

3 452 87-49-A 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 100.1 to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for following reasons: (Indicate hardship or practical difficulty)
1. Appearance to other building structures on lot.
 2. Easy access from drive way and no other suitable location, septic and well way.
 3. Need to protect autos.

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) _____
 Signature _____
 Address _____
 City and State _____
 Attorney for Petitioner: _____
 (Type or Print Name) _____
 Signature _____
 Address _____
 City and State _____
 Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of June, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

on the 12th day of August, 1986, at 9:45 o'clock

Carl J. Jell
 Zoning Commissioner of Baltimore County.

(over)

IN RE: PETITION FOR ZONING VARIANCE
 E/S of Powells Run Road,
 3770' S of Steffeny Road
 (3919 Powells Run Road)
 2nd Election District
 Dennis Gerlach, et ux
 Petitioners

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 87-49-A

The Petitioners herein are requesting a variance to permit an accessory structure (garage) to be constructed in the front yard in lieu of the required rear yard.

Testimony by the Petitioners indicated that the existing dwelling is situated on a large wooded lot (approximately 7 acres), but the space to the rear and sides of the house is occupied with a well, septic system, large deck and a severe drop in topography. The proposed building site is the most practical location for the garage to be built. Generally, the garage would be unseen from the property lines.

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 (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 18th day of August, 1986, that the herein request for a variance to permit an accessory structure (garage) to be located in the front yard, in accordance with the plan submitted, is hereby GRANTED, from and after the date of this order.

Jan M. H. Jung
 Deputy Zoning Commissioner
 of Baltimore County

ZONING DESCRIPTION

Beginning on the East side of Powell Run Rd. 21 foot wide at the distance of 3770 South of Steffeny Rd. and running thence North 76°00'00" East 235.00 feet, thence North 42° 46' 20" East, 852.4 feet, thence South 32°04'54" East, 401.05 feet, thence South 47°07'50" West, 295.66 feet, thence South 50°37'50" West, 99.0 feet, thence South 54°23'22" West, 113.12 feet, thence South 39°30' West, 265.05 feet, thence South 76°00'00" West 312.63 feet to the east side of Powells Run Rd. thence binding on the East side of Powells Run Rd. North 00°48'00" East, 276.03 feet to the point of beginning.

Known as 3919 Powells Run Rd. in the 2nd election district. Containing 6.880 acres of land, more or less.

BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3333

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

August 18, 1986

Mr. & Mrs. Dennis Gerlach
 3919 Powells Run Road
 Randallstown, Maryland 21133

RE: Petition for Zoning Variance
 E/S of Powells Run Road,
 3770' S of Steffeny Road
 2nd Election District
 Case No. 87-49-A

Dear Mr. & Mrs. Gerlach:

Please be advised that your request for a zoning variance in the above referenced Petition has been granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

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

JMH:jbs

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCE

2nd Election District
 Case No. 87-49-A

LOCATION: East Side of Powells Run Road, 3770 feet South of Steffeny Road (3919 Powells Run Road)

DATE AND TIME: Tuesday, August 12, 1986, at 9:45 a.m.

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

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

Petition for Zoning Variance to permit an accessory structure (garage) in the front yard in lieu of the required rear yard

Being the property of Dennis Gerlach, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 E/S Powells Run Rd., 3770' : OF BALTIMORE COUNTY
 S of Steffeny Rd. :
 (3919 Powells Run Rd.) :
 2nd District :
 DENNIS GERLACH, et ux, : Case No. 87-49-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
 Room 223, Court House
 Towson, MD 21204
 494-2188

I HEREBY CERTIFY that on this 17th day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Dennis Gerlach, 3919 Powell Run Road, Randallstown, MD 21133, Petitioners.

