

RE: PETITION FOR VARIANCE
W/S of Barnstable Court, 528.97'
N of Huntmaster Way - 4th
Election District
Warren Smith - Petitioner
NO. 77-248-A (Item No. 227)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

IT IS ORDERED by the Zoning Commissioner of Baltimore County,
this 6th day of March, 1979, that the Petition be and the same is hereby
DISMISSED without prejudice.

Warren Smith
Zoning Commissioner of
Baltimore County

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Warren Smith, 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 100.3.3 (100.3.3.1) to allow a 40 foot side yard instead of the required 50 feet in an R.C. 5 Zone.

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 the sale of 5 foot strip along northern property line for the construction of a fence.

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 of Baltimore County.

Contract purchaser: c/o Hudkins Associates, Inc. Address: 300 E. Joppa Road, Towson, Maryland 21204

Petitioner's Attorney: [Signature] Protestor's Attorney: [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of March, 1979, 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 held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 13th day of March, 1979, at 11:00 a.m.

Warren Smith
Zoning Commissioner of Baltimore County



11:00 AM
6/11/77

RE: PETITION FOR VARIANCE
W/S of Barnstable Court, 528.97'
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To allow the sale of 5 foot strip along northern property line for the construction of a fence.

See attached description

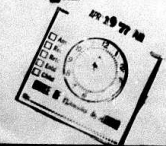
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Petitioner's Attorney: [Signature] Protestor's Attorney: [Signature]

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Warren Smith
Zoning Commissioner of Baltimore County



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Election District
Warren Smith - Petitioner
NO. 77-248-A (Item No. 227)

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OF
BALTIMORE COUNTY

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Warren Smith
Zoning Commissioner of
Baltimore County

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Warren Smith
Zoning Commissioner of Baltimore County



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

the above Variance should be had; and it further appearing that by reason of

a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of 1977 that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1977 that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PETITION FOR A VARIANCE
4th DISTRICT
RE: Petition for Variance for a Side Walk.
LOCATION: West side of Barnstable Court 526.97' East North of Huntmaster Way.

DATE & TIME: MONDAY, JUNE 13, 1977 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 Regulations of Baltimore County, will hold a public hearing

Petition for Variance from the Zoning Regulations of Baltimore County to permit a lot split side point instead of the required 50 feet in an R.C.S. Zone.

The Zoning Regulations to be amended as follows:

Section 1200.3.3 (1966, S.S.S.) - Side Walks - 50 Feet.

All that parcel of land in the Fourth District of Baltimore County

Being the property of Warren Smith, as shown on plat plan filed with the Zoning Department.

Public Hearing: Monday, June 13, 1977 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204
Warren Smith
Warren Smith
Warren Smith

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
Phone 730-9050

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA, 1040
Room 101, Shell Building
TOWSON, MARYLAND 21204
PHONE: 828-9066

REL. AIR
L. GERALD WOLFF
Landscape Architect
Phone 838-0886

REV: May 17, 1977
April 6, 1977

DESCRIPTION TO ACCOMPANY ZONING VARIANCE #18 BARNSTABLE COURT:

Beginning for the same at a point on the west side of Barnstable Court (50 feet wide) said point being distant northerly 526.97 feet from the intersection of the west side of said Barnstable Court with the centerline of Huntmaster Way (50 feet wide) thence S 64° 49' 00" E 01 minutes 21 seconds West 251.83 feet thence North 69° 39' 00" E 12 seconds West 358 feet thence South 59° 56' 00" E 50 seconds East 278 feet to the west side of said Barnstable Court thence binding thereon along a curve to the left having a radius of 50 feet for an arc length of 56 feet to the place of beginning.

Containing 1.05 Acres of land more or less.

Being part of Lot 24 as shown on the plat of Section 1, Valley Hills recorded in plat book 97 folio 26.



