

PETITION FOR ZONING VARIANCE 83-114-A
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 1 A04.3 B.3 to allow sideyard setback of 39' instead of the required 50 feet

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

Owner wishes to construct a garage instead of a carport and other reasons to be determined at the hearing

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
 (Type or Print Name)

Signature: _____
 (Type or Print Name)

Address: _____
 (Type or Print Name)

City and State: _____

Attorney for Petitioner: _____
 (Type or Print Name)

Address: _____
 (Type or Print Name)

City and State: _____

Name, address and phone number of legal owner, contractor purchaser or representative to be contacted: _____
 Name: _____
 Address: _____
 City and State: _____

Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day

of August 1982, 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 9th day of November, 1982, at 9:45 o'clock

William E. Hammond
 Zoning Commissioner of Baltimore County.

(over)

Neil Tabor, President
 3655 A - Old Court Road
 Suite 6
 Baltimore, Maryland 21208

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

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 31st day of August, 1982.

William E. Hammond
 WILLIAM E. HAMMOND
 Zoning Commissioner

Petitioner Ashley Group, Ltd.

Petitioner's Attorney _____ Reviewed by: *Nicholas B. Commodari*
 Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 W/S of Houndstooth Ct. approx.
 302.40' W of Hunting Tweed Dr.,
 4th District : OF BALTIMORE COUNTY

ASHLEY GROUP LTD., Petitioner : Case No. 83-114-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 therefor, and of the passage of any preliminary or final Order in connection therewith.

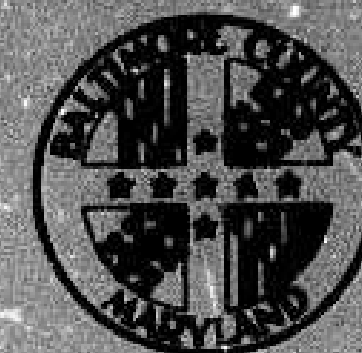
Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel

John W. Hession, III
 John W. Hession, III
 People's Counsel for Baltimore County
 Rm. 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 19th day of October, 1982, a copy of the foregoing Order was mailed to Mr. Neil Tabor, President, Ashley Group Ltd., 3655 A Old Court Road, Suite 6, Baltimore, Maryland 21208, Petitioner.

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

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
 DIRECTOR

September 17, 1982

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

Re: Item #40 (1982-1983)
 Property Owner: Ashley Group Ltd.
 W/S Houndstooth Ct. 480.24' W. of Hunting
 Tweed Drive
 Acres: 1.926 District: 4th

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 Public Works Agreement 47305, executed in conjunction with the development of "Valley Hills", of which this property is a part.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 40 (1982-1983).

Very truly yours,

Robert A. Morton, P.E.
 ROBERT A. MORTON, P.E., Chief
 Bureau of Public Services

RAM:EMM:FWR:ss

cc: Jack Wimbley
 T-NE Key Sheet
 56 NW 28 Pos. Sheet
 NW 14 G Topo
 49 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 4, 1982

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

Neil Tabor, President
 3655 A - Old Court Road
 Suite 6
 Baltimore, Maryland 21208

RE: Case #83-114-A (Item No. 40)
 Petitioner-Ashley Group Ltd.
 Variance Petition

Dear Mr. Tabor:

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.

In view of your proposal to convert the existing carport to a garage, this hearing is required.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

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

NEC:cmh

Enclosures

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
 TO: Zoning Commissioner Date: October 25, 1982
 Norman E. Gerber, Director
 FROM: Office of Planning and Zoning
 SUBJECT: Zoning Petition No. 83-114-A
 Ashley Group Ltd.

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

Norman E. Gerber
 Norman E. Gerber
 Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
 Shirley Hess

BALTIMORE COUNTY
 DEPARTMENT OF HEALTH
 TOWSON, MARYLAND 21204

DC-1413 J ROOP, M.D., M.P.H.
 DEPUTY STATE & COUNTY HEALTH OFFICER

October 27, 1982

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

Dear Mr. Hammond:

Comments on Item #40, Zoning Advisory Committee Meeting of August 31, 1982, are as follows:

Property Owner: Ashley Group Ltd.
 Location: W/S Houndstooth Court 480.24' W. of Hunting
 Tweed Drive
 Existing Zoning: R.C. 3
 Proposed Zoning: Variance to permit a sideyard setback of 39'
 in lieu of the required 50'.
 Acres: 2.926
 District: 4th

The dwelling, when completed, will be served by a drilled well and septic system.

The addition will not interfere with the location of the well or septic system.

Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

Very truly yours,

Ian J. Forrest
 Ian J. Forrest, Director
 BU OF ENVIRONMENTAL SERVICES

IJF/als

ORDER RECEIVED FOR FILING
 DATE: November 19, 1982

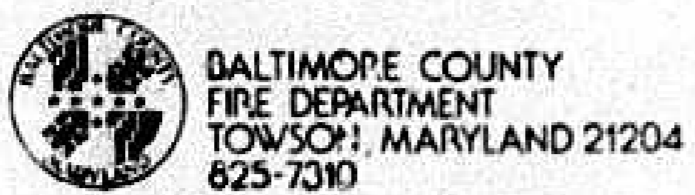
Ashley Group Ltd.
 W/S Houndstooth Ct. approximately
 302.40' W of Hunting Tweed Dr. 4th
 83-114-A
 4th

83-114-A

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in a practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of November, 1982, that the herein Petition for Variance(s) to permit a side yard setback of 38 feet in lieu of the required 50 feet, for the expressed purpose of changing the 24' x 24' carport into a garage, in accordance with the site plan filed herein and marked Petitioner's Exhibit I, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of Baltimore County



PAUL H. RENCKE
CHIEF

October 8, 1982

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Ashley Group Ltd.

Location: W/S Houndstooth Court 180.24' W. of Hunting Tweed Drive

Item No.: 40 Zoning Agenda: Meeting of August 31, 1982

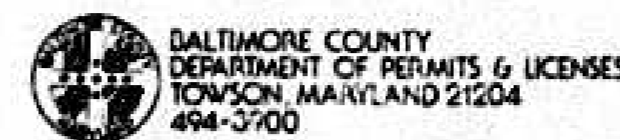
Gentlemen:

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 operation.
- (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. Wagoner*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb/nr



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

Dear Mr. Hammond:

Comments on Item # 40 Zoning Advisory Committee Meeting are as follows:

Property Owner: Ashley Group Ltd., 180.24' W. of Hunting Tweed Drive
Location: W/S Houndstooth Court, 180.24' W. of Hunting Tweed Drive
Building Height: 10.5
Proposed Zoning: Variance to permit a sideyard setback of 38' in lieu of the required 50'.

Area: 2,926

Material: 4th

The items checked below are applicable:

- A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Building and Code and other applicable Codes.
- B. A building and other miscellaneous permits shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot lines. See Table 1401, Item 2, Section 1407 and Table 1402.
- F. Requested variance conflicts with the Baltimore County Building Code, Section 1401.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the service of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/open requirements of Table 505 and the required construction classification of Table 1401.
- I. Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
Charles E. Burman, Chief
Plans Review

CEB:rrj
FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 30, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: August 31, 1982

RE: Item No: 38, 39, 40, 41, 42, 43
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

NNP/hp

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-8080

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 825-9060

BEI AIR OFFICE
L. GERALD WOLFF
Landscape Architect
PHONE 838-0888

August 3, 1982

DESCRIPTION:

Located on the west side or end of Houndstooth Court approximately 302.40' West of Hunting Tweed Drive /and known as lot 107, Plat Two, Section Two, Valley Hills, recorded in

Plat Book 39 folio 88 in the land records of Baltimore County.

Also known as Number 5 Houndstooth Court.

PETITION FOR VARIANCE

4th Election District

ZONING: Petition for Variance

LOCATION: West side of Houndstooth Court approximately 302.40 ft. West of Hunting Tweed Drive

DATE & TIME: Tuesday, November 9, 1982 at 9:45 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 allow side yard setback of 38 ft. Instead of the required 50 ft.

The Zoning Regulation to be excepted as follows:
Section 1A04.3B.3 (1A00.3B.3) - minimum side yard setback in a R.C. 5 (R.D.P.) zone

All that parcel of land in the Fourth District of Baltimore County

Being the property of Ashley Group Ltd., as shown or plat plan filed with the Zoning Department.

Hearing Date: Tuesday, November 9, 1982 at 9:45 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

October 14, 1982

Ashley Group Ltd.
c/o Neil Taber, Pres.
3655 A Old Court Road
Suite 6
Baltimore, Maryland 21208

NOTICE OF HEARING

Re: Petition for Variance
W/S of Houndstooth Ct., approximately 302.40 ft.
West of Hunting Tweed Drive
Ashley Group Ltd. - Petitioner
Case #83-114-A Item #40

TIME: 9:45 A.M.

DATE: Tuesday, November 9, 1982

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 83-114A
Building Permit Application No.
Election District 4

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the permit application prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland, and you from any liability or responsibility for any consequences which might arise during the appeal period.

