

| | | |
|---------------------------------------|---|------------------------------|
| RE: PETITION FOR VARIANCE | * | BEFORE THE |
| 4001 Link Avenue, S/S of Link Ave., | | |
| 1350'+/- NW from c/l Belair Road | * | ZONING COMMISSIONER |
| 11th Election Dist., 5th Councilmanic | * | |
| | * | OF BALTIMORE COUNTY |
| Jacek and Kazimiera Anna Gielzak | | |
| Petitioners | * | CASE NO. 95-163-A |
| * * * * * | | |

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of November, 1994, a copy of the foregoing Entry of Appearance was mailed to Jacek and Kazimiera Anna Gielzak, 4001 Link Avenue, Baltimore, MD 21236, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

4001 LINK AVE.

95-163-A

which is presently zoned _____

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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(s) 427.A (BCZR)

To permit an existing 6-foot high fence erected in the front yard of adjacent property in lieu of the required maximum height of 3.5 feet.

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

1. Raised above ground pool & surrounding deck per permit no. B210292 which requires safety details- fence is one of them.

2. Since the fence has already been build it would be expensive to lower it plus it wouldn't meet safety requirements + loss of privacy.

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/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

JACEK GIELZAK

(Type or Print Name)

Signature

KAZIMIERA ANNA GIELZAK

(Type or Print Name)

Anna Gielzak

Signature

home. 256-9072

4001 LINK AVE. work. 771-7440

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

R.T. DATE 10-25-94

ITEM # 154



Printed with Soybean Ink on Recycled Paper



EXAMPLE 3 - Zoning Description

- 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

95-16B-A

ZONING DESCRIPTION FOR 4001 LINK AVE.
(address)

Beginning at a point on the SOUTH side of _____
(north, south, east or west) (name of

LINK AVE. which is 50 FT
street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 1,350' ± NORTH WEST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street BELAIR RD.
(name of street)

which is 50' wide. *Being Lot # 46.
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of FULLERTON FARMS
(name of subdivision)

as recorded in Baltimore County Plat Book # _____, Folio # _____, containing

0.16 AC. Also known as 4001 LINK AVE
(square feet or acres) (property address)

and located in the _____ Election District, _____ Councilmanic District.

ITEM # 154

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-163-A

District 11th Date of Posting 11/5/94

Posted for: Variance

Petitioner: Jacek & Kazimierz Bielzak

Location of property: 4001 Hick Ave, S/S

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by M. Healy Date of return: 11/10/94
Signature

Number of Signs: 1





Baltimore Com
 Zoning Administration &
 Development Management
 111 West Chesapeake Avenue
 Towson, Maryland 21204

receipt

Account: R-001-6150

Number 154

R.T.

Date

10/25/94

J. GIELZAK

010 — VARIANCE: — \$ 50⁰⁰

080 — SIGN — \$ 35⁰⁰

TOTAL = \$ 85⁰⁰

95-163A

RECEIVED
 BALTIMORE COUNTY

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 11, 1994

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 Nov. 10, 1994.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

Publinter

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, 111 W. Chesapeake Avenue in Towson, Maryland 21284 or Room 112, Old Courthouse, 400 Washington

Avenue, Towson, Maryland 21284 as follows:

Case: 93-153-A
(Item 154)
4001 Link Avenue
S/S of Link Avenue,
1350' +/- NW from c/l
Belair Road.
11th Election District
5th Councilmanic

Legal Owner(s):
Jacob Gielzak and
Kazimiera Anna Gielzak
Hearing: Thursday,
December 1, 1994 at
10:00 a.m. in Rm. 118, Old
Courthouse.

Variance to permit an existing 6 foot high fence erected in the front yard of the adjacent property in lieu of the required maximum height of 3.5 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the file and/or hearing, please call 887-3381.
11/145 Nov 10.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

95-163A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 154

Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JACEK GIELZAK

ADDRESS: 4001 LINK AVE.

