## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS NS 76-182 A 8)

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Thomas F. Hastings &

1. or we, Shirlay, Ks. Heatings ... 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.

. bh feet and 3h feet in lieu of required 50 feet.

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

Variance is needed to comply with Baltimore County Health Department.

See attached description

Shirley K. Hestings Legal Owner

Address 308 Sacred Heart Lane

Reisterstown, Md. 21136

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 5th

Pebruary 1976. 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 Cominssioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 15th 

Zoning Commissioner of Baltimore County.

#### DESCRIPTION FOR VARIANCE

0

Located on the North side of Jill Court (cul-de-mac) approx. 690' Northeant of Amy Erent Way, and known as lot \$16 as shown on the plat of Nob Hill-Rast, which is recorded in land records of Ealtimore County in liber 38, folio 22.

Also known as \$10 Jill Court.

Mr. & Mrs. Thomas F. Hastings 308 Sacred Heart Lane Relateratown, Maryland 21136

RE: Petition for Variances
N/S of Jill Court, 690' NE of Amy
Brent Way - 4th Election District
Thomas F. Hastings, et ux -NO. 76-183-A (Item No. 168)

Dear Mr. & Mrs. Hastings

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

Very truly yours.

S. ERIC DI NENNA

SED/erl

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

#### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Mr. Thomas F. Hastings 308 Sacred Heart Lane Reisterstown, Maryland 21236

Dear Mr. Hastings:

Franklin'T: Hogar

76-

BEALTS DEPARTMENT BUREAU OF DEPARTMENT OF TRAFFIC ENGINEERIN

STATE HIGHWAY BUREAU OF PROJECT AND PEVELOPRENT PLAN

DEVELOPMENT COMMISSION BOARD OF EDUCATION OFFICE OF THE 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.

RE: Variance Petition
Item 168
Thomas F. & Shirley K.
Hastings - Petitioners

March 8, 1976

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 re ort with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property, zoned R.D.P. is located on the north side of Jill Court (cul-de-sac) approximately 690 feet northeast of Amy Brent Way, in the 4th Election District of the county.

The subject site is part of the subdivision of Nob-Hill East, and is currently unimproved, as are the surrounding lots to the southeast and west. Wooded unimproved land exists immediately to the north of this site.

The petitioner is requesting a Variance to permit side setbacks of 44 feet and 34 feet, in lieu of the required 50 feet for the proposed dwelling.

TOWSON, MARYLAND 21204

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Thomas F. & Shirley K. Hastings

Location: N/S Jill Ct. Approx. 690' NE of Amy Brent Way

Zoning Agenda February 17, 1976

Fursuant 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\_
- EXCEMS the maximum allowed by the Fire Department.

  () is. 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.
- ( 13 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

Heviever: 16 Nell Approved:

Planning Group
Special Impection Division

Reviewer: 16 Nell Approved:

Acting Deputy Chief
Fire Prevention Bureau

Mr. Thomas F. Hastings Item 168 March 8, 1976 Page 2

It should be noted here that building permit #76651 for the proposed dwelling was insued by Baltimore County on January 12, 1976, and as a result excavation of the foundation has commenced and is near completion.

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. Chairman, Zoning Plans Advisory Committee

Milolo B Consolin NICHOLAS B. COMMODARI, Zoning Technician II

CASE No. 76-183 17 DD . 3-15-76

March 18, 1976

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Re: Item #168 (1975-1976) Item #168 (1975-1976)
Property Owner: Thomas P. & Shirley K. Hastings
N/S J.11 Ct. approx. 690° N/E of Amy Brent Way
Existing Soning: EDP
Proposed Zoning: Variance for side yard setback
No. of Acres: 275.11 x 422.78 District; 4th
144.88 415.54

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 icem.

Paltimore County highway and utility improvements are not involved or are as secured by Public Works Agreement #47401. The submitted plan must be revised to indicate the 10-foot drainage and utility essements along the property lines as shown on the recorded plat of "Section One, Nob Hill - East", (E.H.\*, JT. 38, Folio 22).

Very truly yours,

ELLSWORTH N. DIVER, F.E. Chief, Bureau of Engineering

END: EAM: FWR: 88

X-SE Key Sheet 67 & 68 NW 44 Pos. Sheets NW 17 K Topo

and it appearing t	hat by reason of the following finding of facts that strict compliance with
the Baltimore	County Zoning Regulations would result in practical difficulty and
unreasonable.	bardship upon the Petitioners.
	should be had; and it further appearing that by reason of the granting of.
the Yariancea	requested not advertely affecting the health, safety, and general
edt.lo.exallew	community, the Variances to permit side yard aethacks of 44
ectand 34 fee	at in lieu of the required 50 feet should be granted.
FE IS ORDER	ED by the Zoning Commissioner of Baltimore County, this
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	St Will
	Zoning Commissioner of Baltimore County
Pursuant to th	Zoning Commissioner of Baltimore County to advertisement, posting of property and public hearing on the above petition that by reason of.
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nd is appearing the above Variance	the advertisement, posting of property and public hearing on the above petition that by reason of

RE: PETITION FOR VARIANCE North side of Jill Court 690 feet NE of Amy Brent Way, 4th District

THOMAS F. HASTINGS, Petitioners AND SHIRLEY K. HASTINGS

: Case No. 76-183-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. Kourts . Jr. Charles E. Kountz, Jr. Deputy People's Counsel

John W. Hessian, III
John W. Hessian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

I HEREBY CERTIFY that on this 2nd day of March, 1976, a copy of the foregoing Order was mailed to Mr. & Mrs. Thomas F. Hastings, 308 Sacred Heart Lane, Reisterstown, Maryland 21136, Petitioners.

