

IN RE: PETITION FOR ZONING VARIANCE
 NW/5 Forest Park Avenue
 231.45' NE Sanbourne Road
 1670 Forest Park Avenue
 1st Election District
 1st Councilmanic District
 Frederick P. Gick, III, et ux
 Petitioners

BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 90-399-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 400.1 to permit an accessory structure (existing shed) in the side yard in lieu of the rear yard and 0 ft. from the side yard property line in lieu of the required 2-1/2 ft., as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners, Frederick and Laura Gick, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 1670 Forest Park Avenue consisting of .120 acres +/-, zoned D.R.10.5 and is improved with an existing family home and the subject metal shed.

Testimony indicated that the Petitioners have placed the subject shed in their side yard to avoid blocking their view of the rear alley where there five (5) year old son rides his bike.

The case file contains several letters from Petitioners' neighbors indicating their support for Petitioners' request.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section

ORDER RECEIVED FOR FILING
 Date 4/13/90
 By M. H. Hines

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 Petitioners.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of April, 1990 that the Petition for a Zoning Variance to permit an accessory structure (existing shed) in the side yard in lieu of the rear yard and said shed 0 ft. from the side yard property line in lieu of the required 2-1/2 ft., in accordance with Petitioners' Exhibit No. 1 is hereby GRANTED.

J. Robert Hines
 J. ROBERT HINES
 Zoning Commissioner
 for Baltimore County

JRH/mm

cc: Peoples Counsel

ORDER RECEIVED FOR FILING
 Date 4/13/90
 By M. H. Hines

PETITION FOR ZONING VARIANCE
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-399-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 400.1 To permit an accessory structure (existing shed) in the side yard with a side setback of 0 feet in lieu of the rear yard with a side setback of 2 1/2 feet.

Do to the restricted size of said property, moving the shed to another location would limit the use of and access to, what useable ground exists. As well as creating undue financial hardship and jeopardize the security of the shed contents. Shed has been in the same location for 5 yrs. and has not created any problems or complaints from the neighborhood. Therefore we request the variance. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertisement, 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: Frederick P. Gick III
 (Type or Print Name)
 Signature: Frederick P. Gick III
 Address: Laura K. Gick
 (Type or Print Name)
 Signature: Laura K. Gick
 City and State: Baltimore, MD

Attorney for Petitioner:
 (Type or Print Name) 1670 Forest Park Ave. 597-9617
 Address: Baltimore, MD 21207
 City and State: Baltimore, MD
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Frederick P. & Laura K. Gick
 Name: Frederick P. & Laura K. Gick
 Address: 1670 Forest Park Ave. 597-9617
 City and State: Baltimore, MD
 Attorney's Telephone No.: 597-9617

ORDER RECEIVED FOR FILING
 Date 4/13/90
 By M. H. Hines

ORDERED By The Zoning Commissioner of Baltimore County, this 7 day of March, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18 day of April, 1990, at 2:30 o'clock P.M.

J. Robert Hines
 Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 30, 1990
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 29, 1990.

THE JEFFERSONIAN,
S. Zeke Orfan
 Publisher

PO 103586

NOTICE OF HEARING
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland at 2:30 p.m. on April 18, 1990 at 2:30 p.m.
 Petition for Zoning Variance
 Case No. 90-399-A
 NW/5 Forest Park Avenue,
 231.45' NE of Sanbourne Road,
 1670 Forest Park Avenue
 1st Election District
 1st Councilmanic District
 Frederick P. Gick, III, et ux
 Hearing Date: Wednesday,
 April 18, 1990 at 2:30 p.m.
 Variance to permit an accessory structure (existing shed) in the side yard in lieu of the rear yard and 0 feet in lieu of the required 2 1/2 feet in lieu of the rear yard with a side setback of 0 feet in lieu of the rear yard with a side setback of 2 1/2 feet.
 In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
 J. ROBERT HINES
 Zoning Commissioner of Baltimore County
 30th Mar 29

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

Mr. & Mrs. Frederick P. Gick, III
 1670 Forest Park Avenue
 Baltimore, Maryland 21207

Re: Petition for Zoning Variance
 CASE NUMBER: 90-399-A
 NW/5 Forest Park Avenue, 231.45' NE of Sanbourne Road
 1670 Forest Park Avenue
 1st Election District - 1st Councilmanic
 Petitioner(s): Frederick P. Gick, III, et ux
 HEARING: WEDNESDAY, APRIL 18, 1990 at 2:30 p.m.

Dear Petitioners:
 Please be advised that \$ 91.70 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING. ON THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
J. Robert Hines
 J. ROBERT HINES
 ZONING COMMISSIONER

JRH:gs
 cc: file

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

March 5, 1990

NOTICE OF HEARING

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 Petitioner(s): Frederick P. Gick, III, et ux
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J. Robert Hines
 J. ROBERT HINES
 ZONING COMMISSIONER
 BALTIMORE COUNTY, MARYLAND

