

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George W. Stone, Inc., 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 1A.00.3B.3. to allow a 38 foot side yard instead of the required 50 feet

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

To allow construction of a 2 car garage

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County

Contract purchaser George W. Stone, Inc.
Address Box 190 RT. 2
Chester Goudy
Petitioner's Attorney
100 Balto. Annapolis Blvd., N.W.
Glen Burnie, Md. 21061

By The Zoning Commissioner of Baltimore County, this 7th day of October 1975, 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 17th day of November 1975, at 11:00 o'clock

Zoning Commissioner of Baltimore County
(over)

RE: PETITION FOR VARIANCE
North side of Huntmaster Way 110 feet East of
Barnstable Court, 4th District
GEORGE W. STONE, INC., Petitioners
Case No. 76-109-A

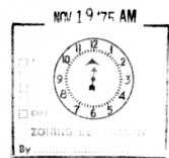
ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 14th day of November, 1975, a copy of the foregoing Order was mailed to Chester Goudy, Esquire, 100 Baltimore-Annapolis Boulevard, N. W., Glen Burnie, Maryland 21061, Attorney for Petitioners.



November 18, 1975

Mr. Andrew Gogolinski
Vice-President
G. W. Stone, Inc.
Box 190, Route 2
Millersville, Maryland 21108

RE: Petition for Variance
N/S of Huntmaster Way, 110' E of
Barnstable Court - 4th Election District
George W. Stone, Inc. - Petitioner
NO. 76-109-A (Item No. 68)

Dear Mr. Gogolinski:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
George W. Martinak
GEORGE W. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. David Billingsley
200 East Joppa Road
Towson, Maryland 21204

John W. Hession, III, Esquire
People's Counsel

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-0080

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101 SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE 828-0080

BEL AIR
L. GERALD WOLFF
Landscape Architect
PHONE 838-0888

September 22, 1975

DESCRIPTION TO ACCOMPANY APPLICATION FOR SIDE YARD VARIANCE:

Beginning for the same at a point on the north side of Huntmaster Way (50 feet wide) said point being distant from the centerline intersection of said Huntmaster Way and Barnstable Court the four following courses and distances viz: (1) North 80° 20' 48" East 35.00 feet (2) by a curve to the right having a radius of 252.16 feet for an arc length of 48.98 feet said arc being subtended by a long chord bearing North 83° 53' 37" East 48.90 feet (3) South 88° 33' 34" East 110.00 feet (4) North 01° 26' 26" East 25.00 feet thence along the north side of said Huntmaster Way South 88° 33' 34" East 141.58 feet thence leaving the north side of said Huntmaster Way North 01° 26' 26" East 305.00 feet thence North 71° 13' 43" West 92.88 feet thence South 66° 48' 15" West 110.00 feet thence South 07° 49' 47" East 290.61 feet to the place of beginning.

Containing 1.206 Acres of land more or less.

Being all of lot 17 as shown on the plat of "Section I, Valley Hills" recorded among the plat records of Baltimore County in plat book 37 folio 26.

Malcolm E. Hudkins
Registered Surveyor #5095



WILLIAM D. FROMM
DIRECTOR

November 13, 1975

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 #68, Zoning Advisory Committee Meeting, October 7, 1975, are as follows:

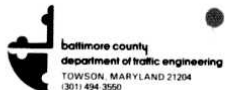
Property Owner: George W. Stone, Inc.
Location: N/S of Huntmaster Way 110' E. of Barnstable Court
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3B3 to allow a 38' side yard instead of the required 50'.
No. of Acres: 1.206
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning



STEPHEN E. COLLINS
DIRECTOR

November 10, 1975

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

Re: Item 68 - ZAC - October 7, 1975
Property Owner: George W. Stone, Inc.
Location: N/S of Huntmaster Way 110' E. of Barnstable Ct.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3B3 to allow a 38' side yard instead of required 50'
No. of Acres: 1.206
District: 4th

Dear Mr. DiNenna:

No Traffic Engineering problems are anticipated by the requested variance to the side yard.

Very Truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 68
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Chester Goudy, Esq.
100 Baltimore Annapolis Blvd.,
Glen Burnie, Md. 21061
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
N.W.

Your Petition has been received and accepted for filing this 14th day of October 1975

Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner George W. Stone, Inc.

Petitioner's Attorney Chester Goudy Reviewed by Franklin T. Horans, Jr.
Hudkins Associates, Inc.
2008 Joppa Road
Room 101, Shell Building
Towson, Maryland 21204
Chairman,
Zoning Plans
Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community, a Variance to permit a 38 foot side yard instead of the required 50 feet should be granted.

DATE: *Franklin T. Hogans, Jr.*
IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this *16TH* day of November, 1975, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 6, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
TOWSON, MARYLAND 21204
Franklin T. Hogans, Jr.
Chairman, Z.P.

