

PETITION FOR ZONING VARIANCE

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 255-2 of the Zoning Law of Baltimore County, to allow 10' rear yard and 20' side yards instead of the required 50 feet. (Phase 1) - to allow 10' rear yard and 20' side yards instead of the required 50 feet. (Phase 2) - to allow an existing front yard setback of 53' in lieu of the required 75'.

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

Phase 1 - improvements will square the building, not encroaching further into side and rear yards than presently exist. Phase 2, improvements will decrease rear yard to 10 feet, however, 10 foot rear yard will be adjacent to an ML zone with commercial use.

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:

Legal Owner(s):

(Type or Print Name)

Israel Gruzin

Signature

Adela Gruzin

Address

6501 Deancroft Rd. W. 448-1997

City and State

Baltimore, Maryland 21209

Attorney for Petitioner:

(Type or Print Name)

Arnold Jablon

Signature

Arnold Jablon

Address

200 East Joppa Road

City and State

Towson, Maryland 21204

Attorney's Telephone No.:

410-256-1204

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of June, 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 the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, Maryland, on the 29th day of July, 1985, at 10:15 o'clock.

(over)

Case No. 86-43-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 25th day of June, 1985.

Petitioner Israel Gruzin, et ux
Petitioner's Attorney
cc: Hudkins Associates, Inc.

Received by

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 19, 1985

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

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. Israel Gruzin
6501 Deancroft Road
Baltimore, Maryland 21209

RE: Item No. 354 - Case No. 86-43-A
Israel Gruzin, et ux - Petitioners
Variance Petition

Dear Mr. Gruzin:

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

NBC:rr

Enclosures

cc: Hudkins Associates, Inc.
200 East Joppa Road
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL R.E.
DIRECTOR

July 5, 1985

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

Re: Item #354 (1984-1985)

Property Owner: Israel Gruzin
S/E corner Milford Mill Rd &
Milford Industrial Road
District 3rd

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:

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 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.

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

Very truly yours,

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

JAM:PMO:blp

cc: File

7/29

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GENSER
DIRECTOR

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

JULY 8, 1985

Re: Zoning Advisory Meeting of MAY 28, 1985
Item #354
Property Owner: ISRAEL GRUZIN, et ux
Location: SE CORNER MILFORD MILL RD. &
MILFORD INDUSTRIAL 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.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ 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.
- ☒ Elevation 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 _____.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The basic service areas are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Hoswell

Eugene A. Bober
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

June 26, 1985

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

7AC-Meeting of May 28, 1985

Item No. 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 361, 363, 364, 365, and 366
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 361, 363, 364, 365, and 366.

MSL/ccm

86-43-A
7/29
Gruzin

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

June 5, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Israel Gruzin, et ux

Location: S/E corner Milford Mill Road and Milford Industrial Road

Item No.: 354 Zoning Agenda: Meeting of May 28, 1985

Comments:

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.

REVIEWER: *John J. Kelly* Noted and Approved: *Enrol M. Markowitz*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

June 7, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 354, Zoning Advisory Committee Meeting are as follows:

Property Owner: Israel Gruzin, et ux
Location: S/E Corner Milford Mill Road and Milford Industrial Road
District: 3rd.

APPLICABLE TYPES ARE CIRCLED:

- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-75, the Maryland Code for the Handicapped and Aged (A.M.S.I. #17-71 - 1980) and other applicable Codes and Standards.
- () A building and other miscellaneous permits shall be required before the start of any construction.
- () Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland architect or Engineer is not required on plans and technical data.
- () Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Photostatic seals are not acceptable.
- () All One Group houses: All Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls other than 6" to 8" masonry or concrete. All One Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built in an interior lot line shall require a fire or party wall. See Table 101, Section 101.2, Section 101.2.2 and Table 101.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- () The structure does not appear to comply with Table 505 for minimum height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 105 and have your Architect/Engineer contact this department.
- () The 3' required variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- () When filing for a required Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of construction drawings showing the existing structure to be altered in order to comply with the Code requirements for the new use. Registered Architectural or Engineering seals are usually required. The change of Use Group are from the _____ to the _____ or to Mixed Use _____ See Section 101 of the Building Code.
- () The proposed project appears to be located in a Flood Plain, Tidal Riverine. Please see the attached copy of Section 51.0 of the Building Code as adopted by Bill #1-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- () Comments: See Section 111.4.0 if there are openings in the south wall. Any fan discharge shall be directed so as not to be a nuisance. See Section M-306.1.2 in the mechanical code.
- () The above abbreviated 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 the applicant may obtain additional information by visiting Room 107 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burtman
Chief
Building Plans Review