cc: Mr. & Mrs. Gick

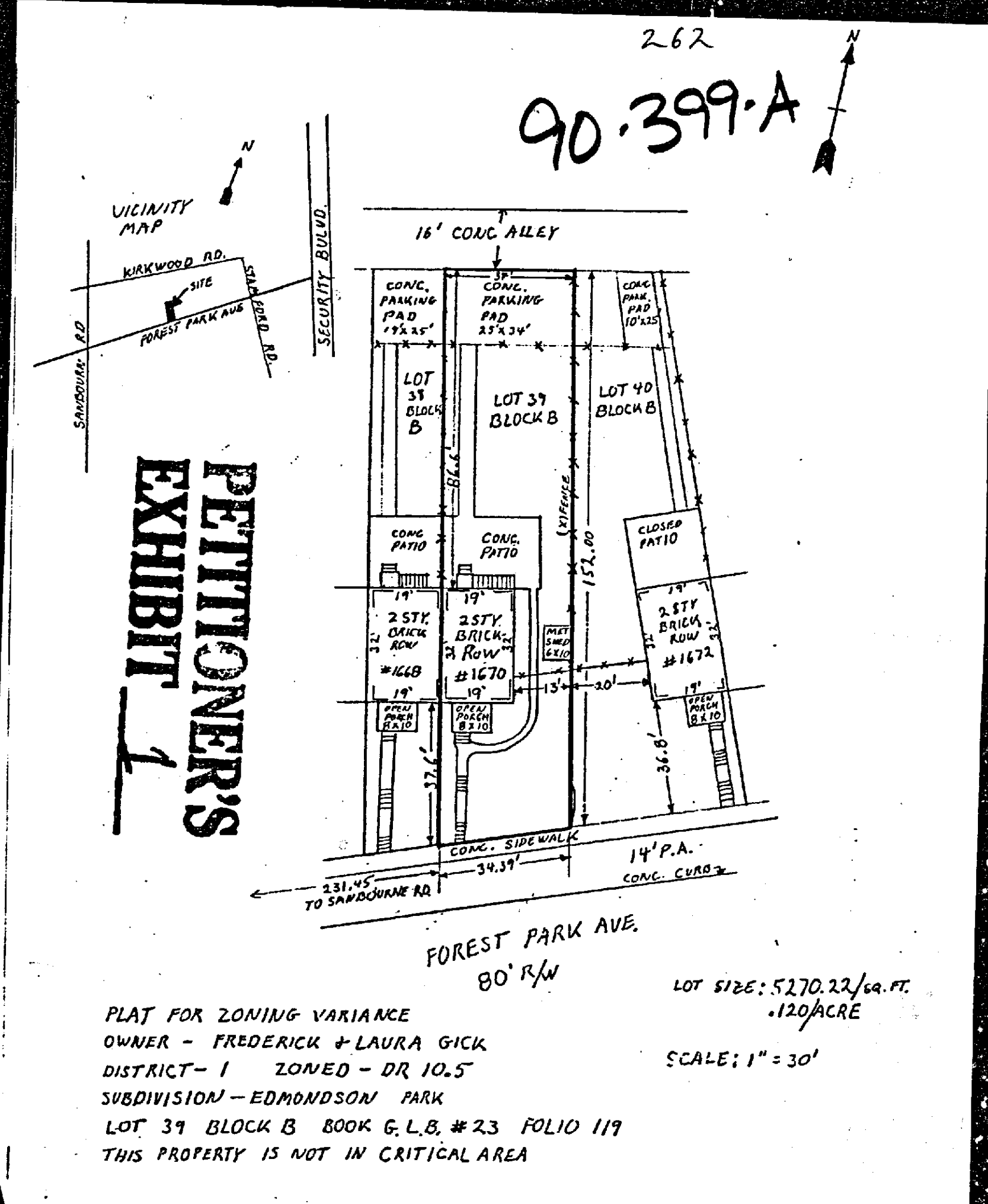
CERTIFICATE OF POSTING

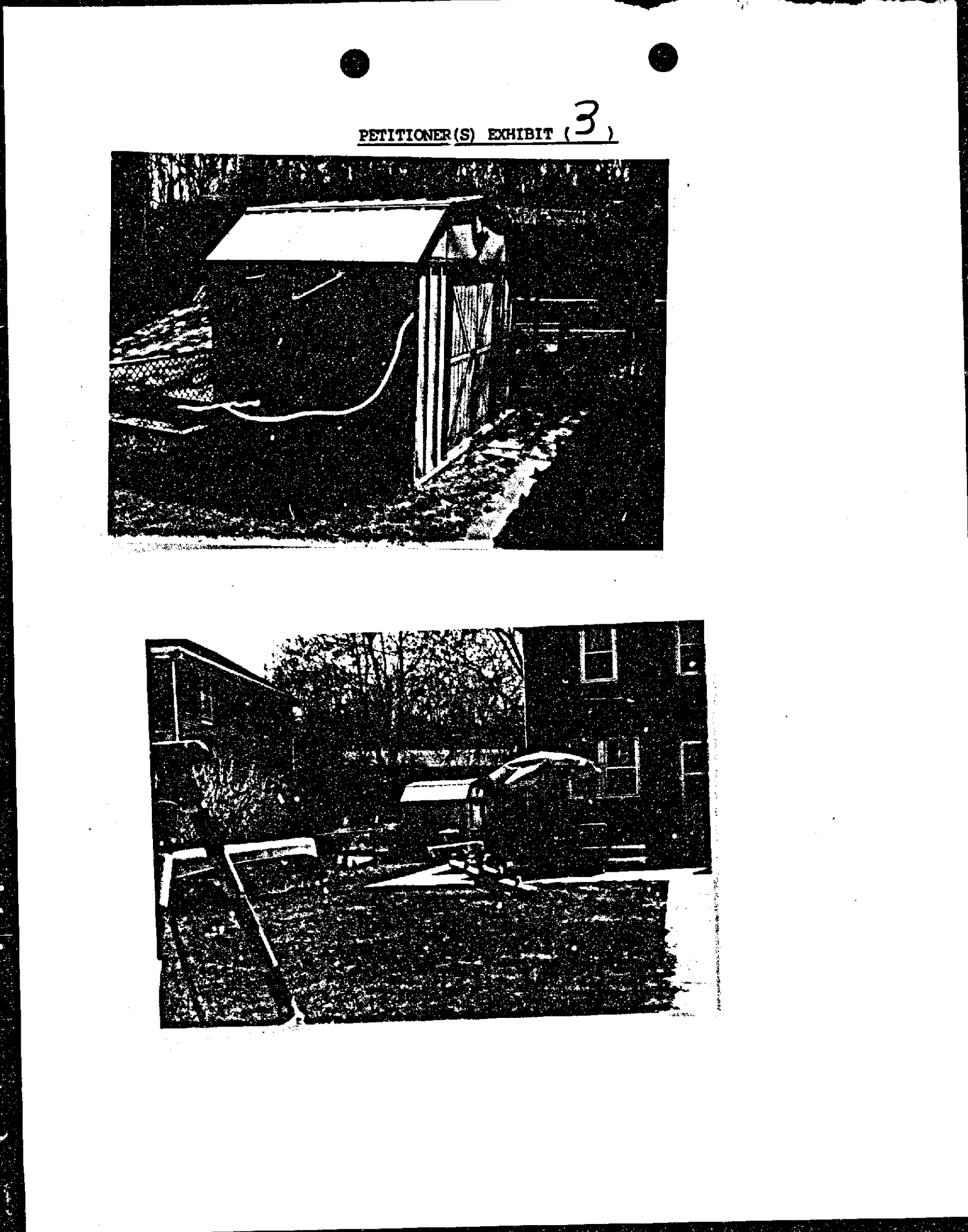
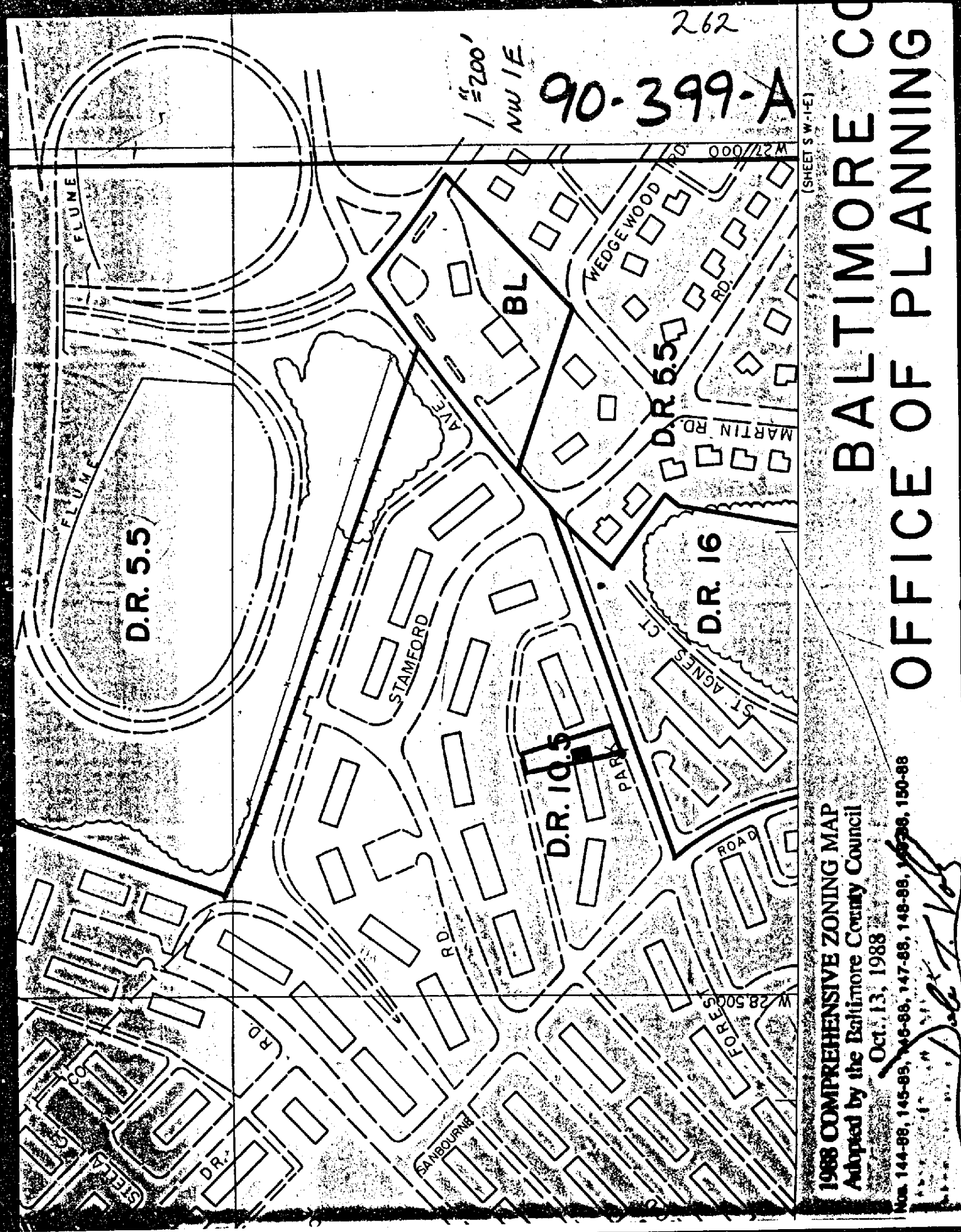
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 1st
 Posted for: Variance
 Petitioner: Frederick P. Gick III et ux
 Location of property: NW/5 Forest Park Avenue, 231.45' NE of Sanbourne Road, 1670 Forest Park Avenue
 Location of Sign: In front of 1670 Forest Park Avenue