John W. Hersian, TI





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

Re: Item 168 - ZAC - February 17, 1976
Proporty Owner: Thomas F. & Shirley K. Hastirgs
Location: N/S Jill Ct. approx. 690' NE of Amy Brent Way
Existing Zoning: R.D.F.
Proposed Zoning: Variance for side yard setback
No. of Acres: 275.11 X 422.78
1448 415.54

Statement County, and least a passessment for the county of the county o

No traffic engineering problems are anticipated by the requested variance

Trichael S. Hang's Michael S. Flanigan Traffic Engineer Associate





# O COMMUNITY IMES

RANDALLSTOWN, MD. 21133 Feb. 25,1976

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for a Variance- Hastings was inserted in THE COMMUNITY TIMES, a weekly newspape; published in Baltimore County, Maryland, once a week for One XEXXXXXX weeks before the 15th day of Earch 1976 that is to say, the same was inserted in the issues of Feb. 25, 1976.

STROMBERG PUBLICATIONS, Inc.





76-183-A

# ARTMENT OF BALTIMORE COUNTY

Access to the second se	m, marjama
District 11th	Date of Posting FeB. 28,1976
Posted for: THE COLAR E HACTURE	C
Location of property: N/S CF JILL CT.	s 690'NE eF AMY BRENT WRY
Location of Signs: N/S CF-TILL CT 69	C'tOI-NE OF AMY BROWT WHY
	••••••
Remarks Posted by	Date of return. 117/16/01 5,/476



February 27, 1976

Mr. S. Eric Di Nenno: Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building n, Maryland 21204

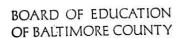
Commenis on Item \$168, Zoning Advisory Committee Meeting, February 17, 1976, are as follows:

Property Owner: Thomas F. and Shirley K. Hastings Location: N/S Jill Court approx 690' NE of Amy Brent Way Existing Zoning: R.D.P. Propoxed Zoning: Variance for side yard setback Acres: 275.11 x 422.78 134.88 415.54 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 Twombley John L. Wimbley Planning Specialist II Project and Development Planning



TOWSON, MARYLAND - 21204

Date: February 19, 1976

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

Z.A.C. Meeting of: February 17, 1976

Re: Item 168
Property Owner: Thomas F. & Shirley K. Hastings
Location: N/S Jill Ct. Approx. 690 NE of Amy Brent Way
Present Zoning: R.D.P.
Proposed Zoning: Variance for side yard setback

4th 275.11 422.78 144.88 x 415.54

Dear Mr. DiNenna:

No bearing on student population

Very truly yours, Which telepred W. Nick Petrovich., Field Representative.

WNP/nt

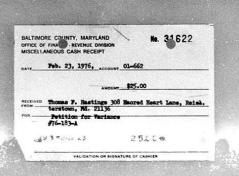
JOSEPH N MIGGWAN ALVIN LORECK JOSHUA R. WHEELER, 1-4-

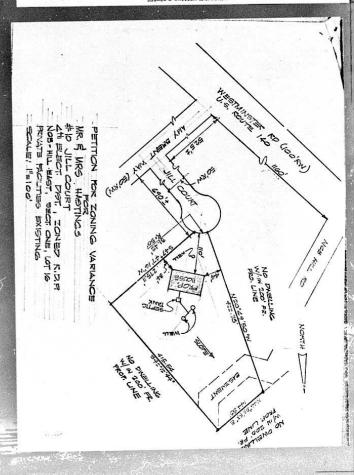


# CERTIFICATE OF PUBLICATION

appearing on the 26th day of February 19...76



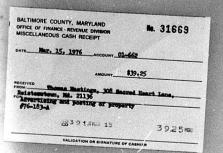




#### BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building

	111 W. Ch Towson, h	esapeake Avenue aryland 21204	•	
*	Your Petition has	been received *	this 17 day of	
1=EB	1976. Piling	Pee \$	Received Leheck	
			Cash	
		18.10.	W _Other	
		8. Eric DiNen		
Petitioner	HASTINGS	Zoning Commis Submitted by	10 11	
Petitioner's			ewed by MC	
* This is	not to be interpret		of the Petition for	
assignmen	nt of a hearing dat	e.		
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potern, Harry	THE PLANE COUNTY	OFFICE OF PLANNIN	G & ZONING	
		y Office Building		
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ANY		10,1	1	
		S. Eric DiNenn	en-	
		Zoning Commiss		
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	Attorney	Reviewe	T 11:-11	
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0			Chairman, Zoning Advisory	
	· /.		Committee	
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TOWSON, MARYLAND 21204

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

April 9, 1976

CASE 76-183-A

3-15-76 10:00

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

Dear Mr. DiNenna:

Comments on Item #168, Zoning Advisory Committee Meeting, February 17, 1976, areass follows:

Property Owner: Thomas F. & Shirley K. Hastings Location: N/S Jill Ct. approx. 690' NE of Amy Location: N/S Jill Ct. approx. 690 NE of Amy Brent Way
Existing Zoning: R.D.P.
Proposed Zoning: Variance for side yard setback
Acres: 275.11 x 422.78
144.88 415.54 District: 4th

Since this lot has an approved percolation test and water well, no health hazard is anticipated.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

RJW: pb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner

Date February 26, 1976 PROM William D. Fromm, Director of Planning

SUBJECT Petition 7 76-183-A. Petition for Variance for Side Yards.

North: side of JHT Court 590 feet Northeast of Amy Brent Way
Petitioner - Thomas F. Hastings and Shirley K. Hastings

4th District

Hearing: Monday, March 15, 1976 at 10:00 A.M.

There are no comprehensive planning factors requiring comment on this petition.

WDF:JGH:nb

