

76-183-A #168 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Thomas F. Hastings &
I or we, Shirley K. Hastings, 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 1400.3B.3 to permit side setbacks of

44 feet and 34 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 hardship or practical difficulty)

Variance is needed to comply with Baltimore County Health Department.

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.

DATE March 6, 1976
BY Shirley K. Hastings
Address 308 Sacred Heart Lane
Relisterstown, Md. 21136
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of February, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of March, 1976 at 10:00 o'clock.

A. M.
Zoning Commissioner of Baltimore County.

(over)

DESCRIPTION FOR VARIANCE

Located on the North side of Jill Court (cul-de-sac) approx. 690' Northeast of Amy Brent Way, and known as lot #16 as shown on the plat of Nob Hill - East, which is recorded in land records of Baltimore County in liber 38, folio 22.

Also known as #10 Jill Court.

March 16, 1976

Mr. & Mrs. Thomas F. Hastings
308 Sacred Heart Lane
Relisterstown, 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 -
Petitioners
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
Zoning Commissioner

SED/arl

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

March 8, 1976

Mr. Thomas F. Hastings
308 Sacred Heart Lane
Relisterstown, Maryland 21136

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

Dear Mr. Hastings:

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, 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.



Paul H. Reincke
CHIEF

Office of Planning 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

Item No. 168

Zoning Agenda February 17, 1976

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.

() 4. 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.

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

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

Reviewed: Paul H. Reincke Noted and Approved: Paul H. Reincke
Planning Group Acting Deputy Chief
Special Inspection Division 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 issued 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

NICHOLAS B. COMODARI,
Zoning Technician II

FTH:NBC:JD

Enclosure



March 18, 1976

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

Re: Item #168 (1975-1976)
Property Owner: Thomas F. & Shirley K. Hastings
N/S Jill Ct. approx. 690' N/E of Amy Brent Way
Existing Zoning: RDP
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 item.

General:

Baltimore 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 easements along the property lines as shown on the recorded plat of "Section One, Nob Hill - East", (E.H.), Jr. 38, Folio 22).

Very truly yours,

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

END:EAM:FWB:BB

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 17 day of

FEB 1976. Filing Fee \$ _____. Received ☒ Check
____ Cash
____ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: HASTINGS Submitted by Mrs. Hastings
Petitioner's Attorney _____ Reviewed by ABC

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

Item 168

Mr. Thomas F. Hastings
308 Sacred Heart Lane
Baltimore, Maryland 21136

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for
filing this 8th day of February 1976

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Thomas F. & Shirley K. Hastings

Petitioner's Attorney _____ Reviewed by Franklin T. Hoggins, Jr.
Chairman,
Zoning Advisory
Committee



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

April 9, 1976

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, areas follows:

Property Owner: Thomas F. & Shirley K. Hastings
Location: N/S Jill Ct. approx. 690' NE of Amy
Brent Way
Existing Zoning: R-D-F.
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.

Very truly yours,

Thomas H. Devlin
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
FROM: William D. Fromm, Director of Planning

SUBJECT: Petition # 76-183-A. Petition for Variance for Side Yards.
North side of Jill Court 690 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

William D. Fromm
William D. Fromm
Director of Planning

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

No. 31669

DATE Mar. 15, 1976 ACCOUNT 01-662

AMOUNT \$39.25

RECEIVED FROM Thomas Hastings, 308 Sacred Heart Lane,
Baltimore, Md. 21136
FOR Advertising and posting of property
#76-183-A

391,266 15

3925 HSC

VALIDATION OR SIGNATURE OF CASHIER

