

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

JETT DEVELOPMENT CORPORATION
I, the undersigned, legal owner 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 for a rear yard of 30' in lieu of 40' or in the alternative for a front yard of 30' in lieu of 40'.

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

Shape of property makes it virtually impossible to meet setbacks for a home comparable to those in the neighborhood unless either the rear or front setback is varied.

See attached description

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.

JETT DEVELOPMENT CORPORATION

BY: *Richard C. Murray* Legal Owner

Address: *409 Washington Ave., 21204*

Richard C. Murray Petitioner's Attorney

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Richard C. Murray Petitioner's Attorney

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

July 18, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 9, Zoning Advisory Committee Meeting
July 11, 1972, are as follows:

Property Owner: Jett Development Corporation
Location: S/S Valewood Road, 25' S/E of Pinetree Court
Present Zoning: D.R. 1
Proposed Zoning: Variance from 1802.3 for a rear yard of 30' in lieu of 40' or in the alternative for a front yard of 30' in lieu of 40'.
District: 9
No. Acres: 90' x 211'

Metropolitan water is available.

Complete soil evaluation must be conducted and approved prior to issuance of building permit.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

WMC:mng

Baltimore County Fire Department



Towson, Maryland 21204

672-7310

J. Austin Deitz
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: *Mr. J. Austin Deitz*, Chairman
Zoning Advisory Committee

Re: Property Owner: Jett Development Corporation

Location: S/S Valewood Road, 25' S/E of Pinetree Court

Item No. 9 Zoning Agenda: July 11, 1972

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 4. 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 "The Life Safety Code", 1970 Edition prior to occupancy. Site plans are approved as drawn.
- (X) 5. The Fire Prevention Bureau has no comments at this time.

Reviewer: *J. Austin Deitz* Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mis
4/25/72

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MALKIN
DIRECTOR DEPUTY TRAFFIC ENGINEER

July 27, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 9 - ZAC - July 11, 1972
Property Owner: Jett Development Corporation
S/S Valewood Road SE of Pinetree Court
Variance from 1802.3 for a rear yard of 30' in lieu of 40' or in the alternative for a front of 30' in lieu of 40' - District 9

Dear Mr. DiNenna:

No traffic problems are anticipated from the requested variances.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:mr

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DYER, P.E., CHIEF

July 25, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #9 (1972-1973)

Property Owner: Jett Development Corp.
S/S Valewood Rd., 25' S/E of Pinetree Ct.
Present Zoning: D.R. 1
Proposed Zoning: Variance from 1802.3 for a rear yard of 30' in lieu of 40' or in the alternative for a front yard of 30' in lieu of 40'.
District: 9th No. Acres: 90' x 211'

Dear Mr. DiNenna:

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #9 (1972-1973).

Very truly yours,

Ellsworth N. Dyer
Ellsworth N. Dyer, P.E.
Chief, Bureau of Engineering

END:BAW:PM:iss

P-SE Key Sheet
L-5 NE 11 Position Sheet
NE 12 C Topo
61 Tax Map

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
494-3311

August 7, 1972

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 9, Zoning Advisory Committee Meeting, July 11, 1972, are as follows:

Property Owner: Jett Development Corporation
Location: S/S Valewood Road, 25' S/E of Pinetree Court
Present Zoning: D.R. 1
Proposed Zoning: Variance from 1802.3 for a rear yard of 30' in lieu of 40' or in the alternative for a front yard of 30' in lieu of 40'.
District: 9
No. Acres: 90' x 211'

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

Richard B. Williams
Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 27, 1972

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

Richard G. Murray, Esq.,
409 Washington Avenue
Towson, Maryland 21204

JOHN J. DILLON, JR.,
Chairman

RE: Variance Petition
Item 9
Jett Development Corporation - Petitioner

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The attached comments are a result of this review and inspection.

The subject property is located on the southeast corner of Valewood Road and Pinetree Court, in the 9th District of Baltimore County. This unimproved, residential DR 1 lot lies adjacent to other existing dwellings that have recently been constructed in this area. There is curb and gutter existing at this location and the submitted site plan reflects conditions in the area.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

John J. Dillon, Jr.
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJD:JD

Enclosure

FROM THE OFFICE OF
GEORGE WILLIAM STEPHEN, R. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

May 31, 1972

Description to accompany
Zoning Petition
30 Foot Variance
Building Setback Line
Hampton Gardens

Being on the southerly side of Valewood Road measured 25.00 feet southeasterly from the intersection of Pinetree Court and Valewood Road and being known as Lot 12, Block "F", as shown on the Plat of Section One, Hampton Gardens, recorded among the Land Records of Baltimore County in Plat Book R.R.G. 30, folio 108.