L/22/85

JAN 21 1986

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-43-A
Date: July 15, 1985

Assuming compliance with the comments of the Division of Current Planning and Development's representative on the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

Norman E. Gerber, Director
Office of Planning and Zoning

NEC:JGH:slm

IN RE: PETITION ZONING VARIANCES
SW corner of Milford Mill
Road and Ventura Lane
(4301 Milford Mill Road) -
3rd Election District
Israel Gruzin, et ux,
Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-43-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request variances to permit a rear yard setback of 10 feet and side yard setbacks of 20 feet and 28 feet instead of the required 50 feet and a front yard setback of 53 feet instead of the required 75 feet, in order to construct an addition to an existing building, as more particularly described on Petitioners' Exhibit 1.

The Petitioners appeared and testified. Simon J. Nissenbaum, Chairman of the Zoning Committee for the Colonial Village Improvement Association, Inc., appeared and testified in support of the Petitioners. There were no Protestants.

Testimony indicated that the subject property, zoned M.L. and located on the corner of Milford Mill Road and Milford Industrial Road, contains 0.39 of an acre and is improved with a 40' x 68' building which faces Milford Mill Road. A 16' x 36' building was attached to the larger building but was razed by the Petitioners. The buildings had nonconforming setbacks of 30 feet to the rear, 20 feet on the east side and 28 feet on the west side, and 53 feet in the front.

It has been a long-standing policy of the Zoning Commissioner to require the appropriate variances be requested to legalize existing setbacks when major additions are proposed that are in line with existing deficient setbacks and which also create other deficiencies. The proposed project, which included the razing of the 16' x 36' building, calls for the construction of a 20' x 68' addition to the rear of the 40' x 68' building, thereby creating a 10-foot

setback. The 16' x 36' building had a rear yard setback of 30 feet before being razed. The addition will be in line with the existing side yard setbacks. The property will be greatly improved by the proposed project.

Mr. Nissenbaum testified that, on behalf of the Board of Directors, he could unequivocally state that the project will greatly improve the property and add to the community. Colonial Village borders this area and the residents, many of whom are long-standing, are and have been concerned with development in the industrial park. They support this project.

The Petitioners are attempting to improve the site which necessitates that the requested variances requested be approved. There is no alternative.

The Petitioners seek relief from Sections 255.2 and 243.1, 2, and 3, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

- 2 -

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of July, 1985, that the Petition for Zoning Variances to permit a rear yard setback of 30 feet, 10 feet after the addition is constructed, and side yard setbacks of 20 feet and 28 feet instead of the required 50 feet and a front yard setback of 53 feet instead of the required 75 feet be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief herein granted:

- The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- A landscaping plan must be submitted to the Current Planning and Development Division, Office of Planning and Zoning, for approval.

Zoning Commissioner of
Baltimore County

cc: Mr. & Mrs. Israel Gruzin
People's Counsel

PETITION FOR ZONING VARIANCE
3rd Election District

LOCATION: Southwest corner of Milford Mill Rd. and Ventura Lane
(4301 Milford Mill Road)

DATE AND TIME: Monday, July 29, 1985 at 10:15 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 Variances from Section 255.2 (243.1, 2 & 3) to allow 30' rear yard and 20' and 28' side yards instead of the required 50' (Phase 1) - to allow 10' rear yard and 20' and 28' side yards instead of the required 50' (Phase 2) - and to allow an existing front yard setback of 53' in lieu of the required 75'.

Being the property of Israel Gruzin, et ux 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

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects

200 EAST JOPPA ROAD
ROOM 101, SUELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 825-8000

May 14, 1985

DESCRIPTION TO ACCOMPANY ZONING VARIANCE:

Beginning for the same at a point distant South 18 degrees 44 minutes 40 seconds East 43 feet more or less and North 71 degrees 15 minutes 20 seconds East 30.00 feet from the intersection of the centerline of Milford Mill Road with the centerline of Milford Industrial Road thence along the south side of Milford Mill Road North 19 degrees 25 minutes 10 seconds East 23.59 feet and North 57 degrees 35 minutes East 105.15 feet thence along the west side of Ventura Land South 18 degrees 44 minutes 40 seconds East 160.98 feet thence South 71 degrees 15 minutes 20 seconds West 116.74 feet thence along the east side of Milford Industrial Road North 18 degrees 44 minutes 40 seconds West 117.57 feet to the place of beginning.

