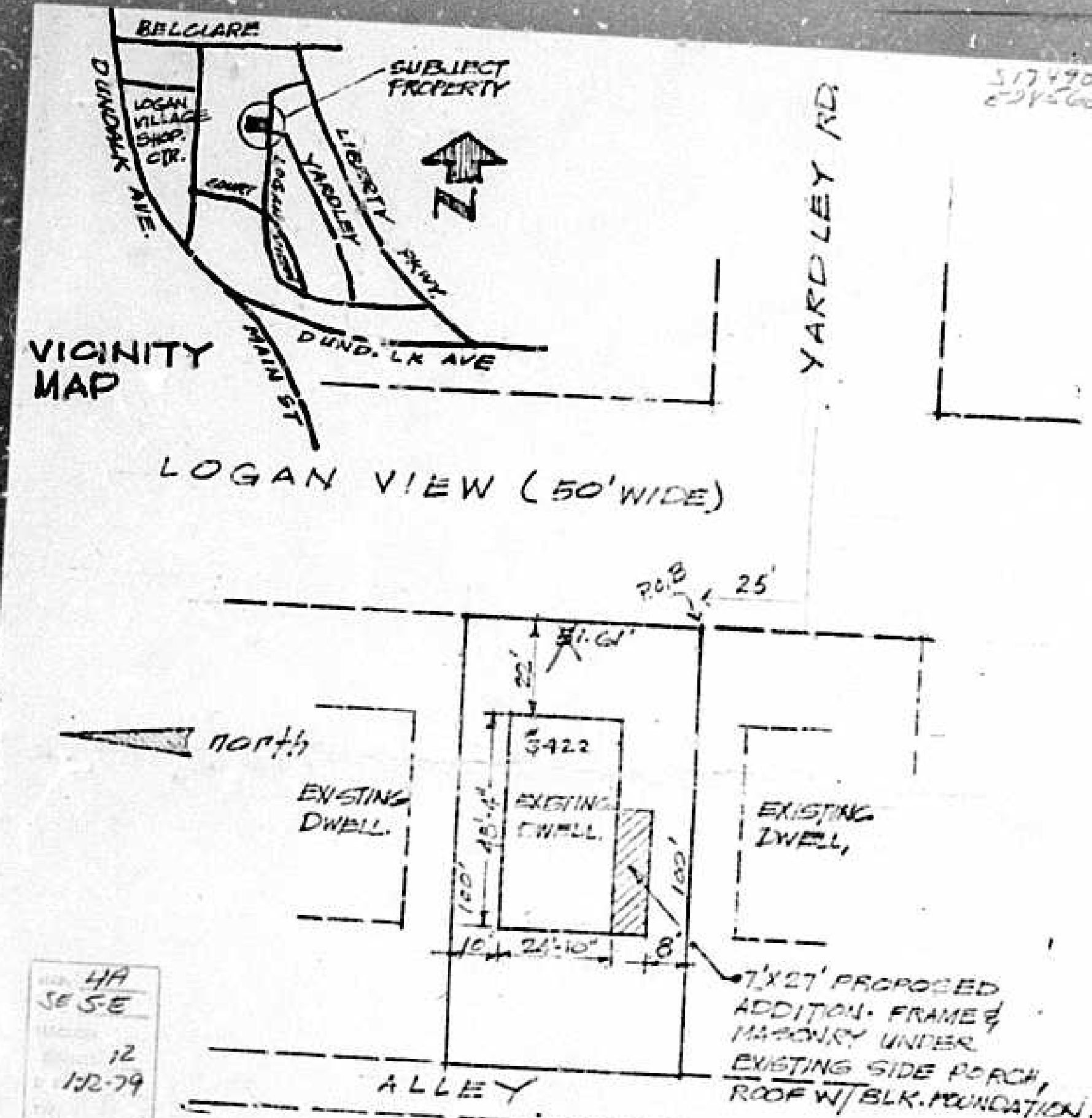
38 N. Dundalk Ave.
 Dundalk, Md. 21222

March 16, 1979
 T-8895

THIS IS TO CERTIFY that the annexed advertisement of S. ERIC DINENNA, Zoning Commissioner of Balto County per Mary Campagna was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for successive weeks before the 16th day of March, 1979; that is to say, the same was inserted in the issues of March 15, 1979

Kimbel Publication, Inc.
 Publisher.

By Kimbel P. Olphe



PETITION FOR VARIANCE FOR
 JAMES & HELEN GESLOIS
 12th DISTRICT - ZONE D.R. 5.15
 LOT 12, BLK. 1 DUNDALK 14/114
 EXISTING PUBLIC UTILITIES IN THE STREET
 SCALE 3/16" = 30'

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 2 day of Jan 1979. Filing Fee \$ 25. Received Check Cash Other

S. Eric Dinenna
 S. Eric Dinenna,
 Zoning Commissioner

Petitioner GESLOIS Submitted by GESLOIS
 Petitioner's Attorney _____ Reviewed by MBL

* 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. 78608

DATE April 2, 1979 ACCOUNT 01-662

AMOUNT \$57.50

RECEIVED Helen T. Geslois

FROM Cost of Advertising and Posting Case No. 79-219-A

FOR _____

35-17217 2

57.50 NSR

VALIDATION OR SIGNATURE OF CASHIER

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

No. 78563

DATE March 7, 1979 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED James Y. Geslois

FROM Filing Fee for Case No. 79-219-A

FOR _____

35-21217 7

25.00 NSR

VALIDATION OR SIGNATURE OF CASHIER