Remarks: S.J. Antos
 Posted by: S.J. Antos
 Number of Signs: 1

Date of Posting: March 22, 1990
 Date of return: March 30, 1990





April 17, 1990

TO WHOM IT MAY CONCERN.

SUBJECT: SHED VIOLATION

As a neighbor of the Licks, I live two houses away at 1666 Forest Park Avenue. I don't see the present placement of the shed as a violation, but rather as a benefit to the neighborhood.

The Licks live in a townhouse at the end of a group and they placed the shed in their yard along the side of the house. In this area of the yard the shed is only visible to a few of the houses in the neighborhood and doesn't detract from the beauty of the neighborhood.

In retrospect, if the shed were to be moved from its present site it would probably be relocated to the rear of their yard. Since we have a lot of little children constantly playing in the alley behind the Licks yard, the children's parents would be at a disadvantage as to the children's whereabouts at all times.

As a parent, I feel the children's safety is more important than the placement of a shed, in

PETITIONER'S EXHIBIT 4

Yvonne Taylor, Washington
1666 Forest Park Ave
BALTIMORE, MARYLAND 21207

Living three doors down from 1670 Forest Park Avenue for almost four years now, we are of course aware of the shed on the side of the house. We have never thought of it as a problem or an eyesore. Indeed, we feel the side location is much preferable to a location in the back of the yard. The shed is much less obtrusive on the side of the house. A house in our kind of neighborhood that locates its shed directly in the back yard is more obtrusive. Because of the hills in our front yards, the back yards on our side of the street are the center of most activity. The elevation of the houses also serves to hide the shed from view from the street. We would prefer that the shed at 1670 Forest Park Avenue be where it is.