Containing 0.39 Acres of land more or less.



Malcolm E. Hudkins
Registered Surveyor #5095

ORDER RECEIVED FOR FILING

DATE July 31, 1985
BY John P. Long
ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING

DATE July 31, 1985
BY John P. Long
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW Corner of Milford Mill Rd. and Ventura Lane (4301 Milford Mill Rd.), 3rd Dist. : OF BALTIMORE COUNTY
ISRAEL GRUZIN, et ux, : Case No. 86-43-A
Petitioners :
: : : : :
ENTRY OF APPEARANCE

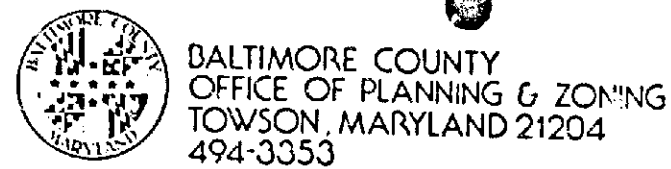
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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 10th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Israel Gruzin, 6501 Deancroft Rd., Baltimore, MD 21209, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

July 26, 1985

Mr. & Mrs. Israel Gruzin
6501 Deancroft Road
Baltimore, Maryland 21209

RE: Petition for Zoning Variance
SW corner of Milford Mill Rd. and
Ventura Lane (4301 Milford Mill Rd.)
3rd Election District
Israel Gruzin, et ux, Petitioners
Case No. 86-43-A

Dear Mr. Gruzin,

This is to advise you that \$58.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 115, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

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

No. 012597

DATE 8-15-85 ACCOUNT R-01-615-000

AMOUNT \$ 58.75

RECEIVED FROM Mr. Israel Gruzin

FOR Advertising and Posting Case 86-43-A

6 BIDE*****56704 31526

VALIDATION OR SIGNATURE OF CASHIER

Mr. & Mrs. Israel Gruzin
6501 Deancroft Road
Baltimore, Maryland 21209

June 28, 1985

NOTICE OF HEARING

RE: Petition for Zoning Variance
SW corner of Milford Mill Rd. and
Ventura Lane (4301 Milford Mill Rd.)
3rd Election District
Israel Gruzin, et ux, Petitioners
Case No. 86-43-A

TIME: 10:15 a.m.

DATE: Monday, July 29, 1985

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

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

No. 007220

DATE 8-15-85 ACCOUNT R-11-615-000

AMOUNT \$ 107

RECEIVED FROM

FOR F.I. Co. L. H. 351 Gruzin
B BIDE*****100704 31526

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

67098

Fikesville, Md., July 10, 19 85

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Fikesville, Baltimore County, Maryland before the 29th day of July 19 85

the first publication appearing on the 10th day of July 19 85

the second publication appearing on the day of 19

the third publication appearing on the day of 19

THE NORTHWEST STAR

Phyllis Cole Friedman
Manager

Cost of Advertisement \$24.00

LEGAL NOTICE

PETITION FOR ZONING VARIANCE
3rd Election District

LOCATION: Southwest corner of Milford Mill Rd. and Ventura Lane (4301 Milford Mill Rd.)
DATE AND TIME: Monday, July 29, 1985 at 10:15 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, and hold a public hearing.
Petition for Variance from Section 250.2 (241.1, 2 & 3) to allow 30' rear yard and 20' and 25' side yards instead of the required 50' (Phase 1) to allow 10' rear yard and 20' and 25' side yards instead of the required 50' (Phase 2) and to allow an existing front yard setback of 35' in lieu of the required 75'.
Being the property of Israel Gruzin, et ux 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 and shall be made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 11, 19 85

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 July 11, 19 85

THE JEFFERSONIAN,

W. Venetian

Publisher

Cost of Advertising

24.75

PETITION FOR ZONING VARIANCE
3rd Election District

LOCATION: Southwest corner of Milford Mill Rd. and Ventura Lane (4301 Milford Mill Rd.)
DATE AND TIME: Monday, July 29, 1985 at 10:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
July 11, 1985

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

86-43-A

District 3rd

Date of Posting July 10, 1985

Posted for:

Petitioner: Israel Gruzin et ux

Location of property: SW Corner of Milford Mill Rd. and Ventura Lane (4301 Milford Mill Rd.)

