PETITION FOR ZONING VARIANCE 83-258 A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Attorney's Telephone No.:

County, on the _____ 24th ____ day of ___ May

N/S of Gibson Rd., 3,640' OF BALTIMORE COUNTY E of Old York Rd., 7th District Case No. 83-258-A GENRGE WEIGANDT, et ux, Petitioners 1111111 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 therefor, and of the passage of any preliminary or final Order in connection therewith. ADVISORY COMMITTEE Hum W. Descrawith Max Zummenn John W. Hessian, III Peter Max Zimmerman People's Counsel for Baltimore County Deputy People's Counsel Rm. 223, Court House Towson, Maryland 21204 I HEREBY CERTIFY that on this 4th day of May, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. George Weigandt, 2202 Gibson Road, White Hall, Maryland 21161, Petitioners. John W. Hessian, III PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond . Zoning Commissioner..... Normen E. Gerber

Date__May 9, 1983_____

FROM Office of Planning and Zoning Zoning Petition No. 83-258-A SUBJECT George Weigandt, et ux

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

Norman E. Gerber Director of Planning and Zoning

NEG:JGH:

cc: Arlene January Shirley Hess

BALTI MORE COUNT . ZONING PLANS ADVISORY COMMITTEE

Mr. & Mrs. George Weigandt

White Hall, Maryland 21161

2202 Gibson Road

May 12, 1983

BEFORE THE ZONING COMMISSIONER

RE: PETITION FOR VARIANCE

COUNTY OF THE BLOG. 111 M. Ches reake Ave. fowson, Maryland 21204

Nicholas B. Compoderi

Chairman

MEMBERS Bureau of Engineering Desartment of Traffic Engineering State Roads Commission Bureau of 1 Tre Prevention Health Department

Project Planning Building Department Board of Education Zoning Administration Development

RF: Item No. 189 - Case No. 83-258-A Petitioner - George Weigandt, et ux Variance Petition Dear Mr. & Mrs. Weigandt:

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 way 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 members of the Committee at this time that offer or request informatica on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the anclosed filing certificate and a hearing s heduled accordingly.

Very truly yours,

Chairman Zoning Plans Advisory Committee

NBC bsc Enclosures

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, A: ARYLAND 21204.

HARRY I PISTEL P. E. DIRECTOR

May 5, 1983

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

> Re: Item #189 (1982-1983) Property Owner. George & Mary Jane Welgandt N/S Gibson Rd. 3640' E. of Old York Rd. Acres: 151 X 585 Diatrict: 7th

Dear Mr. Hammons

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

General:

Baltimore County highway and utility improvements are not directly involved.

Gibson Road, an existing public road, is proposed to be further improved in the future on a 60-foot right-of-.ay.

Development of this property through str.pping, 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 189 (1982-1983).

Bureau of Public Services

RAM:EAM:FWR:08

45 NE 3 Pos. Sheet 8 Tax Map

BALTIMORE COUNTY
OFFARTMENT OF PERMITS & UCENSES
TOWSON MARYL ND 21204

April 1, 1983

Mr. William R. Hermond, Tonia; Commissioner Office of Planing and Louise Towers, Maryland 21204

TED ZAJESAL /3.

Comments on Ties - 139 Zoning Advisory Committee Meeting March 29, 1983

Property Owner: Ceorge & Mary Jane Weigandt Location: N/S Gibson Ros: 3640' E. of Old York Road Existing Zoning: R.C. 2 Proposed Eming: Variance to permit a ride yard setback of 22' in lieu of the required

A. All structure shall comform to the Baltimore County Building unde 1981/ Compail 2411 5-82 and other applicable Codes

C. Residential: Three sets of construction drawings are required to file a permit

D. Commercial: Three sets of construction frawings with a Maryland Registered Architect or Regimeer shall be required to file a permit application.

S. An exterior well erected within 6'0 of an adjacent lot line shall be of one hour fire registive construction, no openings permitted within 3'-0 of lot lines. A firewall is required if construction is as the lot line, See Table 401, line 2, Section 1407 and Table 1402.

P. Biquested variance conflicts with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Brawings may require

R. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in ras is proposed our comply with the hright/area re-wiresents of Table 505 and the required construction classification of Table 101.