BALTIMORE MD 21236

PHONE NUMBER: (410) 256-9072

TO: PUTUXENT PUBLISHING COMPANY
November 10, 1994 Issue - Jeffersonian

Please forward billing to:

Jacek Gielzak
4001 Link Avenue
Baltimore, Maryland 21236
256-9072

95-163-A

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-163-A (Item 154)4001 Link Avenue
S/S of Link Avenue, 1350'+/- NW from c/l Belair Road
11th Election District - 5th Councilmanic
Legal Owner(s): Jacek Gielzak and Kazimiera Anna Gielzak
HEARING: THURSDAY, DECEMBER 1, 1994 at 10:00 a.m. in Room 118, Old Courthouse.

Variance to permit an existing 6 foot high fence erected in the front yard of the adjacent property in lieu of the required maximum height of 3.5 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

NOV. 23 1994

Mr. & Mrs. Jacek Gielzak
4001 Link Avenue
Baltimore, Maryland 21236

RE: Case No. 95-163 , Item No. 154
Petitioner: Jacek & Anna Gielzak

Dear Mr. and Mrs. Gielzak:

The Zoning Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on October 25, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following is related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office:

1. The director of the Office of Zoning Administration and Development Management has instituted a system whereby zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions' filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.
2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is the possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Those individuals who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e., 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Joyce Watson in the zoning office at 887-3391 or the commenting agency.

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jnw
Enclosure(s)



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 11/7/94

DATE: 11/21/94

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

153
154
155
156
158
159
161
162
163

LS:sp

LETTY2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE:

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 153, 154, 155, 156, 157, 160, 162, 163, 164, 165, 168, and 171

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 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204

John R. Riviz
BUILDINGS ENGINEER

95-163-A

BUILDING PERMIT

PERMIT #: B210292 CONTROL #: RS DIST: 11 PREC: 11
DATE ISSUED: 08/26/94 TAX ACCOUNT #: 1800002804 CLASS: 04

PLANS: CONST 0 PLOT 1 RELAT 0 DATA 0 ELEC YES PLUM NO
LOCATION: 4001 LINK AVE
SUBDIVISION: FULLERTON FARMS

OWNERS INFORMATION
NAME: GIELZAK, JACEK
ADDR: 4001 LINK AVE BALTO, MD 21236

TENANT:
CONTR: OWNER
ENGR:
SELLR:
WORK:

INSTALL 15X30 ABOVE GRND POOL W/DECK IN REAR
YARD. DE FILTER FILLED BY HOSE W/VAC BRK. POOL
LETTER ATT. POOL+DECK=26X36=936SF. ERECT 6' HIGH
WOOD FENCE IN REAR YARD. CAN'T FENCE IN WALKWAY
EASEMENTS. ANY FENCE ERECTED WITHIN AN EASEMENT
WILL BE REM @ OWNER'S EXPENSE. IF REQUIRED. 199LF

BLDG. CODE: BOCA CODE
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

ESTIMATED \$ PROPOSED USE: SFD & POOL W/DECK & FENCE
5,000.00 EXISTING USE: SFD

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION
USE: SWIMMING POOL

FOUNDATION: BASEMENT:
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 78.41 X 0000.00
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: 12'/28'
SIDE STR SETB:
REAR SETB: 4'

**THIS PERMIT
EXPIRES ONE
YEAR FROM DATE
OF ISSUE**

ITEM# 154

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

95-163-A

DATE: November 15, 1994
TO: Gwen Stephens
FROM: James H. Thompson
RE: Item No. 154
Gielzak - Petitioner
4001 Link Avenue
11th Election District

Please be advised that the referenced petition is subject to an active violation case, Citation No. 95-119.

When this petition is scheduled for a public hearing please notify:

Michele M. Silwick
3923 Link Avenue
Baltimore, Maryland 21236

The enforcement file will be located in the citation file cabinet within our section.

JHT/hek

c: Michele M. Silwick

95-163.A

Greelyak

1991
wife + children -
single house

pool & deck + fence -
completed 7/94

Homebuilder -

Property not at even grade
all the way around is 60 feet

2 persons -
safety :)
privacy :)

Silver Objections
Pool

Blocks view of driveway from house
blocks

Blocks

- did everything after the fact -
- Townhouse across street

Property line
dispute

No real practical
difficulty

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

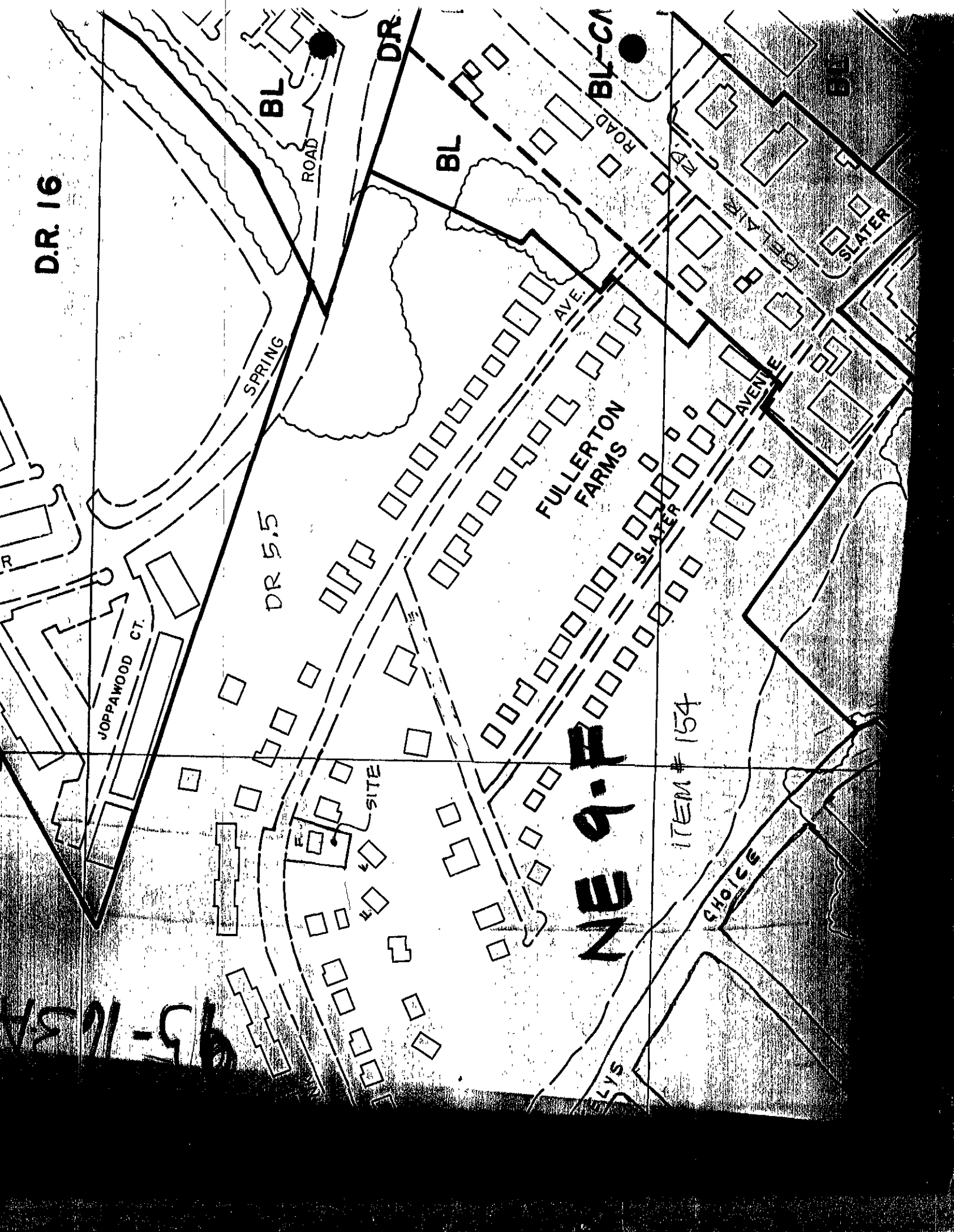
JACEK GIELZAK

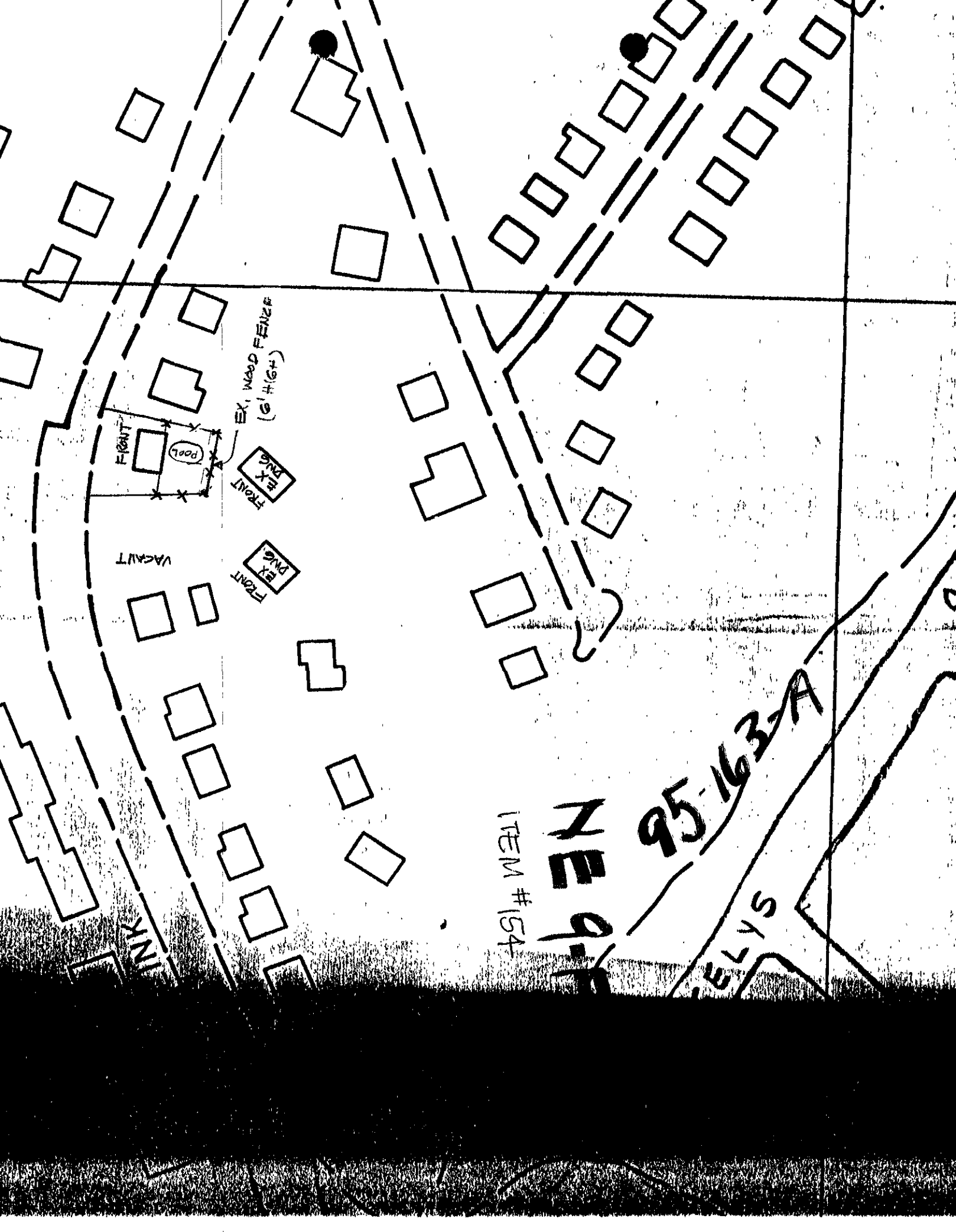
4001 LINK AE.



D.R. 16

95-163A





EX. WOOD FENCE
(6' HIGH)

FRONT
POOL

FRONT DRIVE

VACANT

FRONT DRIVE

LINK

ITEM # 154

NEW 95-1637A

95-1637A

SKYLINE

