

PETITION FOR ZONING VARIANCE 85-342-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, 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 235.2 (243.2 & 3) to permit minimum side yard setbacks of 10 ft. and 19 ft. and a rear yard setback of 27 ft., all in lieu of the required 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
The proposed storage area addition is needed to alleviate competitive business hardship and because of the shape of the existing parcel and existing building, the proposed addition cannot meet the required side yard at the southwest corner.

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.

Legal Owner(s):

William E. Gohlinghorst

(Type or Print Name)

Signature

Address

City and State

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

William E. Gohlinghorst

Address

City and State

Attorney's Telephone No.

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

William E. Gohlinghorst

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William E. Gohlinghorst

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

William E. Gohlinghorst

Address

City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of May, 1985, 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, Maryland, on the 5th day of June, 1985, at 10:15 o'clock.

Carl J. Jablon
Zoning Commissioner of Baltimore County.

(over)

Case No. 85-342-A

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 1st day of May, 1985.

Petitioner William E. Gohlinghorst
Petitioner's Attorney

cc: Gerhold, Cross & Etzel

Arnold Jablon
Zoning Commissioner

Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 17, 1985

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

cc: Nicholas B. Commodari
Chairman

Mr. William E. Gohlinghorst
4627 Ridge Road
Baltimore, Maryland 21236

PE: Item No. 257 - Case No. 85-342-A
Petitioner - William E. Gohlinghorst
Variance Petition

Dear Mr. Gohlinghorst:

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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information 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 enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-5550
NORMAN E. GEROLD
DIRECTOR

APRIL 19, 1985

Re: Zoning Advisory Meeting of MARCH 12, 1985
Item 257
Property Owner: WILLIAM E. GOHLINGHORST
Location: 670' S/E FROM c/l FITCH AVE. 192'
S/W FROM c/l RIDGE RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Works.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Planning calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on 1/15/85.
- (X) Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 198-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is re-evaluated annually by the County Council.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 198-79, and as conditions change traffic capacity may become limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:
This site is part of a previously recorded plat which should be reviewed in the file. It is a result of a variance plan.

Eugene A. Bober
Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-5550

STEPHEN E. COLLINS
DIRECTOR

March 15, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 257 -ZAC- Meeting of March 12, 1985
Property Owner: William E. Gohlinghorst
Location: 670' S/E from c/l Fitch Avenue 192' S/W from c/l Ridge Road
Existing Zoning: M-1
Proposed Zoning: Variance to permit side yards of 10' and 30' in lieu of the required 50'.

Acres: 0.481
District: 14th

Dear Mr. Jablon:

Field inspection of this site shows that this site has very poor access and no on site parking that meets county standards.

Access to this site should be improved to a 24' wide road meeting Ridge Road with an entrance constructed to county standards. Parking should be provided on site.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/cem

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 257, Zoning Advisory Committee Meeting of March 12, 1985

Property Owner: William E. Gohlinghorst

Location: 670' S/E from c/l Fitch Avenue District 14

Water Supply public Sewage Disposal public*

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation 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 requirements for such installation/s before work begins.
- (X) A permit to construct from the Division of Air Pollution Control is required for such items as spray 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 sewerage 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 Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore 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 elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 257 Zoning Advisory Committee Meeting of March 12, 1985
Page 2

- () Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- (X) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
() The results are valid until
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Application.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (X) Others * *Photographic development processing area is currently being improperly disposed of in a seepage pit located in the area owned by the proposed addition. Owner should contact the Pollution Control Laboratory at 494-7530 regarding a permit to discharge the waste into the metropolitan sewer. Both the Pollution Control Lab + the Self/Maintenance Waste Dept. sections have been advised of this situation. The seepage pit must be pumped out by a licensed hauler and the pit properly backfilled as soon as possible.*

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) B

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

March 11, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: William E. Gohlinghorst

Location: 670' S/E from c/l Fitch Avenue 192' S/W from c/l Ridge Road

Item No.: 257 Zoning Agenda: Meeting of 3/12/85

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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 to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

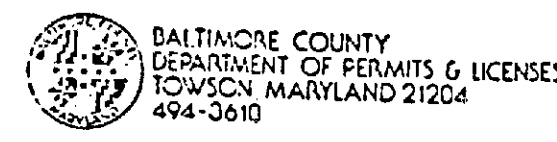
REVIEWED BY: *Paul H. Rencke* 3-11-85 Approved: *Roy W. Kemmer*
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit _____

_____ be granted on the condition that the Petitioner(s) shall be bound by the following conditions and covenants, which shall run with the land and be enforceable by the County of Baltimore.



110 JAMES J. J. DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

March 20, 1985

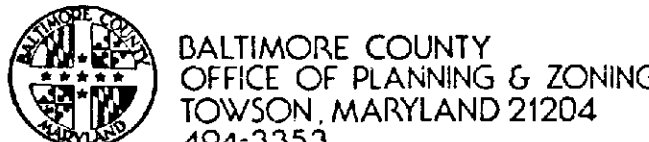
Dear Mr. Jablon:
Comments on Item # 257 Zoning Advisory Committee Meeting are as follows:
Property Owner: William E. Gohlinghorst
Location: 670' S/W from c/l Fitch Avenue 192' S/W from c/l Ridge Road
Existing Zoning: 14th District
Proposed Zoning: Variance to permit side yards of 10' and 30' in lieu of the required 50'.