Location of Signs: 1 sign SW Corner of Milford Mill Rd. and Ventura Lane and 1 sign SE Corner of Milford Mill Rd. and Milford Industrial Rd.

Remarks:

Posted by: A. G. Antle

Date of return: July 12, 1985

Number of Signs: 2

NOTES

1. EX. ZONING ML
2. AREA OF LOT: 0.39 AC
3. EX. AND PROP. USE - WOODWORKING SHOP
4. EX. BLDG. AREA: 3300 SF.
5. PROP. ADDITIONS

PHASE 1 515 SF

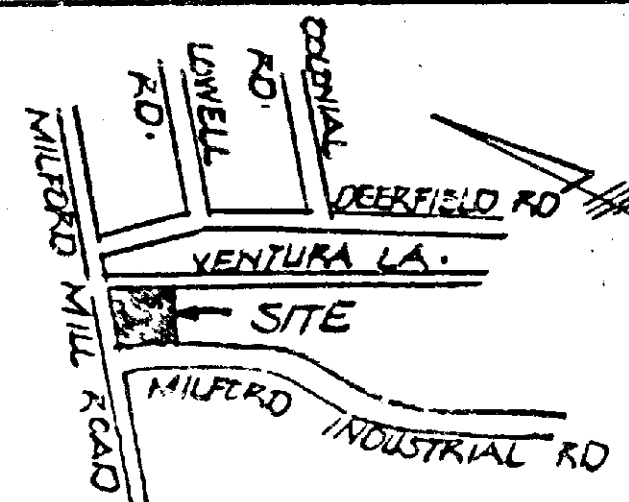
PHASE 2 1360 SF

6. VARIANCE REQUESTED TO ALLOW:
PROPOSED PHASE 1 WITH 30' REAR YARD
AND 20' AND 28' SIDE YARDS INSTEAD
OF REQUIRED 50'

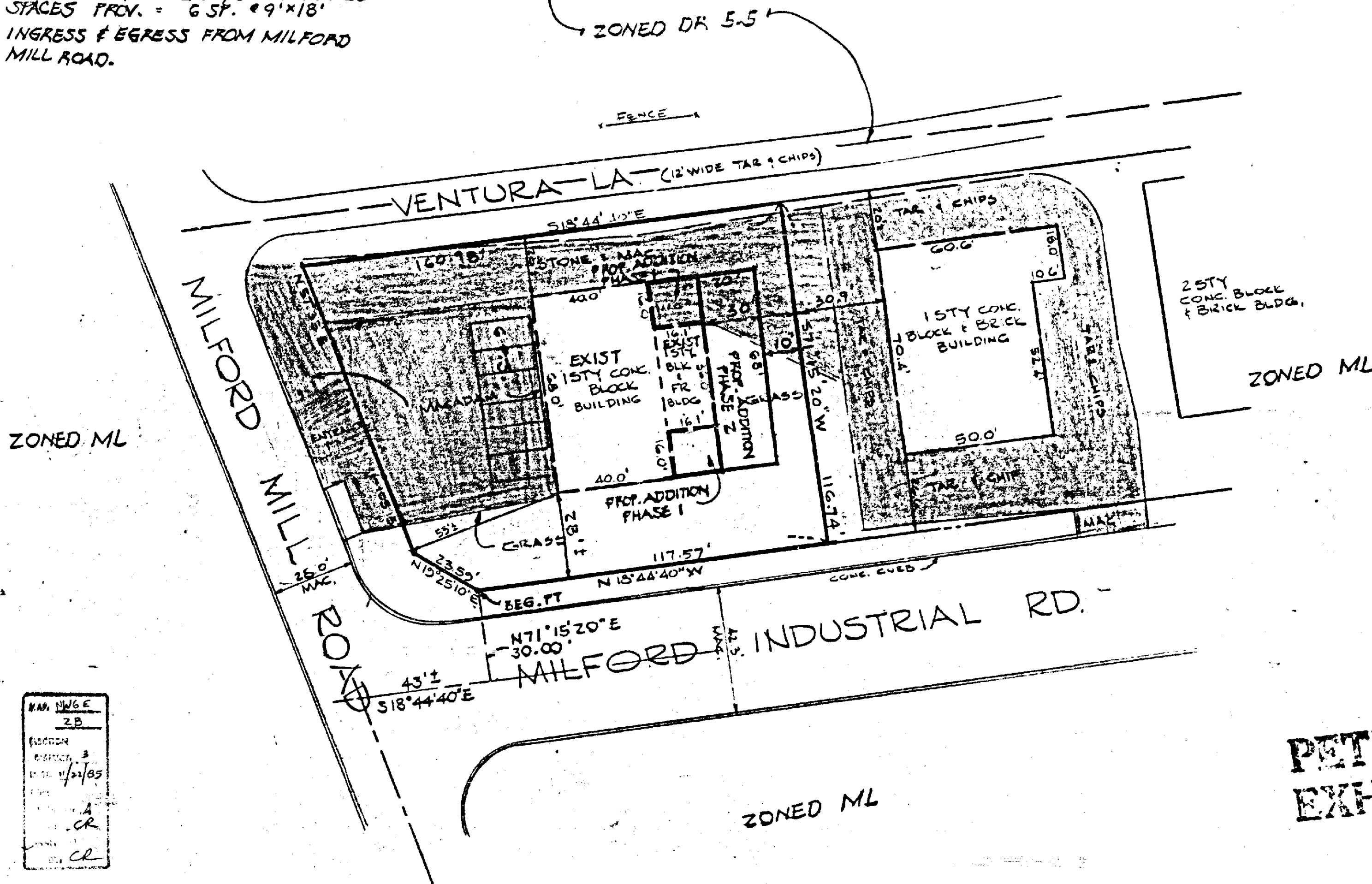
PROPOSED PHASE 2 WITH 10' REAR YARD
AND 20' AND 28' SIDE YARDS INSTEAD OF
REQUIRED 50'

