

PETITION FOR ZONING VARIANCE 83-141-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 1B02.3.C.1. To permit a side yard setback of 6' instead of the required 10'

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

It is impractical for customer to put porch off rear of house since it would mean cutting a door through a bedroom wall or having to remodel the kitchen area to cut a door in rear of house.

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: Raymond Hinchliffe
 Legal Owner(s): Raymond Hinchliffe
 Signature: *Raymond Hinchliffe*
 Address: 3016 Summit Avenue, Baltimore, MD 21234
 City and State: Baltimore, MD
 Attorney for Petitioner: Peter Max Zimmerman, Deputy People's Counsel
 Address: 200-E Penrod Court, Glen Burnie, Maryland 21061
 City and State: Glen Burnie, MD
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Raymond Hinchliffe, 3016 Summit Avenue, Baltimore, MD 21234
 City and State: Baltimore, MD
 Attorney's Telephone No.: 760-1919

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of November, 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 108, County Office Building in Towson, Baltimore County, on the 21st day of December, 1982, at 9:30 o'clock A.M.

William E. Hammond
 Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 NE/S of Summit Ave., 500'
 SE of Harford Rd., 11th District : OF BALTIMORE COUNTY
 RAYMOND HINCHLIFFE, et ux : Case No. 83-141-A
 Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioners
 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 John W. Hession, III
 Peter Max Zimmerman John W. Hession, III
 Deputy People's Counsel People's Counsel for Baltimore County
 Rm. 223, Court House
 Towson, Maryland 21204
 494-2189

I HEREBY CERTIFY that on this 30th day of November, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Raymond Hinchliffe, 3016 Summit Avenue, Baltimore, Maryland 21234, Petitioners; and a copy was also mailed to Patio Enclosures, Inc., 200-E Penrod Court, Glen Burnie, Maryland 21061, which requested notification.

John W. Hession, III

BALTIMORE COUNTY
 ZONING PLANS
 ADVISORY COMMITTEE

PETITION AND SITE PLAN
 EVALUATION COMMENTS

Mr. & Mrs. Raymond Hinchliffe
 3016 Summit Avenue
 Baltimore, MD. 21234

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 3rd day of November, 1982.

William E. Hammond
 WILLIAM E. HAMMOND
 Zoning Commissioner

Petitioner Raymond Hinchliffe, et ux
 Petitioner's Attorney
 Reviewed by: *Nicholas B. Commodari*
 Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
 Zoning Commissioner
 TO: Norman E. Gerber, Director
 FROM: Office of Planning and Zoning
 SUBJECT: Zoning Petition No. 83-141-A
 Raymond Hinchliffe, et ux

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

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

NEG:JGH:alc

cc: Arlene January
 Shirley Hess

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 9, 1982

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. Raymond Hinchliffe
 3016 Summit Avenue
 Baltimore, Maryland 21234

RE: Item No. 75 - Case No. 83-141-A
 Petitioner - Raymond Hinchliffe, et ux
 Variance Petition

Dear Mr. & Mrs. Hinchliffe:

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 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

NBC:bsc
 Enclosures

BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

November 19, 1982

HARRY J. PISTEL, P.E.
 DIRECTOR

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

Re: Item #75 (1982-1983)
 Property Owner: Raymond & Alma Hinchliffe
 NE/S Summit Avenue 500' S/E of Harford Road
 Acres: 60/60 x 216.81/232.38 District: 11th

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:

HIGHWAYS:
 Summit Avenue, a public road, is proposed to be further improved in the future as a 30 foot closed section roadway on a 50 foot right-of-way, as shown on drawing no. 65-2752, file 5.

SEDIMENT CONTROL:
 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.

STORM DRAIN:
 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.

WATER & SANITARY SEWER:
 There is an 8-inch public water main and 8-inch public sanitary sewerage in Summit Avenue.