Peter Max Zimmerman
 Peter Max Zimmerman

OFFICE COPY



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. KING
DEPUTY ZONING COMMISSIONER

August 5, 1986

Mr. Dennis Gerlach
Mrs. Debra Gerlach
3919 Powells Run Road
Randallstown, Maryland 21133

RE: PETITION FOR ZONING VARIANCE
E/S Powells Run Rd., 3770' S of Steffeny Rd.
(3919 Powells Run Rd.)
2nd Election District
Dennis Gerlach, et ux - Petitioners
Case No. 87-49-A

Dear Mr. and Mrs. Gerlach:

This is to advise you that \$65.37 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, 111 West Chesapeake Avenue, Towson, Maryland

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

DATE: 8/12/86 ACCOUNT: R-01-515-300

SIGN & POST RETURNED AMOUNT: \$ 65.37
Dennis P. Gerlach, 3919 Powells Run Rd.,
Randallstown, Md. 21133

ADVERTISING & POSTING RE CASE NO. 87-49-A

FOR: B 013*****053710 3124F

VALIDATION OR SIGNATURE OF CASHIER

Mr. Dennis Gerlach
Mrs. Debra Gerlach
3919 Powells Run Road
Randallstown, Maryland 21133

July 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
E/S Powells Run Rd., 3770' S of Steffeny Rd.
(3919 Powells Run Rd.)
2nd Election District
Dennis Gerlach, et ux - Petitioners
Case No. 87-49-A

TIME: 9:45 a.m.