7. PARKING DATA
SPACES REQ. 9 EMP/3: 3 SPACES
SPACES PROV. = 6 SP. @ 9'x18'

8. INGRESS & EGRESS FROM MILFORD
MILL ROAD.



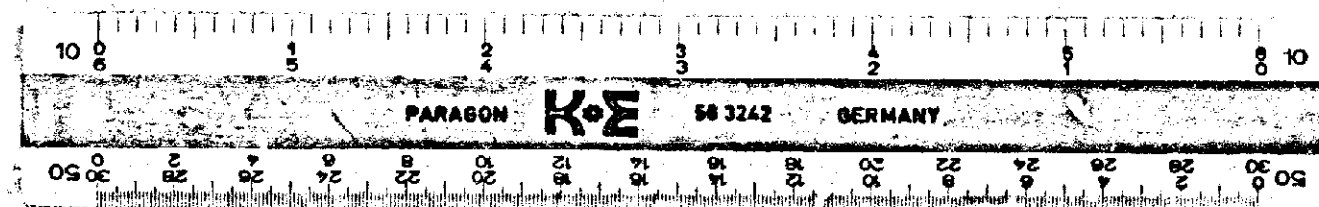
LOCATION PLAN
SCALE 1" = 500'



MAP NO.	2B
REVISION	
DATE	11/21/85
BY	A
CHECKED	CR
DATE	

PETITIONER'S
EXHIBIT

MUDKINS ASSOCIATES, INC.
200 EAST JOFFA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204



SITE PLAN
4301 MILFORD MILL ROAD
3RD ELECTION DISTRICT, BALTIMORE CO. MD.
SCALE: 1" = 30'
MAY 14, 1985

#354

#6199

PETITION FOR ZONING VARIANCE

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 255-2 of the Zoning Law of Baltimore County, to allow 10' rear yard and 20' side yard instead of the required 50 feet. (Phase 1) - to allow 10' rear yard and 20' side yard instead of the required 50 feet. (Phase 2) - to allow an existing front yard setback of 53' in lieu of the required 75'.

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

Phase 1 - improvements will square the building, not encroaching further into side and rear yards than presently exist. Phase 2, improvements will decrease rear yard to 10 feet, however, 10 foot rear yard will be adjacent to an ML zone with commercial use.