PETITIONER'S EXHIBIT 5

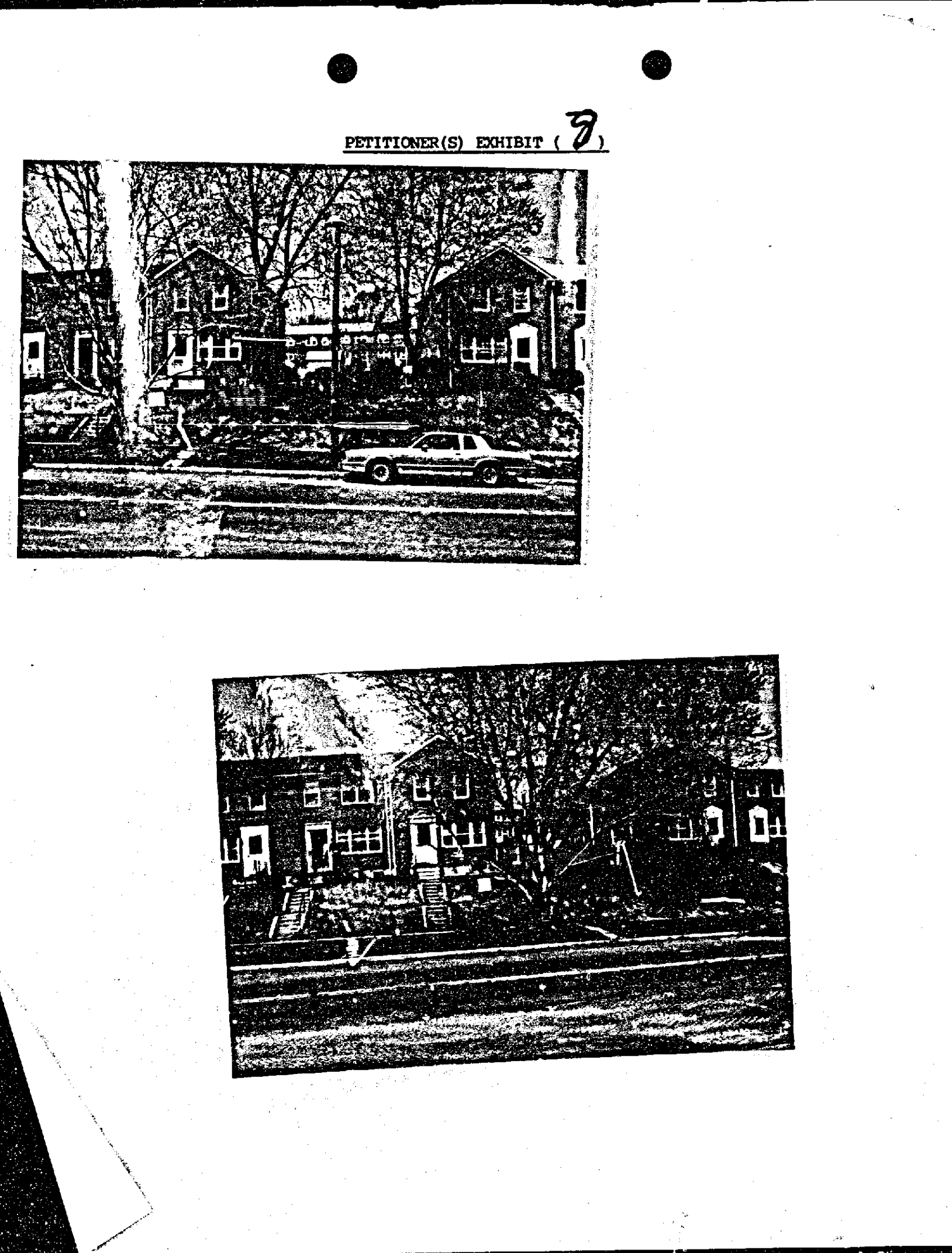
Jan Perry Coker
Jan Perry Coker
Resident, 1664 Forest Park Avenue

To Whom It May Concern,

My name is Josephine Buccellini and I live two houses down from the Licks. In talking to them, I've learned that the county is making them move their shed which is on the side of their house and they are requesting not to have it moved. As their neighbor, I think their shed is better on the side of the house than in the back because it is out of the way. My children play over in their yard or up in the alley in front of their house and from my house I have a clear view of them. Wherever the shed was in the back I would not be able to see what they were doing. It was a big shed and I also think it would aesthetically look better if it was in the back. I think it is a much better spot right now because it's just out of the way on the side of their house. Hope you take this into consideration.

Sincerely,
Josephine Buccellini

PETITIONER'S EXHIBIT 6



CERTIFICATE OF PUBLICATION

Fikesville, Md. March 14, 1990

in Owings Mills.

- Spacious luxury apartments with exciting features... including cozy fireplaces in most apartments.
- Sunrooms or dramatic vaulted ceilings in some models.
- Terrific recreational facilities, including the Chase Lea health spa.
- Convenient and sought after Owings Mills location.
- Owner managed by Trammell Crow, one of the nation's most respected builders and developers.

Families with income between \$17,000-\$35,000 given special consideration.

Chase Lea

MODEL OPEN: Mon-Sat, 10-6. Closed Sun.
DIRECTIONS: From Beltsville Exit 20, Reisterstown Rd., 1 mile to left on McDonough Rd. Right on Pittsfield Rd., left on Hartley Circle to Chase Lea Leasing center.
(301) 363-8050

A Trammell Crow Co. Community

14 March, 1990 / Absconded 1748 / Page 11

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

J. Robert Haines
Zoning Commissioner

April 2, 1990



Dennis F. Rasmussen
County Executive

Mr. & Mrs. Fredrick P. Gick, III
1670 Forest Park Avenue
Baltimore, MD 21207

RE: Item No. 262, Case No. 90-399-A
Petitioner: Frederick P. Gick, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Gick:

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 7th day of March, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Frederick P. Gick, et ux
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: March 15, 1990
Zoning Commissioner

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

SUBJECT: Donald M. Miller, Item No. 296
Peggy Davison, Item No. 295
Emma Lou Tannenbaum, Item No. 305
Melvin Lee Bixler, Item No. 306
William L. Goodman, Item No. 266
Mark Allen Bowling, Item No. 263
Frederick P. Gick, III, Item No. 262

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.

EK/JL/cmm

NR 1 5 900

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

March 9, 1990



Dennis F. Rasmussen
County Executive

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 259, 261, 262, 263, 264, 265, 266, 267, 268, and 270.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lab

NR 2 1 990

Baltimore County
Fire Department
Towson, Maryland 21204-2536
484-4500

Paul H. Reincke
Chief

MARCH 14, 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: FREDERICK P. GICK, III
Location: 11670 FOREST PARK AVENUE
Item No.: 262 Zoning Agenda: MARCH 6, 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.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *CH Kelly 3.14.90* Noted and Approved *Captain W. Brady*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/REK

NR 1 5 900

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for March 6, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 262, 263, 264, and 266.

For Item 259 the previous County Review Group comments remain in effect.

For Item 261 the minimum width for a single panhandle frontage is 20 feet (12 feet is shown). The septic area on the opposite side of the road would require crossing of the public road R/W with private sewer line (which would require a franchise agreement).

For Items 265, 269 and 270, a County Review Group Plan may be required for each property.

For Items 267 and 268 the previous County Review Group comments remain in effect.

For Item #203 revised - Caves Valley Gold Club - the previous County Review Group comments still apply.

Amendment for 90-154A - No. 819 Ridgely Road, we have no comments.

