

T-NW Key Sheet
54 & 55 NW 36 Pos. Sheets
NW 14 I Topo
58 Tax Map

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, a Variance to permit front, side, and rear yard setbacks of 25 feet instead of the required 60 feet should be granted.

Deputy Zoning Commissioner of Baltimore County, this 14th day of August, 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.

Deputy 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 that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner:

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of August, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



July 27, 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 #266, Zoning Advisory Committee Meeting, June 28, 1977, are as follows:

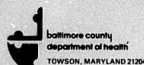
Property Owner: Pulte Home Corp.
Location: SW/S Hammershire Road 150' NW Highfalcon Road
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit front, side and rear yard setbacks of 25' in lieu of the required 60, 55, or 50' respectively
Acres: 41.7
District: 4th

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.

It is 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



Donald J. Roof, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

July 14, 1977

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

Dear Mr. DiNenna:

Comments on #266, Zoning Advisory Committee Meeting, June 28, 1977, are as follows:

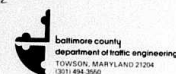
Property Owner: Pulte Home Corp.
Location: SW/S Hammershire Rd. 150' NW Highfalcon Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit front, side and rear yard setbacks of 25' in lieu of the required 60, 55, or 50' respectively.
Acres: 41.7
District: 4th

Metropolitan water and sewer available.

Very truly yours,

Thomas H. Devin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/lz/rh



Stephen E. Collins
DIRECTOR

July 31, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item 266 - ZAC - June 28, 1977
Property Owner: Pulte Home Corp.
Location: SW/S Hammershire Rd. 150' Highfalcon Rd.
Existing Zoning: P.C. 2
Proposed Zoning: Variance to permit a side setback of 48' in lieu of the required 50'
Acres: 41.7
District: 4th

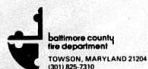
Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances to the front, side, and rear yards.

Sincerely,

Michael S. Flanagan
Associate Traffic Engineer

MSF/jlf



Paul H. Heinicke
CHIEF

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

Attention: Nicholas B. Comolatti, Chairman
Zoning Advisory Committee

Re: Property Owner: Pulte Home Corp.

Location: SW/S Hammershire Rd. 150' NW Highfalcon Rd.

Item No. 266 Zoning Agenda June 28, 1977

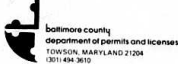
Gentlemen:

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 100 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 building 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.
7. The Fire Prevention Bureau has no comments, at this time.

REVISOR: [Signature]
Planning Group
Special Inspection Division

Noted and
Approved: [Signature]
Deputy Chief
Fire Prevention Bureau



John D. Seifert
DIRECTOR

June 22, 1977

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

Dear Mr. DiNenna:

Comments on Item # 266 Zoning Advisory Committee Meeting, June 28, 1977 are as follows:

Property Owner: Pulte Home Corp.
Location: SW/S Hammershire Road 150' NW Highfalcon Road
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit front, side and rear yard setbacks of 25' in lieu of the required 60, 55 or 50' respectively.
Acres: 41.7
District: 4th

The items checked below are applicable:

- A. Any new structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- B. Building permits 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. Burdhan
Charles E. Burdhan
Plans Review Chief
C2B1773

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 23, 1977

Z.A.C. Meeting of: June 28, 1977

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

RE: Item No: 266
Property Owner: Pulte Home Corp.
Location: SW/S Hammershire Rd. 150' NW Highfalcon Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit front, side and rear yard setbacks of 25' in lieu of the required 60, 55, or 50' respectively.
District: 4th
No. Acres: 41.7

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
Field Representative

WNP/bp

JOSEPH H. HIGDON, PRESIDENT
J. RAYMOND WILLIAMS, JR., VICE-PRESIDENT
MARCUS H. BOUTRICH

THOMAS H. ROYER
WILLIAM L. GORDON, F. CHURCH
ROGER B. HAYDEN
ROBERT T. GIBBEL, REPRESENTATIVE

ALVIN LORICK
WILLIAM M. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

A Division of Walter Hilde & Company, Inc.