Address: 0.481
District: 14th.
The items checked below are applicable:

- ☒ All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Code.
- ☒ A "building & other" miscellaneous permit shall be required before beginning construction.
- ☒ Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- ☒ Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- ☒ An exterior wall erected within 60' for Commercial uses or 30' for One & Two Family use group on an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 30' of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1107 and Table 1102, also Section 201.2.
- ☒ Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- ☒ 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. Drawings may require a professional seal.
- ☒ 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 use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- ☒ Comments - It appears the barn is in the path of the highway widening noted on the plan. Please confirm the printing shop complies with Section 103.1 as amended in Bill 4-82. If not item "g" above would be applicable.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 7, 1985

Mr. William E. Gohlinghorst
4627 1/2 Ridge Road
Baltimore, Maryland 21236

RE: PETITION FOR VARIANCE
192' S/Centerline of Ridge Rd.,
670' S/Centerline of
Fitch Avenue - 14th District
William E. Gohlinghorst, Petitioner
Case No. 85-342-A

Dear Mr. Gohlinghorst:

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

Very truly yours,
JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbg

Attachments

cc: People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 28, 1985

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

000
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

Mr. William E. Gohlinghorst
4627 1/2 Ridge Road
Baltimore, Maryland 21236

RE: Item No. 257
Petitioner - William E. Gohlinghorst
Variance Petition

Dear Mr. Gohlinghorst:

Recently a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans and/or further information about this proposal would be required from the following departments:

Traffic Engineering - Mr. Michael Rianigan - 494-3554
Permits & Licenses - Mr. Charles Burnham - 494-3987

In order to avoid any future delays in processing this petition, you should contact the representative from the above department(s) and discuss the required revisions and/or requested information. When discussing this petition, it should be referred to by the above referenced item number. After discussing this matter with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be. Until this matter is resolved, the petition will not be scheduled for a hearing.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc:nr

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

file

GERHOLD, CROSS & ETZEL

CARL L. GERHOLD
PHILIP A. CROSS
JOHN E. ETZEL
WILLIAM E. ULRICH
GORDON T. LANSBORN

Registered Professional Land Surveyors

412 DELAWARE AVENUE
TOWSON, MARYLAND 21204

823-4470

March 1, 1985

Zoning Description

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

Beginning for the same at a point on the southeast side of a 40 foot Road heretofore laid out, said point being the two following lines measured along the centerline of Ridge Road and the southeast side of the aforesaid 40 foot Road from the intersection of the centerline of Fitch Avenue with the centerline of Ridge Road, viz: Southeasterly along the centerline of Ridge Road, 670 feet and on the southeast side of said 40 foot Road, South 33 degrees 03 minutes East 192 feet and running thence from said place of beginning and binding on the southeast side of said 40 foot Road, the two following courses and distances viz: South 33 degrees 03 minutes West 37.43 feet and South 19 degrees 48 minutes West 100 feet, thence leaving said road and binding on the out-lines of the herein petitioners, the three following courses and distances viz: South 70 degrees 12 minutes East 200.10 feet, North 21 degrees 24 minutes East 70.25 feet and North 51 degrees 18 minutes 20 seconds West 204.50 feet to the place of beginning.

Containing 0.481 of an Acre of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: May 22, 1985

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 85-339-X and 85-342-A

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

CARL L. GERHOLD
PHILIP A. CROSS
JOHN E. ETZEL
WILLIAM E. ULRICH
GORDON T. LANSBORN

GERHOLD, CROSS & ETZEL

Registered Professional Land Surveyors

412 DELAWARE AVENUE
TOWSON, MARYLAND 21204

823-4470

March 1, 1985

Zoning Description

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

Beginning for the same at a point on the southeast side of a 40 foot Road heretofore laid out, said point being the two following lines measured along the centerline of Ridge Road and the southeast side of the aforesaid 40 foot Road from the intersection of the centerline of Fitch Avenue with the centerline of Ridge Road, viz: Southeasterly along the centerline of Ridge Road, 670 feet and on the southeast side of said 40 foot Road, South 33 degrees 03 minutes East 192 feet and running thence from said place of beginning and binding on the southeast side of said 40 foot Road, the two following courses and distances viz: South 33 degrees 03 minutes West 37.43 feet and South 19 degrees 48 minutes West 100 feet, thence leaving said road and binding on the out-lines of the herein petitioners, the three following courses and distances viz: South 70 degrees 12 minutes East 200.10 feet, North 21 degrees 24 minutes East 70.25 feet and North 51 degrees 18 minutes 20 seconds West 204.50 feet to the place of beginning.

Containing 0.481 of an Acre of land more or less.

