

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph Geelhaar, 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 1802.30.1 or 1804.20.1 to establish two lots of 50 foot widths in lieu of the required 55 foot

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

This is an old recorded subdivision dated April 1921 having lot widths of 20 feet. We are in ownership of five lots having a total width of 100 feet. We wish to subdivide this parcel into two 50 foot wide lots, having in ownership only a total of 100 feet in width it is impossible to comply with the present zoning regulations of a lot width of 55 feet. There are many existing 50 foot lots heretofore established in this subdivision, therefore we respectfully request this above variance.

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 W.B. Belliguarda, Jr.
Address 1749 YAKONA ROAD
Petitioner's Attorney John W. Hession, III
Protentant's Attorney John W. Hession, III

ORDERED By the Zoning Commissioner of Baltimore County, this 7th day

of December, 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 24th day of January, 1980 at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph Geelhaar, 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve whether the construction of two dwellings at 9627 and 9629 10th Avenue should be governed by the area requirements for residential transition zone (5700 sq.ft. per lot) or the area requirements for small tracts (6000 sq.ft. per lot)

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

I, or we, agree to pay expenses of above Special Hearing 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 Joseph E. Geelhaar
Address 1130 Bellegarde Rd.
Petitioner's Attorney John W. Hession, III
Protentant's Attorney John W. Hession, III

ORDERED By the Zoning Commissioner of Baltimore County, this 7th day of December, 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 24th day of January, 1980 at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR VARIANCE
PETITION FOR SPECIAL HEARING
E/S of Tenth Ave., 710'
N of Joppa Rd., 11th District

JOSEPH GEELHAAR, Petitioner Case No. 80-144-ASPH

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
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
492-2138

I HEREBY CERTIFY that on this 7th day of January, 1980, a copy of the foregoing Order was mailed to Elizabeth C. Hamilton, 1749 Yakona Road, Baltimore, Maryland 21234, acting on behalf of Petitioner.

John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mrs. Elizabeth C. Hamilton
1749 Yakona Road
Baltimore, Maryland 21234

cc: Gerhold, Cross & Etzel
412 Delaware Ave.
Towson, Md. 21204

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 7th day of December, 1979.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Elizabeth C. Hamilton
Petitioner's Attorney

Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 10, 1980

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

cc: Nicholas B. Commodari
Chairman

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

Mrs. Elizabeth C. Hamilton
1749 Yakona Road
Baltimore, Maryland 21234

RE: Item No. 97
Petitioner - Joseph Geelhaar
Variance and Special Hearing Petitions

Dear Mrs. Hamilton:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

Because of Mr. Geelhaar's proposal to raze the existing fire damaged residence and construct two dwellings on the remaining two fifty-foot lots, this Variance for lot widths is required. After discussion with your surveyor and in view of the fact that the area of each lot is less than 6,000 square feet, a Special Hearing has also been included in order to determine whether the lots should be governed by the residential transition area requirements, (Section 1801.2C.4), which only require a lot area of 5,700 square feet, or the requirements for development for small lots (Section 1802.3C.1), which require a minimum lot area of 6,000 square feet.

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.

Item No. 97
Variance and Special Hearing Petitions
January 10, 1980

Very truly yours,

NICHOLAS B. COMMODARI
Chairman,
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Gerhold, Cross & Etzel
412 Delaware Ave.
Towson, Md. 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

N-NE Key Sheet
37 NE 19 Pos. Sheet
NE 10 E Topo
71 Tax Map

December 28, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #97 (1979-1980)
Property Owner: Joseph Geelhaar
E/S Tenth Ave. 710' N. Joppa Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.23 District: 11th

Dear Mr. Hammond:

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:

Subdivision and/or resubdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Highways:

Tenth Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 40-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

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.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent eroding 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:

There is a public 6-inch water main and 8-inch public sanitary sewerage in Tenth Avenue. The Petitioner is responsible for the cost of capping and plugging any existing service connections not used to serve the proposed dwellings.

