

77-253-A 6/24/77 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Sidney Claire, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto, hereby petition for a Variance from Section 7-253-A to allow a 30 foot side yard instead of the required 60 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 the construction of a 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 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

Sidney Claire
Sidney Claire
Legal Owner

Address: 3106 Huntmaster Way
Owings Mills, Maryland 21117

Petitioner's Attorney

Protestant's Attorney

CONSIDERED By The Zoning Commissioner of Baltimore County, this 1st day

of June, 1977, 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 22nd day of June, 1977, at 10:30 o'clock

A. Eric D. Nenna
Zoning Commissioner of Baltimore County



1-SIGN

77-253-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: June 3, 1977

Posted for: PETITION FOR VARIANCE

Petitioner: SIDNEY CLAIRE

Location of property: E/S of Huntmaster Way 396.17' N of
Walnut Ave

Location of Signs: FRONT 3106 HUNTMASTER WAY

Remarks: Flowers & Ireland

Posted by: Flowers & Ireland Date of return: June 10, 1977

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

No. 51763

DATE: June 30, 1977 ACCOUNT: 03-662

AMOUNT: \$25.00

RECEIVED: Copeland and Stone, Inc., Rt. 2 Box 190
Millersville, Md. 21108
FOR: Petition for Variance for Sidney Claire
77-253-A

PAID: 25.00

VALIDATION OR SIGNATURE OF CARRIER

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

No. 51799

DATE: June 30, 1977 ACCOUNT: 03-662

AMOUNT: \$25.00

RECEIVED: Copeland and Stone, Inc., Rt. 2 Box 190
Millersville, Md. 21108
FOR: Advertising and posting of property for Sidney Claire
77-253-A

PAID: 25.00

VALIDATION OR SIGNATURE OF CARRIER

RE: PETITION FOR VARIANCE
E/S of Huntmaster Way 396.17' N of
Walnut Ave., 4th District

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

SIDNEY CLAIRE, Petitioner

Case No. 77-253-A

ORDER TO ENTER APPEARANCE

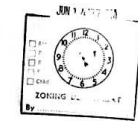
Mr. Commissioner:

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

I HEREBY CERTIFY that on this 14th day of June, 1977, a copy of the foregoing Order was mailed to Mr. Sidney Claire, 3106 Huntmaster Way, Owings Mills, MD 21117, Petitioner.



COLUMBIA OFFICE
WALTER FINE
Registered Surveyor
Phone 730-8000

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
800 East Joppa Road
Room 101, Small Business
TOWSON, MARYLAND 21204
PHONE: 828-8800

DEL. AIR
L. GERALD WOLFF
Landscape Architect
Phone 828-0888

December 29, 1976

DESCRIPTION - SIDE YARD VARIANCE - 3106 HUNTMASTER WAY:

Beginning for the same at a point on the east side of Huntmaster Way (50 foot wide) said point being distant 306.17 feet northerly measured along the east side of said Huntmaster Way from its intersection with the center of Walnut Avenue (60 feet wide) thence being all of Lot 6 as shown on the plat of Section One "Valley Hills" recorded among the plat records of Baltimore County in Plat Book 37 folio 26.

Containing 1.01 Acres of land more or less.

Malcolm E. Hudkins
Malcolm E. Hudkins
Registered Surveyor #5095

June 21, 1977

Mr. Sidney Claire
3106 Huntmaster Way
Owings Mills, Maryland 21117

RE: Petition for Variance
E/S of Huntmaster Way, 396.17'
N of Walnut Avenue - 4th Elec-
tion District
Sidney Claire - Petitioner
NO. 77-253-A (Item No. 233)

Dear Mr. Claire:

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

Very truly yours,

Eric D. Nenna
Eric D. Nenna
Zoning Commissioner

SED/srl

Attachments

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

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 June 10 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 20 day of June 19 77, that is to say, the same was inserted in the issues of

June 2, 1977

STROMBERG PUBLICATIONS, INC.

BY: (Signature)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric D. Nenna, Zoning Commissioner Date: June 14, 1977

FROM: Norman L. Lerner, Acting Director of Planning

SUBJECT: Petition 77-253-A, Petition for Variance for a side yard
on the east side of Huntmaster Way 396.17' feet North of Walnut Avenue
Petitioner - Sidney Claire

4th District

RECEIVED: Monday, June 20, 1977 10:30 A.M.

