

IN RE: PETITION FOR RESIDENTIAL VARIANCE BEFORE THE
S/S Old North Point Road, 75' W DEPUTY ZONING COMMISSIONER
of the c/l of Maple Road OF BALTIMORE COUNTY
(1231 Old North Point Road) 12th Election District
7th Councilmanic District Case No. 90-360-A
Patrick Gouck, et ux
Petitioners

ORDER

The Petitioners herein request a variance to permit a side yard setback of 4 feet in lieu of the required 10 feet, in accordance with Petitioner's Exhibit 1.

WHEREAS, the Petitioners previously requested a variance to permit a side yard setback of 6 feet in lieu of the required 10 feet for a proposed addition in accordance with the plan submitted and identified as Petitioner's Exhibit 1;

WHEREAS, the relief requested was granted on March 20, 1990;

WHEREAS, subsequent to the hearing and commencement of construction, it was determined that the rear foundation line of the proposed addition was closer to the side property line and that a greater variance was necessary;

WHEREAS, Petitioners requested a modification of the Order issued March 20, 1990 to permit a variance of 4 feet in lieu of the required 10 feet and was advised that an amended Petition was required and that Petitioners could file same through the administrative variance process;

WHEREAS, the Petitioners have filed a Petition for Residential Variance and the subject property has been posted. Inasmuch as there were no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 22-26 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of August, 1990 that the Petition for Residential Variance to permit a side yard setback of 4 feet in lieu of the required 10 feet for an existing addition, in accordance with Petitioner's Exhibit A, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 8/20/90
By [Signature]

AMN:bjs

- 2 -

IN RE: PETITION FOR ZONING VARIANCE BEFORE THE
S/S Old North Point Road, 75' W DEPUTY ZONING COMMISSIONER
of the c/l of Maple Road OF BALTIMORE COUNTY
(1231 Old North Point Road) 12th Election District
7th Councilmanic District Case No. 90-360-A
Patrick Gouck, et ux
Petitioners

ORDER IN RESPONSE TO REQUEST FOR MODIFICATION

WHEREAS, the Petitioners requested a variance to permit a side yard setback of 6 feet in lieu of the required 10 feet for a proposed addition in accordance with the plan submitted and identified as Petitioner's Exhibit 1;

WHEREAS, the relief requested was granted on March 20, 1990;

WHEREAS, Petitioners commenced construction of the proposed addition and upon an inspection of the property by a Building Inspector, it was determined that the rear foundation line of the proposed addition was actually closer to the side property line than permitted by the relief granted and that a greater variance would be required to complete construction;

WHEREAS, Petitioners subsequently requested a modification of the Order issued March 20, 1990 to permit a variance of 4 feet in lieu of the requested 6 feet;

WHEREAS, Petitioner was advised that it would be necessary to file an amended Petition and that the property would have to be reposted and a continued hearing held on the matter;

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of April, 1990 that the above-captioned matter shall be continued to allow Petitioners the opportunity to file an amended

ORDER RECEIVED FOR FILING
Date 4/16/90
By [Signature]

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1802.3.C1 to allow a side yard setback of 4 feet (for the existing addition) in lieu of the required 10 feet.

of the required 10 feet. pg

MY MOTHER IS COMING TO LIVE WITH US
PROPERTY IS ALSO UNDERZONED LOT

Property is to be advertised and/or posted as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, 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:
PATRICK GOUCK
(Type or Print Name)
Patrick Gouck
Signature
1231 Old North Pt Rd
Address
DUNDALK MD 21222
City/State/Zip Code
Attorney for Petitioners:
ANN M. NASTAROWICZ
(Type or Print Name)
Ann M. Nastarowicz
Signature
Address
Attorney's telephone number

Legal Owner(s):
PATRICK & SARAH GOUCK
(Type or Print Name)
Patrick Gouck Sarah Gouck
Signature
1231 Old North Pt Rd 285-7620
Address
DUNDALK MD 21222
City/State/Zip Code
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
PATRICK & SARAH GOUCK
Name
1231 Old North Pt Rd 285-7620
Address

ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of June, 1990, that the subject matter of this petition be posted on the property on or before the 27th day of June, 1990.
J. Robert Hines
ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of June, 1990, 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 property be reposted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the 17th day of June, 1990, at 10:00 a'clock.

ORDER RECEIVED FOR FILING
Date 6/17/90
By [Signature]

ZONING COMMISSIONER OF BALTIMORE COUNTY

Petition requesting a side yard setback of 4 feet rather than the 6 feet previously requested.