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

RWB:e

NR 0 5 900

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

J. Robert Haines
Zoning Commissioner

April 23, 1990



Dennis F. Rasmussen
County Executive

Mr. and Mrs. Frederick P. Gick III
1670 Forest Park Avenue
Baltimore, Maryland 21207

RE: Petition for Zoning Variance
Case No. 90-399-A

Dear Mr. and Mrs. Gick:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mm
encl.
cc: Peoples Counsel

4/17/90
To Whom It May Concern
I live right behind the Gick family. There is a shed in their back yard however I never knew it until Mr. Gick had told me so. The shed is not visible, also my son does play in their yard and shed is not in any way endangering the children. If the Gick family had to move the shed then it would have to be moved into the middle of the yard where it would be in the way of the children's play.

Nehal Qureshi
1697 Kirkwood Rd
Baltimore MD 21207
301-597-9941

PETITIONER'S
EXHIBIT 7

Baltimore County
Zoning Commissioner
County Office Building
175 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-601-6150

Number: No 2181

DATE	QTY	PRICE
4/18/90		H9000697
PUBLIC HEARING FEES		
080 -POSTING SIGNS / ADVERTISING 1 X		\$91.70
TOTAL:		\$91.70
LAST NAME OF OWNER: GICK		
B B 108*****91701a 2156F		
Please make checks payable to: Baltimore County		

IN RE: PETITION FOR ZONING VARIANCE
 NW/5 Forest Park Avenue
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J. Robert Hines
 J. ROBERT HINES
 Zoning Commissioner
 for Baltimore County

JRH/mm

cc: Peoples Counsel

ORDER RECEIVED FOR FILING
 Date 4/13/90
 By M. H. Hines

-2-

PETITION FOR ZONING VARIANCE
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Contract Purchaser: Frederick P. Gick III
 (Type or Print Name)
 Signature: Frederick P. Gick III
 Address: Laura K. Gick
 (Type or Print Name)
 Signature: Laura K. Gick
 City and State: Baltimore, MD

Attorney for Petitioner:
 (Type or Print Name) 1670 Forest Park Ave. 597-9617
 Address: Baltimore, MD 21207
 City and State: Baltimore, MD 21207
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Frederick P. & Laura K. Gick
 Name: 1670 Forest Park Ave. 597-9617
 Address: Baltimore, MD 21207
 City and State: Baltimore, MD 21207
 Attorney's Telephone No.: 597-9617

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J. Robert Hines
 Zoning Commissioner of Baltimore County

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THE JEFFERSONIAN,
S. Zeke Orlov
 Publisher

PO 103586

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

Mr. & Mrs. Frederick P. Gick, III
 1670 Forest Park Avenue
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Very truly yours,
J. Robert Hines
 J. ROBERT HINES
 ZONING COMMISSIONER

JRH/igs
 cc: file

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

March 5, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland at 2:30 p.m. on April 18, 1990 at 2:30 p.m.

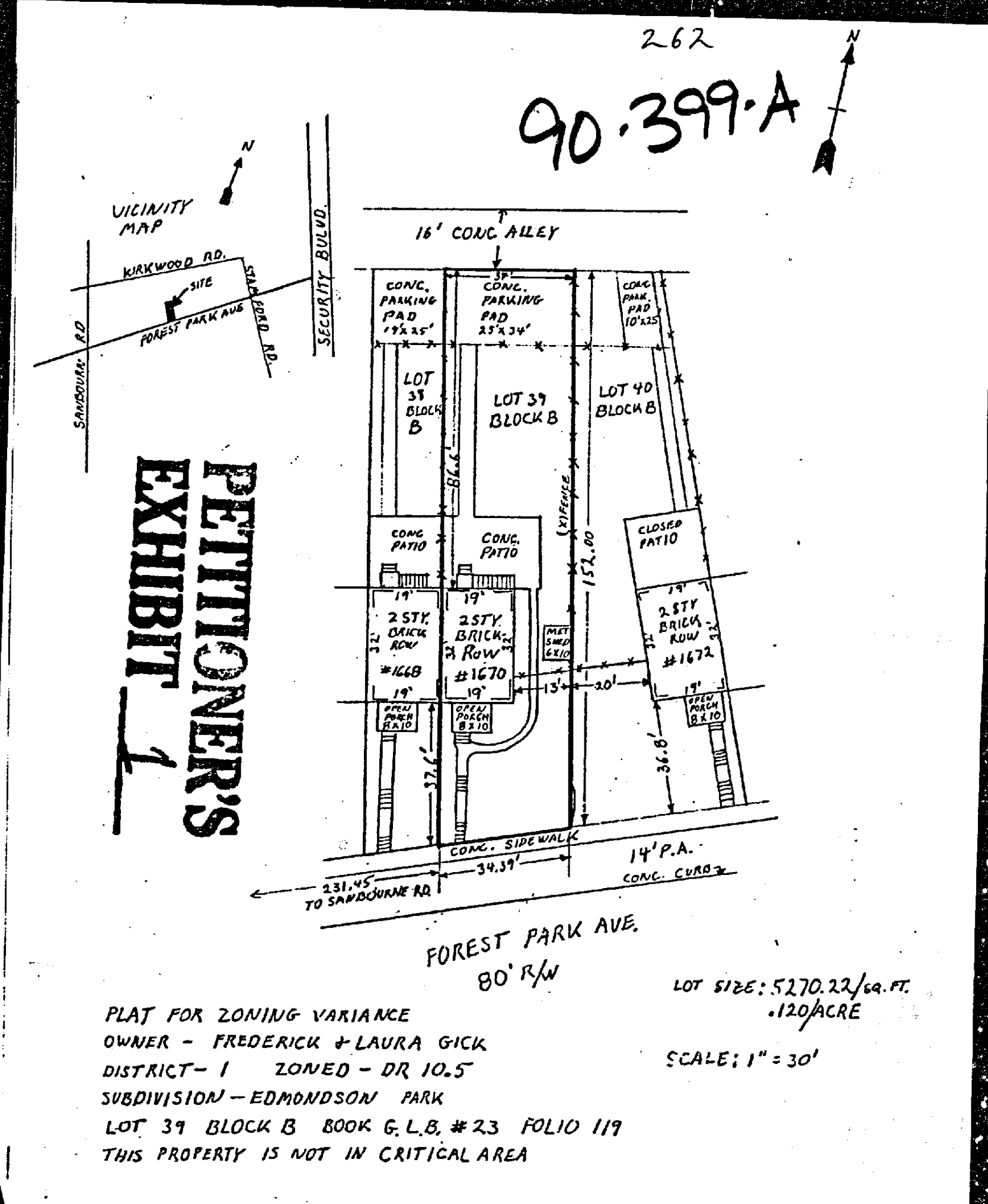
Petition for Zoning Variance
 CASE NUMBER: 90-399-A
 NW/5 Forest Park Avenue, 231.45' NE of Sanbourne Road
 1670 Forest Park Avenue
 1st Election District - 1st Councilmanic
 Petitioner(s): Frederick P. Gick, III, et ux
 HEARING: WEDNESDAY, APRIL 18, 1990 at 2:30 p.m.

