

ORDER RECEIVED FOR FILING

ORDER RECEIVED FOR FILING
DATE 3/17/78

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following findings 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. Variances to permit side yard setbacks of 45 feet in lieu of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of April, 1978, that the above 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 following findings 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 13th day of April, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 S. Chesapeake Street
TOWSON, MARYLAND 21204

Mr. Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Bureau of Education
Zoning Administration
Department of Development

April 13, 1978

Mr. Lloyd A. Tillman, President
T & S Enterprises, Incorporated
3480 Plumtree Drive
Ellicott City, Maryland 21043

RE: Variance Petition
Item Number 169
Petitioner - T & S Enterprises, Inc.

Dear Mr. Tillman:

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 suitability of the requested zoning.

This Variance is necessitated as a result of your proposal to construct a dwelling on this currently vacant site within 45 feet of both side property lines in lieu of the required 50 feet. For your own information, I would like to make you aware that the existing zoning is R.C. 5 and not R.D.P., as shown on the submitted site plan.

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

Mr. Lloyd A. Tillman, Pres.
Page 2
Item No. 169
April 13, 1978

filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: W.T. Sadler, Inc.
Surveyors
305 W. Chesapeake Ave.
Towson, Maryland 21204

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-5211

April 28, 1978

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 #169, Zoning Advisory Committee Meeting, March 14, 1978, are as follows:

Property Owner: T & S Enterprises, Inc.
Location: E/S Hunters Horn Ct. 665.20' N. Hunting Tweed Drive
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit side setbacks of 45' in lieu of the required 50'.
Acres: 1.4
District: 4h

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 ensure 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 II
Current Planning and Development

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 484-3880

STEPHEN E. COLLINS
DIRECTOR

March 17, 1978

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

Item No. 169 - SAC - March 14, 1978
Property Owner: T & S Enterprises, Inc.
Location: E/S Hunters Horn Ct. 665.20' N. Hunting Tweed Dr.
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit side setbacks of 45' in lieu of the required 50'
Acres: 1.4
District: 4h

Dear Mr. DiNenna:

No traffic problem are anticipated by the requested variance to the side setback.

Very truly yours,

Michael S. Plangan
Michael S. Plangan
Traffic Engineer Associate

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

March 27, 1978

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

Dear Mr. DiNenna:

Comments on Item #169, Zoning Advisory Committee Meeting, March 14, 1978, are as follows:

Property Owner: T & S Enterprises, Inc.
Location: E/S Hunters Horn Ct. 665.20' N. Hunting Tweed Dr.
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit side setbacks of 45' in lieu of the required 50'.
Acres: 1.4
District: 4h

Since the concerned property is located in a recently recorded subdivision and the requested variance does not interfere with the water, well or sewage disposal system locations, no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THP/ES/126

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 485-7213

Paul H. Helacke
Chief

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: T & S Enterprises, Inc.

Location: E/S Hunters Horn Ct. 665.20' N. Hunting Tweed Dr.

Item No. 169, Zoning Agenda Meeting of 3/14/78

Comments:

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 _____ is not 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.
7. The Fire Prevention Bureau has no comment at this time.

REVIEWED: [Signature]
Planning Division
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 484-3815

JOHN D. SEFFERT
DIRECTOR

March 11, 1978

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

Dear Mr. DiNenna:

Comments on Item #169 Zoning Advisory Committee Meeting, March 14, 1978 are as follows:

Property Owner: T & S Enterprises, Inc.
Location: E/S Hunters Horn Ct. 665.20' N. Hunting Tweed Dr.
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit side setbacks of 45' in lieu of the required 50'.
Acres: 1.4
District: 4h

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, including Maryland State Code for the handicapped and aged.
- ☒ 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. Burdham
Charles E. Burdham
Plans Review Chief
(301) 485-7213

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: March 13, 1978

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

S.A.C. Meeting of: March 14, 1978

RE: Item No: 169
Property Owner: T & S Enterprises, Inc.
Location: 275 Hunters Horn Court 660.20' N Hunting Tweed Drive
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit side setbacks of 45' in lieu of the required 50'.

District: 4th
No. Acres: 1.4

Dear Mr. Dilenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

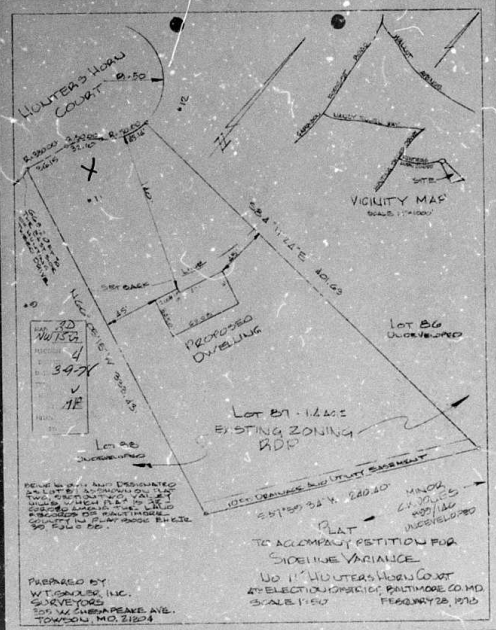
WNP/dp

JOSEPH M. MCCORMACK, PRESIDENT
Y. SATYAN WILLIAMS, JR., VICEPRESIDENT
MARCUS M. ROTRANE

THOMAS H. ROYER
MRS. LORRAINE P. CHURCH
PETER B. HATREN

ROBERT W. DUBIEL, SUPERINTENDENT

ALVIN LORECK
MRS. WILTON R. SMITH, JR.
RICHARD W. TRACY, D.D.



PREPARED BY
W. NICK PETROVICH, INC.
300 W. CHESAPEAKE AVENUE
TOWSON, MD. 21204

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 13, 1978.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published at Towson, Baltimore County, Md. commencing on... day of May, 1978... the 13th day of April, 1978.

THE JEFFERSONIAN
Manager

Cost of Advertisement \$...

PETITION MAPPING PROGRESS SHEET

FUNCTION	Web Map	Original	Duplicate	Tracing	200 Sheet
Descriptions checked and outline plotted on map	date by	date by	date by	date by	date by
Petition number added to outline					
Denied					
Granted by					
2C, BA, CC, CA					
Reviewed by: <i>075</i>					
Revised Plans: Change in outline or description					
Previous case:					
Map # <i>NW156</i>					

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

No. 65591

DATE: April 23, 1978 ACCOUNT: 01-662

AMOUNT: \$13.71

RECEIVED FROM: Lloyd A. Williams, T & S Enterprises, Inc.
FOR: Advertising and Printing Case No. 78-233-4 (169)

4371 REC

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

No. 65560

DATE: April 11, 1978 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Lloyd A. Williams, T & S Enterprises, Inc.
FOR: Advertising and Printing Case No. 78-233-4 (169)

2500 REC

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 April 13 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE TO S Enterprises was inserted in the following:

- ☐ Clonsville Times
- ☐ Towson Times
- ☐ D'adalk Times
- ☐ Arbutus Times
- ☐ Essex Times
- ☐ Community Times
- ☐ Suburban Times East
- ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 14th day of April 1978, that is to say, the same was inserted in the issues of April 13, 1978

STROMBERG PUBLICATIONS, INC.

By *Ertha Bruger*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: APRIL 15, 1978

Posted for: PETITION FOR VARIANCE

Petitioner: PROPERTY OF T & S ENTERPRISES, INC.

Location of property: EAST SIDE OF HUNTERS HORN COURT 660.20' N. OF HUNTING TWEED DRIVE

Location of Sign: FRONT OF T & S HUNTERS HORN COURT

Remark: ...

Posted by: *Sharon R. Boland* Date of return: APRIL 31, 1978

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

You. Petition has been received * this 2 day of April 1978. Fee \$ 50. Received ☒ Cash ☐ Other

Eric Dilenna
S. Eric Dilenna,
Zoning Commissioner

Petitioner: *T & S Enterprises, Inc.* Submitted by: *...*

Petitioner's Attorney: Reviewed by: *...*

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