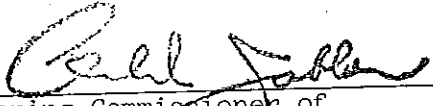


87-426-A #315	SW/cor. Martell Ave. and Randolph Ave. <u>(7313 Martell Ave.)</u>	12th Elec. Dist.
3/9/87	Variance - filing fee \$35.00 - Michael E. Gerczak, et ux	
3/9/87	Hearing set for 4/22/87, at 9:45 a.m. (Mr. Jablon)	
4/22/87	Advertising and Posting - \$79.17	
4/23/87	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit an accessory use (swimming pool) outside of the rear one-third of the lot farthest removed from any street is GRANTED with conditions.	

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 requested ~~will~~/will not adversely affect the health, safety, and general welfare of the community, the variance should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of April, 1987, that the Petition for Zoning Variance to permit an accessory use (swimming pool) outside of the rear one-third of the lot farthest removed from any street be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. 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.


Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. Michael E. Gerczak

People's Counsel

315

87-426-A

for the

MAP SE 3 E

door 4A

r. E. D. 12

DATE 7/29/62

200 12

1000 12

DP 12

of this

1. Access to shed at rear of lot would be blocked
2. Would be unable to properly adjust the grade adjacent to next door neighbor's property due to original uphill slope of lot in rear yard

of 59,550
E 29,100

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.

OFFICE COPY

of _____, 19____ E7., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County; that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the ____ day of April, 19____ at 9:45 o'clock.

A_____ M.

Zoning Commissioner of Baltimore County.

ED BY: u c DATE 1/29/8

87-426-A

PETITION FOR JUDICIAL INTERVIEW
 7th Election District
 700 Commonwealth Building
 Case No. 97-0254
 LOCATION: Southwest Center of
 the City and Township of Aurora
 (7213) North Avenue
 DATE AND TIME: Wednesday, April
 22, 1987, at 9:45 a.m.
 OFFICIALS: JUDGE, Room 106,
 County Office Building, 111 N.
 Commonwealth Avenue, Aurora, Mary-
 land

The zoning Commissioners of Balti-
 more County, by authority of the
 Zoning Act and Regulations of Bal-
 timore County, will hold a public
 hearing on:

**Petition for Zoning Variance to
 permit an accessory structure (garage)**
 upon lots outside of the 7th elec-
 tion district of the year just ended, removed
 from lots above.

Being the property of Michael E.
 Gorman, et al., who is the owner and
 plans to file with the zoning Office.

In the event that this Petition is
 granted, a building permit may
 be issued under the zoning laws of
 the County of Baltimore.

It is the duty of the Zoning Commis-
 sioners, but, however, neither any
 report, nor a copy of the minutes
 of said permit during the time period
 shall be returned in writing by the
 office of the hearing and made
 of the hearing.

BY ORDER OF
 JUDITH MARRAS
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

OFFICE OF
Dundalk Eagle

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Conrad Leasing, Inc. v. Case #87-426-A - BOC. #6628 - Req. #M0048 - 80 lines @ \$32.00 ea. was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 3rd day of April 1987; that is to say, the same was inserted in the issues of April 2, 1987

By L.C. Odeh

12th Election District - 7th Councilmanic District
Case No. 87-426-A

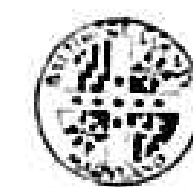
DATE AND TIME: Wednesday, April 22, 1987, at 9:45 a.m.

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

Being the property of Michael E. Gerczak, 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



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 14, 1967

Mr. Michael E. Gerczak
Mrs. Lorraine A. Gerczak
7313 Martell Avenue
Baltimore, Maryland 21222

RE: PETITION FOR ZONING VARIANCE
SW/cor. Martell Ave. and Randolph Ave.
(7313 Martell Ave.)
12th Election District - 7th Councilmanic District
Michael E. Gerczak, et ux - Petitioners
Case No. 87-426-A

Dear Mr. and Mrs. Gerczak:

This is to advise you that \$79.17 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.

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

No. 35818

DATE 4-22-87 ACCOUNT R-01-615-000

sign returned AMOUNT \$ 79.17

RECEIVED FROM Michael R. Gerczak, et ux

Advertising and Posting Case 87-426-A

FOR \$ 8096*****731714 3228F

VALIDATION OR SIGNATURE OF CASHIER

re County, Maryland, and remit
ding, Towson, Maryland

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
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Michael E. Gerczak, 7313 Martell Ave., Baltimore, MD 21222, Petitioners; and Mr. Edward A. Puckett, P. O. Box 146, Columbia, MD 21045, who requested notification.