Variance to permit an accessory structure (existing shed) in the side yard with a side setback of 0 feet in lieu of the rear yard with a side setback of 2 1/2 feet.

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

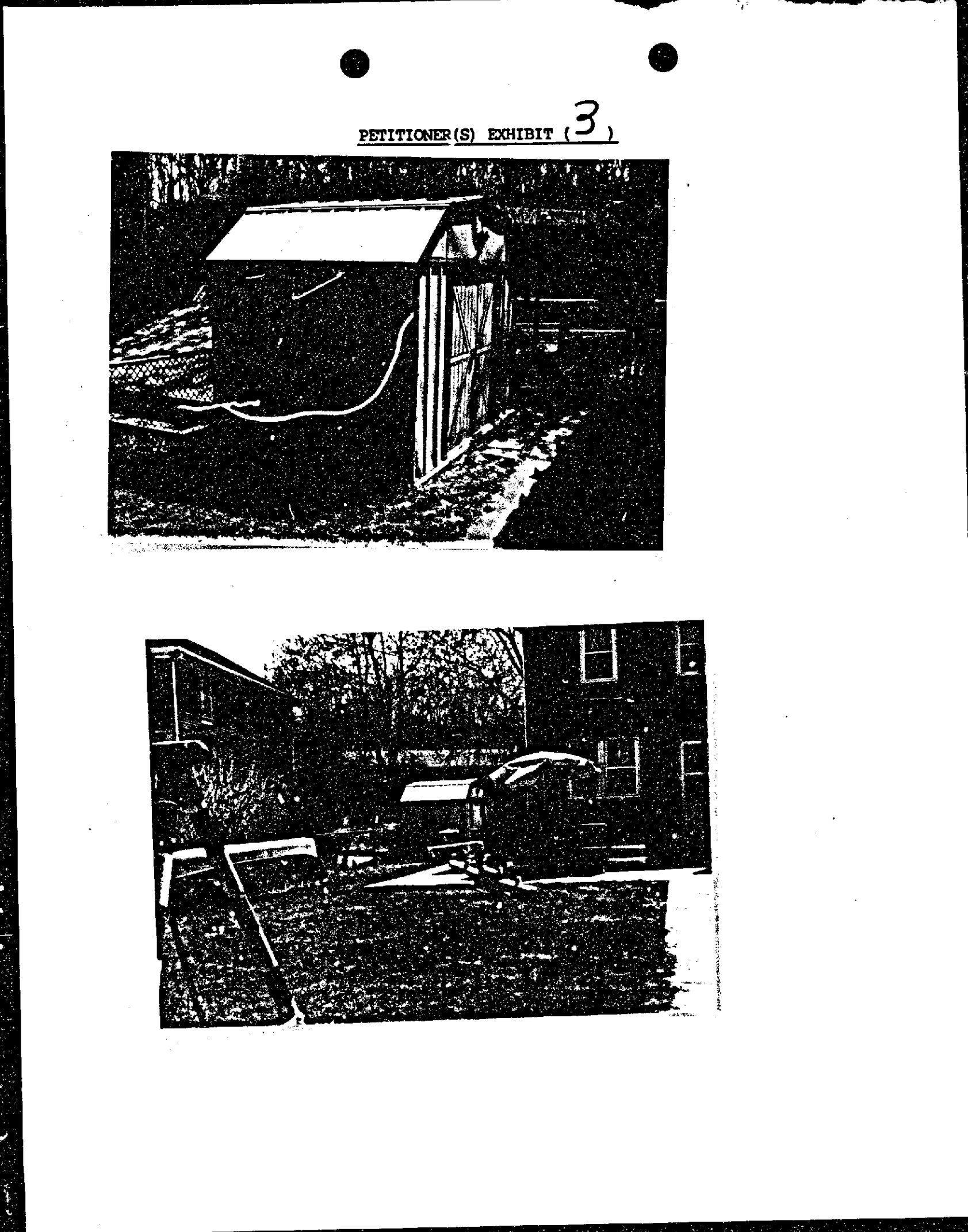
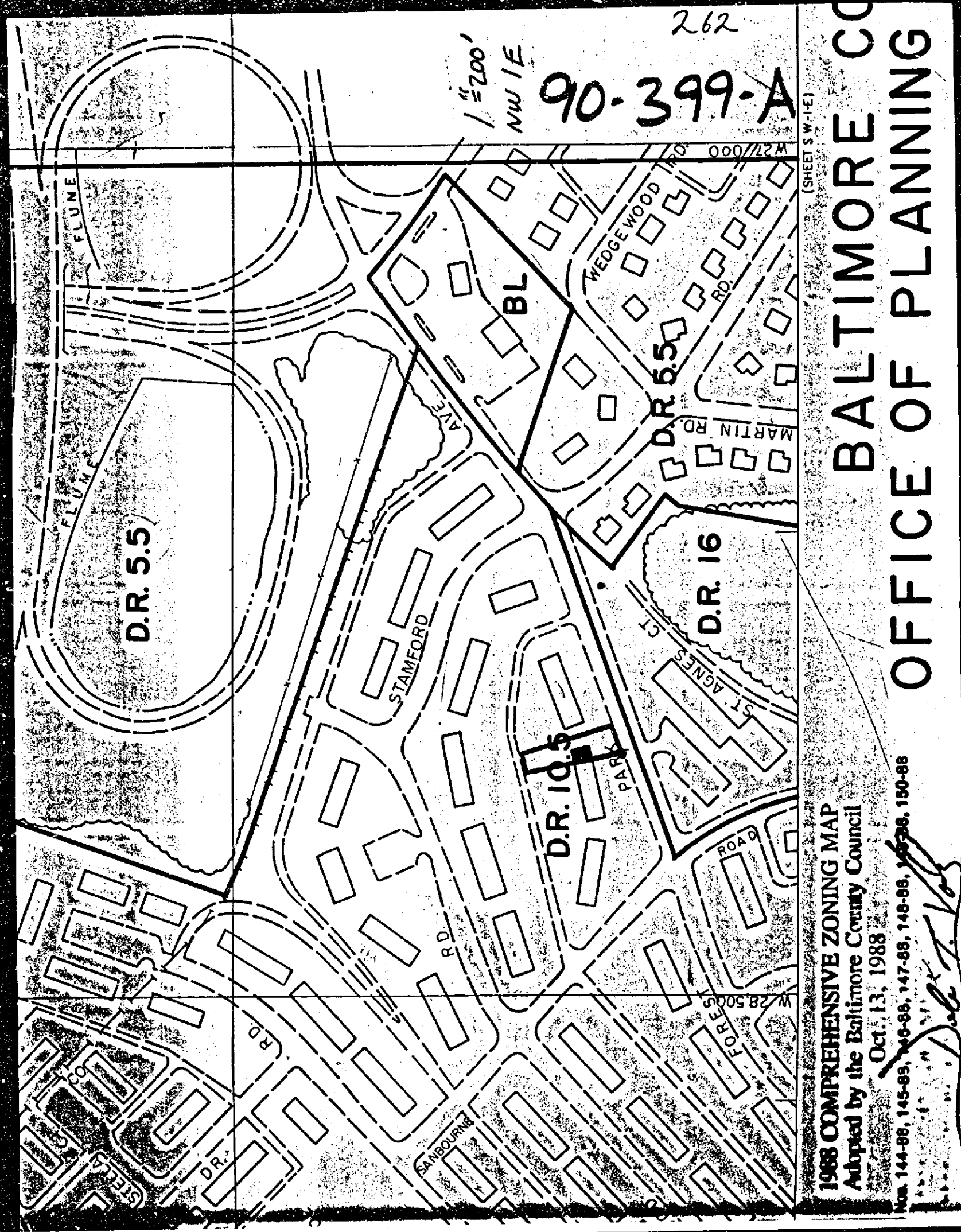
J. Robert Hines
 J. ROBERT HINES
 ZONING COMMISSIONER
 BALTIMORE COUNTY, MARYLAND