MCA ENGINEERING CORPORATION
CONSULTING
ENGINEERS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 - Tel. (301) 873-0900
Cable address: MCAENGR

To contact "a" enter direct call
(301) 321-

DESCRIPTION

16.0762 ACRE PARCEL, NORTHEAST SIDE OF HAMMERSHIRE ROAD, EAST SIDE OF BENWELL ROAD, PART OF BROOKSHIRE, FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for A Yard Variance

Parcel "A"

Beginning for the same at the end of the gusset line connecting the northwest side of Hammershire Road with the east side of Benwell Road, as shown on the plat titled "Amended Plat, Plat 1, Section 1, "Brookshire", and recorded among the Land Records of Baltimore County in Plat Book O.T.G. 1, page 70, running thence binding on said gusset line, (1) N 51° 15' 17" W 13.68 feet, thence binding on the said east side of Benwell Road, (2) N 04° 25' 20" W 165.86 feet to the south outline of the land as shown on the plat titled Plat 1, Section 2, "Brookshire" and recorded among said Land Records in Plat Book O.T.G. 35, page 122,

2.

thence binding along the south and east outlines of the land of Harry M. Dillon and wife, as shown on said last mentioned plat two courses: (3) N 82° 43' 00" E 180.22 feet, and (4) N 04° 25' 20" W 258.50 feet, thence binding along the south, east and north outlines of the land of Thomas G. Pfeiffer and wife, as shown on said Plat 1, Section 2, Brookshire three courses: (5) N 85° 58' 40" E 220.00 feet, (6) N 04° 25' 20" W 159.00 feet, and (7) S 85° 58' 40" W 441.79 feet to said east side of Benwell Road, thence binding on said last mentioned road, two courses: (8) N 26° 52' 20" W 117.86 feet, and (9) by a curve to the right with the radius of 360.00 feet, the distance of 145.97 feet to the north outline of the land as shown on the second plat herein mentioned, thence binding along a part of said last mentioned north and east outlines, two courses: (10) N 86° 20' 40" E 951.20 feet, and (11) S 02° 45' 00" E 858.83 feet to the north outline of the land as shown on said Amended Plat, Plat 1, Section 1, Brookshire", thence continuing the same course and binding on the east and southeast outlines of said last mentioned plat two courses: (12) S 02° 45' 00" E 308.75 feet, and (13) S 43° 59' 10" W 46.82 feet to the north side of said Hammershire Road, thence binding on said north side of Hammershire Road, nine courses: (14) by a curve to the left with the radius of

3.

169.42 feet, the distance of 3.83 feet, (15) N 45° 15' 00" W 100.00 feet, (16) by a curve to the left with the radius of 500.00 feet, the distance of 169.99 feet, (17) N 64° 43' 47" W 134.66 feet, (18) by a curve to the left with the radius of 800.00 feet, the distance of 228.70 feet, (20) N 04° 55' 15" W 23.64 feet, (21) S 88° 41' 45" W 123.32 feet, (22) S 03° 27' 00" W 11.15 feet, (23) by a curve to the left with a radius of 800.00 feet, the distance of 105.58 feet to the place of beginning.

Containing 16.0762 acres of land.

RWBmps

J.O. 1-65052-P
W.O. 16312-X

5/18/77



1020 Cromwell Bridge Road, Baltimore, Maryland 21204 - Tel. (301) 823-0900
Cable address - MCAENGR

To contact the writer direct call
(301) 321-

DESCRIPTION

11.686 ACRE PARCEL, SOUTH SIDE OF HAMMERSHIRE ROAD,
NORTHWEST OF HIGHFALCON ROAD, PART OF BROOKSHIRE,
FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for A Yard Variance

PARCEL B

Beginning for the same at a point labeled "317" on the southwest side of Hammershire Road, 60 feet wide, as shown on the plat titled Amended Plat, Plat 1, Section 1, "Brookshire" and recorded among the Land Records of Baltimore County in Plat Book O.T.G. 1, page 70, said point being northwesterly, 150 feet, more or less, as measured along said southwest side of Hammershire Road from the northwest end of the gusset line connecting said southwest side of Hammershire Road with the northwest side of Highfalcon Road, 60 feet wide, running thence along the southeast and south outlines of the land as shown on said plat two courses: (1) S 43° 59' 10" W 545.81 feet, and (2) N 68° 39' 40" W 940.58 feet to the said southwest side of Hammershire Road, thence binding along

A Division of Walter Kilde & Company, Inc.

2.

the said southwest side of Hammershire Road, six courses: (3) N 33° 29' 28" E 7.35 feet, (4) by a curve to the right with the radius of 740.00 feet, the distance of 1056.21 feet, (5) S 64° 43' 47" E 134.66 feet, (6) by a curve to the right with the radius of 440.00 feet, the distance of 149.59 feet, (7) S 45° 15' 00" E 100.00 feet, and (8) by a curve to the right with the radius of 229.42 feet, the distance of 4.63 feet to the place of beginning.