DATE: Tuesday, August 12, 1986

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

[Signature]
Zoning Commissioner
Baltimore County

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

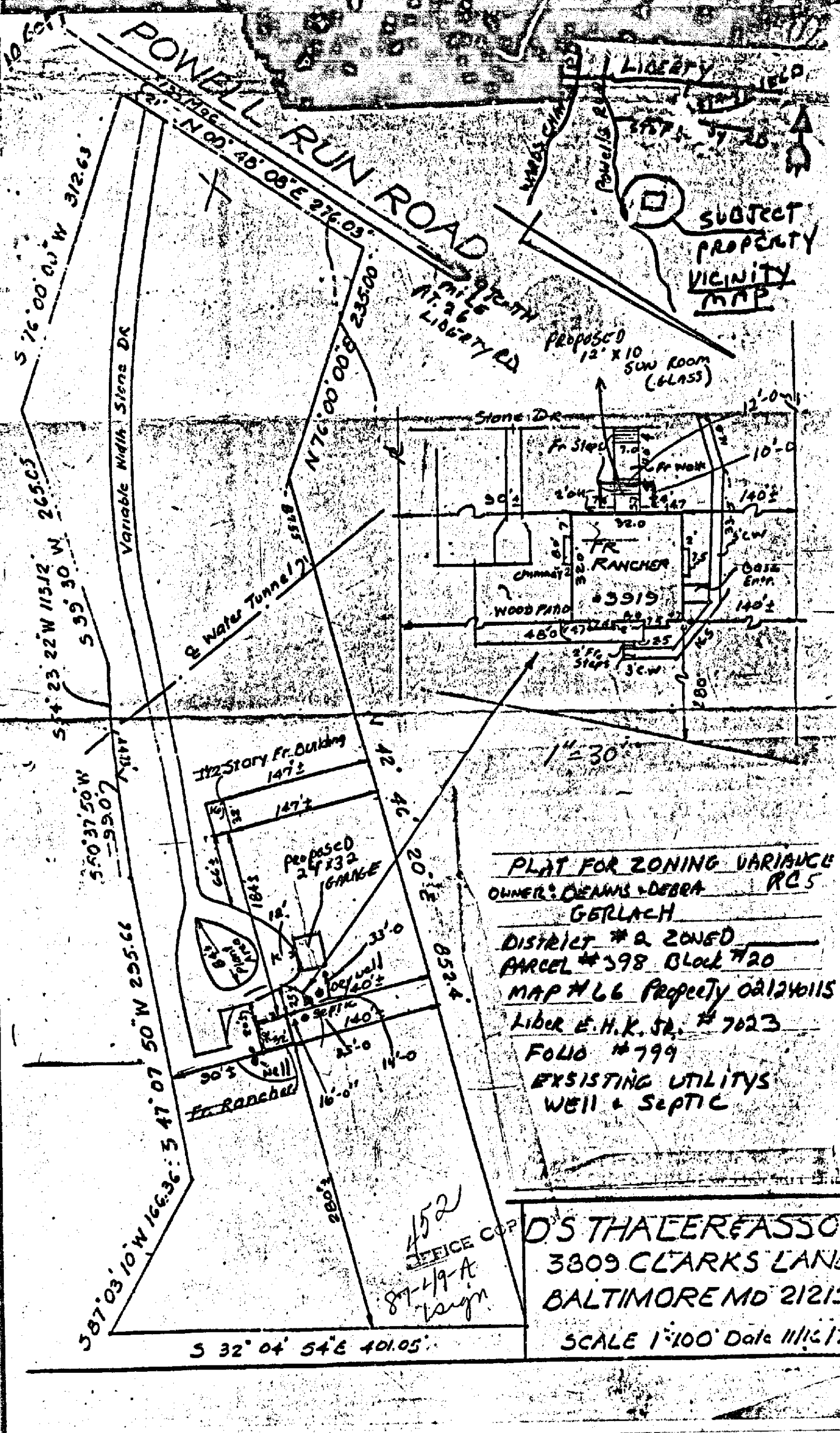
DATE: 8/12/86 ACCOUNT: 01 615

AMOUNT: \$ 35.00

RECEIVED FROM: *[Signature]*

FOR: *[Signature]*

VALIDATION OR SIGNATURE OF CASHIER



LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., July 24, 1986

PETITION FOR ZONING VARIANCE
2nd Election District
Case No. 87-49-A
LOCATION: East Side of Powells Run Road, 3770' S of Steffeny Rd. (3919 Powells Run Rd.)
DATE AND TIME: Tuesday, August 12, 1986, at 9:45 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 of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit an accessory structure (garage) in the front yard in lieu of the required rear yard.
Being the property of Dennis Gerlach, et ux, as shown on the plat plan filed with the Zoning Office.
In the event that this Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, suspend any request for a stay of the issuance of said permit during the 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

annexed... Reg. #92707... P.O. #77982
successors... in the
a daily newspaper published
Westminster, Carroll County, Maryland.
weekly newspaper published
in Baltimore County, Maryland.
weekly newspaper published
in Baltimore County, Maryland.
PEPS OF MARYLAND, INC.
[Signature]

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd
Posted for: Variance
Petitioner: Dennis Gerlach, et ux
Location of property: E/S Powells Run Rd. 3770' S of Steffeny Rd.
(3919 Powells Run Rd.)
Location of Sign: Entrance to subject property at 3919 Powells Run Rd.
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: July 25, 1986
Number of Signs: 1

PETITION FOR ZONING VARIANCE
2nd Election District
Case No. 87-49-A
LOCATION: East Side of Powells Run Road, 3770' S of Steffeny Rd. (3919 Powells Run Rd.)
DATE AND TIME: Tuesday, August 12, 1986, at 9:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
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Being the property of Dennis Gerlach, et ux, as shown on the plat plan filed with the Zoning Office.
In the event that this Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, suspend any request for a stay of the issuance of said permit during the 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 PUBLICATION

TOWSON, MD., July 24, 1986

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 24, 1986.

THE JEFFERSONIAN,

Publisher
Cost of Advertising

24.75

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-49-A, 87-48-A, 87-49-A, 87-51-A, 87-55-A, 87-56-A, 87-57-A and 87-58-A

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm

CPS-nna

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 17, 1986

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

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. Dennis Gerlach
3919 Powells Run Road
Randallstown, Maryland 21133

RE: Item No. 452 - Case No. 87-49-A
Petitioner: Dennis Gerlach, et ux
Petition for Zoning Variance

Dear Mr. Gerlach:

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.

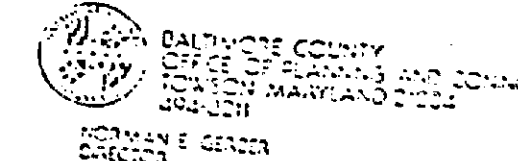
Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: D.S. Thaler & Associates
3809 Clarks Lane
Baltimore, Maryland 21215



July 14, 1986

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

Re: Zoning Advisory Meeting of June 17, 1986
Item # 452 DENNIS GERLACH et ux
Location: E/S POWELLS RUN RD.
3770' S STEFFENY 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.

County Review Group Meeting is required.

Forums 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.

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.

Development on these soils which are defined as sections, and under the provisions of the Floodplain is prohibited.

Construction in or alteration of the Floodplain is prohibited.

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.

Landscaping: Use of trees with Baltimore County Landscape Manual.

The property is located in a deficient service area as defined by Capacity Use Certificate has been issued. The deficient service is:

The property is located in a deficient service area as defined by Capacity Use Certificate has been issued. The deficient service is:

Intersection as defined by 2011-79, and its conditions change are re-evaluated annually by the County Council.

Additional comments:

cc: James Huxwell

Eunice A. Stover
Chair, Current Planning and Development



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

PAUL H. REINCKE
CHIEF

June 24, 1986

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

RE: Property Owner: Dennis Gerlach, et ux

Location: E/S Powells Run Road, 3770' S. of Steffeny Road

Item No.: 452

Zoning Agenda: 6/17/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Capt Joseph Kelly 6-24-86*
Planning Group
Special Inspection Division

Noted and
Approved:

John F. O'Neill
Fire Prevention Bureau

/mb



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

July 24, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 452 Zoning Advisory Committee Meeting are as follows:

Property Owner: Dennis Gerlach, et ux
Locations: E/S Powells Run Road, 3770 feet S Steffeny Road
Districts: 2nd.

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. 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. Reproduced seals are not acceptable.
- E. All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible 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 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments:
- K. These 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 122 of the County Office Building at 111 J. Leepe Avenue, Towson, Maryland 21204.

Charles E. Burman
BY: C. E. Burman, Chief
Building Plans Review

L/22/86

3 452 87-49-A 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 100.1 to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for following reasons: (Indicate hardship or practical difficulty)
1. Appearance to other building structures on lot.
 2. Easy access from drive way and no other suitable location, septic and well way.
 3. Need to protect autos.

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) X Dennis Gerlach

Signature *Dennis Gerlach*

Address X Debra Gerlach

(Type or Print Name) *Debra Gerlach*

City and State Randallstown, Md. 21133

Signature

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

Address 3919 Powell Run Rd. 655-1926

City and State Randallstown, Md. 21133

Phone No.

Attorney for Petitioner: (Type or Print Name) Signature

Address 3919 Powell Run Rd. 655-1926

City and State Randallstown, Md. 21133

Phone No.

Attorney's Telephone No. 3919 Powell Run 655-1926

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day

of June 1986, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of August, 1986, at 9:45 o'clock

Carl J. Jell
Zoning Commissioner of Baltimore County.

(over)

IN RE: PETITION FOR ZONING VARIANCE
E/S of Powells Run Road,
3770' S of Steffeny Road
(3919 Powells Run Road)
2nd Election District

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

Dennis Gerlach, et ux
Petitioners

Case No. 87-49-A

The Petitioners herein are requesting a variance to permit an accessory structure (garage) to be constructed in the front yard in lieu of the required rear yard.

Testimony by the Petitioners indicated that the existing dwelling is situated on a large wooded lot (approximately 7 acres), but the space to the rear and sides of the house is occupied with a well, septic system, large deck and a severe drop in topography. The proposed building site is the most practical location for the garage to be built. Generally, the garage would be unseen from the property lines.

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 (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 18th day of August, 1986, that the herein request for a variance to permit an accessory structure (garage) to be located in the front yard, in accordance with the plan submitted, is hereby GRANTED, from and after the date of this order.