AMN:bjs

cc: Mr. & Mrs. Patrick Gouck
1231 Old North Point Road
Baltimore, Maryland 21222

People's Counsel

Gwendolyn Stephens, Docket Clerk

File

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 4/16/90
By [Signature]

- 2 -

IN RE: PETITION FOR ZONING VARIANCE BEFORE THE
S/S Old North Point Road, 75' W DEPUTY ZONING COMMISSIONER
of the c/l of Maple Road OF BALTIMORE COUNTY
(1231 Old North Point Road) 12th Election District
7th Councilmanic District Case No. 90-360-A
Patrick Gouck, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 6 feet in lieu of the required 10 feet for a proposed addition in accordance with Petitioner's Exhibit 1.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 1231 Old North Point Road, consists of 5,650 sq.ft. zoned D.R. 5.5 and is improved with a single family dwelling which has been Petitioners' residence for the past 12 years. Petitioners are desirous of constructing a 32' x 20' addition to the rear of the dwelling to provide more habitable space. Testimony indicated Petitioner's mother will be moving in with them and additional living space will be necessary. Currently, the dwelling contains only a living room, small kitchen, bathroom, and two bedrooms. The proposed addition will permit the enlargement of the existing kitchen and add a family room. Mr. Gouck testified that he has spoken with the adjoining neighbors on both sides of the property who have no objections to their plans. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Com-

missioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of March, 1990 that the Petition for Zoning Variance to permit a side yard setback of 6 feet in lieu of the required 10 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 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 30-day 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.

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

ORDER RECEIVED FOR FILING
Date 3/20/90
By [Signature]

- 2 -

ORDER RECEIVED FOR FILING
Date 6/17/90
By [Signature]

AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently or upon settlement will reside at:

1231 Old North Point Rd 21222
(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)

My Mother is Coming To Live With Us

Property is Also Underzoned Lot

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

PATRICK GOUCK
AFFIANT (Handwritten Signature)
Patrick Gouck
AFFIANT (Printed Name)

SARAH GOUCK
AFFIANT (Handwritten Signature)
Sarah Gouck
AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CLERK, this 17th day of MAY, 1990, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

PATRICK & SARAH GOUCK

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in the form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

5/17/90
DATE

Ann M. Nastarowicz
NOTARY PUBLIC

My Commission Expires:
July 1, 1990

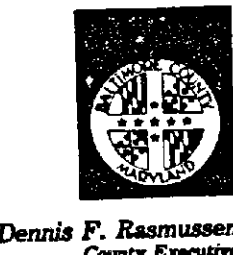
ZONING DESCRIPTION

BEGINNING AT A POINT ON THE NORTH SIDE OF OLD NORTH POINT RD WHICH IS 50 FEET WIDE AT THE DISTANCE OF 75 FEET WEST OF THE CENTERLINE OF MAPLE RD BEING LOT #124 IN THE SUBDIVISION OF NORTSHIRE AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #14 FOLIO #29 CONTAINING 5650 SQFT. ALSO KNOWN AS #1231 OLD NORTH POINT RD AND LOCATED IN THE 12TH ELECTION DISTRICT

90-360-A
(Amended)

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3333
J. Robert Haines
Zoning Commissioner

March 20, 1990



Mr. & Mrs. Patrick Gouck
1231 Old North Point Road
Baltimore, Maryland 21222

RE: PETITION FOR ZONING VARIANCE
S/S Old North Point Road, 75' W of the c/l of Maple Road
(1231 Old North Point Road)
12th Election District - 7th Councilmanic District
Patrick Gouck, et ux - Petitioners
Case No. 90-260-A

Dear Mr. & Mrs. Gouck:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjjs
cc: People's Counsel
File

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-360-A

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 1802.3.C.1. To allow a side yard setback (for an addition) of 6 feet in lieu of the required 10 feet.

- ① MOTHER MOVING IN WITH US
NEED EXTRA SPACE FOR HER TO LIVE
- ② UNDERSIZED LOT FOR PROPOSED ADDITION

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

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

Contract Purchaser: _____
(Type or Print Name)

Signature: _____

Address: _____
City and State: _____

Legal Owner(s):
MR. PATRICK GOUCK
(Type or Print Name)
Signature: *Mr. Patrick Gouck*
MRS. SARAH GOUCK
(Type or Print Name)
Signature: *Mrs. Sarah Gouck*

Attorney for Petitioner:
Address: 1231 Old North Pt. Rd. Home Phone No. 285-7630
DUNDALK, MD 21222
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
City and State: _____ Name: _____
Attorney's Telephone No.: _____ Address: _____ Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of Feb 1990 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 19th day of March 1990, at 9:30 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

1/2 hr. val
1-3-90 JRS

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3333
J. Robert Haines
Zoning Commissioner