cc: Mr. & Mrs. Gick



PLAT FOR ZONING VARIANCE
 OWNER - FREDERICK & LAURA GICK
 DISTRICT - 1 ZONED - DR 10.5
 SUBDIVISION - EDMONDSON PARK
 LOT 37 BLOCK B BOOK G.L.B. #23 FOLIO 119
 THIS PROPERTY IS NOT IN CRITICAL AREA

LOT SIZE: 5,270.22/sq. ft. .120/ACRE
 SCALE: 1" = 30'



April 17, 1990

TO WHOM IT MAY CONCERN.

SUBJECT: SHED VIOLATION

As a neighbor of the Licks, I live two houses away at 1666 Forest Park Avenue. I don't see the present placement of the shed as a violation, but rather as a benefit to the neighborhood.

The Licks live in a townhouse at the end of a group and they placed the shed in their yard along the side of the house. In this area of the yard the shed is only visible to a few of the houses in the neighborhood and doesn't detract from the beauty of the neighborhood.

In retrospect, if the shed were to be moved from its present site it would probably be relocated to the rear of their yard. Since we have a lot of little children constantly playing in the alley behind the Licks yard, the children's parents would be at a disadvantage as to the children's whereabouts at all times.

As a parent, I feel the children's safety is more important than the placement of a shed, in

PETITIONER'S EXHIBIT 4

Yvonne Lick
1666 Forest Park Ave
BALTIMORE, MARYLAND 21207

Living three doors down from 1670 Forest Park Avenue for almost four years now, we are of course aware of the shed on the side of the house. We have never thought of it as a problem or an eyesore. Indeed, we feel the side location is much preferable to a location in the back of the yard. The shed is much less obtrusive on the side of the house. A house in our kind of neighborhood that locates its shed directly in the back yard is more obtrusive. Because of the hills in our front yards, the back yards on our side of the street are the center of most activity. The elevation of the houses also serves to hide the shed from view from the street. We would prefer that the shed at 1670 Forest Park Avenue be where it is.

