

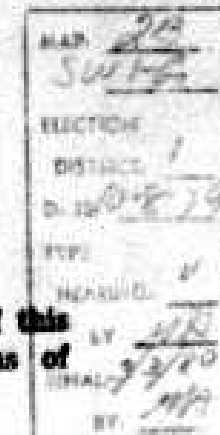
**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, DAVID G. & DOROTHY A. HATTAN, legal owners of the property situated 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 1802.35 (208.2 (303.1) and 208.4) to permit a front yard setback of 22.5' instead of the average 30' and a rear yard setback of 10' instead of the required 30'.

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

We would like to add a two car garage and breezeway to our residence at 1108 Outlett Mills Ct. Due to the diagonal positioning of our home on our lot it is impossible to make the addition without a variance from the required front and rear 30' setbacks. We cannot set back the addition any further from the front property line due to the nature of our rear yard which drops 10' to allow for a walkout basement. The nature of our rear yard also makes the breezeway necessary to provide access to the steps that lead to the yard.



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 For Baltimore County.

DATE January 11, 1980
BY John D. Seyffert
Contract purchaser David G. Hattan
Legal Owner Dorothy A. Hattan
Address 1108 Outlett Mills Ct.
Baltimore, Md. 21228
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day

of October, 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 20th day of December, 1979, at 9:45 o'clock A.M.

William E. Hammond
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NW corner of Outlett Mills Ct. &
Hickory Spring Circle, 1st District : OF BALTIMORE COUNTY
DAVID G. HATTAN, et ux, Petitioners: Case No. 80-131-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
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 28th day of November, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. David G. Hattan, 1108 Outlett Mills Court, Baltimore, Maryland 21228, Petitioners.

John W. Hession, III

January 11, 1980

Mr. & Mrs. David G. Hattan
1108 Outlett Mills Court
Baltimore, Maryland 21228

RE: Petition for Variances
NW corner of Outlett Mills Court
and Hickory Spring Circle - 1st
Election District
David G. Hattan, et ux -
Petitioners
NO. 80-131-A (Item No. 66)

Dear Mr. & Mrs. Hattan:

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

DESCRIPTION

BEGINNING at a point on the northwest corner of Outlett Mills Road and Hickory Spring Circle and known as Lot 107, Block J, as shown on Plat 2, Section 2, Woodbridge Valley, and recorded among the Land Records of Baltimore County in Plat Book 34, Folio 105. Also known as 1108 Outlett Mills Court.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
TO: Zoning Commissioner
John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition No. 80-131-A - Item 66

Petition for Variance for front and rear yard setbacks
Northwest corner of Outlett Mills Court and Hickory Spring Circle
Petitioner - David G. Hattan, et ux

1st District

HEARING: Thursday, December 20, 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:dme

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. David G. Hattan
1108 Outlett Mills Court
Baltimore, Maryland 21228

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 9th day of October, 1979

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner David G. Hattan, et ux
Petitioner's Attorney _____

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
December 12, 1979

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

Chairman
Nicholas B. Commodari

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. David G. Hattan
1108 Outlett Mills Court
Baltimore, Maryland 21228

RE: Item No. 66
Petitioners - David G. Hattan, et ux
Variance Petition

Dear Mr. & Mrs. Hattan:

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:hk

Enclosures

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 appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of JANUARY, 1980, that the herein Petition for Variances to permit a front yard setback of 22.5 feet in lieu of the average of 30 feet and a rear yard setback of 10 feet in lieu of the required 30 feet, for the expressed purpose of constructing an open breezeway and an enclosed two-car garage, 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.

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
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

November 28, 1979

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

Re: Item #66 (1979-1980)
Property Owner: David G. & Dorothy A. Hattan
M/W cor. Outlet Mills Ct. and Hickory Spring Circle
Existing Zoning: DR 3.5
Proposed Zoning: Variance to permit a front setback of 22.5' in lieu of the average 30' and a rear setback of 10' in lieu of the required 30'.
District: 1st

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, and are as secured by P.W.A. #16908, executed in conjunction with the development of Woodbridge Valley, of which, this property is Lot 107, Block "J" of "Flat 2, Section 2, Woodbridge Valley", recorded C.T.G. 34, Folio 105.

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 66 (1979-1980).

Very truly yours,

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley

H-NE Key Sheet, 2 SW 28 Pos. Sheet
SW 1 G Topo, 94 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

December 5, 1979

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

Dear Mr. Hammond:

Comments on Item #66, Zoning Advisory Committee Meeting, October 9, 1979, are as follows:

Property Owner: David G. and Dorothy A. Hattan
Location: NW/C Outlet Mills Court and Hickory Spring Circle
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a front setback of 22.5' in lieu of the average 30' and a rear setback of 10' in lieu of the required 30'.

Acres:
District: 1st

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
Current Planning and Development

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

November 23, 1979

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

Item No. 66 - ZAC - October 9, 1979
Property Owner: David G. & Dorothy A. Hattan
Location: NW/C Outlet Mills Ct. & Hickory Spring Cir.
Existing Zoning: D.R. 3-5
Proposed Zoning: Variance to permit a front setback of 22.5' in lieu of the average 30' and a rear setback of 10' in lieu of the required 30'.

Acres:
District: 1st

Dear Mr. Hammond:

This Department has no comment for this item.