August 24, 1990



Mr. & Mrs. Patrick Gouck
1231 Old North Point Road
Baltimore, Maryland 21222

RE: PETITION FOR ZONING VARIANCE
S/S Old North Point Road, 75' W of the c/l of Maple Road
(1231 Old North Point Road)
12th Election District - 7th Councilmanic District
Patrick Gouck, et ux - Petitioners
Case No. 90-360-A

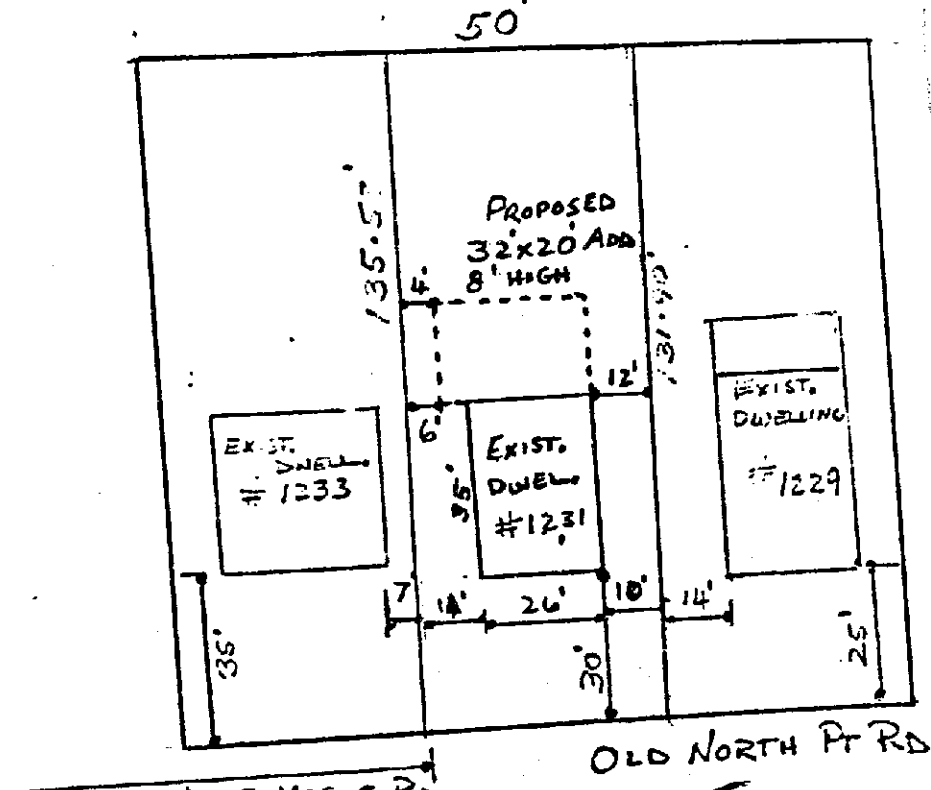
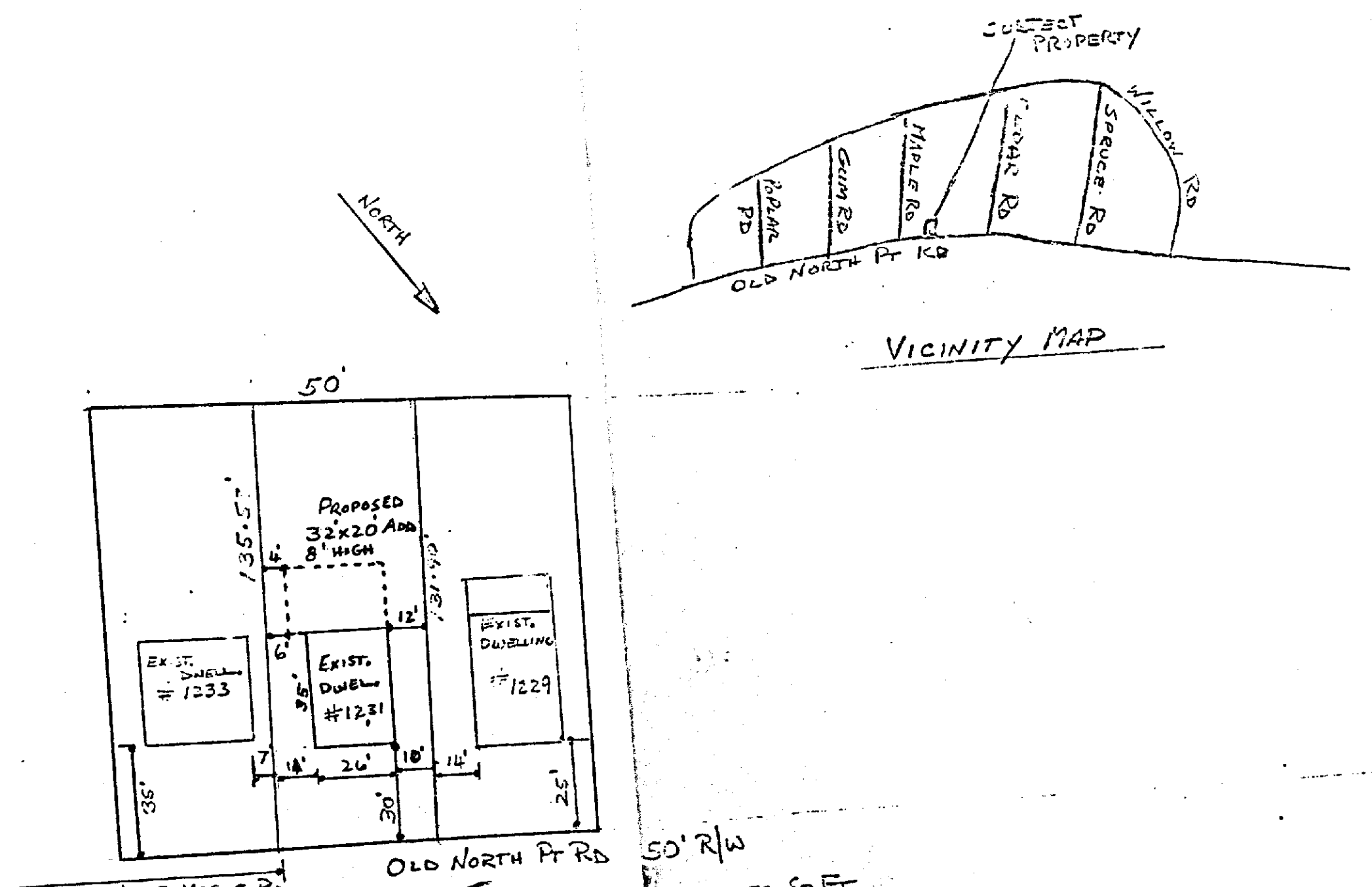
Dear Mr. & Mrs. Gouck:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Residential Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjjs
cc: People's Counsel
File