Jan Perry Coker
Rochelle Coker
Residents, 1664 Forest Park Avenue

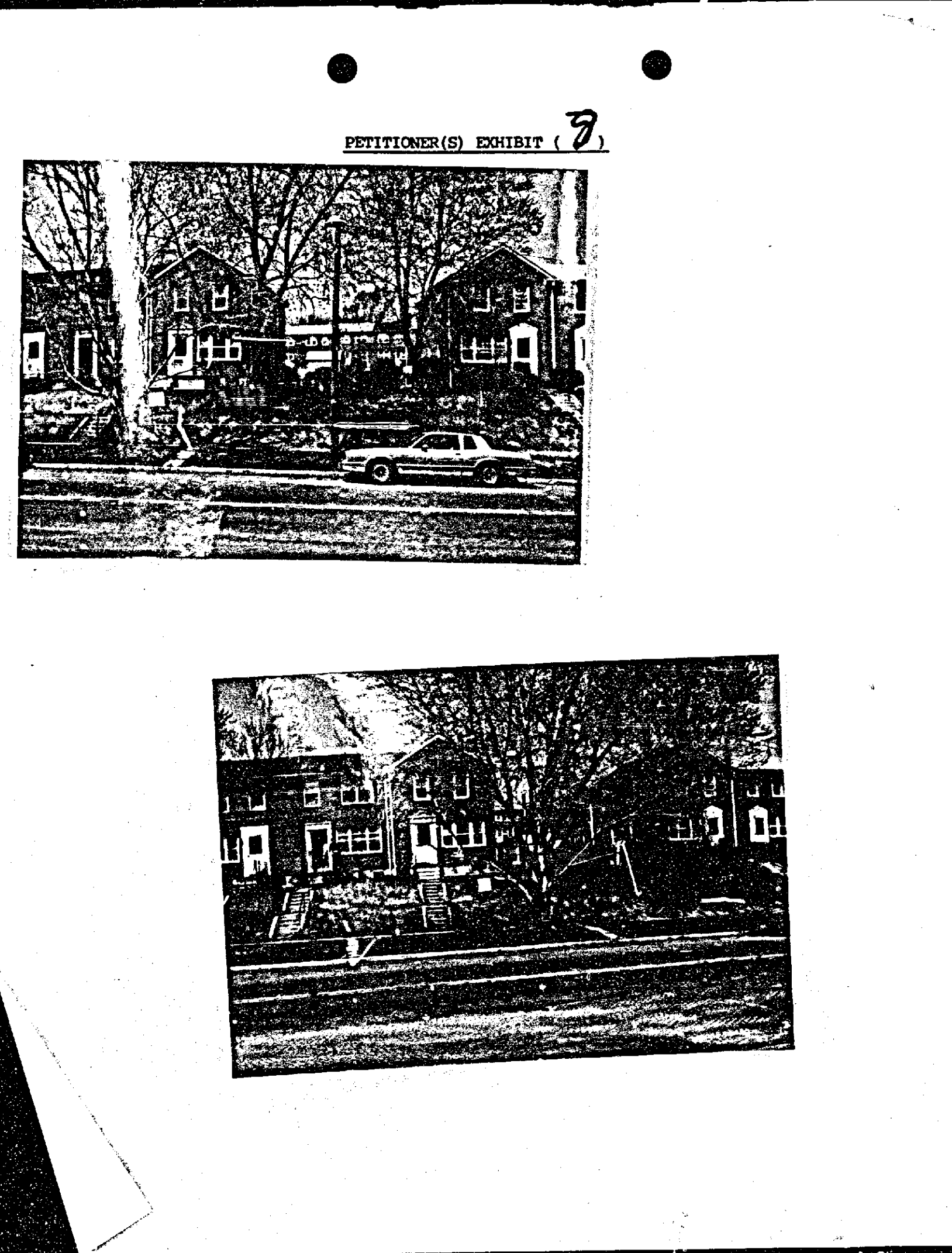
PETITIONER'S EXHIBIT 5

To Whom It May Concern,

My name is Josephine Buccellini and I live two houses down from the Licks. In talking to them, I've learned that the county is making them move their shed which is on the side of their house and they are requesting not to have it moved. As their neighbors, I think their shed is better on the side of the house than in the back because it is out of the way. My children play over in their yard or up in the alley in front of their house and from my house I have a clear view of them. Where is the shed was in the back I would not be able to see what they were doing. It was a big shed and I also think it would aesthetically look better if it was in the back. I think it is a much better spot right now because it's just out of the way on the side of their house. Hope you take this into consideration.

Sincerely,
Josephine Buccellini

PETITIONER'S EXHIBIT 6



CERTIFICATE OF PUBLICATION

Fikesville, Md. March 14, 1990

in Owings Mills.

- Spacious luxury apartments with exciting features... including cozy fireplaces in most apartments.
- Sunrooms or dramatic vaulted ceilings in some models.
- Terrific recreational facilities, including the Chase Lea health spa.
- Convenient and sought after Owings Mills location.
- Owner managed by Trammell Crow, one of the nation's most respected builders and developers.

Families with income between \$17,000-\$35,000 given special consideration.

Chase Lea

MODEL OPEN: Mon-Sat, 10-6. Closed Sun.
DIRECTIONS: From Beltway Exit 20, Reisterstown Rd., 1 mile to left on McDonough Rd. Right on Pittsfield Rd., left on Hartley Circle to Chase Lea Leasing center.
(301) 363-8050

A Trammell Crow Co. Community

14 March, 1990 / Absconded 1748 / Page 11

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

J. Robert Haines
Zoning Commissioner

April 2, 1990



Dennis F. Rasmussen
County Executive

Mr. & Mrs. Fredrick P. Gick, III
1670 Forest Park Avenue
Baltimore, MD 21207

RE: Item No. 262, Case No. 90-399-A
Petitioner: Frederick P. Gick, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Gick:

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 7th day of March, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Frederick P. Gick, et ux
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: March 15, 1990
Zoning Commissioner

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

SUBJECT: Donald M. Miller, Item No. 296
Peggy Davison, Item No. 295
Emma Lou Tannenbaum, Item No. 305
Melvin Lee Bixler, Item No. 306
William L. Goodman, Item No. 266
Mark Allen Bowling, Item No. 263
Frederick P. Gick, III, Item No. 262

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.

EK/JL/cmm

NR 1 5 900

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554



Dennis F. Rasmussen
County Executive

March 9, 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 259, 261, 262, 263, 264, 265, 266, 267, 268, and 270.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lab

NR 2 1 990

Baltimore County
Fire Department
Towson, Maryland 21204-2586
484-4500

Paul H. Reincke
Chief

MARCH 14, 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: FREDERICK P. GICK, III
Location: 41670 FOREST PARK AVENUE
Item No.: 262 Zoning Agenda: MARCH 6, 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.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *CH Kelly 3.14.90* Noted and Approved *Captain W. Brady*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/REK

NR 1 5 900

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for March 6, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 262, 263, 264, and 266.

For Item 259 the previous County Review Group comments remain in effect.

For Item 261 the minimum width for a single panhandle frontage is 20 feet (12 feet is shown). The septic area on the opposite side of the road would require crossing of the public road R/W with private sewer line (which would require a franchise agreement).

For Items 265, 269 and 270, a County Review Group Plan may be required for each property.

For Items 267 and 268 the previous County Review Group comments remain in effect.

For Item #203 revised - Caves Valley Gold Club - the previous County Review Group comments still apply.

Amendment for 90-154A - No. 819 Ridgely Road, we have no comments.

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

RWB:e

NR 0 5 900

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

J. Robert Haines
Zoning Commissioner

April 23, 1990



Dennis F. Rasmussen
County Executive

Mr. and Mrs. Frederick P. Gick III
1670 Forest Park Avenue
Baltimore, Maryland 21207

RE: Petition for Zoning Variance
Case No. 90-399-A

Dear Mr. and Mrs. Gick:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mm
encl.
cc: Peoples Counsel

4/17/90
To Whom It May Concern
I live right behind the Gick family. There is a shed in their back yard however I never knew it until Mr. Gick had told me so. The shed is not visible, also my son does play in their yard and shed is not in any way endangering the children. If the Gick family had to move the shed then it would have to be moved into the middle of the yard where it would be in the way of the children's play.

Nehal Qureshi
1697 Kirkwood Rd
Baltimore MD 21207
301-597-9941

PETITIONER'S EXHIBIT 7

Baltimore County
Zoning Commissioner
County Office Building
117 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-601-6150
Number: No 2181

Date: 4/18/90
H9000697
PUBLIC HEARING FEES QTY PRICE
080 -POSTING SIGNS / ADVERTISING 1 X \$91.70
TOTAL: \$91.70
LAST NAME OF OWNER: GICK

B B 108*****91701a 2156F
Please make checks payable to: Baltimore County
Cashier Validation: