

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 31 day of Aug, 1979.

Filing Fee \$ 25 Received: Check
Cash
Other

#56

Petitioner HUTCHINS Submitted by Daniel J. Morris
Petitioner's Attorney _____ Reviewed by WBL

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

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

No. 83213

DATE October 1, 1979 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Daniel J. Morris Contracting, Inc.
FOR Filing Fee for Case No. 80-109-A

25 7 4 2 2 25.00
VALIDATION OR SIGNATURE OF CASHIER

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

No. 83256

DATE October 30, 1979 ACCOUNT 01-662

AMOUNT \$51.55

RECEIVED FROM Mrs. Harry Hutchins
FOR Advertising and Posting for Case No. 80-109-A

51 5 5 5 51.55
VALIDATION OR SIGNATURE OF CASHIER



CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

Oct. 16, 1979

THIS IS TO CERTIFY, that the annexed advertisement of Wm. Hammond, Zoning Commissioner of Baltimore County in matter of petition by Harry D. Hutchins was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for ~~one week~~ two weeks before the 12th day of October, 1979; that is to say, the same was inserted in the issue of October 11, 1979

Kimbel Publication, Inc.

Publisher.

By Kimbel J. Walsh

PETITION FOR VARIANCE 12th DISTRICT

ZONING: Petition for Variance for front yard setback.
LOCATION: South side of Cornwall Rd. 150 feet East of Faircross Road.
DATE & TIME: Tuesday, October 30, 1979 at 9:45 A.M.
PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act 1-4 Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit a front setback of 21 feet 8 inches in lieu of the required average of 28 feet.
The Zoning Regulation to be exempted as follows:
Section 1802.3.1 (03.1) - front yard setback.
All that parcel in the Twelfth District of Baltimore County, Maryland, known as Lot 24 as shown on the Plat of Murray Point which is recorded in land records of Baltimore County in Liber 13, Folio 19. Being the property of Harry D. Hutchins, et ux, as shown on plat last filed with the Zoning Department.
Hearing Date: Tuesday, October 30, 1979 at 9:45 A.M.
Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Oct. 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 11, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once a week~~ of one time before the 30th day of October, 1979, the first publication appearing on the 11th day of October, 1979.

THE JEFFERSONIAN.

William E. Hammond
Manager.

Cost of Advertisement, \$ _____

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>WBL</u>	Revised Plans: Change in outline or description <u>Yes</u> Map # _____									
Previous case: <u>✓</u>										

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12
Posted for: Public Hearing for Variance
Petitioner: Harry D. Hutchins et ux
Location of property: 38 N. Dundalk Ave. Dundalk, Md. 21222
Location of Signs: front of property 38 N. Dundalk Ave.
Remarks: _____
Posted by: William E. Hammond Date of return: 10/16/79
Signature: W. E. Hammond

Pursuant to the advertisement, posting of property, and public hearing on the 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(s), the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 31st day of November, 1979, that the herein Petition for the Variance(s) to permit a front yard setback of 21 feet 8 inches in lieu of the required average of 28 feet for the expressed purpose of enclosing an open porch, 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 Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit _____

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Nick Commodari
FROM: Mr. Charles E. Burnham, Chief
SUBJECT: Planning Review
Zoning Advisory Committee
Meeting of September 11, 1979

The following cases should be made aware of our standard comments unless otherwise noted.

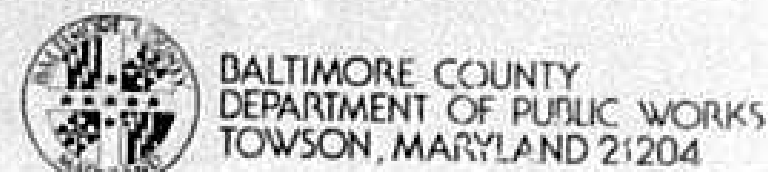
- ITEM NO. 55 See Comments.
- ITEM NO. 56 Standard Comment Only
- ITEM NO. 57 See Comments
- ITEM NO. 58 See Comments
- ITEM NO. 35 REVISED - Previous comments still apply.

(Plans will be required and show EAST wall's 3/4 hour compliance)

Charles E. Burnham

Charles E. Burnham, Chief
Plans Review

CEB:rrj



THORNTON M. MOURING
DIRECTOR

November 9, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #56 (1979-1980)
Property Owner: Harry D. & Lena P. Hutchins
S/S Cornwall Rd. 150' E Faircross Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a front setback of 21' 8" in lieu of the average 28'.
Acres: 0.1148 District: 12th

Dear Mr. Hammond:

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.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

There is a fire hydrant located at the northeast corner of Dundalk Avenue and Faircross Road.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #56 (1979-1980).

Very truly yours,

THORNTON M. MOURING, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ee

cc: W. Munchel

P-SW Key Sheet, 20 SE 22 Pos. Sheet
SE 5 P Topo, 110 Tax Map



Paul H. Reincke
CHIEF

September 19, 1979

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

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Harry D. & Lena P. Hutchins
Location: S/S Cornwall Rd. 150' E Faircross Rd.

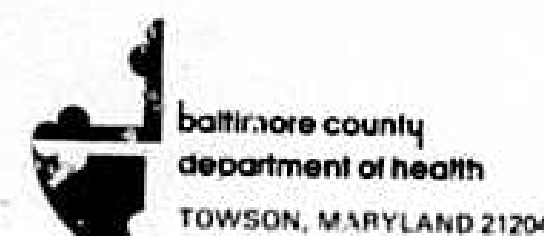
Item No. 56 Zoning Agenda: Meeting of 9/11/79

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.
- (x) 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" 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: [Signature] 9-19-79 Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division



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

October 8, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 56, Zoning Advisory Committee meeting of September 11, 1979, are as follows:

Property Owner: Harry D. & Lena P. Hutchins
Location: S/S Cornwall Rd. 150' E Faircross Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 21' 8" in lieu of the average 28'
Acres: 0.1148
District: 12

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP:phg

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: September 10, 1979

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

Z.A.C. Meeting of: September 11, 1979

RE: Item No: 55, 56, 57, 58
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

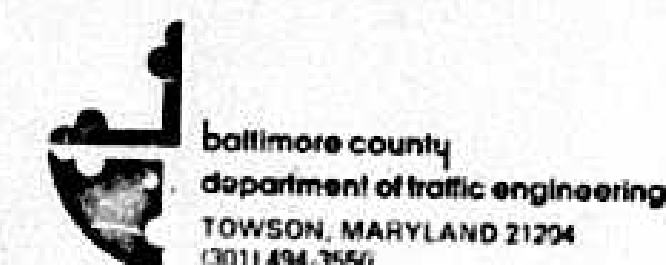
Very truly yours,

[Signature]
W. Nick Petrovich,
Field Representative

JOSEPH H. MCGOWAN, PRESIDENT
T. BAIRD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTEARIE

THOMAS H. ROVER
MRS. LORRAINE F. CHIRCUS
ROGER S. HAYDEN

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



STEPHEN E. COLLINS
DIRECTOR

September 26, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

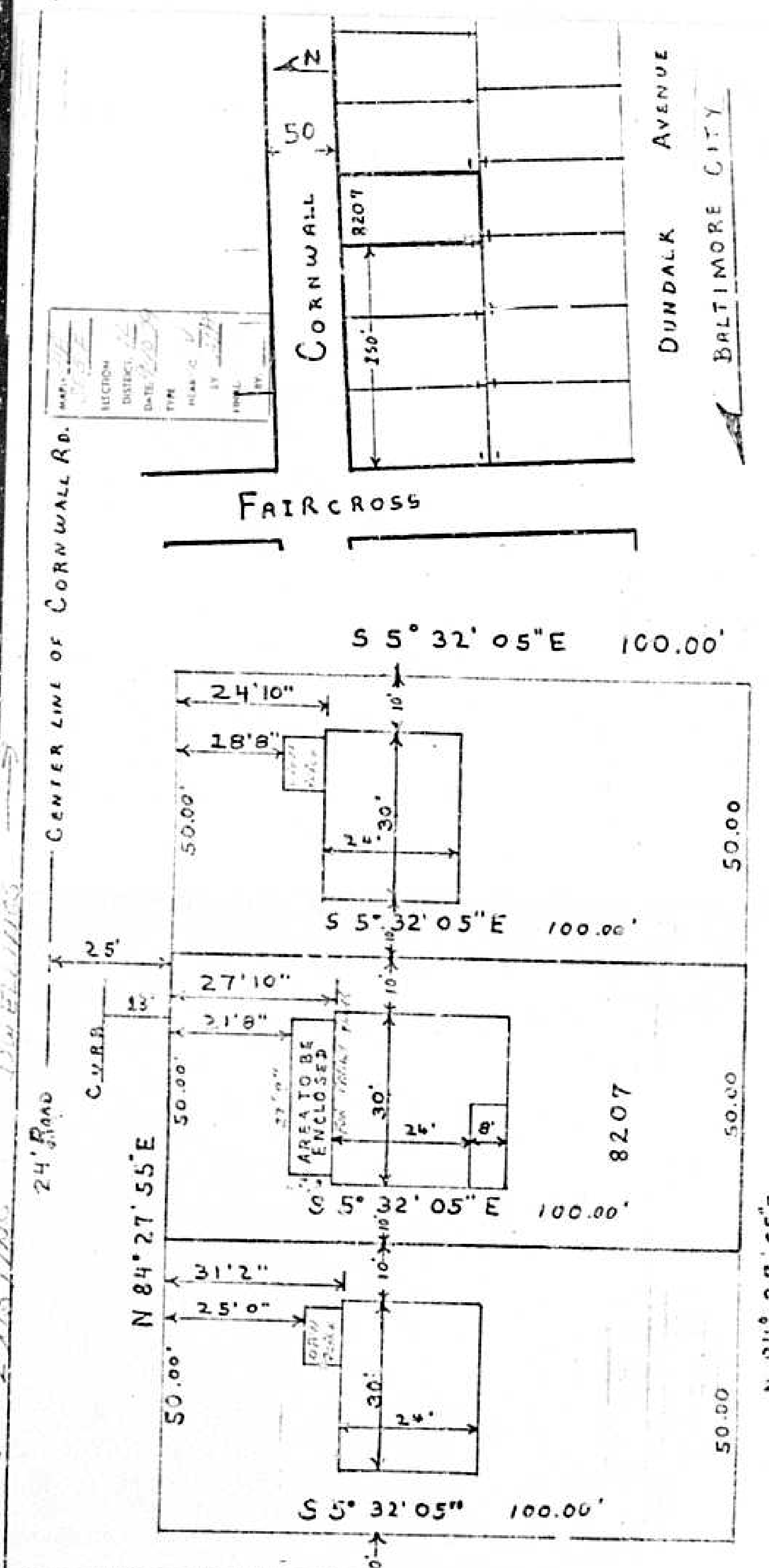
Dear Mr. Hammond:

This department has no comments for the following items: Numbers 55, 56, and 57.

Very truly yours,

[Signature]
Michael S. Flanigan
Engineering Associate II

NSF/mjm



PLAT TO ACCOMPANY PETITION FOR VARIANCE FOR FRONT SETBACK : 2207 CORNWALL RD. Public Utilities has no comment

MURRAY POINT, SECTION B - PLAT OF DUNDALK LIBER 13 - FOLIO 19 - BLOCK 5 - LOT 4 SCALE 1" = 20' DIST. 12 DR 5.5 D.W. DATE 8-27-79

80-109-A #50 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Harry D. & Lena P. Hutchins, 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 1807.3.C.1. (203.1) to permit a front setback of 21 feet 8 inches in lieu of the required average of 28 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

We, Harry D. & Lena P. Hutchins are filing petition for a zoning variance for the enclosure of our front porch. We are both retired, on pension and Social Security. We have arranged for our daughter and her family to live with us to help defray some of the cost of maintaining a home. The enclosure on the front would provide the additional living space needed for our family.

MAP
SECTION
DISTRICT
S. 12
TYPED
HARRY D.
BY
JAN 13/79
BY

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 Harry D. Hutchins
Lena P. Hutchins Legal Owner
Address 8207 Cornwall Road/21222
Phone 282-4430
Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 11th _____ day

of September 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of October, 1979, at 5:45 o'clock P.M.

John D. Seyffert
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: _____ Date: October 22, 1979
John D. Seyffert, Director
FROM: _____ Office of Planning and Zoning
SUBJECT: Petitioner # 80-109, Item 56

Petition for Variance for front yard setback
South side of Cornwall Road, 150 feet East of Faircross Road
Petitioner - Harry D. Hutchins, et ux

12th District

HEARING: Tuesday, October 30, 1979 (9:45 A.M.)

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

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:rw

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Cornwall Rd., 150' :
E of Faircross Rd., 12th District : OF BALTIMORE COUNTY
HARRY D. HUTCHINS, et ux, Petitioners: Case No. 80-109-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.

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of October, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. Harry D. Hutchins, 8207 Cornwall Road, Baltimore, Maryland 21222, Petitioners.

John W. Hession, III
John W. Hession, III

Description for Zoning Variance for 8207 Cornwall Road
Beginning at a point on the south side of Cornwall Road approximately 150' east of Faircross Road and known as lot #4 as shown on the Plot of Murray Point which is recorded in land records of Baltimore County in Liber 13, folio 19.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333
WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 13, 1979

Mr. & Mrs. Harry D. Hutchins
8207 Cornwall Road
Dundalk, Maryland 21222

RE: Petition for Variance
S/S of Cornwall Road, 150' E of
Faircross Road - 12th Election District
Harry D. Hutchins, et ux - Petitioners
NO. 80-109-A (Item No. 56)

Dear Mr. & Mrs. Hutchins:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

John M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

Mr. & Mrs. Harry D. Hutchins
8207 Cornwall Road
Baltimore, Maryland 21222

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 11th day
of September, 1979.

William E. Hammond
William E. Hammond
Zoning Commissioner

Petitioner Harry D. Hutchins, et ux
Petitioner's Attorney _____

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

cc: 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
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Harry D. Hutchins
8207 Cornwall Road
Baltimore, Maryland 21222

RE: Item No. 56
Petitioners - Harry D. Hutchins et ux
Variance Petition

Dear Mr. & Mrs. Hutchins

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:kk

Enclosures

MICROFILMED

FEB 11 1980