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

Chester Goudy, Esq.
100 Baltimore Annapolis Blvd., N.W.
Glen Burnie, Maryland 21061

RE: Variance Petition
Item 68
George W. Stone, Inc. - Petitioner

Dear Mr. Goudy:

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

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the north side of Huntmaster Way and is 110 feet east of Barnstable Court, and is currently the site of a dwelling under construction.

The petitioner is requesting a Variance to permit a side yard setback of 38 feet in lieu of the required 50 feet, in order that a garage may be constructed.

This site is part of a relatively new residential subdivision, and many of the adjacent lots are as yet unimproved.

Chester Goudy, Esq.
Re: Item 68
November 6, 1975
Page 2

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,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman, Zoning Plans
Advisory Committee

FTW:JD

Enclosure

cc: Hudkins Associates, Inc.
200 E. Joppa Road
Room 101, Shell Building
Towson, Maryland 21204

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

Bureau of Engineering
ELLSWORTH H. DIVER, P. E. CHIEF

October 27, 1975

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

Re: Item #68 (1975-1976)
Property Owner: George W. Stone, Inc.
N/S of Huntmaster Way, 110' E. of Barnstable Ct.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3B3 to allow a 38' side yard instead of the required 50'.
No. of Acres: 1.206 District: 4th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County utilities and highway improvements are as secured by Public Works Agreement #47355 executed in conjunction with the development of "Valley Hills".

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #68 (1975-1976).

Very truly yours,

Ellsworth H. Diver
ELLSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWB:cc

T-JE Key Sheet
40 W 28 Pos. Sheet
WS 150 Topo
L9 Tax Map



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

October 15, 1975

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

Dear Mr. DiNenna:

Comments on Item #68, Zoning Advisory Committee Meeting, October 7, 1975, are as follows:

Property Owner: George W. Stone, Inc.
Location: N/S of Huntmaster Way 110' E of Barnstable Ct.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3B3 to allow a 38' side yard instead of the required 50'.
No. of Acres: 1.206
District: 4th

Since this is a variance for a garage and it does not interfere with the approved private water well and septic system, no health hazard is anticipated.

Very truly yours,

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

/ HVB:dls

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

875-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: George W. Stone, Inc.

Location: N/S of Huntmaster Way 110' E of Barnstable Ct.

Item No. 68 Zoning Agenda October 7, 1975

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 _____ 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.
() 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 "The Life Safety Code", 1970 Edition prior to occupancy.

- () 6. Site plans are approved as drawn.

- (XX) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 20, 1975

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

Z.A.C. Meeting of: October 7, 1975

Re: Item 68
Property Owner: George W. Stone, Inc.
Location: N/S of Huntmaster Way, 110' E. of Barnstable Ct.
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B3 to allow a 38' side yard instead of the required 50'.

District: 4th
No. Acres: 1.206

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich.,
Field Representative.

WNP/ml

W. ANDREW PARKS, President
EUGENE C. HERS, Vice President
MRG ROBERT L. BERNY

MARCUS W. BOTSARIS
JOSEPH N. MAGOWAN
ALVIN LORECK
JONATHAN H. WHEELER, Superintendent

ANTHONY A. KATZ
RICHARD A. TRACY, Clerk
MRG RICHARD A. TRACY

PETITION FOR A VARIANCE
IN DISTRICT
ZONING. Petition for
Variance for a Side Yard.
LOCATION: North side of
Huntmaster Way 110 feet East
of Raventable Court.
DATE & TIME: MONDAY,
NOVEMBER 17, 1975 at 11:00
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 Act and Regula-
tions of Baltimore County, will
hold a public hearing.
Petition for Variance from
the Zoning Regulations of
Baltimore County to permit a
10 foot side yard instead of the
required 15 feet.
The Zoning Regulation to be
varied is as follows:
Section 100.2.2.1 - Side
Yards.
All that parcel of land in the
Fourth District of Baltimore
County.
Beginning for the same at a
point on the north side of
Huntmaster Way (10 feet wide)
said point being distant from
the corner intersection of
said Huntmaster Way and
Raventable Court the four
following courses and dis-
tances viz: (1) North 80° 30' 00"
East 35.00 feet (2) by a curve to
the right having a radius of
252.36 feet for an arc length of
40.00 feet said arc being ad-
joined by a long chord bearing
South 83° 32' 27" East 40.00 feet
(3) South 88° 32' 30" East 120.00
feet (4) North 61° 36' 36" East
25.00 feet thence along the
north side of said Huntmaster
Way South 80° 27' 14" East
143.38 feet thence along the
north side of said Huntmaster
Way North 61° 36' 36" East
105.00 feet thence North 71° 13'
43" West 93.88 feet thence South
60° 48' 13" West 110.00 feet
thence South 80° 47' East
208.41 feet to the place of begin-
ning.
Containing 1.206 Acres of
land more or less.
Being all of lot 17 as shown on
the plat of "Section 1, Valley Hill"
recorded among the plat records
of Baltimore County as
plat book 27 folio 26.
Being the property of George
W. Stone, Inc. as shown on plat
filed with the Zoning
Department.
Hearing Date: Monday,
November 17, 1975 at 11:00
A.M.
Public Hearing Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
BY ORDER OF
S. ERIC DINENBA
ZONING COMMISSIONER OF
BALTIMORE COUNTY
Oct. 30 422

OFFICE OF THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 Oct. 30, 1975

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Variance- George W. Stone, Inc.
was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one ADDITION
week before the 17th day of Nov. 75 that is to say the same
was inserted in the said October 30, 1975.