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received + this 15th day of

April 1977. Item #

Petitioner: Sidney Claire Submitted by: Hudkins Ass.
Petitioner's Attorney: Reviewed by:

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

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 Petitioner,

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, the Variance to permit a side yard setback of 39 feet in lieu of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of June, 1977, 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 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

ORDER RECEIVED FOR FILING

DATE June 21, 1977

BY [Signature]

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Sidney Claire
3106 Huntmaster Way
Owings Mills, Maryland 21117

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

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

Mr. Eric DiNenna
Zoning Commissioner

Petitioner's Attorney
Nicholas B. Commodari, Inc.
121 South Building
200 E. Joppa Road
Towson, Maryland 21204

Reviewed by
Nicholas B. Commodari, Inc.
Planning & Zoning
Associates III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

June 10, 1977

Mr. Sidney Claire
3106 Huntmaster Way
Owings Mills, Maryland 21117

Chairman

Members

BUREAU OF

ENGINEERING

DEPARTMENT OF

TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF

FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

MUNICIPAL

DEVELOPMENT

RE: Variance Petition
Item No. 233
Petitioner - Sidney Claire

Dear Mr. Claire:

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 east side of Huntmaster Way approximately 396' north of Walnut Avenue in the newly developing subdivision of Valley Hills. This subdivision has been the subject of previous zoning hearings in which similar type requests were granted.

This variance is necessitated by your proposal to construct a garage within 39 feet of the side property line in lieu of the required 50 feet.

Mr. Sidney Claire
Page 2
Item No. 233
June 10, 1977

This petition has been scheduled for a hearing, however the reasons for the Variance (hardship or difficulty) should be noted on the petition forms.

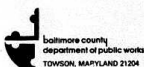
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:rf

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



THORNTON M. MOURING, P.E.
DIRECTOR

May 19, 1977

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

Re: Item #233 (1976-1977)
Property Owner: Sidney Claire
R/S Huntmaster Way 396.17' N. Walnut Ave.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 39' in lieu of the required 50'.
Acreage: 1.01 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 not directly involved and are as secured by Public Works Agreement No. 47205, executed in conjunction with the development of "Valley Hills".

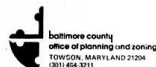
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #233 (1976-1977).

Very truly yours,

Donald W. Tucker, P.E.
Acting Chief, Bureau of Engineering

DMT:EAR/PWG:ss

T-RE Key Sheet
40 NW 27 Pos. Sheet
NW 15 G Topo
49 Tax Map



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 #233, Zoning Advisory Committee Meeting, May 3, 1977, are as follows:

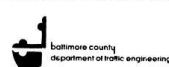
Property Owner: Sidney Claire
Location: R/S Huntmaster Way 396.17' N. Walnut Avenue
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 39' in lieu of the required 50'
Acreage: .01
District: 4th

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
Planner III
Project and Development Planning



STEPHENE COLLINS
DIRECTOR

May 15, 1977

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

Re: Item No. 233 - ZAC - May 3, 1977
Property Owner: Sidney Claire
Location: R/S Huntmaster Way 396.17' N. Walnut Avenue
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 39 feet in lieu of the required 50 feet.
Acreage: 1.01
District: 4th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to permit a setback of 39 feet in lieu of the required 50 feet.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF/1jo



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

May 19, 1977

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

Dear Mr. DiNenna:

Comments on #233, Zoning Advisory Committee Meeting, May 3, 1977, are as follows:

Property Owner: Sidney Claire
Location: R/S Huntmaster Way 396.17' N. Walnut Ave.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 39' in lieu of the required 50'.
Acreage: 1.01
District: 4th

Since this property has an existing approved water well and septic system, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TID/BLN/rth

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 9, 1977

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

Z.A.C. Meeting of: May 3, 1977

RE: Item No: 233
Property Owner: Sidney Claire
Location: E/S Huntmaster Way 396.17' N. Walnut Avenue
Present Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 39' in lieu of the required 50'.

District: 4th
No. Acres: 1.01

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH H. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTTSBIE

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUIS
ROGER S. HAYDEN
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, DVM.



baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 434-3610

JOHN D. SEYFFERT
DIRECTOR

May 3, 1977

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

Dear Mr. DiNenna:

Comments on Item # 233 Zoning Advisory Committee Meeting, May 3, 1977
are as follows:

Property Owner: Sidney Claire
Location: E/S Huntmaster Way 396.17' N. Walnut Ave.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 39' in lieu of the required 50'.