Very truly yours,
Robert A. Morton
 Robert A. Morton, P.E., Chief
 Bureau of Public Service

RAM:EAM:FWR:pmg
 cc: Jack Wimbley
 N-NE Key Sheet
 39 NE 19 & 20 Pos. Sheets
 NE 10 E topo
 71 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
 TO: Office of Planning and Zoning
 FROM: Ian J. Forrest
 SUBJECT: Zoning Variance Items

Date: December 2, 1982

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item # 74 - John Zerous
- Item # 75 - Raymond & Alma Hinchliffe
- Item # 77 - David C. & Carol A. Hopkins
- Item # 78 - Henry Knott
- Item # 80 - Henry & Lula Cook
- Item # 81 - Kenneth Deirlein
- Item # 85 - Terry & Joyce Riggien
- Item # 86 - Michael P. & Mary J. Elder
- Item # 93 - McCormick Properties, Inc.
- Item # 97 - Neil H. & Christy A. Whaley
- Item # 98 - El-Jen, Incorporated
- Item # 99 - George B. F. Ward
- Item #100 - Kaye D. Mitter
- Item #101 - Andrew & Courtney Suggs
- Item #103 - Clyde Woodard
- Item #104 - Joel Brown
- Item #105 - Stanley I. Panitz, Inc.
- Item #106 - Wesco Realty

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

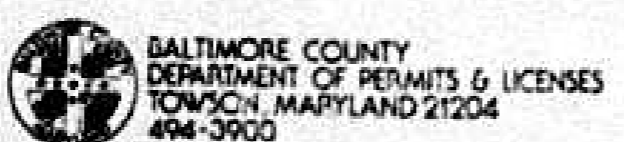
11/7/82

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 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 be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 11th day of January, 1983, that the herein Petition for Variance(s) to permit a side yard setback of 6 feet in lieu of the required 10 feet, in accordance with the site plan filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The zoning classification shall be indicated on the site plan.
2. Any downspout installed shall direct rain water away from the adjoining property.
3. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Jean M.H. Jung
Deputy Zoning Commissioner of Baltimore County



TED ZALESKI, 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 # 75 Zoning Advisory Committee Meeting are as follows:

Property Owner: Raymond & Alma Hinchliffe
Location: NE/S Summit Avenue 500' S/E of Harford Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a sideyard setback of 6' in lieu of the required 10'

Address: 60/60x216.81/232.38
District: 11th

The items shown below are applicable:

- A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 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.
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.
F. Requested variances conflict with the Baltimore County Building Code, Section/s
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.
H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed con comply with the height/area requirements of Table 505 and the require construction classification of Table 601.
I. Comments: NO 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., Towson, MD 21286.

Charles E. Burnham, Chief
Plans Review

CEB:rvj
FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Duder, Superintendent

Towson, Maryland - 21204

Date: Nov. 3, 1982

ZONING DESCRIPTION

Beginning on the NE/S of Summit Avenue, 40 feet wide 500 feet SE of Harford Road, thence the four following courses and distances:

- 1. S 38° 11' 30" E 60.00'
2. N 39° 02' 30" E 232.38'
3. N 53° 09' W 72.00'
4. S 38° 40' 36" W 216.81'

to the place of beginning. Also being parts of lots 10 and 11 on the plat of Homeacres recorded in plat book #5 folio 74.

11th Election District

Z.A.C. Meeting of: Nov. 3, 1982

RE: Item No: 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.
* If the flight patterns of aircraft taking off and landing are such that they must pass over school property we would be deeply concerned since the safety of school children is very important to us.

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

WNP/bp

Revised
11-3-82
W-75



WILLIAM E. HAMMOND
ZONING COMMISSIONER

January 6, 1983

Mr. and Mrs. Raymond Hinchliffe
200-E Penrod Court 3016 Summit Ave.
Oren-Burnie, Maryland 21064-2133

RE: Petition for Variance
NE/S of Summit Ave., 500' SE of Harford Rd. - 11th Election District
Raymond Hinchliffe, et ux - Petitioners
NO. 83-14-A (Item No. 75)

Dear Mr. and Mrs. Hinchliffe:

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

Very truly yours,
Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

PETITION FOR VARIANCE

11th Election District

ZONING: Petition for Variance
LOCATION: Northeast side of Summit Avenue, 500 ft. Southeast of Harford Road
DATE & TIME: Tuesday, December 21, 1982 at 9:30 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 side yard setback of 6 ft. instead of the required 10 ft.