Peter Max Zimmerman

Mr. Michael E. Gerczak
Mrs. Lorraine A. Gerczak
7313 Martell Avenue
Baltimore, Maryland 21222

NOTICE OF HEARING

RE PETITION FOR ZONING VARIANCE
SW/cor. Martell Ave. and Randolph Ave.
(7313 Martell Ave.)
12th Election District - 7th Councilmanic District
Michael E. Gerczak, et ux - Petitioners
Case No. 87-426-A

TIME: 9:45 a.m.
DATE: Wednesday, April 22, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

Zoning Commissioner
of Baltimore County

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

No. 30521

DATE 1/29/87 ACCOUNT 01-615-000

AMOUNT \$ 35.00

RECEIVED FROM Town of Pooles

FOR Variance # 315

8 8066*****350010 5736F

VALIDATION OR SIGNATURE REQUIRED

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
day of March, 1987

ARNOLD JABLON
Zoning Commissioner

Petitioner: Michael E. Gerczak, et ux
Petitioner's Attorney: _____
Received by: _____
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commission Date: April 10, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
Zoning Petitions No. 87-415-A, 87-420-A, 87-421-A, 87-424-A, 87-425-A,
SUBJECT: 87-426-A, 87-427-A, 87-428-A, 87-429-A, 87-430-A, 87-431-A, 87-434-A,
87-435-A, 87-436-SpH, 87-438-A, 87-443-SpH, 87-445-A and 87-446-A

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

Norman E. Gerber, AICP
Director

NEG:JGH:sib

RECEIVED
APR 14 1987
ZONING OFFICE

CPS-00A

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 15, 1987

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

Mr. Michael E. Gerczak
7313 Martell Avenue
Baltimore, Maryland 21222

RE: Item No. 315 - Case No. 87-426-A
Petitioner: Michael E. Gerczak, et ux
Petition for Zoning Variance

Dear Mr. Gerczak:

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 suit-
ability 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.

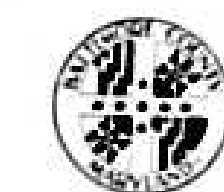
Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Edward A. Puckett
P.O. Box 146
Columbia, Maryland 21045



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

STEPHEN E. COLLINS
DIRECTOR

March 19, 1987

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for
items number 314, 315, and 316.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt



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

PAUL H. REINCKE
CHIEF

February 10, 1987

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

RE: Property Owner: Michael E. Gerczak, et ux

Location: SW/C Martell Avenue and Randolph Avenue

Item No.: 315 Zoning Agenda: Meeting of 2/10/87

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

REVIEWER: _____
Planning Group
Special Inspection Division

Noted and
Approved: D.C. [Signature]
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 315 Zoning Advisory Committee Meeting are as follows:
Michael E. Gerczak, et ux
Property Owner: SW/C Martell Avenue and Randolph Avenue
Location: D.R. 5.5
District:

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 817-85,
the Maryland Code for the Handicapped and Age (A.B.C.T. #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/are 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 Two 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 Two 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 101, Section 1107, Section 1106.2 and Table 1107. 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 105 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 101 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 Use _____ See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached
copy of Section 516.0 of the Building Code as adopted by Bill 817-85. Site plans shall show the correct
elevations above sea level for the lot and the first floor levels including basement.
- (J) Comments: A pool and fence permit are required, pools shall comply with
Section 516.0.
- 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
W. Chesapeake Avenue, Towson, Maryland 21204.

L/21/87

By: C. E. Dumas, Chief
Building Plans Service

PETITION FOR ZONING VARIANCE
 12th Election District
 7th Councilmanic District
 Case No. 87-426-A

LOCATION: Southwest Corner of Martell Avenue and Randolph Avenue (7313 Martell Avenue)
 DATE AND TIME: Wednesday, April 22, 1987, 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 (swimming pool) outside of the one third of the rear yard farthest from both streets.

Being the property of Michael E. Gercaik, et ux, as shown on plat 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
 Baltimore County

3422 / Apr. 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 2, 1987

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 April 2, 1987.

THE JEFFERSONIAN,

Susan Sander Orest
 Publisher

32-17