END: EAM: FWR: ss
cc: J. Wimbley, J. Somers

Very truly yours,
ELLENWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

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 _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit _____

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to meet the requirements of Section 1B02.3 of the Baltimore County Zoning Regulations, the Variances to permit lot widths, comprising five (5), twenty foot (20') lots (Nos. 208, 209, 210, 211, and 212 on the Plat of Carney Heights Addition), of fifty feet (50') in lieu of the required fifty-five feet (55') should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of March, 1980, that the herein Petition for Variances to permit lot widths, comprising five (5), twenty foot (20') lots (Nos. 208, 209, 210, 211, and 212 on the Plat of Carney Heights Addition), of fifty feet (50') in lieu of the required fifty-five feet (55') should not be granted.

ORDER RECEIVED FOR FILING

DATE March 18, 1980

BY John R. Lacey

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 the following finding of facts _____

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the aforementioned Special Hearing should be and the same is GRANTED, from and after the date of this Order, subject to _____

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 the subject properties, comprising five (5), twenty foot (20') lots, known and designated as Lots 208, 209, 210, 211, and 212 on the Plat of Carney Heights Addition, and recorded among the Plat Records of Baltimore County in Plat Book W.P.C. 7, folio 19, being lots in single ownership and not in an existing development or subdivision approved, finally or tentatively, by the Baltimore County Planning Board or Planning Commission, and are, therefore, within the purview of Section 1B02.3—Special Regulations for Certain Existing Developments or Subdivisions and for Small Lots or Tracts in D.R. Zones and thereby fail to meet the requirements of the minimum net lot area per dwelling, to wit, six thousand (6,000) square foot requirement.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of March, 1980, that the minimum net lot area per dwelling required is six thousand (6,000) square feet, as called for under Section 1B02.3 of the Baltimore County Zoning Regulations.

ORDER RECEIVED FOR FILING

DATE March 18, 1980

BY John R. Lacey

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

January 9, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #97, Zoning Advisory Committee Meeting of November 15, 1979, are as follows:

Property Owner: Joseph Geelhaar
Location: E/S Tenth Ave., 710' N. Joppa Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.23
District: 11th

Metropolitan water and sewer are available; therefore, no health hazards are anticipated.

Very truly yours,

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/eth

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

November 26, 1979

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

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Joseph Geelhaar

Location: E/S Tenth Ave., 710' N Joppa Rd.

Item No. 97 Zoning Agenda: Meeting of 11/15/79

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. 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. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 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. 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" 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: Joseph J. Kelly 11-27-79 Noted and Approved: Carol M. Markowitz
Planning Group Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

December 28, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #97, Zoning Advisory Committee Meeting, November 15, 1979, are as follows:

Property Owner: Joseph Geelhaar
Location: E/S Tenth Ave., 710' N. Joppa Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.23
District: 11th

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 Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

January 23, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Revised comments on Item #97, Zoning Advisory Committee Meeting, November 15, 1979, are as follows:

Property Owner: Joseph Geelhaar
Location: E/S Tenth Ave., 710' N. Joppa Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.23
District: 11th

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.

If the petition is granted, the owner must comply with the Baltimore County Subdivision Regulations.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

December 4, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #97 Zoning Advisory Committee Meeting, November 15, 1979 are as follows:

Property Owner: Joseph Geelhaar
Location: E/S Tenth Ave., 710' N. Joppa Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.23
District: 11th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Additional raising permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- X 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.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Barabas, Chief
Plans Review

CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: November 11, 1979

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

Z.A.C. Meeting of: November 15, 1979

RE: Item No: 96, 97, 98, 99, 100, 101, 102, 103, 104
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative

JURGEN H. MCGOWAN, PRESIDENT
T. DAYARD WILLIAMS, JR., VICE PRESIDENT
MARCUS M. BOTZANIS

THOMAS H. BOTEH
MRS. LORRAINE F. CHURCH
ROGER B. HAYDEN

ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORCEK
MRS. MILTON B. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

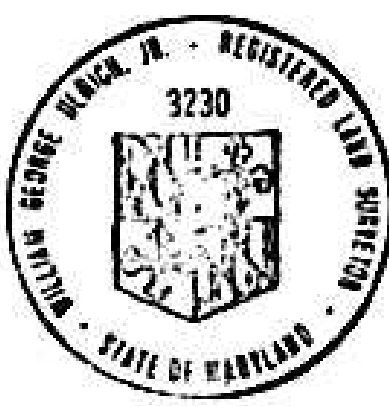
823-4470

November 6, 1979

Zoning Description

All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the east side of Tenth Avenue distant North 0 degrees 15 minutes East 710 feet measured along the east side of Tenth Avenue from the center line of Joppa Road and being known as lots 208, 209, 210, 211 and 212 as shown on the Plat of Carney Heights Addition and recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7 folio 19.