September 19, 1972

Richard C. Murray, Esquire
Merritt-Townson Building
409 Washington Avenue
Towson, Maryland 21204

RE: Petition for Variance
E/S of Pinetree Court, 25'
S of Valewood Road - 9th
District
Jett Development Corpora-
tion - Petitioner
NO. 73-24-A (Item No. 9)

Dear Mr. Murray:

I have this date passed my Order in the above cap-
tioned matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/srl

Attachment

LAW OFFICES
COOK, MUDD, MURRAY & HOWARD
TOWSON, MARYLAND 21204

TELEPHONE 823-4111
AREA CODE 301

July 24, 1972

S. Eric Dinenna
Zoning Commissioner
Office of Planning and Zoning
Jefferson Building
Towson, Maryland 21204

Re: Petition for Variance for
Jett Development Construction
Co. #73-24-A
Our File: 3603

Dear Mr. Dinenna:

Please dismiss the above entitled matter without
prejudice.

Very truly yours,

Richard C. Murray
Attorney for Petitioner

RCM:erw



RE: PETITION FOR VARIANCE :
E/S of Pinetree Court, 25' :
S of Valewood Road - 9th :
District :
Jett Development Corpora- :
tion - Petitioner :
NO. 73-24-A (Item No. 9) :
BALTIMORE COUNTY

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner has withdrawn this Petition, therefore,
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this
19th day of September, 1972, that the said Petition be and
the same is hereby DISMISSED without prejudice.

Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE 9/19/72 BY [Signature] ADMINISTRATIVE ASSISTANT

BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM # 9
July 11, 1972

TOWSON, MARYLAND - 21204

Property Owner Jett Development Co.
District 9
Present Zoning DR 1
Proposed Zoning Var.
No. 73-24-A 90' x 211'

No bearing on student population

M. EMERY PATRICK, President
BALTIMORE COUNTY BOARD OF EDUCATION
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

MRS. JUDITH M. HARRIS
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

T. EDWARD HARRIS, JR.
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric Dinenna, Zoning Commissioner Date: July 28, 1972
FROM: Norman E. Geber, Office of Planning
SUBJECT: Petition 73-24-A, East side of Pinetree Court 25 feet south of Valewood Road.
Petition for Variance for a rear yard.
Jett Development Corp. - Petitioner
9th District
HEARING: Monday, August 7, 1972 (10:30 A.M.)

The Office of Planning and Zoning will offer no comment on this petition.



NEG:cm

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 20, 1972.

THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
of one time consecutive weeks before the 7th day of August,
1972, the first publication
appearing on the 20th day of July, 1972.

THE JEFFERSONIAN,
[Signature]
Manager.

Cost of Advertisement, \$.

PETITION FOR A VARIANCE
FOR REAR YARD
LOCATION: East side of Pinetree Court 25 feet south of Valewood Road.
Jett Development Corp. - Petitioner
9th District
HEARING: Monday, August 7, 1972 (10:30 A.M.)
The Zoning Commissioner of Baltimore County is hereby notified that the petition for a variance for a rear yard has been filed in the Office of Planning and Zoning, Baltimore County, Maryland.
Section 18-111.1-1, Rear Yard
All that parcel of land in the North District of Baltimore County, Maryland, known as the Valewood Road 1/2-acre parcel, bounded by Pinetree Court and Valewood Road and being shown as Lot 12, Section 12, Township 04 North, Range 12 East, County of Baltimore, Maryland, in the Baltimore County Plat Book 8-10, Page 110.
Being the property of Jett Development Corporation, a corporation organized under the laws of the State of Maryland, having its principal office at 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of
S. ERIC DINENNA,
Zoning Commissioner of Baltimore County
July 20, 1972

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

No. 5008

DATE: Aug. 18, 1972 ACCOUNT: 01-562

AMOUNT: \$38.00

WHITE CASHIER William B. Watkins
8112 Charles Valley Court
Towson, Md. 21204
Advertising and posting of property
#73-24-A 3 B.O.C./MC



Richard C. Murray, Esq.,
409 Washington Avenue
Towson, Maryland 21204

Item 9

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 11th day of July, 1972.

[Signature]
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Jett Development Corporation
Petitioner's Attorney: Richard C. Murray
Reviewed by [Signature]
Chairman,
Advisory Committee

Richard C. Murray, Esq.,
409 Washington Avenue
Towson, Maryland 21204

Item 9

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 11th day of July, 1972.

[Signature]
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Jett Development Corporation
Petitioner's Attorney: Richard C. Murray
Reviewed by [Signature]
Chairman,
Advisory Committee

No. 3751

DATE July 13, 1972 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

Associated Construction Corp.