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:

Legal Owner(s):

(Type or Print Name)

Israel Gruzin

Signature

Adela Gruzin

Address

6501 Deancroft Rd. W. 448-1997

City and State

Baltimore, Maryland 21209

Attorney for Petitioner:

(Type or Print Name)

Arnold Jablon

Signature

Arnold Jablon

Address

6501 Deancroft Rd. W. 448-1997

City and State

Baltimore, Maryland 21209

Attorney's Telephone No.:

448-1997

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of June, 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 the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, Maryland 21204, on the 29th day of July, 1985, at 10:15 o'clock.

(over)

Case No. 86-43-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 25th day of June, 1985.

Petitioner Israel Gruzin, et ux
Petitioner's Attorney
cc: Hudkins Associates, Inc.

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 19, 1985

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

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. Israel Gruzin
6501 Deancroft Road
Baltimore, Maryland 21209

RE: Item No. 354 - Case No. 86-43-A
Israel Gruzin, et ux - Petitioners
Variance Petition

Dear Mr. Gruzin:

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

NBC:rr

Enclosures

cc: Hudkins Associates, Inc.
200 East Joppa Road
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL R.E.
DIRECTOR

July 5, 1985

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

Re: Item #354 (1984-1985)
Property Owner: Israel Gruzin
S/E corner Milford Mill Rd &
Milford Industrial Road
District 3rd

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:

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 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.

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

Very truly yours,

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

JAM:PMO:blp

cc: File

7/29

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GENSER
DIRECTOR

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

JULY 8, 1985

Re: Zoning Advisory Meeting of MAY 28, 1985
Item # 354
Property Owner: ISRAEL GRUZIN, et ux
Location: S/E CORNER MILFORD MILL RD. &
MILFORD INDUSTRIAL 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.

- ☒ 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 Services.
- ☒ 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.
- ☒ Elevation 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 _____.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The basic service areas are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Hoswell

Eugene A. Bober
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

June 26, 1985

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

7AC-Meeting of May 28, 1985

Item No. 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 361, 363, 364, 365, and 366
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 361, 363, 364, 365, and 366.

MSL/ccm

86-43-A
7/29
Gruzin

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

June 5, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Israel Gruzin, et ux

Location: S/E corner Milford Mill Road and Milford Industrial Road

Item No.: 354 Zoning Agenda: Meeting of May 28, 1985

Comments:

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.

REVIEWER: *John J. Kelly* Noted and Approved: *Enrol M. Markowitz*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

June 7, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 354, Zoning Advisory Committee Meeting are as follows:

Property Owner: Israel Gruzin, et ux
Location: S/E Corner Milford Mill Road and Milford Industrial Road
District: 3rd.

APPLICABLE TYPES ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-75, the Maryland Code for the Handicapped and Aged (A.M.S.I. #17-71 - 1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland architect or Engineer is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Photostatic seals are not acceptable.
- ☒ All One Group houses: A Single Family Detached Dwelling requires a minimum of 1 hour fire rating for exterior walls other than 6" to 8" interior lot line. All One Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built in an interior lot line shall require a fire or party wall. See Table 101, Section 101.2, Section 101.2.2 and Table 101.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for minimum height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 105 and have your Architect/Engineer contact this department.
- ☒ The 3' required variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☒ When filing for a required Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of construction drawings showing how the existing structure is to be altered in order to comply with the Code requirements for the new use. Registered Architectural or Engineering seals are usually required. The change of Use Groups are from the _____ to the _____ or to Mixed Use _____ See Section 101 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Tidal Riverine. Please see the attached copy of Section 51.0 of the Building Code as adopted by Bill #1-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- ☒ Comments: See Section 111.4.0 if there are openings in the south wall. Any fan discharge shall be directed so as not to be a nuisance. See Section M-306.1.2 in the mechanical code.
- ☒ The abbreviated 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 my permit. If desired the applicant may obtain additional information by visiting Room 107 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burtman
P.E., Chief
Building Plans Review

/LJZ/MS

JAN 21 1986

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-43-A
Date: July 15, 1985

Assuming compliance with the comments of the Division of Current Planning and Development's representative on the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

Norman E. Gerber, Director
Office of Planning and Zoning

NEC:JGH:slm

IN RE: PETITION ZONING VARIANCES
SW corner of Milford Mill
Road and Ventura Lane
(4301 Milford Mill Road) -
3rd Election District
Israel Gruzin, et ux,
Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-43-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request variances to permit a rear yard setback of 10 feet and side yard setbacks of 20 feet and 28 feet instead of the required 50 feet and a front yard setback of 53 feet instead of the required 75 feet, in order to construct an addition to an existing building, as more particularly described on Petitioners' Exhibit 1.