Malcolm E. Hudkins
Registered Surveyor #5095

RE: PETITION FOR VARIANCE
W/S of Barnstable Court 526.97' N of
Huntmaster Way, 4th District
WARREN SMITH, Petitioner
: BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
: Case No. 77-248-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

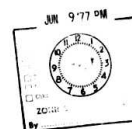
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 9th day of June, 1977, a copy of the foregoing Order was mailed to Mr. Warren Smith, c/o Hudkins Associates, Inc., 200 E. Joppa Road, Towson, Maryland 21204, Petitioner.

John W. Hesston, III
John W. Hesston, III



June 4, 1977

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3351
S. ERIC DINENIA
ZONING COMMISSIONER

Hudkins Associates, Inc.
200 E. Joppa Road
Towson, Md. 21204

Re: Petition for Variance for Warren Smith
77-248-A

Dear Sirs:

This is to advise you that \$64.50 is due for advertising and posting of the above property. Please make check payable to Baltimore County, Md. and remit to Mrs. Anderson Room 113 County Office Building, before the hearing.

Yours very truly,

S. ERIC DINENIA
ZONING COMMISSIONER

May 25, 1977

Warren Smith
Hudkins Associates, Inc.
200 E. Joppa Road
Towson, Md. 21204

NOTICE OF HEARING

Re: Petition for Variance

77-248-A

TIME: 11:00 A.M.

DATE: Monday, June 13, 1977

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

John W. Hesston, III
JOHN W. HESSTON, III
PEOPLE'S COUNSEL
BALTIMORE COUNTY

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 June 3 19 77

Petition for Variance-4th Dist.
THIS IS TO CERTIFY, that the annexed advertisement of was inserted in the following:

☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for 1 successive weeks before the 13 day of June 19 77, that is to say, the same was inserted in the issues of

May 25, 1977

STROMBERG PUBLICATIONS, INC.

BY *CH 549*

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 P June 3 19 77

Petition for Variance-4th Dist.
THIS IS TO CERTIFY, that the annexed advertisement of was inserted in the following:

☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
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STROMBERG PUBLICATIONS, INC.

BY *CH 549*

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

Mr. Warren Smith
c/o Hudkins Associates, Inc.
200 East Joppa Road
Towson, Maryland 21204

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

June 10, 1977

RE: Your Petition has been received and accepted for filing
this 10th day of June 1977

Eric DiNenna
Eric DiNenna
Zoning Commissioner

Petitioner: Warren Smith
Petitioner's Attorney: Reviewed by: Nicholas S. Commodari, Planning & Zoning Associate III

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG
111 N. Chesapeake Ave.
Towson, Maryland 21204

Nicholas S. Commodari
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

June 6, 1977

Mr. Warren Smith
c/o Hudkins Associates, Inc.
200 East Joppa Road
Towson, Maryland 21204

RE: Variance Petition
Item No. 227
Petitioner - Warren Smith

Dear Mr. Smith:

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, currently zoned R.C. 5 and improved with an existing dwelling, is located on the west side of Barnstable Court, north of Huntmaster Way in the 4th Election District. Adjacent properties are similarly zoned and also improved with dwellings.

When the existing dwelling was constructed, the required 50 foot side setback was maintained. However this Variance is necessitated in order to convey a 5 foot strip to the adjoining property to the north in order that a fence might be constructed.

Mr. Warren Smith
c/o Hudkins Associates, Inc.
Page 2
Item No. 227
June 6, 1977

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,
Nicholas S. Commodari
NICHOLAS S. COMMODARI
Chairman
Zoning Plans Advisory Committee

NSC:rf

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

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

May 9, 1977

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

Re: Item #227 (1976-1977)
Property Owner: Warren Smith
W/S Barnstable Ct. 529' N. Huntmaster Way
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 46' in lieu of the required 50'.
Acres: 1.03 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 highway and utility improvements are as secured by Public Works Agreement #47305 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 #227 (1976-1977).

Very truly yours,

Donald M. Tucker
DONALD M. TUCKER, P.E.
Acting Chief, Bureau of Engineering

DWT:KAM/PWR:es
7-10 Key Sheet
60 MW 25 Pos. Sheet
MW 15 G Topo
49 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 404 3211

May 20, 1977

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

Dear Mr. DiNenna:

Comments on Item #227, Zoning Advisory Committee Meeting, April 19, 1977, are as follows:

Property Owner: Warren Smith
Location: W/S Barnstable Court 529' N. Huntmaster Way
Existing Zoning: RC-5
Proposed Zoning: Variance to permit a side setback of 46' in lieu of the required 50'.
Acres: 1.03
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
Planner III
Project and Development Planning

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 404 3550

STEPHEN J. COLLINS
DIRECTOR

May 18, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, MD 21204

Re: Item 227 - SAC - April 19, 1977
Property Owner: Warren Smith
Location: W/S Barnstable Ct. 529' N. Huntmaster Way
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 46' in lieu of the required 50'.
Acres: 1.03
District: 4th

Dear Mr. DiNenna:

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

Sincerely,

Michael S. Plantagan
Michael S. Plantagan
Associate Traffic Engineer

MSF/11F

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

May 4, 1977

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

Dear Mr. DiNenna:

Comments on 227, Zoning Advisory Committee Meeting, April 19, 1977, are as follows:

Property Owner: Warren Smith
Location: W/S Barnstable Ct. 529' N. Huntmaster Way
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 46' in lieu of the required 50'.
Acres: 1.03
District: 4th

Since this is an existing new house with an approved water well and septic system, no health hazards are anticipated.

Very truly yours,

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

THD/dlw/eth

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 434-7310

Paul H. Reincke
Chief

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

Attention: Nicholas E. Comodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Warren Smith
Location: W/S Barnstable Ct. 529' N Huntmaster Way
Item No. 227 Zoning Agenda April 19, 1977

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 "Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as shown.

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

Noted and Approved: _____
Planning Group Special Inspection Division Fire Prevention Bureau

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 434-2610

JOHN D. SEVVERT
DIRECTOR

April 19, 1977

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

Dear Mr. DiNenna:

Comments on Item # 227 Zoning Advisory Committee Meeting, April 19, 1977 are as follows:

Property Owner: Warren Smith
Location: W/S Barnstable Court - 529' N Huntmaster Way
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 16' in lieu of the required 50'.

Acres: 1.03
District: 1th

The items checked below are applicable:

☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.) 1970 Edition and the 1971 Supplement and other applicable codes.

☒ B. A building permit shall be required before construction can begin.

☒ C. Three sets of construction drawings will be required to file an application for a building permit.

☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

☐ F. No comment.

☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,
Charles E. Burnham
Plans Review Chief
CDB:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 19, 1977

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

Z.A.C. Meeting of: April 19, 1977

RE: Item No. 227
Property Owner: Warren Smith
Location: W/S Barnstable Ct. 529' N. Huntmaster Way
Present Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 46' in lieu of the required 50'.

District: 4th
No. Acres: 1.03

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,
M. Nick Petrovich
Field Representative

JOSEPH T. MILLIGAN, ALTERNATE
F. LESTER HOLLAND, JR., CHAIRMAN
MARCOUS M. BITEARIS

THOMAS W. BOSTEN
WILLIAM J. HENDERSON, F. HENDERSON
ROBERT S. HARTEN

ALVIN LORECK
WES. WILSON & SUTHER, JR.
RICHARD W. TRACY, D.V.M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 31, 1977

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition #77-248-A. Petition for Variance for a Side Yard.
West side of Barnstable Court 529.97 feet North of Huntmaster Way.
Petitioner - Warren Smith

4th District

HEARING: Monday, June 13, 1977 (11:00 A.M.)

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

Norman E. Gerber
Acting Director of Planning

WEG:JGH:rw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 31, 1977

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WEG:JGH:rw

BALTIMORE COUNTY, MARYLAND

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WEG:JGH:rw

BALTIMORE COUNTY, MARYLAND

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Petitioner - Warren Smith

4th District

HEARING: Monday, June 13, 1977 (11:00 A.M.)