Acres: 1.01
District: 4th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.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

Charles E. Burnham
Plans Review Chief
CEB:rrj



baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 426-7330

Paul H. Reincke
CHIEF

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

Attention: Nicholas B. Comodari
Zoning Advisory Committee

Re: Property Owner: Sidney Claire

Location: E/S Huntmaster Way 396.17' N. Walnut Avenue

Item No. 233

Zoning Agenda May 3, 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 or _____ 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 drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER

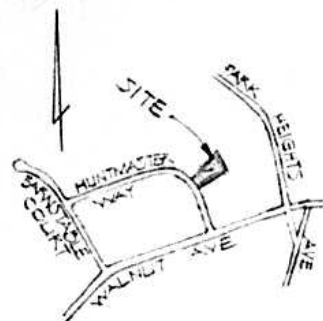
Planning Group
Special Inspection Division

Noted and
Approved: *Paul H. Reincke*

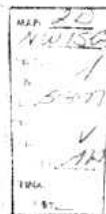
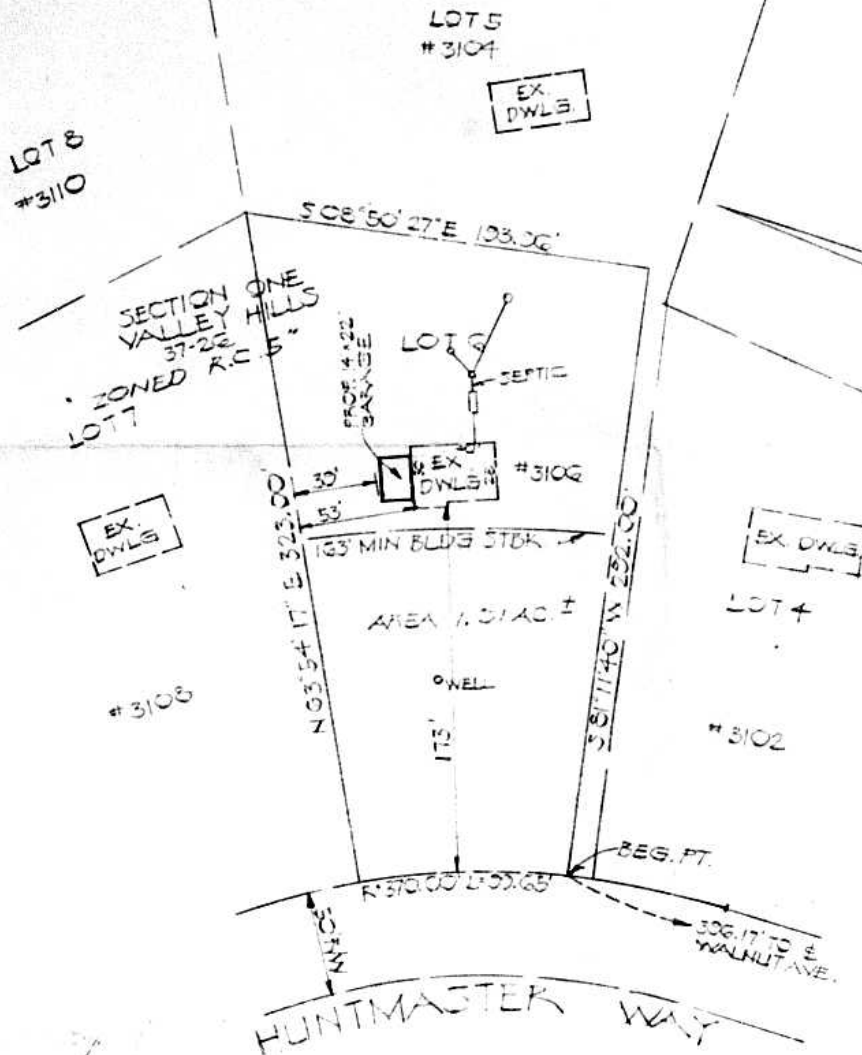
Fire Prevention Bureau

NOTES:

1. EX. ZONING - RC 5 - PREVIOUSLY RDP
2. EX. AREA 1.01 AC ±
3. PRIVATE WATER & SEWER



LOCATION PLAN
SCALE 1" = 300'



PLAN TO ACCOMPANY APPLICATION
FOR SIDE YARD VARIANCE
#3106 HUNTMASTER WAY
ELECTION DIST. 4 BALTO. CO. MD.
SCALE 1" = 50'
DEC. 28 1972
REV 4-13-77

HUDKINS ASSOCIATES, INC.
301 SHILL AVE.
200 E. BALTO. CO. MD.
BALTO. CO. MD.