William G. LERICH

March 18, 1980

Robert A. DiCicco, Esquire
208 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Variances and Special Hearing
E/S of 10th Avenue, 710' N of Joppa Road - 11th Election District
Joseph E. Geelhaar - Petitioner
NO. 80-144-ASPH (Item No. 97)

Dear Mr. DiCicco:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/arl

Attachments

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
Date January 3, 1980
John D. Seyffert, Director
Office of Planning and Zoning
FROM
SUBJECT Petition No. 80-144-ASPH Item 97

Petition for Variance for lot widths and Special Hearing
East side of Tenth Avenue, 710 feet North of Joppa Road
Petitioner - Joseph Geelhaar

11th District

HEARING: Thursday, January 24, 1980 (11:00 A.M.)

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

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:acb

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, JOSEPH ERNEST GEELHAAR, SR., presently residing in Cecil County, Maryland, have made, constituted and appointed, and by these do hereby appoint, my daughter, ELIZABETH C. HAMILTON of Baltimore County, Maryland, my true and lawful attorney in fact for me and in my name, place and stead, and for my use and benefit:

To sell, contract for the sale of, bargain, exchange, convey, improve, repair, maintain, manage, mortgage, insure, rent, release, hypothecate, to endorse any checks, sign any settlement documents in connection with any settlement on the hereinafter described property, execute any deed or conveyance and in any way or manner whatsoever, in her sole discretion, deal with my real property known as 9629 Tenth Avenue, Baltimore County, Maryland, 21234, to the same extent and manner I, myself, might, or could do:

I grant to my said attorney in fact full power and authority to do and perform all and every act and thing whatsoever requisite, necessary and proper to be done in the exercise of any of the rights and powers herein granted as fully to all intents and purposes as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that my said attorney in fact, or her substitute or substitutes, shall lawfully do or cause to be done by virtue of the power of attorney and the rights and powers herein granted.

This instrument is to be construed and interpreted as a Limited Power of Attorney for the purpose of selling and conveying all my interest in real property described as aforesaid.

The rights, powers and authority of said attorney in fact to exercise any and all of the rights and powers herein granted shall commence on the date this Power of Attorney is executed, and such powers and authority shall remain in full force and effect thereafter until revoked by me in writing.

THIS POWER OF ATTORNEY SHALL NOT BE AFFECTED BY DISABILITY OF THE PRINCIPAL, JOSEPH ERNEST GEELHAAR, SR. AND THE RIGHTS, POWERS AND AUTHORITY OF SAID ATTORNEY IN FACT SHALL BE EXERCISABLE NOTWITHSTANDING DISABILITY OF THE PRINCIPAL.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of March, 1979: 20th day, 1979.

WITNESS: Lawrence E. Lerner
Joseph E. Geelhaar, Sr. (SEAL)
JOSEPH ERNEST GEELHAAR, SR.

STATE OF MARYLAND, County of Baltimore, to wit: August
I HEREBY CERTIFY, that on this 19th day of March, 1979, before me, the subscriber, a Notary Public of the State of Maryland, in and for the county aforesaid, personally appeared JOSEPH ERNEST GEELHAAR, SR., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

My Commission expires:

July 1, 1982



Katherine S. LaMartina
Notary Public

December 7, 1979

Mr. William E. Hammond
Zoning Commissioner of Baltimore Co.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Sir:

We request on behalf of our client Joseph Geelhaar that the hearing of the zoning petition of Joseph Geelhaar of his property located on Tenth Avenue be set at the earliest possible date.

This property has an existing dwelling that was seriously damaged by fire and will have to be razed. Mr. Wood has given our client an extension thru January to raze this dwelling.

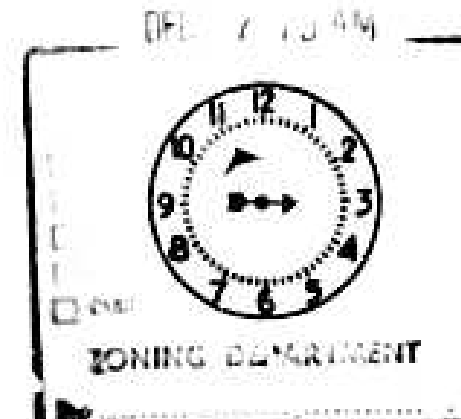
The contract purchaser has agreed to raze the aforesaid building pending the zoning hearing.