Sincerely yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/cmw



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

November 29, 1979

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

Dear Mr. Hammond:

Comments on Item #66, Zoning Advisory Committee Meeting of October 9, 1979, are as follows:

Property Owner: David G. & Dorothy A. Hattan
Location: NW/C Outlet Mills Ct. & Hickory Spring Cir.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a front setback of 22.5' in lieu of the average 30' and a rear setback of 10' in lieu of the required 30'.

Acres:
District: 1st

Metropolitan water and sewer exist; therefore, the proposed garage should not present any health hazards.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/JMF/fth



baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

October 24, 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 David G. & Dorothy A. Hattan

Location: NW/C Outlet Mills Ct. & Hickory Spring Cir.

Item No. 66 Zoning Agenda Meeting of 10/9/79

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 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.

(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.

Noted and Approved: George M. Gammell
Planning Group Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Nick Cosmodari Date: October 25, 1979
FROM: Mr. Charles E. Burnham, Chief
PLANS REVIEW
Zoning Advisory Committee
SUBJECT: Meeting of October 9, 1979

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

ITEM NO. 66 Standard Comments only.
ITEM NO. 73 Standard Comment only.
ITEM NO. 74 See Comment.
ITEM NO. 75 See Comment.

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 11, 1979 and
October 16, 1979

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

Z.A.C. Meeting of: October 9, 1979

RE: Item No: 66, 73, 74, 75, 76, 77, 78
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,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH R. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTHAUS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRQUE
ROGER B. HAYDEN
ROBERT V. DUBEL, SUPERINTENDENT

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 18 day of Sept, 1979.

Filing Fee \$ 25.00 Received: ☒ Check

☐ Cash

☐ Other

(16)

William E. Hammond, Zoning Commissioner

Petitioner David G. Hattan, et al Submitted by William E. Hammond

Petitioner's Attorney Thomas E. Poland Reviewed by William E. Hammond

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting Dec. 3, 1979

Posted for PETITION FOR VARIANCES

Petitioner: DAVID G. HATTAN, ET AL

Location of property: NW 1/4 CURTIS MILLS CT. & HICKORY SPRING CIRCU

Location of Signs: FRONT 1108 CURTIS MILLS CT.

Remarks: Thomas E. Poland

Posted by Thomas E. Poland Date of return: Dec. 7, 1979

1-516N

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

No. 83273

DATE December 19, 1979 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Dorothy A. Hattan

FOR Paying Fee for Case No. 80-131-A

VALIDATION OR SIGNATURE OF CASHIER 25.00

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

No. 85558

DATE December 20, 1979 ACCOUNT 01-662

AMOUNT \$53.73

RECEIVED FROM Dorothy A. Hattan

FOR Advertising and Posting for Case No. 80-131-A

VALIDATION OR SIGNATURE OF CASHIER 53.73

December 18, 1979
1109 Outlet Mills Ct
Baltimore Md. 21228

To whom it may concern,

We are neighbors of the Hattans and have no problem encouraging the construction of a garage on their property. It has been an addition made to other homes in the development and seems to enhance their appearance as well as their potential resale value.

Sincerely,
Nancy Jeschke
Cull & Jones

December 19, 1979

Baltimore County Office of
Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

To Whom It May Concern:

The purpose of this letter is to recommend approval of the zoning variance requested by David and Dorothy Hattan of 1108 Outlet Mills Court, Baltimore, Md. 21228. The Hattans wish to have a two-car garage constructed.

As neighbors of the Hattans, we feel that the garage will be built by a reputable contractor, will be a solid structure in keeping with the architecture of the basic house, and will improve rather than degrade the appearance of the property.

We have lived on the same street with the Hattans for two years and have observed that they put considerable time and effort into maintaining and improving the appearance of their property. We recommend you favorably consider their request for a zoning variance.

Sincerely,

John M. Wilkinson, Jr.
John M. Wilkinson, Jr.

Nancy E. Wilkinson
(Mrs.) Nancy E. Wilkinson

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:	Revised Plans: Change in outline or description Yes ☐ No ☐									
Previous case: <u>005</u>	Map # <u> </u>									

PETITION FOR VARIANCE
1st DISTRICT

ZONING: Petition for Variance for front and rear yard setbacks.

LOCATION: Northwest corner of Curtis Mills Court and Hickory Spring Circle.

DATE & TIME: Thursday, December 20, 1979 at 9:00 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 to permit a front yard setback of 25 feet instead of the average 30 feet and a rear yard setback of 10 feet instead of the required 20 feet.

The Zoning Regulations to be considered are as follows:

Section 1202.12 - Front and rear yard setbacks.

Section 1202.13 - Front yard depth in residential and business zones.

All that parcel of land in the First District of Baltimore County, beginning at a point on the north-west corner of Curtis Mills Court and Hickory Spring Circle and known as Lot 107, Block 2, as shown on Plat 2, Section 2, Woodbridge Valley and recorded in the Land Records of Baltimore County in Plat Book 24, Folio 105. Also known as 1108 Outlet Mills Court. Being the property of David G. Hattan, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, December 20, 1979 at 9:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Nov. 20.

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 29, 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., ~~on one time~~ on one time before the 20th day of December, 1979, the first publication appearing on the 29th day of November, 1979.

THE JEFFERSONIAN

L. L. L. L. L.
Manager.

Cost of Advertisement, \$