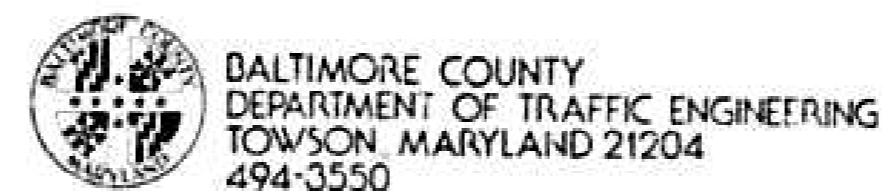
The Zoning Regulation to be excepted as follows:
Section 1B02.3C.1 - side yard setback in a D.R. 5.5 zone

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

Being the property of Raymond Hinchliffe, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, December 21, 1982 at 9:30 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



STEPHEN E. COLLINS
DIRECTOR

December 13, 1982

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

Re: Zoning Advisory Committee Meeting of November 3, 1982

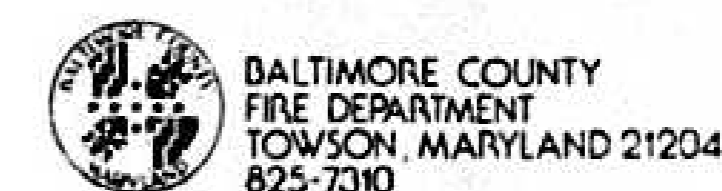
Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers, 74, 75, 77, 78, 79, 80, 81, 83, 84, 85, 76.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

12/21
83-141-A



PAUL H. RENCKE
CHIEF

December 20, 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: Raymond and Alma Hinchliffe

Location: NE/S Summit Avenue 500' S/E of Harford Road

Item No.: 75 Zoning Agenda: Meeting of November 3, 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 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 operation.
() 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", 1974 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 W. McGinnis
Fire Prevention Bureau

JK/mf/cm

12/21
83-141-A

JOHN MILLER
PATIO ENCLOSURES INC
760 1919

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

RE: Case No. 83-141-A
Building Permit Application No.
Election District

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,

Raymond J. Hinchliffe
Alma J. Hinchliffe

WEL:bec

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 17, 1982

Mr. & Mrs. Raymond Hinchliffe
3016 Summit Avenue
Baltimore, Maryland 21234

Re: Petition for Variance
NE/S Summit Ave., 500' SE of Harford Rd.
Harford Road
Raymond Hinchliffe, et ux - Petitioners
Case #83-141-A

Dear Mr. & Mrs. Hinchliffe:

This is to advise you that \$49.52 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 113027

DATE 12/16/82 ACCOUNT R-01-615-000

AMOUNT \$49.52

RECEIVED FROM Patio Enclosures, Inc.
FOR Advertising & Posting Case #83-141-A
(Raymond Hinchliffe, et ux)

033*****495248 2102A

VALIDATION OR SIGNATURE OF CASHIER

November 23, 1982

Mr. & Mrs. Raymond Hinchliffe
3016 Summit Avenue
Baltimore, Maryland 21234

NOTICE OF HEARING

Re: Petition for Variance
NE/S Summit Ave., 500' SE of Harford Rd.
Raymond Hinchliffe, et ux - Petitioners
Case #83-141-A Num #75

TIME: 9:30 A.M.

DATE: Tuesday, December 21, 1982

PLACE: Room 166, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

cc: Patio Enclosures, Inc.
300 E. Penn Road
Clen Burnie, Maryland 21061

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 2, 1982

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 before the day of December 19, 1982, the publication appearing on the day of December 19, 1982.