Containing 11.6836 acres of land.

MDmps

J.O. 1-65052-P

5/18/77



1020 Cromwell Bridge Road, Baltimore, Maryland 21204 - Tel. (301) 823-0900
Cable address - MCAENGR

To contact the writer direct call
(301) 321-

DESCRIPTION

1.5342 ACRE PARCEL, WEST OF BENWELL ROAD,
NORTHWEST SIDE OF HAMMERSHIRE ROAD, PART OF
BROOKSHIRE, FOURTH ELECTION DISTRICT, BALTIMORE
COUNTY, MARYLAND.

This Description is for A Yard Variance

Parcel "C"

Beginning for the same at the southwest end of the gusset line connecting the northwest side of Hammershire Road, 60 feet wide, with the west side of Benwell Road, 60 feet wide, as shown on the plat titled Amended Plat, Plat 1, Section 1, "Brookshire" and recorded among the Land Records of Baltimore County in Plat Book O.T.G. 1, page 70, said point of beginning being labeled "562" as shown on said plat, running thence binding on the northwest side of said Hammershire Road, (1) by a curve to the left with the radius of 800.00 feet, the distance of 351.97 feet to the east end of the gusset line connecting said northwest side of Hammershire Road with the northeast side of

A Division of Walter Kilde & Company, Inc.

2.

Mardan Drive, 60 feet wide, as shown on said plat, thence binding on said gusset line, (2) N 86° 11' 32" W 14.66 feet to said northeast side of Mardan Drive, thence binding on said last mentioned drive, (3) N 43° 20' 00" W 352.49 feet to the north outline of the land as shown on said plat, thence binding on said north outline, (4) N 83° 33' 03" E 8.87 feet to the west outline of the land as shown on the plat titled "Plat 1, Section 2, Brookshire" and recorded among said Land Records in Plat Book O.T.G. 35, page 122, thence binding on said west outline and part of the north outline of the land of said last mentioned plat, two courses: (5) N 05° 29' 10" W 722.45 feet, and (6) N 86° 20' 40" E 460.82 feet to the west side of said Benwell Road, as shown on said Plat 1, Section 2, "Brookshire", thence binding on said west side of said last mentioned road, five courses: (7) by a curve to the left with the radius of 420.00 feet, the distance of 170.19 feet, (8) S 26° 52' 20" E 143.94 feet, (9) by a curve to the right with the radius of 360.00 feet, the distance of 141.06 feet, (10) S 04° 25' 20" E 254.30 feet to the south outline of said second plat herein mentioned, thence continuing to bind on said west side of Benwell Drive as shown on the first plat herein mentioned, (11) S 04° 25' 20" E 161.61 feet, thence binding on said first

3.

mentioned gusset line, (12) S 36° 13' 30" W 15.17 feet to the place of beginning.

Containing 10.5342 acres of land.

RWBmps

J.O. 1-65052-P

5/18/77



1020 Cromwell Bridge Road, Baltimore, Maryland 21204 - Tel. (301) 823-0900
Cable address - MCAENGR

To contact the writer direct call
(301) 321-

DESCRIPTION

3.4064 ACRE PARCEL, SOUTHWEST SIDE OF
MARDAN DRIVE, NORTHWEST SIDE OF
HAMMERSHIRE ROAD, PART OF "BROOKSHIRE",
FOURTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

PARCEL "D"

This Description is for A yard variance:

Beginning for the same at the south end of the gusset line connecting the northwest side of Hammershire Road, 60 feet wide, with the southwest side of Mardan Drive, 60 feet wide, as shown on the plat titled Amended Plat Plat 1, Section 1, "Brookshire", recorded among the Land Records of Baltimore County in Plat Book O.T.G. 1, Page 70, said beginning point being labeled "413" on said plat, running thence with said northwest side of Hammershire Road two courses: (1) by a curve to the left with the radius of 800.00 feet the distance of 168.71 feet and (2) S 33° 29' 28" W 20.27 feet to the south outline of said plat, thence binding on part of said south outline and on the west outline of said plat two courses: (3) N 68° 39' 40" W 440.60 feet and (4) N 01° 39' 30" W 236.54 feet to Roaches Lane as widened as shown on the

A Division of Walter Kilde & Company, Inc.