PLAT FOR ZONING VARIANCE
OWNER - PATRICK & SARAH GOUCK
ELECT. DIST. 12TH ZONED - D.R.-C.S
SUBDIVISION - NORTSHIRE
LOT-124 BOOK #14. FOLIO 29
EXISTING PUBLIC UTILITIES IN OLD NORTH P. RD.
THIS PROPERTY IS NOT IN CAPITAL AREA

LOT SIZE 5650 SQ FT
SCALE 1"=40'

90-360-A
(Amended)

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21284

Account: R 001-6150
Number: No 2679

Date: 6/07/90

REVISED PUBLIC HEARING FEES	CTY	FFICE
100 - REVISIONS (IRL)	1	\$35.00
LAST NAME OF OWNER: GOUCK		

90-360-A
(Amended)

Cashier Validation: _____

Please make checks payable to: Baltimore County

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21284

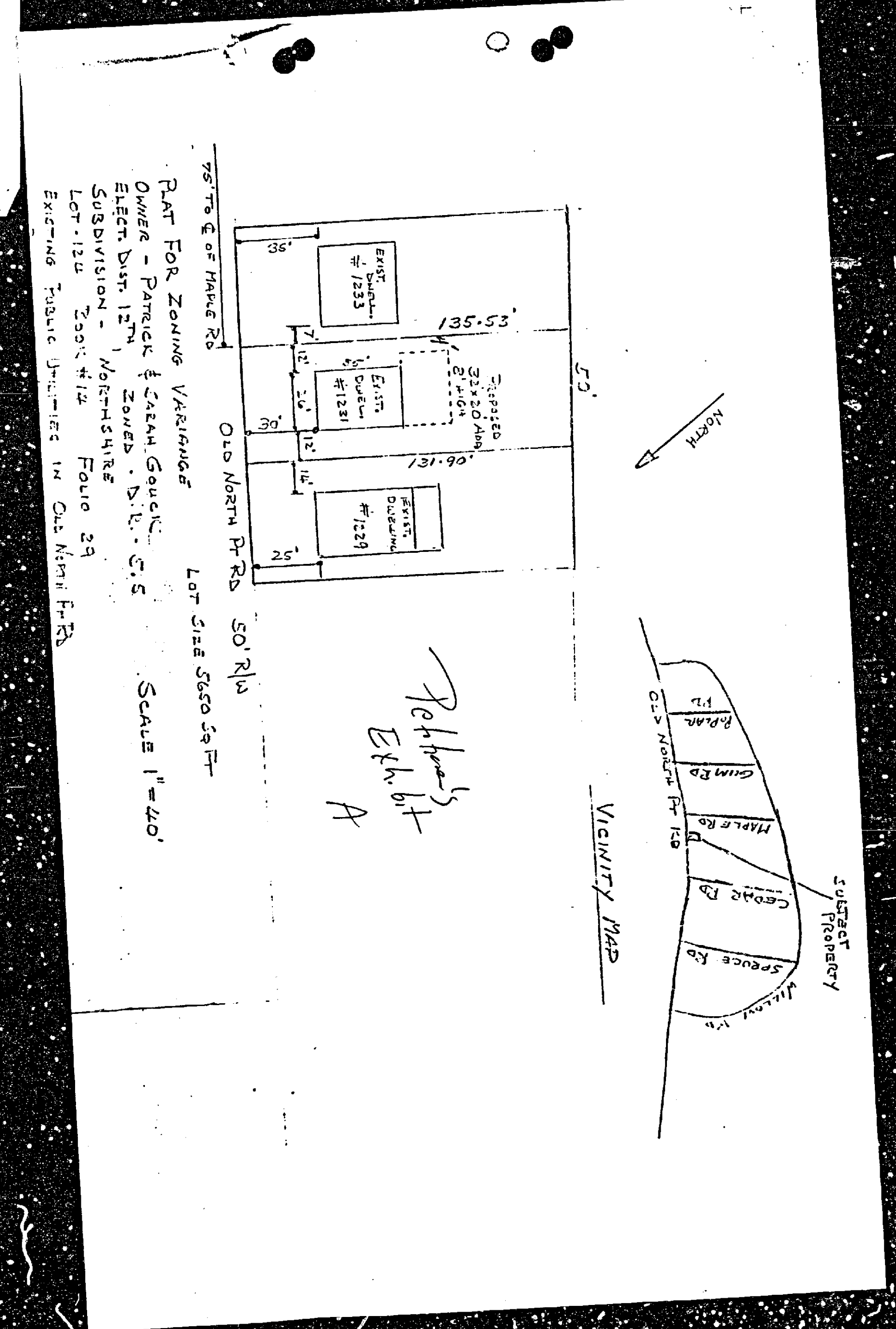
Account: R 001-6150
Number: No 867

Date: 1/03/90

PUBLIC HEARING FEES	CTY	PRICE
010 - ZONING VARIANCE (IRL)	1	\$25.00
TOTAL: \$25.00		
LAST NAME OF OWNER: GOUCK		

Cashier Validation: _____

Please make checks payable to: Baltimore County



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3353
J. Robert Haines
Zoning Commissioner



**Provisional Approval
Permit No:**

DATE: 4/16/90

LOCATION: 1231 Old North Point Rd

Dennis P. Rasmussen
County Executive

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following Conditions: (Please check appropriate box(es))

- Owner has filed for a public hearing, Item # _____
- Owner must file for an AMENDED PETITION within 35 days before the Zoning Commissioner requesting relief from all conflicts with the Baltimore County Zoning Regulations.
- Owner/contract purchaser set submit a complete revised site development plan and requested accompanying information within 35 days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above-referenced permit.

However, in the event that all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