THE JEFFERSONIAN
Frank Smith
Manager

Cost of Advertisement, \$

The Times

Middle River, Md., Dec 2 1982

Peter This is to certify, that the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 2nd day of Dec, 1982

James D. [Signature] Publisher.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11 Date of Posting: 12/21/82

Posted for: *Petition for Variance*

Petitioner: *Raymond Hinchliffe et ux*

Location of property: *NE/S Summit Ave., 500' SE of Harford Rd.*

Location of Signs: *part of property (# 3016 Summit)*

Remarks: *see 2nd column*

Posted by: *William E. Hammond* Date of return: 12/13/82

Number of Signs: 1

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 13 day of October 1982

Filing Fee \$ 35.00 Received: Check Cash Other

Item # 75
CS # 111244

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner *Raymond Hinchliffe* Submitted by *John Miller*
Petitioner's Attorney _____ Reviewed by *Wan* 760-1919

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

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: <i>Wan</i>	Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input type="checkbox"/> No									
Previous case: _____	Map # _____									

Item # 75

BALTIMORE COUNTY, MARYLAND No. 111244

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

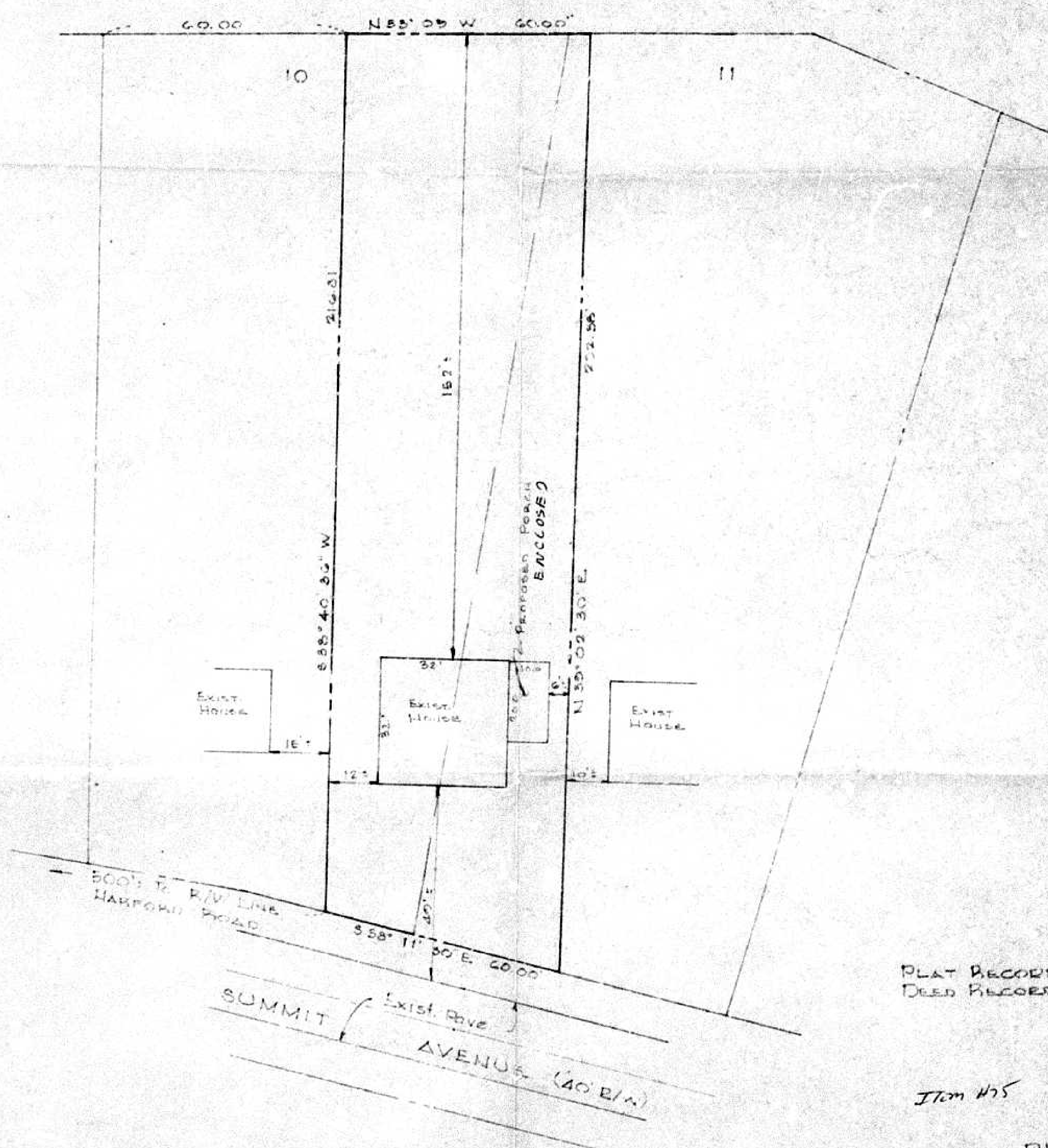
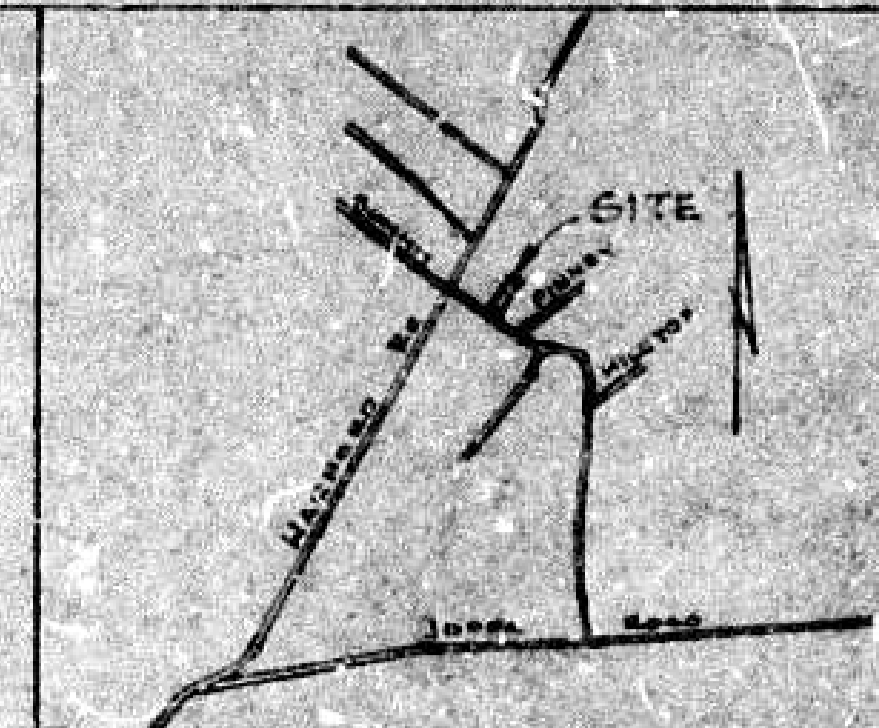
DATE 10/13/82 ACCOUNT 01-615-000

AMOUNT \$ 35.00

RECEIVED FROM *John Miller*
FOR *200 E. Penn Road Ct. Glen Burnie
Filing Fee for Item #*

033*****352015 2146A

VALIDATION OR SIGNATURE OF CASHIER



PLAT RECORDED BOOK 5, FOLIO 74
 DEED RECORDED GLD 2316, FOLIO 562

Item 475 DR. 5.5
 +
 DR. 3.5
 PLAT FOR
 ZONING VARIANCE
 PARTS OF LOTS 10 & 11
 HOMEACRES

DATE	10/11/82
BY	DR. S.S.
REVISION	
DATE	10/11/82
BY	DR. S.S.
REVISION	
DATE	10/11/82
BY	DR. S.S.
REVISION	

PROPERTY OF
 RAYMOND HINCHLIFFE 3016 SUMMIT AVE.
 11TH Election District Baltimore Co., Md
 Scale: 1" = 20'
 October 11, 1982