MCA 
MCA ENGINEERING CORPORATION

2.

aforesaid plat, thence binding on said widening line two courses:

(5) N 83° 33' 03" E 175.04 feet and (6) by a curve to the left with a radius of 130 feet the distance of 76.74 feet to the existing 16-foot right-of-way of said Roaches Lane as shown on said plat, thence binding on said 16 foot right-of-way (7) N 83° 33' 03" E 21.19 feet to the said southwest side of Mardian Drive, thence binding on said southwest side of Mardian Drive (8) S 43° 20' 00" E 395.66 feet to the north end of the aforementioned gusset line, thence binding on said gusset line (9) S 01° 17' 57" W 14.23 feet to the place of beginning.

Containing 3.4064 acres of land.

J.O. 1-65052P
W.O.
May 18, 1977



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 27 day of June 1977. Filing Fee \$ 25.00 Received ☒ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner Polite Home Corp. Assisted by Robert A. DiCicco

Petitioner's Attorney Robert A. DiCicco Reviewed by S. Eric DiNenna

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Robert A. DiCicco, Esquire County Office Building
200 W. Pennsylvania Avenue 111 W. Chesapeake Ave.
Towson, Maryland 21204 Towson, Maryland 21204

Item No. 366

Your Petition has been received and accepted for filing this 28 day of June 1977.

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner Polite Home Corporation
Petitioner's Attorney Robert A. DiCicco Reviewed by Nicholas B. Commodari

cc: MCA Engineering Corporation
2830 Cromwell Bridge Road
Baltimore, Maryland 21244
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 51848

DATE July 22, 1977 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED: Messrs. Asher, Wilson & DiCicco 200 W. Penna. Ave., Towson, Md. 21204
Petition for Variance for Polite Home Corp.
#78-10-A

27 JUL 28 25.00 REC

VALIDATION OR SIGNATURE OF CASHIER

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

No. 51887

DATE Aug. 16, 1977 ACCOUNT 01-662

AMOUNT \$222.50

RECEIVED: Messrs. Asher, Wilson & DiCicco 200 W. Penna. Ave. Towson, Md. 21204
FOR: Advertising and posting of property for Polite Home Corp.
#78-10-A

22 AUG 16 222.50 REC

VALIDATION OR SIGNATURE OF CASHIER

OFFICE OF THE
TIMES
NEWSPAPERS
TOWSON, MD. 21204 July 25 1977

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE FOR POLITE HOME CORP. & S was inserted in the following:

- ☐ Towson Times
☐ Annapolis Times
☐ Dundalk Times
☐ Essex Times
☐ Community Times
☐ Southman Times West
☐ Southman Times East

weekly newspapers published in Baltimore, County, Maryland, on the 25th day of July 1977, that is to say, the same was inserted in the issues of July 25, 1977.

STROMBERG PUBLICATIONS, INC.

Beth Bryner

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 28, 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 the 28th day of August 1977, the 19th day of August 1977, the 28th day of July 1977.

THE JEFFERSONIAN
S. Leach Smith
Manager

Cost of Advertisement: \$

[Faint, mostly illegible text from a newspaper clipping, likely the advertisement mentioned in the certificate of publication.]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 4th Date of Posting July 30, 1977
Posted for: PETITION FOR VARIANCE
Petitioner: POLITE HOME CORP.
Location of property: N.W. COR. OF HAMMERSHIRE RD. 150' NW. OF HIGHFAHSON RD.
Location of Sign: S/S HAMMERSHIRE RD. 50' E. OF BENNETH RD. C/NR HAMMERSHIRE RD. 50' E. OF BENNETH RD.
Remarks: C. NW COR. OF HAMMERSHIRE RD. & MARDIAN DR.
Posted by: LUCIANA R. HOLLAND Date of return: AUG. 5, 1977