Ann M. Nastarowicz
Deputy Zoning Commissioner

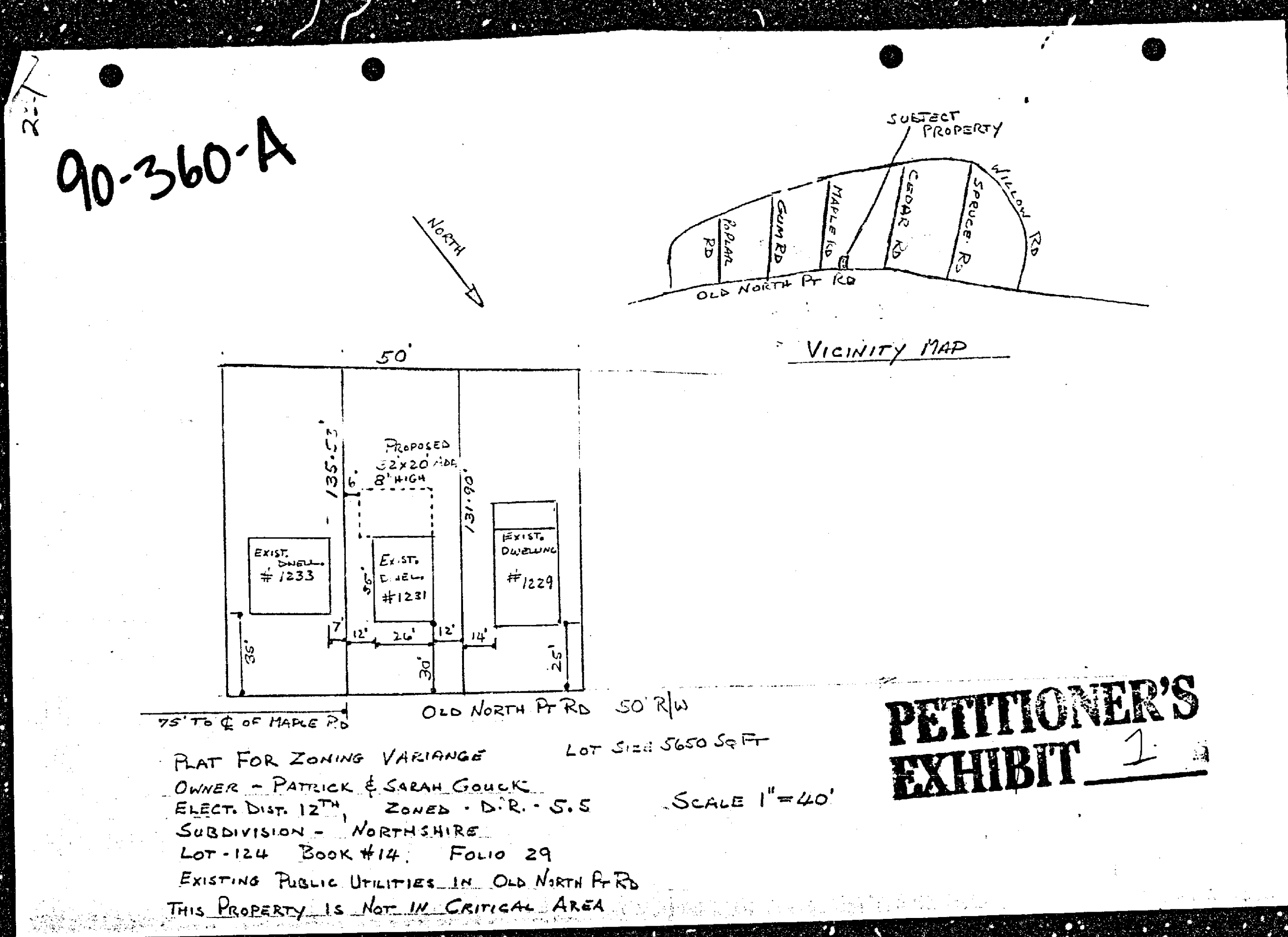
I have read the above statement and I agree to abide by the decision of the Zoning Commissioner in this matter.

Signed *Patrick Gouck*
Owner

Signed *Ann M. Nastarowicz*
(Please print clearly) Owner

Zoning Office Staff

Name
Address 1231 Old North Pt Rd
1294 Towson Rd 21284
Work Phone #
Home Phone # 285-7650



BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Gwendolyn Stephens Docket Clerk DATE: April 16, 1990
FROM: Ann M. Nastarowicz Deputy Zoning Commissioner
SUBJECT: PETITION FOR ZONING VARIANCE
5/8 Old North Point Road, 75' W of the c/l of Maple Road
(1231 Old North Point Road)
12th Election District - 7th Councilmanic District
Patrick Gouck, et ux - Petitioners
Case No. 90-360-A

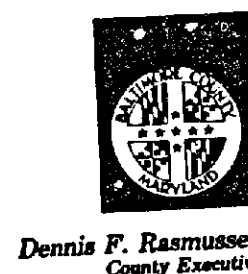
In accordance with the attached correspondence, please set the above-captioned matter in for a continued hearing before me on the earliest possible date after the amended Petition has been accepted and approved for filing by John Sullivan.

As indicated in the Request for Modification issued this date, the subject property shall be reposted but not readvertised.

If you have any questions on the subject, please see me.

ANN:bjs
cc: John J. Sullivan
Case File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3353
J. Robert Haines
Zoning Commissioner



June 12, 1990

Mr. & Mrs. Patrick Gouck
1231 Old North Point Road
Dundalk, MD 21222

RE: CASE NUMBER: 90-360-A
ITEM NUMBER: 221
LOCATION: 1231 Old North Point Road

Dear Petitioner:

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference this case number.

Your property will be posted on or before June 26, 1990. After the closing date (July 12, 1990) for filing a request for hearing has passed, the file will be taken to the Zoning Commissioner for review. You will next receive from this office:

1) Notice that a formal request for hearing has been filed, taking the matter out of the administrative process. This will mean advertising of the public hearing and reposting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice.