The Petitioners appeared and testified. Simon J. Nissenbaum, Chairman of the Zoning Committee for the Colonial Village Improvement Association, Inc., appeared and testified in support of the Petitioners. There were no Protestants.

Testimony indicated that the subject property, zoned M.L. and located on the corner of Milford Mill Road and Milford Industrial Road, contains 0.39 of an acre and is improved with a 40' x 68' building which faces Milford Mill Road. A 16' x 36' building was attached to the larger building but was razed by the Petitioners. The buildings had nonconforming setbacks of 30 feet to the rear, 20 feet on the east side and 28 feet on the west side, and 53 feet in the front.

It has been a long-standing policy of the Zoning Commissioner to require the appropriate variances be requested to legalize existing setbacks when major additions are proposed that are in line with existing deficient setbacks and which also create other deficiencies. The proposed project, which included the razing of the 16' x 36' building, calls for the construction of a 20' x 68' addition to the rear of the 40' x 68' building, thereby creating a 10-foot

setback. The 16' x 36' building had a rear yard setback of 30 feet before being razed. The addition will be in line with the existing side yard setbacks. The property will be greatly improved by the proposed project.

Mr. Nissenbaum testified that, on behalf of the Board of Directors, he could unequivocally state that the project will greatly improve the property and add to the community. Colonial Village borders this area and the residents, many of whom are long-standing, are and have been concerned with development in the industrial park. They support this project.

The Petitioners are attempting to improve the site which necessitates that the requested variances requested be approved. There is no alternative.

The Petitioners seek relief from Sections 255.2 and 243.1, 2, and 3, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

- 2 -

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of July, 1985, that the Petition for Zoning Variances to permit a rear yard setback of 30 feet, 10 feet after the addition is constructed, and side yard setbacks of 20 feet and 28 feet instead of the required 50 feet and a front yard setback of 53 feet instead of the required 75 feet be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief herein granted:

- The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- A landscaping plan must be submitted to the Current Planning and Development Division, Office of Planning and Zoning, for approval.

Zoning Commissioner of
Baltimore County

cc: Mr. & Mrs. Israel Gruzin
People's Counsel

PETITION FOR ZONING VARIANCE
3rd Election District

LOCATION: Southwest corner of Milford Mill Rd. and Ventura Lane
(4301 Milford Mill Road)

DATE AND TIME: Monday, July 29, 1985 at 10:15 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 Variances from Section 255.2 (243.1, 2 & 3) to allow 30' rear yard and 20' and 28' side yards instead of the required 50' (Phase 1) - to allow 10' rear yard and 20' and 28' side yards instead of the required 50' (Phase 2) - and to allow an existing front yard setback of 53' in lieu of the required 75'.

Being the property of Israel Gruzin, et ux 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

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JORDAN ROAD
ROOM 101, SUELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 825-8000
May 14, 1985

DESCRIPTION TO ACCOMPANY ZONING VARIANCE:

Beginning for the same at a point distant South 18 degrees 44 minutes 40 seconds East 43 feet more or less and North 71 degrees 15 minutes 20 seconds East 30.00 feet from the intersection of the centerline of Milford Mill Road with the centerline of Milford Industrial Road thence along the south side of Milford Mill Road North 19 degrees 25 minutes 10 seconds East 23.59 feet and North 57 degrees 35 minutes East 105.15 feet thence along the west side of Ventura Land South 18 degrees 44 minutes 40 seconds East 160.98 feet thence South 71 degrees 15 minutes 20 seconds West 116.74 feet thence along the east side of Milford Industrial Road North 18 degrees 44 minutes 40 seconds West 117.57 feet to the place of beginning.

Containing 0.39 Acres of land more or less.