NOTE: These comments reflect only on the intermetion provided by the drawings submitted to the office of Flarming and Joning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Boom #122 (Plans E-view) at 111 West Chemipaks Ave., 212-

Charles E. Burnham, Chief

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received and accepted for filing this WILLIAM E. HAMMOND Zoning Commissioner

Chairman, Zoning Plans

Advisory Committee

Name, address and phone number of legal owner, con-

Zoning Commissioner of Baltimore County.

tract purchaser or representative to be contacted

2202 GIBSON ROAD

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Petitioner George Weigandt, et ux

...A. ..M.

at 9:45 A. M.

RESCHEDULED:

Nr. & Mrs. George Welgandt

White Hall, Md. 21161

2202 Gibson Road

Thursday, June 2, 1983

March

Petitioner's Attorney

FILING

FOR

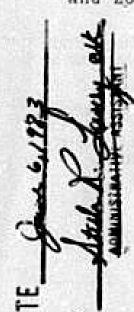
RECEIVED

ORDER

SS-SW Key Sheet ME 37A Topo

CEBIRES POSM 01-82 Plans Review

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of ______, 19_____, that the herein Petition for Variance(s) to permit a side yard setback of 22 feet in lieu of the required 50 feet, in accordance with the site plan filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Department of Public Works and the Office of clanning and Zoning.



ORDER RECEIVED

PETITION FOR VARIANCE 7th Election District

ZONING:

Petition for Variance

LOCATION:

North side of Gibson Road, 3, 640 ft. East of Old York Road

DATE & TIME:

Thursday, June 2, 1983 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

> Petition for Variance to permit a side yard setback of 22 ft instead of the required 50 ft.

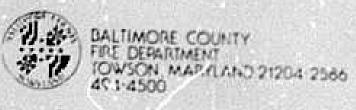
The Zoning Regulation to be excepted as follows: Section 1A01. 3B. 3 (103. 3) & 1A00. 3B. 3 - side yard setback in an R. C. 2 (R. D. P.) zone

All that parcel of land in the Seventh District of Baltimore County

Being the property of George Weigandt, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, June 2, 1983 at 9:45 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chasapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY



PAUL H REINCHE CHIEF

May 31, 1983

Mr. William Hammand Zoning Commissioner Office of Planning and Zoning Baltimore Coun's Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Coumittee

RE: Property Owner: George and Mary Jane Weigandt

Location: N/S Gibson Road 3640' E. of Old York Road Item No.: 189

Zoning Agenda: March 29, 1983

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 or ____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 operation.

(X) 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

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

() 7. The Fire Prevention Bureau has no comments; at this time.

Special Inspection Division

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Duber, Superintendent

Towson, Maryland - 21204

Date: March 25, 1983

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Haryland 21204

Z.A.C. Meeting of: March 29, 1983

RE: Item No: 183, 184, 185, 180, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly your

Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp

Severa Dispreal Private

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner Office of Flanning and Zoning County Office Building Towson, Maryland 21204

DESCRIPTION (

Also known as 2202 Gibson Road.

Beginning at a point on the north side of Gibson Road

approximately 3640 feet rast of Old York Road, and known

as lot #2 Gibson Road Farms, and recorded among the land

George Hugant

records of Baltimore County in Plat Book 35; Folio 33.

Zoning Item # 189, Zoning Mivisory Committee Meeting of March 29, 1983

Property Owner: George and Many Jane Weigandt

Location: NIS Gibson Road District 7

COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renevation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

() Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain require-

ments for such installation/s before work begins.

() A permit to construct from the Division of Air Pollution Control is required for such items as t ray paint processes, underground gasoline storage tank/s (5.000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance. State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sowerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Ascreational Hygirne Section, Division of Environmental Support Services.

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimere County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the climination of waste oil must be in accordance with Water Resources Administration requirements.

DALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

WILLIAM E HAMMOND ZONING COMMISSIONER

June 6, 1983

Mr. and Mrs. George Weigandt 2202 Gibson Road White Hall, Maryland 21161

> RE: Petition for Variance N/S of Gibson Rd., 3,640' E of Old York Rd. - 7th Election District George Weigandt, et ux - Fotitioners NO. 83-258-A (Item No. 189)

Dear Mr. and Mrs. Weigandt:

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

> Very truly yours. Deputy Zoning Commissioner

JMHJ/mc

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

Attachments

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Sicholas B. Commodari Chairman.