Jan M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING

DATE 8/18/86

BY *Carl J. Jell*

ZONING DESCRIPTION

Beginning on the East side of Powell Run Rd. 21 foot wide at the distance of 3770 South of Steffeny Rd. and running thence North 76°00'00" East 235.00 feet, thence North 42° 16' 20" East, 852.4 feet, thence South 32°04'54" East, 401.05 feet, thence South 47°07'50" West, 295.66 feet, thence South 50°37'50" West, 99.0 feet, thence South 54°23'22" West, 113.12 feet, thence South 39°30" West, 265.05 feet, thence South 76°00'00" West 312.63 feet to the east side of Powells Run Rd. thence binding on the East side of Powells Run Rd. North 00°18'00" East, 276.03 feet to the point of beginning.

Known as 3919 Powells Run Rd. in the 2nd election district. Containing 6.880 acres of land, more or less.

OFFICE COPY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 18, 1986

Mr. & Mrs. Dennis Gerlach
3919 Powells Run Road
Randallstown, Maryland 21133

RE: Petition for Zoning Variance
E/S of Powells Run Road,
3770' S of Steffeny Road
2nd Election District
Case No. 87-49-A

Dear Mr. & Mrs. Gerlach:

Please be advised that your request for a zoning variance in the above referenced Petition has been granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

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

JMH:jbs

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCE

2nd Election District
Case No. 87-49-A

LOCATION: East Side of Powells Run Road, 3770 feet South of Steffeny Road (3919 Powells Run Road)

DATE AND TIME: Tuesday, August 12, 1986, at 9:45 a.m.

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

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

Petition for Zoning Variance to permit an accessory structure (garage) in the front yard in lieu of the required rear yard

Being the property of Dennis Gerlach, et ux, as shown on plat plan filed with the Zoning Office.

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S Powells Run Rd., 3770' : OF BALTIMORE COUNTY
S of Steffeny Rd. :
(3919 Powells Run Rd.) :
2nd District :
DENNIS GERLACH, et ux, : Case No. 87-49-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
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 17th day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Dennis Gerlach, 3919 Powell Run Road, Randallstown, MD 21133, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. KING
DEPUTY ZONING COMMISSIONER

August 5, 1986

Mr. Dennis Gerlach
Mrs. Debra Gerlach
3919 Powells Run Road
Randallstown, Maryland 21133

RE: PETITION FOR ZONING VARIANCE
E/S Powells Run Rd., 3770' S of Steffeny Rd.
(3919 Powells Run Rd.)
2nd Election District
Dennis Gerlach, et ux - Petitioners
Case No. 87-49-A

Dear Mr. and Mrs. Gerlach:

This is to advise you that \$65.37 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, 111 West Chesapeake Avenue, Towson, Maryland

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

DATE: 8/12/86 ACCOUNT: R-01-515-300

SIGN & POST RETURNED AMOUNT: \$ 65.37
Dennis P. Gerlach, 3919 Powells Run Rd.,
Randallstown, Md. 21133

ADVERTISING & POSTING RE CASE NO. 87-49-A

FOR: B 013*****053710 3124F

VALIDATION OR SIGNATURE OF CASHIER

Mr. Dennis Gerlach
Mrs. Debra Gerlach
3919 Powells Run Road
Randallstown, Maryland 21133

July 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
E/S Powells Run Rd., 3770' S of Steffeny Rd.
(3919 Powells Run Rd.)
2nd Election District
Dennis Gerlach, et ux - Petitioners
Case No. 87-49-A

TIME: 9:45 a.m.