6 Club Road
Baltimore, Md. 21210
Petition for Variance for Jett Dev. Corp.
7/13-24-72

ORIGINAL

THE TOWSON TIMES

TOWSON, MD. 21204 July 25, 1972

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dinenna, Zoning Commissioner
of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for One ~~XXXXXXX~~
week before the 25th day of July, 1972 that is to say, the same
was inserted in the issue of July 20, 1972.

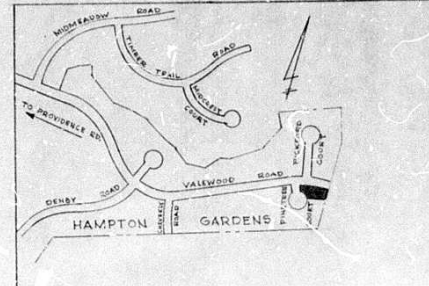
STROMBERG PUBLICATIONS, Inc.

By *Ruth Morgan*

PETITION FOR
VARIANCE
ZONING: Petition for Variance
for Jett Dev. Corp. 25 Club Road
of Valewood Rd. East side of
DATE & TIME: MONDAY
AUGUST 1, 1972 at 10:00 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 Regulations and Act of
Baltimore County, will hold a
public hearing.
The Zoning Regulations of Baltimore
County to permit a new yard of 30
feet instead of the required 40 feet.
The Zoning Regulation to be
varied as follows:
Section 1802.541 Rear Yard -
40 feet.
All that parcel of land in the
North District of Baltimore County
being as the southeast side of
Valewood Road, measured 20.00
feet from the intersection of
Valewood Road and the
intersection of Pine Tree Court and
as Lot 12, Block "F", as shown on
the Plat of Jett Dev. Corp. Hampton
Gardens, recorded among the Land
Records of Baltimore County in
Plat Book R.R.G. No. 10, folio 106.
Being the property of Jett
Development Corp., as shown on
plan filed with the Zoning
Department.
Hearing Date: Monday, August
1, 1972 at 10:00 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.
BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Jed B

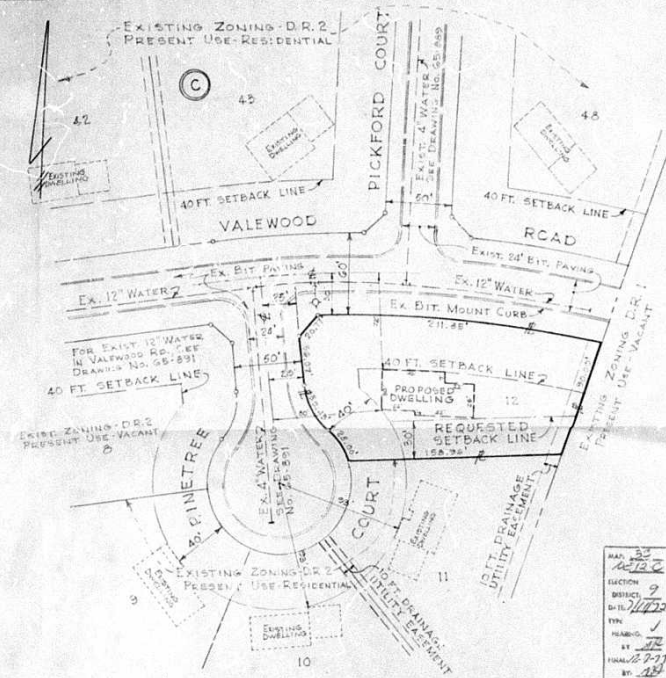
PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Enrised										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>gc</i>			Revised Plans: Change in outline or description	Yes						
Previous case:			Map #							



LOCATION MAP
SCALE: 1"=500'

VARIANCE REQUESTED
TO PERMIT REAR BUILDING SETBACK LINE OF 30 FEET
ALONG PROPERTY LINE OF LOT 12 BLOCK "F" INSTEAD
OF REQUIRED 40 FEET SETBACK AS REQUIRED UNDER
SECTION 1802.5.



PLAT TO ACCOMPANY ZONING PETITION
FOR VARIANCE OF
REAR BUILDING SET BACK LINE
LOT 12-BLOCK "F" HAMPTON GARDENS

BALTIMORE COUNTY, MD. ELECTION DIST. NO. 9
SCALE: 1"=50' MAY 31, 1972
SHEET 1 OF 1 PN. 2629

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE
TOWSON 4, MARYLAND



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *94* Date of Posting: *July 24, 1972*
Posted for: *Henry Monday Aug 21 12:22 P.M. 1972*
Petitioner: *Jett Dev. Corp.*
Location of property: *25 Club Road, East side of Valewood Rd.*
Location of Signs: *Signs posted April 25, 1972 on Valewood Rd.*
Remarks: *Printed by* Date of return: *7/22/72*
Posted by: *Printed by* Signature