MET-MERS Tureau c." E-disecting Department of Traffic Engineering

State Roads Commission Fire Prevention Health Department Project Planning Building tepartment Board of Education Zoning Administration

Industrial

Development

Mr. & Mrs. George Weigendt 2202 Gibson Road White Hall, Maryland 21161

RE: Item No. 189 - Case No. 83-258-A Petitioner - George Weigandt, et ex Variance Potition

Dear Mr. & Mrs. Weigandt:

Enclosed please find addendum comments for the above referenced case.

Very truly yours,

May 17, 1983

Techales B. Commedare Loc NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:bsc

Enclosure

88 20 1082 (1)

VALIDATION OR SIGNATURE OF CASHIER

COUNTY COUNCIL OF BALTDHORE COUNTY, MARYLAND

Legi-lative Session 1723, Legislative Day No. 5 RESOLUTION NO. 20-83

Mr. James T. Smith, Jr., Councilman

By the County Council, March 7, 1983

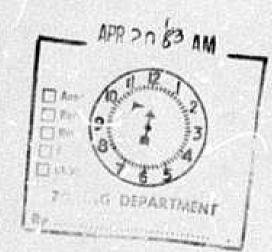
Dem 10.189

A RESOLUTION concerning the public disclosure of George Weigandt.

WHEREAS, Ceorge Weigandt, Deputy Chief of the Baltimore County Fire Department, has filed or intends to file a Fetition for Zoning Variance concerning property owned by him and known as 2202 Gibson Road, White Hall, Maryland.

WHEREAS, this Resolution is intended to serve as the public disclosura required by Section 22-11 (e) of the Baltimore County Code.

NOW, THEREFORE, Be It Resolved by the County Council of Baltimore County, Maryland, that the interest of George Weigandt in the property described herein does not contravene the public welfare.



CERTIFICATE OF PUBLICATION

TOWSON, MD., May 12 19.83 ablished in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., approximately

THE JEFFERSONIAN,

Cost of /sdver sement, \$ __12.25_____

Mr. & Mrs. George Weigandt 2202 Gibson Road White Hall, Maryland 21161

> RESCHEDULED BOTICE OF BRARING Re: Petition for Variance N/S of Gibson Rd., 3,640' E of Old York Rd. Case No. 83-258-A

May 3, 1983

TIR: 9:45 A. M. DATE: Thursday, June 2, 1983 PLACE: BOOK 106 COUNTY OFFICE BUILDING, 111 V. CHESAFZAKE AVENUE, POWEON. HARTLAND

TER PICATE OF PUBLICATION 83-2584

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distri uted in Towson, Baltimore County, Md., nce a week for / successive water, the first publication appearing on the 11th day of May 1983.

> THE TOWSON TIMES Marianne angelella

Cost of Advertisement, \$ 25.20

83-258-A

CERTIFICATE OF POSTING Toursen, Meryland

strict
- letter for Canadil
etitioner: Bery Message Message Let 196 Cold
ocation of signs front of property (# 2202 Films 18)
emarks:
osted by Exam 2 (Signature Date of return: 5/19/93.

DALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

WILLIAM E HAMMOND ZONING COMMISTONER

May 20, 1983

Mr. & Mrs. George Weigandt 2202 Gibson Road White Hall, Maryland 21161

> Re: Petitica for Variance N/S of Gibron Rd., 3,646' E of Old York Road George Weigandt, et ux - Petitioners Case No. 83-258-A

Dear Mr. & Mrs. Weigandt:

BALTIMORE COUNTY, MARYLAND

5/27/83

This is to advise you that \$49.45 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

> Very truly yours, WILLIAM E. HAMMOND

M. 117626

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT R-01-615-000 AMOUNT \$49.45

HECEIVED George Weigandt Advertising & Posting Case #83-258-A

6 1230000049551b 8275A

€ 282.20 → 3 4. 32.E-1 NOABTAR