Malcolm E. Hudkins
Registered Surveyor #5095

ORDER RECEIVED FOR FILING

DATE July 31, 1985
BY [Signature]
ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING

DATE July 31, 1985
BY [Signature]
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW Corner of Milford Mill Rd. and Ventura Lane (4301 Milford Mill Rd.), 3rd Dist. : OF BALTIMORE COUNTY
ISRAEL GRUZIN, et ux, : Case No. 86-43-A
Petitioners :
: : : : :
ENTRY OF APPEARANCE

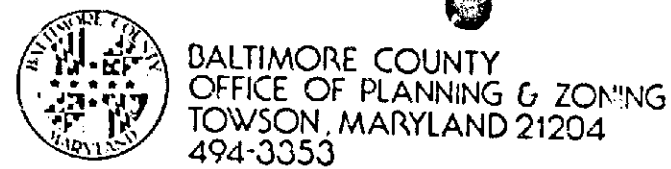
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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 10th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Israel Gruzin, 6501 Deancroft Rd., Baltimore, MD 21209, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

July 26, 1985

Mr. & Mrs. Israel Gruzin
6501 Deancroft Road
Baltimore, Maryland 21209

RE: Petition for Zoning Variance
SW corner of Milford Mill Rd. and
Ventura Lane (4301 Milford Mill Rd.)
3rd Election District
Israel Gruzin, et ux, Petitioners
Case No. 86-43-A

Dear Mr. Gruzin,

This is to advise you that \$58.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 115, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

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

No. 012597

DATE 8-15-85 ACCOUNT R-01-615-000

AMOUNT \$ 58.75

RECEIVED FROM Mr. Israel Gruzin

FOR Advertising and Posting Case 86-43-A

6 BIDE*****56704 31526

VALIDATION OR SIGNATURE OF CASHIER

Mr. & Mrs. Israel Gruzin
6501 Deancroft Road
Baltimore, Maryland 21209

June 28, 1985

NOTICE OF HEARING

RE: Petition for Zoning Variance
SW corner of Milford Mill Rd. and
Ventura Lane (4301 Milford Mill Rd.)
3rd Election District
Israel Gruzin, et ux, Petitioners
Case No. 86-43-A

TIME: 10:15 a.m.

DATE: Monday, July 29, 1985

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

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

No. 007220

DATE 8-15-85 ACCOUNT R-11-615-000

AMOUNT \$ 107

RECEIVED FROM

FOR F.I. Co. L. H. 351 Gruzin
B BIDE*****100704 31526

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

67098

Fikesville, Md., July 10, 19 85

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Fikesville, Baltimore County, Maryland before the 29th day of July 19 85

the first publication appearing on the 10th day of July 19 85

the second publication appearing on the day of 19

the third publication appearing on the day of 19

THE NORTHWEST STAR

Phyllis Cole Friedman
Manager

Cost of Advertisement \$24.00

LEGAL NOTICE

PETITION FOR ZONING VARIANCE
3rd Election District

LOCATION: Southwest corner of Milford Mill Rd. and Ventura Lane (4301 Milford Mill Rd.)
DATE AND TIME: Monday, July 29, 1985 at 10:15 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, and hold a public hearing on the Petition for Variance from Section 255.2 (241.1, 2 & 3) to allow 30' rear and 20' side yard setback of the required 50' (Phase 1) and 20' rear yard instead of the required 50' (Phase 2) and to allow an existing front yard setback of 35' in lieu of the required 75'.

Being the property of Israel Gruzin, et ux 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 and shall be made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 11, 19 85

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 July 11, 19 85

THE JEFFERSONIAN,

W. Venetian

Publisher

Cost of Advertising

24.75

PETITION FOR ZONING VARIANCE
3rd Election District

LOCATION: Southwest corner of Milford Mill Rd. and Ventura Lane (4301 Milford Mill Rd.)
DATE AND TIME: Monday, July 29, 1985 at 10:15 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 on the Petition for Variance from Section 255.2 (241.1, 2 & 3) to allow 30' rear yard and 20' side yard instead of the required 50' (Phase 1) to allow 10' rear yard and 20' side yard instead of the required 50' (Phase 2) and to allow an existing front yard setback of 35' in lieu of the required 75'. Being the property of Israel Gruzin, et ux 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 and shall be made at the hearing.

By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
July 11, 1985

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

86-43-A

District 3rd

Date of Posting July 10, 1985

Posted for:

Petitioner: Israel Gruzin et ux

Location of property: SW Corner of Milford Mill Rd. and Ventura Lane (4301 Milford Mill Rd.)

Location of Signs: 1 sign SW Corner of Milford Mill Rd. and Ventura Lane and 1 sign SE Corner of Milford Mill Rd. and Milford Industrial Rd.

Remarks:

Posted by: A. G. Antle

Date of return: July 12, 1985

Number of Signs: 2