The building will be razed in any event but it will be a hardship on Mr. Geelhaar if he has to do it before the zoning hearing.

We have talked to Mr. Commodari about this petition and he has agreed to schedule this hearing with your approval.

Sincerely yours,

Carl L. Gerhold
Carl L. Gerhold



Thursday, January 10, 1980
Legal Notice

Petition for Variance and Special Hearing

George Geelhaar, Sr. Petitioner

Location: East side of Tenth Avenue, 710 feet North of Joppa Road

11th District

Public Hearing

Thursday, January 24, 1980

11:00 A.M.

Office of Planning and Zoning

111 W. Chesapeake Avenue, Towson, Maryland 21204

For information

See Petition No. 80-144-ASPH

Item 97

See also

See also

See also

See also

See also

See also

THE ESSEX TIMES, INC.
812 EASTERN BLVD.
BALTIMORE, MD 21221

Est. Apr. 18, 1890

This is to certify, That the annexed

Petition for Variance and Special Hearing

was inserted in THE ESSEX TIMES, a newspaper printed and published in Baltimore County, once in each

of one consecutive

week before the 24th day of

January, 1980

for the purpose of giving notice of the public hearing thereon.

Witness my hand and seal this 10th day of January, 1980.

John D. Seyffert, Director

Office of Planning and Zoning

111 W. Chesapeake Avenue, Towson, Maryland 21204

For information

See Petition No. 80-144-ASPH

Item 97

See also

See also

See also

See also

See also

PETITION FOR VARIANCE AND SPECIAL HEARING

George Geelhaar, Sr. Petitioner

Location: East side of Tenth Avenue, 710 feet North of Joppa Road

11th District

Public Hearing

Thursday, January 24, 1980

11:00 A.M.

Office of Planning and Zoning

111 W. Chesapeake Avenue, Towson, Maryland 21204

For information

See Petition No. 80-144-ASPH

Item 97

See also

See also

See also

See also

See also

See also

See also

See also

See also

See also

See also

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 10, 1980.

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 24th day of January, 1980, the first publication appearing on the 10th day of January, 1980.

THE JEFFERSONIAN.

Manager

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: December 19, 1979 ACCOUNT: 01-662
AMOUNT: \$65.00
RECEIVED FROM: Matthew A. Matthews
FOR: Billing for Case No. 80-144-ASPH
25.00
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: January 21, 1980 ACCOUNT: 01-662
AMOUNT: \$63.75
RECEIVED FROM: Elizabeth C. Hamilton
FOR: Advertising and Posting for Case No. 80-144-ASPH
63.75
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
BOARD DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

20-144 ASPH

District: 11 Date of Posting: 11/6/79
 Posted for: Petition for Variance & Special Hearing
 Petitioner: Joseph Geelhaar
 Location of property: 615 North Ave., 710' N. to Joppa Rd.
 Location of sign: front of property (Facing North Ave.)
 Remarks: _____
 Posted by: Sean Coleman Date of return: 11/11/80

2 signs

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 7th day of November, 1979.