RE: PETITION FOR VARIANCES
Beginning 192' S of the
Centerline of Ridge Rd.,
670' SE of the Centerline
of Fitch Ave., 14th Dist.
WILLIAM E. GOHLINGHORST,
Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-342-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 14th day of May, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. William E. Gohlinghorst, 4627 1/2 Ridge Rd., Baltimore, MD 21236, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR VARIANCE
14th Election District
LOCATION: Beginning 192 ft. South of the centerline of Ridge Road, 670 ft. Southeast of the centerline of Fitch Avenue
DATE AND TIME: Tuesday, June 4, 1985 at 10:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West 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 minimum side yard setbacks of 10 ft. and 19 ft. and a rear yard setback of 27 ft., all in lieu of the required 50 ft.

Being the property of William E. Gohlinghorst as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION FOR VARIANCE
192' S/c/centerline of Ridge Rd.,
670' SE/centerline of
Fitch Ave. - 14th District
William E. Gohlinghorst,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-342-A

The Petitioner herein requests variances to permit minimum side yard setbacks of 10 feet and 19 feet and a rear yard setback of 27 feet, all in lieu of the required 50 feet.

Testimony by and on behalf of the Petitioner indicates that a family printing company originated on the site in 1945. Family members, through two companies, operate the business at this time. The three closest residences, one of which is utilized partially for business storage, are occupied by family. Additional storage is essential for safe and efficient operation of the business at its present level. The 1980 comprehensive rezoning process placed M.L. zoning on the property although all surrounding properties remained residential. There were no protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County on this 7th day of June, 1985, that the herein Petition for Variances to permit minimum side yard setbacks of 10 feet and 19 feet and a rear yard setback of 27 feet, all in lieu of the required 50 feet, in accordance with the site plan prepared by Gerhold, Cross & Etzel, Registered Professional Land

Surveyors, revised April 29, 1985 and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to the following:

1. Compliance with requirements of the Baltimore County Department of Traffic Engineering.
2. Compliance with the Baltimore County Landscape Manual.

James M. Dineen
Deputy Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

June 7, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #257 (1984-1985)
Property Owner: William E. Gohlinghorst
670' S/E from centerline Fitch Ave. 192'
S/W from centerline Ridge Rd.
Acres: 0.461 District: 14th

Dear Mr. Jablon:

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 Comments:

As no public facilities are involved, this office has no comment.

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.

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.

Very truly yours,

James A. Markle, P.E., Chief
Bureau of Public Services

JAM:EAM:GDL:iss

cc: File

6/4
85-342-A

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

May 29, 1985

Mr. William E. Gohlinghorst
4627 1/2 Ridge Road
Baltimore, Maryland 21236

RE: Petition for Variance
Beg. 192' S of the c/l of Ridge Rd., 670' SE
of the c/l of Fitch Avenue
William E. Gohlinghorst - Petitioner
Case no. 85-342-A

This is to advise you that \$68.74 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

Arnold Jablon
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 6/4/85 ACCOUNT R-01-615-000
AMOUNT \$ 68.74
RECEIVED FROM: William E. Gohlinghorst
FOR: Advertising and Posting Case 85-342-A
B 024*****002413 6048F
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 6/4/85 ACCOUNT R-01-615-000
AMOUNT \$ 68.74
RECEIVED FROM: William Ulrich
FOR: BING*****1000000 6048F
VALIDATION OR SIGNATURE OF CASHIER

May 7, 1985

Mr. William E. Gohlinghorst
4627 1/2 Ridge Road
Baltimore, Maryland 21236

NOTICE OF HEARING

RE: Petition for Variance
Beg. 192' S of the c/l of Ridge Rd., 670' SE
of the c/l of Fitch Avenue
William E. Gohlinghorst - Petitioner
Case No. 85-342-A

TIME: 10:45 a.m.

DATE: Tuesday, June 4, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

PETITION FOR VARIANCE
14th Election District
LOCATION: Beginning 192 ft. South of the centerline of Ridge Road, 670 ft. Southeast of the centerline of Fitch Avenue
DATE AND TIME: Tuesday, June 4, 1985 at 10:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West 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 minimum side yard setbacks of 10 ft. and 19 ft. and a rear yard setback of 27 ft., all in lieu of the required 50 ft. Being the property of William E. Gohlinghorst as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
May 16

85-342-A DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD. 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on MAY 16, 1985

THE JEFFERSONIAN,

13 Kentish
Publisher

Cost of Advertising

27.50

Petition for Variance

14th Election District
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By Order of
Arnold Jablon
Zoning Commissioner
of Baltimore County

85-342-A

The Times

Middle River, Md. May 16 1985

This is to certify, that the annexed

Petition for Variance

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 16 successive weeks before the 16th day of May, 1985

for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of

Arnold Jablon

Zoning Commissioner

of Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 5/20/85
Posted to: Variance
Petitioner: William E. Gohlinghorst
Location of property: Beg. 192' S of Ridge Rd., 670' SE of Fitch Ave.
Location of Sign: P. 192' S of Ridge Rd. on property of P. Gohlinghorst
at intersection of driveway and Ridge Rd. on property of P. Gohlinghorst
Remarks: P. Gohlinghorst
Posted by: M. H. H. Date of return: 5/24/85
Number of Signs: 2