DATE: Tuesday, August 12, 1986

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

[Signature]
Zoning Commissioner
Baltimore County

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

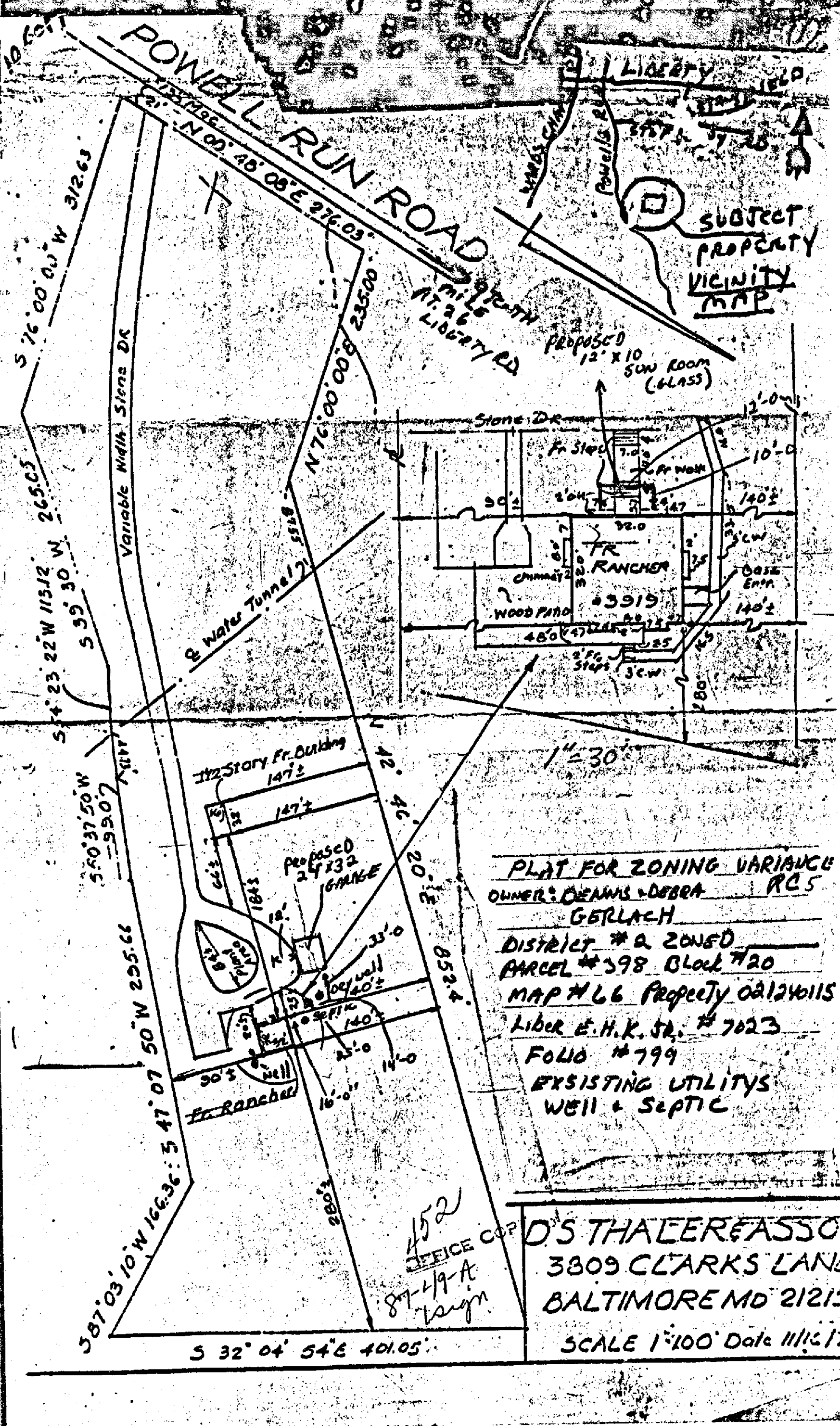
DATE: 8/12/86 ACCOUNT: 01 615

AMOUNT: \$ 35.00

RECEIVED FROM: *[Signature]*

FOR: *[Signature]*

VALIDATION OR SIGNATURE OF CASHIER



LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., July 24, 1986

PETITION FOR ZONING VARIANCE
2nd Election District
Case No. 87-49-A
LOCATION: East Side of Powells Run Road, 3770' S of Steffeny Rd. (3919 Powells Run Rd.)
DATE AND TIME: Tuesday, August 12, 1986, at 9:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commission of Baltimore County, by authority of the Zoning Act of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit an accessory structure (garage) in the front yard in lieu of the required rear yard.
Being the property of Dennis Gerlach, et ux, as shown on the plat plan filed with the Zoning Office.
In the event that this Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, suspend any request for a stay of the issuance of said permit during the 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

annexed... Reg. #92707... P.O. #77982
successive... in the
a daily newspaper published
Westminster, Carroll County, Maryland.
weekly newspaper published
in Baltimore County, Maryland.
weekly newspaper published
in Baltimore County, Maryland.
PEPS OF MARYLAND, INC.
[Signature]