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Norman E. Gerber
Acting Director of Planning

WEG:JGH:rw

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 26, 1977

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on _____ at one time _____ before the _____ day of _____ 1977, the _____ publication appearing on the _____ day of _____ 1977.

THE JEFFERSONIAN
H. L. Smith, Jr.
Manager

Cost of Advertisement, \$ _____

May 18, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Court House
Towson, MD 21204

Re: Item 227 - ZAC - April 19, 1977
Property Owner: Warren Smith
Location: W/S Barnstable Ct. 529' N Huntmaster Way
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 46' in lieu of the required 50'.
Acres: 1.03
District: 4th

Dear Mr. DiNenna:

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

Sincerely,

Michael J. Flanigan
Associate Traffic Engineer

MEF/jie

May 4, 1977

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

Dear Mr. DiNenna:

Comments on 227, Zoning Advisory Committee Meeting, April 19, 1977, are as follows:

Property Owner: Warren Smith
Location: W/S Barnstable Ct. 529' N Huntmaster Way
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 46' in lieu of the required 50'.
Acres: 1.03
District: 4th

Since this is an existing new house with an approved water well and septic system, no health hazards are anticipated.

Very truly yours,

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

THS/bw/rwh

Paul H. Reincke
CHIEF

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

Attention: Nicholas B. Comodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Warren Smith

Location: W/S Barnstable Ct. 529' N Huntmaster Way

Item No. 227

Zoning Agenda April 19, 1977

Gentlemen:

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

- (1) 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) 2. A second means of vehicle access is required for the site.
- (3) 3. The vehicle dead end condition shown at _____ the maximum allowed by the Fire Department.
- (4) 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) 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 "Life Safety Code", 1970 Edition prior to occupancy.
- (6) 6. Site plans are approved as drawn.
- (7) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *Paul H. Reincke*
Planning Group
Special Inspection Division

Noted and Approved: *Nicholas B. Comodari*
Baltimore County
Fire Prevention Bureau

JOHN D. SEVERETT
DIRECTOR

April 19, 1977

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

Dear Mr. DiNenna:

Comments on Item # 227 Zoning Advisory Committee Meeting, April 19, 1977 are as follows:

Property Owner: Warren Smith
Location: W/S Barnstable Ct. 529' N Huntmaster Way
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 46' in lieu of the required 50'.
Acres: 1.03
District: 4th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☒ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles F. Burdhan

Charles F. Burdhan
Plans Review Chief
CD:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 19, 1977

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

Z.A.C. Meeting of: April 19, 1977

RE: Item No: 227
Property Owner: Warren Smith
Location: W/S Barnstable Ct. 529' N. Huntmaster Way
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 46' in lieu of the required 50'.

District: 4th
No. Acres: 1.03

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/dp

JOSEPH H. HIGGINS, PRESIDENT
T. BARNARD WALLACE, JR., VICE-PRESIDENT
NARCIS H. BOTSARD

THOMAS H. ROYER
MRS. LOURDADE F. CHIRCO
ROGER B. HAYDEN

ALVIN LORECE
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT V. DUNEL, SUPERINTENDENT

BALTIMORE COUNTY, MARYLAND No. 78557
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: March 1, 1977 ACCOUNT: 01-662
AMOUNT: \$16.50

RECEIVED: Warren Smith
FOR: Cost of Advertising and Posting Case No. 77-218-A

4650MR
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 51754
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: May 23, 1977 ACCOUNT: 01-662
AMOUNT: \$25.00

RECEIVED: Makins Associates, Inc. 200 E. Joyce Rd.
"Bloomer, MD. 21204"
FOR: Deduction Fee Variance Fee Warren Smith 77-218-A

2500MR
VALIDATION OR SIGNATURE OF CASHIER