SECTION 4 PLAT 3 SHEET 2
SUBURBAN
REG 29-14

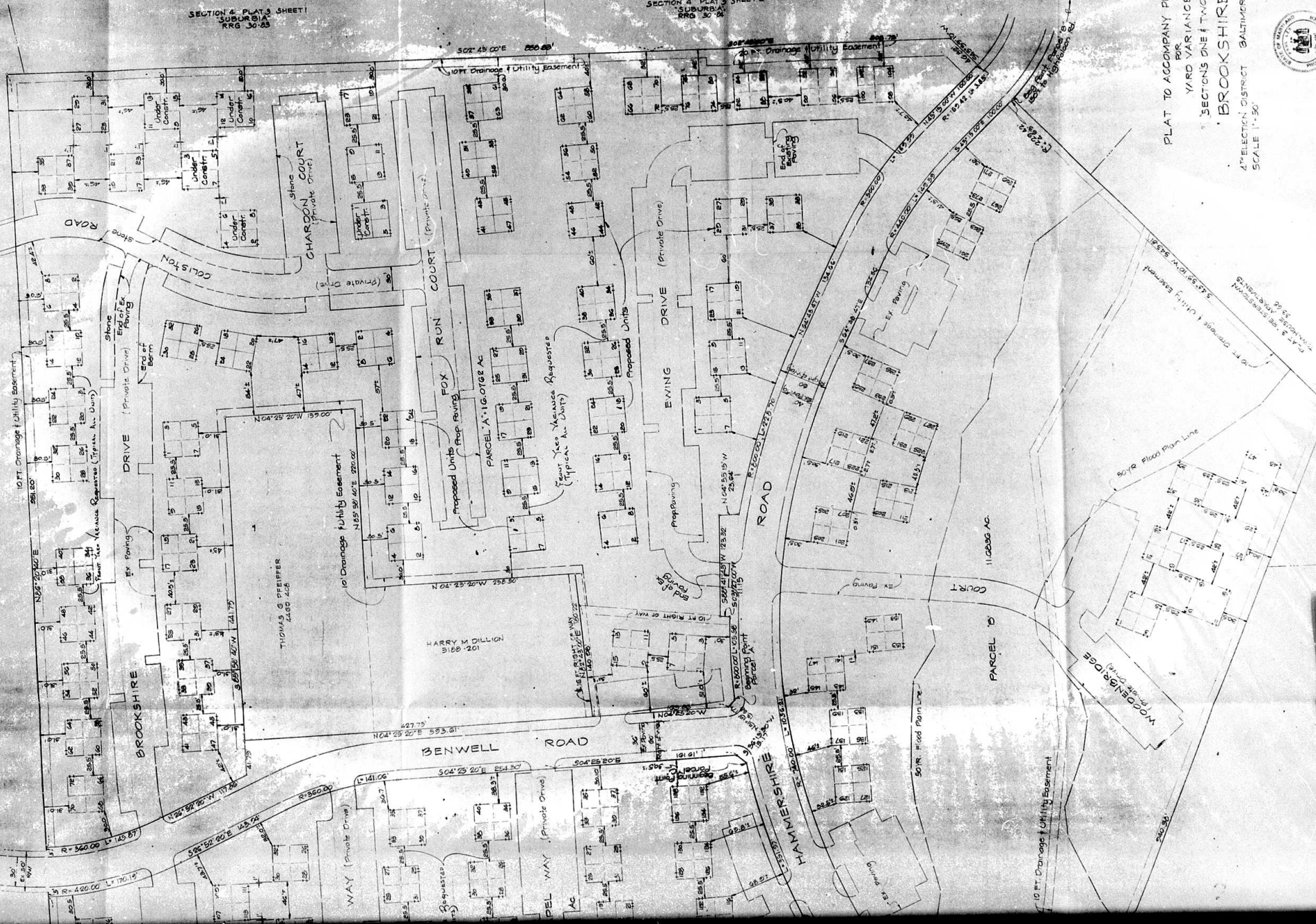
SECTION 4 PLAT 2
SUBURBAN
REG 29-140

SECTION 4 PLAT 3 SHEET 1
SUBURBAN
REG 30-65

SECTION 4 PLAT 3 SHEET 2
SUBURBAN
REG 30-64



PLAT TO ACCOMPANY PETITION
FOR
YARD VARIANCES
SECTIONS ONE & TWO
"BROOKSHIRE"
4TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
MAY 11, 1977
SCALE 1"=50'



SECTION 4 PLAT 2
SUBURBIA
RRG 29-148

LOCATION PLAN
SCALE 1"=500'

GENERAL NOTES

Total Area of Site =
Parcels "A" = 16.0762

• 11.0896
• 10.9942

2. Existing Zoning of Site: "D" = 3,4064

A. Existing use of site:
A. Parcel "A" - residential

Condomini

Parcels "B, C & D" are built (c

Parcel 'A' is still under construction.

Court & Ewing Drive
1. Petitioner is Requesting a

Zoning Code to permit a f
of the required 60'. A var

Site is located within the

Indicates entrance



△□△

ENGINEERING CODE

FROM WELLS SPRING ROAD
ALTIMORE, MD. 21204

MCA □ ○ △

MCA ENGINEERING CORP.
1020 CROMWELL PRICES ROAD
BALTIMORE, MD. 21204

100