OR

2) Notice that the matter has completed the administrative process and that you may return the sign/post and pick-up your order.

Very truly yours,

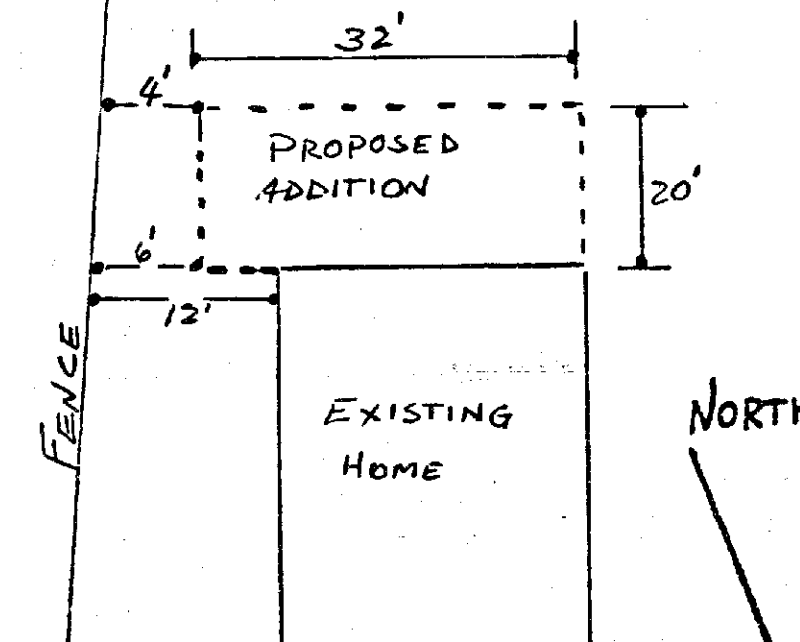
Gwen G. Stephens
Gwen G. Stephens
Docket Clerk

RECEIVED
APR 18 1990

ANNE M. NASTAROWICZ
DEPUTY ZONING COMMISSIONER
ZONING OFFICE

IN REFERENCE TO PERMIT NO B03125 I APPLIED FOR A VARIANCE CASE NO 90-360-A. I APPLIED FOR A 6 FOOT SETBACK, WHICH WAS APPROVED. AT THE TIME OF APPLICATION I DID NOT REALIZE MY HOUSE IS NOT PARALLEL TO THE PROPERTY LINE. IF I HAD BEEN AWARE OF THIS I WOULD HAVE APPLIED FOR A 4 FOOT SETBACK. WHEN I APPLIED FOR VARIANCE I MEASURED FROM THE S.E. CORNER OF EXISTING HOUSE WHICH IS 12 FEET FROM EXISTING FENCE, I ONLY APPLIED FOR A 6 FOOT VARIANCE. AFTER HAVING FOOTER DUG AND POURED THE INSPECTOR INFORMED ME THAT THE S.E. CORNER OF PLANNED ADDITION IS 4 FEET FROM THE FENCE AND IS NOT IN COMPLIANCE WITH THE APPROVED VARIANCE AND PERMIT. MY NEIGHBORS STILL HAVE NO OBJECTIONS TO MY PLANNED ADDITION. I HAVE ENCLOSED LETTERS FROM SAID NEIGHBORS I HOPE THIS WILL NOT DELAY THE PLANNED CONSTRUCTION ON MY HOME

*Sincerely,
Mr. Patrick Gouck*



NOT TO SCALE

Petitioner's Exhibit A

To Whom it may concern
Robert J. Leuster & I have no objections to addition to property at 1231 North Point Rd

Robert J. Leuster

RECEIVED
APR 18 1990
ZONING OFFICE

TO WHOM IT MAY CONCERN.
WE - ALBERT C. FRANKLIN & LOUISE A. FRANKLIN, 1233 NORTH PT. RD. (21222)

WE HAVE NO OBJECTIONS TO THE ADDITION TO PROPERTY AT 1231 NORTH PT. RD.

*Albert C. Franklin
& Louise A. Franklin*

RECEIVED
APR 18 1990
ZONING OFFICE

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3353

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
4th day of June, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Patrick Gouck, et ux
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: June 19, 1990
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Patrick Gouck, Item No. 221

In reference to the Petitioner's request, staff offers no
comments.