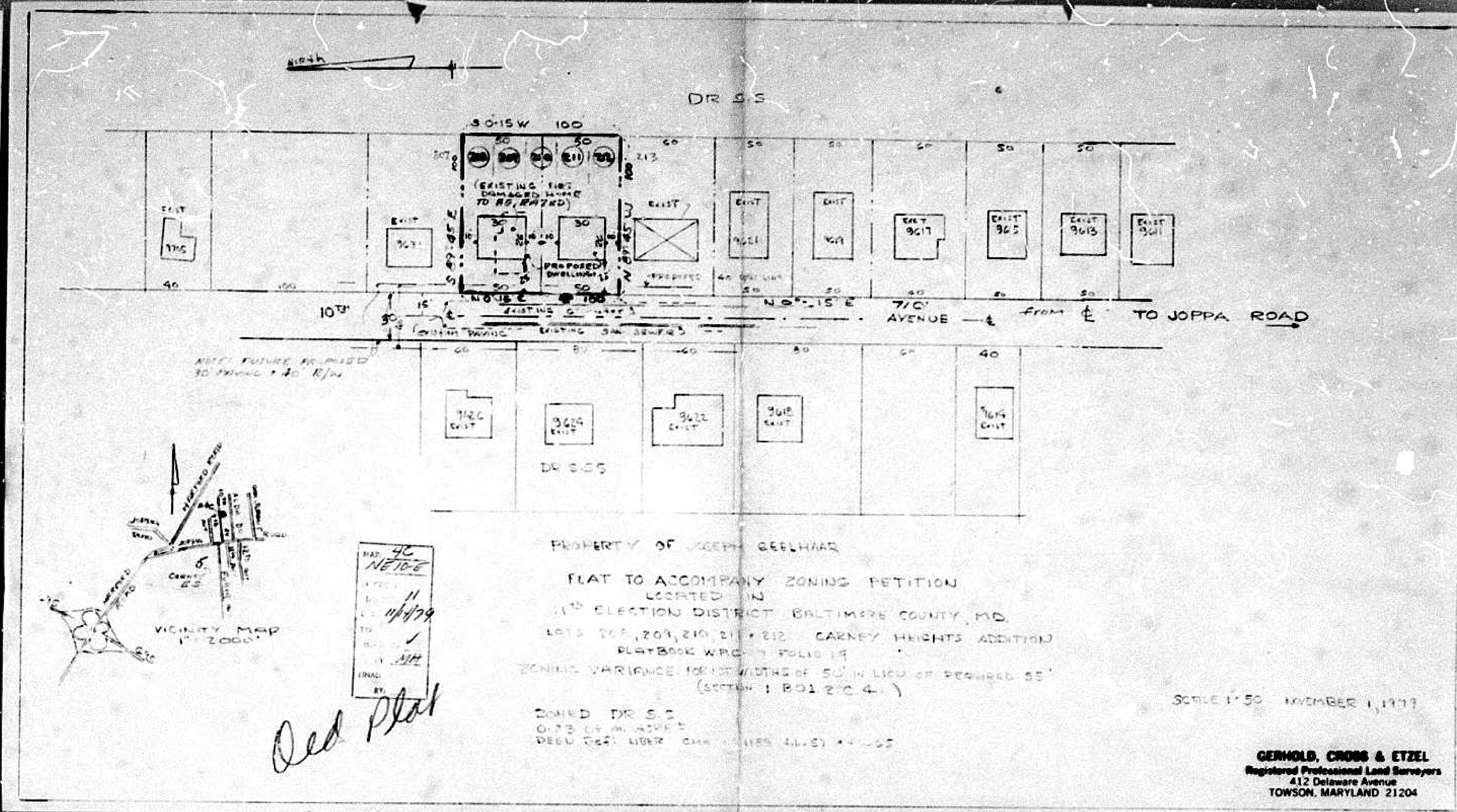
Filing Fee \$ 25.00 Received: ☒ Check
☐ Cash
☐ Other