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd
Posted for: Variance
Petitioner: Dennis Gerlach, et ux
Location of property: E/S Powells Run Rd. 3770' S of Steffeny Rd.
(3919 Powells Run Rd.)
Location of Sign: Entrance to subject property at 3919 Powells Run Rd.
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: July 25, 1986
Number of Signs: 1

PETITION FOR ZONING VARIANCE
2nd Election District
Case No. 87-49-A
LOCATION: East Side of Powells Run Road, 3770' S of Steffeny Rd. (3919 Powells Run Rd.)
DATE AND TIME: Tuesday, August 12, 1986, at 9:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commission of Baltimore County, by authority of the Zoning Act of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit an accessory structure (garage) in the front yard in lieu of the required rear yard.
Being the property of Dennis Gerlach, et ux, as shown on the plat plan filed with the Zoning Office.
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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 24, 1986
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 24, 1986.

THE JEFFERSONIAN,

Publisher
Cost of Advertising

24.75

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 21, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-49-A, 87-48-A, 87-49-A, 87-51-A, 87-55-A, 87-56-A, 87-57-A and 87-58-A

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm

CPS-nna

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 17, 1986

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

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. Dennis Gerlach
3919 Powells Run Road
Randallstown, Maryland 21133

RE: Item No. 452 - Case No. 87-49-A
Petitioner: Dennis Gerlach, et ux
Petition for Zoning Variance

Dear Mr. Gerlach:

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.

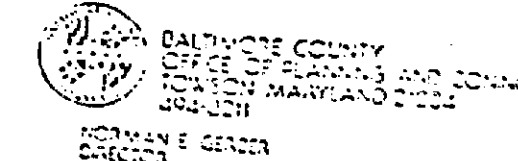
Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: D.S. Thaler & Associates
3809 Clarks Lane
Baltimore, Maryland 21215



July 14, 1986

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

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.
- Forums 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.
- 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.
- Development on these soils which are defined as sections, and under the provisions of the floodplain is prohibited.
- 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.
- Landscaping: Use of trees with Baltimore County Landscape Manual.
- The property is located in a deficient service area as defined by Capacity Use Certificate has been issued. The deficient service is not satisfactory.
- The property is located in a traffic area controlled by a top level intersection as defined by 2111.12-79, and its conditions change are re-evaluated annually by the County Council.
- Additional comments:

cc: James Huxwell

Eunice A. Stover
Chair, Current Planning and Development



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

PAUL H. REINCKE
CHIEF

June 24, 1986

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

RE: Property Owner: Dennis Gerlach, et ux

Location: E/S Powells Run Road, 3770' S. of Steffeny Road

Item No.: 452

Zoning Agenda: 6/17/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Capt Joseph Kelly 6-24-86*
Planning Group
Special Inspection Division

Noted and
Approved:

John F. O'Neill
Fire Prevention Bureau

/mb



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

July 24, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 452 Zoning Advisory Committee Meeting are as follows:

Property Owner: Dennis Gerlach, et ux
Locations: E/S Powells Run Road, 3770 feet S Steffeny Road
Districts: 2nd.

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. 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. Reproduced seals are not acceptable.
- E. All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible 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 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments:
- K. These 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 122 of the County Office Building at 111 J. Lee Spinks Avenue, Towson, Maryland 21204.

Charles E. Burman
BY: C. E. Burman, Chief
Building Plans Review

L/22/86