STROMBERG PUBLICATIONS, Inc.

By: P. Smith

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 30, 1975

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 a week~~
~~on one time~~ ~~before the~~ 31st
day of November, 1975, the ~~same~~ publication
appearing on the 30th day of October
1975.

THE JEFFERSONIAN,

L. Frank Smith
Manager

Cost of Advertisement, \$.....

SECTION 100.2.2.1 - VARIANCE
IN DISTRICT
ZONING. Petition for Variance
for a Side Yard.
LOCATION: North side of
Huntmaster Way 110 feet East
of Raventable Court.
DATE & TIME: MONDAY,
NOVEMBER 17, 1975 at 11:00
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 Act and Regula-
tions of Baltimore County, will
hold a public hearing.
Petition for Variance from
the Zoning Regulations of
Baltimore County to permit a
10 foot side yard instead of the
required 15 feet.
The Zoning Regulation to be
varied is as follows:
Section 100.2.2.1 - Side
Yards.
All that parcel of land in the
Fourth District of Baltimore
County.
Beginning for the same at a
point on the north side of
Huntmaster Way (10 feet wide)
said point being distant from
the corner intersection of
said Huntmaster Way and
Raventable Court the four
following courses and dis-
tances viz: (1) North 80° 30' 00"
East 35.00 feet (2) by a curve to
the right having a radius of
252.36 feet for an arc length of
40.00 feet said arc being ad-
joined by a long chord bearing
South 83° 32' 27" East 40.00 feet
(3) South 88° 32' 30" East 120.00
feet (4) North 61° 36' 36" East
25.00 feet thence along the
north side of said Huntmaster
Way South 80° 27' 14" East
143.38 feet thence along the
north side of said Huntmaster
Way North 61° 36' 36" East
105.00 feet thence North 71° 13'
43" West 93.88 feet thence South
60° 48' 13" West 110.00 feet
thence South 80° 47' East
208.41 feet to the place of begin-
ning.
Containing 1.206 Acres of
land more or less.
Being all of lot 17 as shown on
the plat of "Section 1, Valley Hill"
recorded among the plat records
of Baltimore County as
plat book 27 folio 26.
Being the property of George
W. Stone, Inc. as shown on plat
filed with the Zoning
Department.
Hearing Date: Monday,
November 17, 1975 at 11:00
A.M.
Public Hearing Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
BY ORDER OF
S. ERIC DINENBA
ZONING COMMISSIONER OF
BALTIMORE COUNTY
Oct. 30

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 25th day of
Sept. 1975. Filing Fee \$ 25. Received check
Stone Stone Stone
Cash
Other

S. Eric Dinenna
S. Eric Dinenna,
Zoning Commissioner

Petitioner STONE, INC. Submitted by Hudkins
Petitioner's Attorney Gandy Reviewed by F. Hays

* This is not to be interpreted as acceptance of the Petition for
assignment of a hearing date.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting OCT. 31, 1975
Posted for PETITION FOR VARIANCE
Petitioner GEORGE W. STONE, INC.
Location of property N/S. OF HUNTMASTER WAY 110' E. OF
RAVENTABLE CT.
Location of Signs FRONT 3128 HUNTMASTER WAY
Remarks James B. Roland
Posted by Signature Date of return Nov. 7, 1975

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										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>JP</u>	Revised Plans: Change in outline or description Yes No									
Previous case:	Map #									

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

No. 25985

DATE Nov. 18, 1975 ACCOUNT 01-662

AMOUNT \$59.75

RECEIVED Gogolinski and Stone, Inc., Rt. 2, Box 190

FROM Millersville, Md. 21108

FOR Advertising and posting of property
#76-109-A

354 2 16

59.75

VALIDATION OR SIGNATURE OF CASHIER

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

No. 25949

DATE Oct. 27, 1975 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED G. W. Stone, Inc., Rt. 2, Box 190 Millersville,

FROM Md. 21108

FOR Petition for a Variance
#76-109-A

354 3 16

25.00

VALIDATION OR SIGNATURE OF CASHIER

PLAN TO ACCOMPANY APPLICATION
FOR SIDE YARD VARIANCE
73128 HUNTMASTER WAY
ELECTION DISTRICT 4
BALTO CO., MD. SCALE: 1"=50' 9-22-75