William E. Hammond, Zoning Commissioner

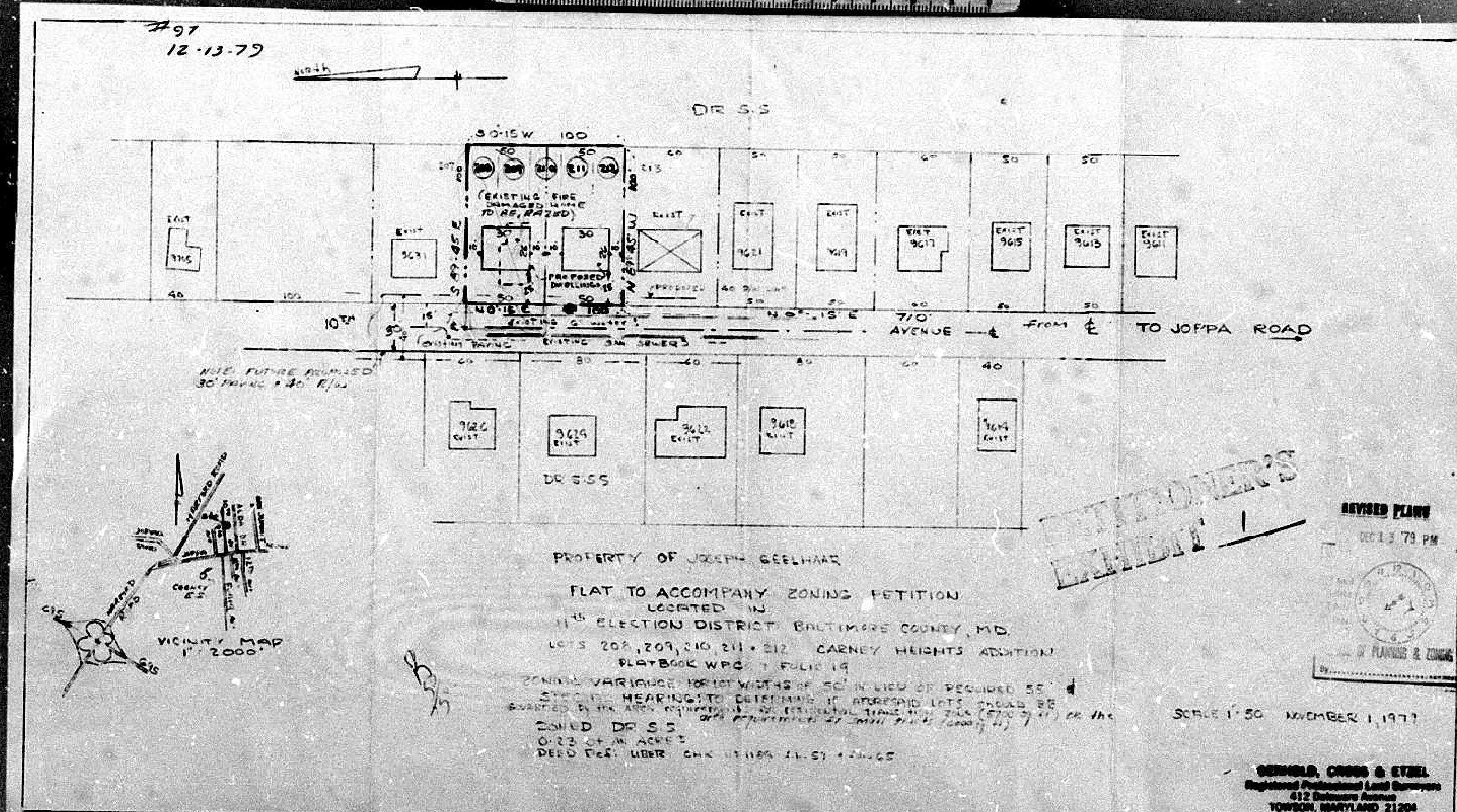
Petitioner: Joseph Geelhaar Submitted by: W. E. Hammond

Petitioner's Attorney: _____ Reviewed by: W. E. Hammond

Iden 47 *This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



GERHOLD, CROSS & ETZEL
 Registered Professional Land Surveyors
 412 Delaware Avenue
 TOWSON, MARYLAND 21204



PETITIONER'S EXHIBIT 1

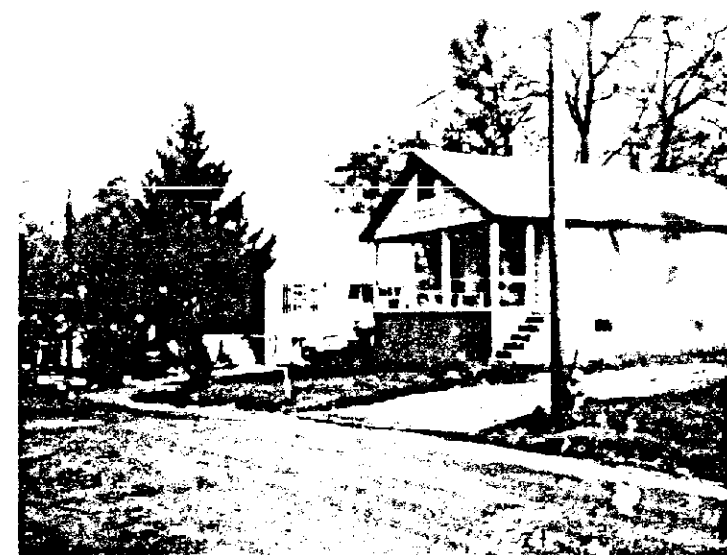
REVISED PLANS
 DEC 13 79 PM
 OFFICE OF PLANNING & ZONING

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2014.05.27

2. *Agave*



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