If there should be any further questions or if this office can
provide additional information, please contact Jeffrey Long in the
Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21284
(301) 887-3554



Dennis F. Rasmussen
County Executive

June 27, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for
items number 221, 428, 429, 430, 431, 432, 433, 434, 435,
436, 437, and 438.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/lvw

RECEIVED
JUL 3 1990

ZONING OFFICE

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21284-5500
(301) 887-4500

Paul H. Reincke
Chief

JUNE 27, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: PATRICK GOUCK
Location: #1231 OLD NORTH POINT ROAD
Item No.: 221 Zoning Agenda: JUNE 26, 1990

Gentlemen:

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

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", 1988
edition prior to occupancy. CHAPTER 22

REVIEWER: *Capt. Dennis Kelly 6-27-90* Noted and Approved *Capt. Dennis Kelly 6-27-90*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

JUL 05 1990

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
JUNE 22, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF
PERMITS & LICENSES
SUBJECT: ZONING ITEM #: 90 - 360 - A
PROPERTY OWNER: PATRICK GOUCK, et ux
LOCATION: S/S Old North Point Rd, 75' W of Centerline Maple Rd
ELECTION DISTRICT: 12th (#1231 Old North Pt Rd.
COUNCILMANIC DISTRICT: 7th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE
FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF
MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE
HANDICAPPED.
- () PARKING LOCATION () RAMPS (degree slope)
- () NUMBER PARKING SPACES () CURB CUTS
- () BUILDING ACCESS () SIGNAGE
- () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE
SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT
BALTIMORE COUNTY BUILDING CODE.
- () A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BE
REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING
USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND
ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE
TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0
COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
- () OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE,
TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A
FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE
SUBMITTED.

CHECK ITEM APPLICABLE TO THIS PLAN

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

March 12, 1990



Dennis F. Rasmussen
County Executive

Mr. & Mrs. Patrick Gouck
1231 Old North Point Road
Dundalk, MD 21222

RE: Item No. 221, Case No. 90-360-A
Petitioner: Patrick Gouck, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Gouck:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO
MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS
REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

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

JED:jw

Enclosures

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

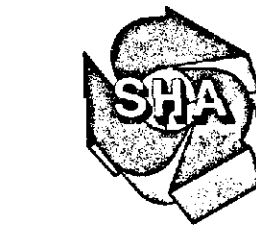
Your petition has been received and accepted for filing this
1st day of February, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Patrick Gouck, et ux
Petitioner's Attorney:



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

RECEIVED
JAN 29 1990

January 24, 1990
ZONING OFFICE

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. James Dyer

Re: Baltimore County
Patrick Gouck Property
Zoning Meeting of 1-30-90
S/S North Point Road
(MD 20) 75' West of
Maple Road
(Item #221)

Dear Mr. Haines:

After reviewing the submittal for a variance to allow a side
yard setback of 6' in lieu of the required 10 feet, we find the
plan acceptable having all work outside SHA right-of-way along
North Point Road.

If you have any questions, please contact Larry Brocato at
333-1350.

Very truly yours,
Charles Rose
Charles Rose, Acting Chief
Engineering Access Permits
Division

LB:maw

cc: Mr. J. Ozle

My telephone number is (301) 333-1350 (Fax #333-1041)

Tel: typewriter for impaired hearing or speech
303-7555 Baltimore Metro - 565-0481 D.C. Metro - 1-800-452-5042 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21202-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: February 1, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Patrick Gouck, Item 221

The Petitioner requests a Variance to permit a side yard setback of 6 ft. in lieu of the required 10 ft.

In reference to the Petitioner's request, staff offers no comment.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

FEB 07 1990

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Reincke
Chief

FEBRUARY 1, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: PATRICK GOUCK
Location: #1231 OLD NORTH POINT ROAD
Item No.: 221 Zoning Agenda: JANUARY 30, 1990

Gentlemen:

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

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", 1988 edition prior to occupancy.

REVIEWER: *Pat Keller* 2-1-90 Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

FEB 9 1990

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
JUNE 22, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 90 - 360 - A
PROPERTY OWNER: PATRICK GOUCK, et ux
LOCATION: S/S Old North Point Rd, 75' W of Centerline Maple Rd
ELECTION DISTRICT: 12th (#1231 Old North Pt Rd.)
COUNCILMANIC DISTRICT: 7th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION () RAMPS (degree slope)
- () NUMBER PARKING SPACES () CURB CUTS
- () BUILDING ACCESS () SIGNAGE
- () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
- () OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

CHECK ITEM APPLICABLE TO THIS PLAN

6/27/90 rec. late mailed copies *Jon*

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
DATE: March 5, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for January 30, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 220, 221, and 225

Revised Item 128 - Elderly Housing - 6348 Frederick Road: Previous County Review Group Plan entitled "Paradise Professional Center" was approved 5-20-88. Due to revision of the site layout and use, a new County Review Group plan will be required for this site.

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

MAR 08 1990