Very truly yours,
Neil Taber

358
886-1366

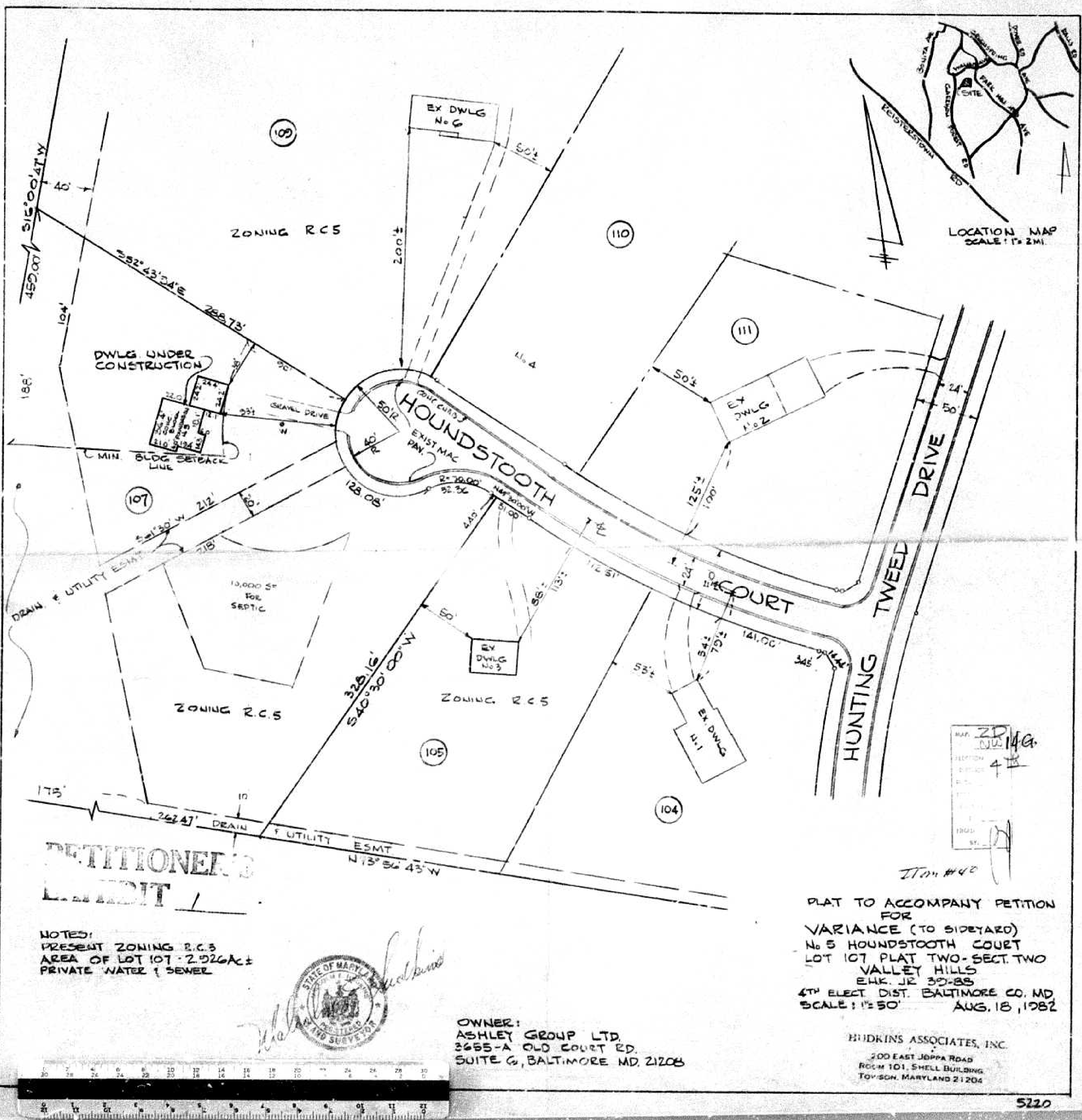
WZH:bbc

ORDER RECEIVED FOR FILING

DATE: November 19, 1982
BY: *Neil Taber*
A.C. WASHINGTON

OK
WZH
11/23/82

Granted 11/14/82



LOCATION MAP
SCALE: 1" = 2 MI.

MAP ZD
NW 149
SECTION
BLOCK 4
E.S.
TOWN
1900
BY

Plan #40

PETITIONER'S
EXHIBIT 1

NOTES:
PRESENT ZONING R.C.5
AREA OF LOT 107 - 2.926 AC ±
PRIVATE WATER & SEWER



OWNER:
ASHLEY GROUP LTD.
3655-A OLD COURT RD.
SUITE G, BALTIMORE MD. 21208

PLAT TO ACCOMPANY PETITION
FOR
VARIANCE (TO SIDEYARD)
No 5 HOUNDSTOOTH COURT
LOT 107 PLAT TWO-SECT. TWO
VALLEY HILLS
E.H.K. JR. 39-88
4TH ELECT. DIST. BALTIMORE CO. MD.
SCALE: 1" = 50' AUG. 18, 1982

HUDRINS ASSOCIATES, INC.
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

