

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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/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 1st day of April, 1983, that the herein Petition for Variance(s) to permit side yard setbacks of 30 feet and 35 feet in lieu of the required 50 feet, for the expressed purpose of constructing a dwelling, in accordance with the site plan prepared by Hudkins Associates, Inc., dated November 9, 1982, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Department of Public Works and the Office of Planning and Zoning.

John M. N. Jones
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 8, 1983

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

Z.A.C. Meeting of: February 1, 1983

RE: Item No: 144, 145, 146, 147
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

KNF/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber
FROM: Director of Planning and Zoning
Zoning Petition No. 83-223-A
SUBJECT: Steve Russell, et ux

Date: March 18, 1983

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: Shirley Hess
Arlene January



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

March 30, 1983

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

Attention: Nick Corradari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Steve Russell, et ux

Location: N/S Hounds Tooth Court 224.57' W. of Hunting Tweed Drive

Item No.: 145

Zoning Agenda: Meeting of February 1, 1983

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.
- (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 BY: *John Kelly* 3/31/83
Planning Group
Special Inspection Division

Noted and
Approved: *Norman E. Gerber*
Fire Prevention Bureau

JK/mb/cm



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 17, 1983

Mr. & Mrs. Steve Russell
7205 Pinecrest Road
Catonsville, Maryland 21228

Re: Petition for Variance
N/S Moundstooth Ct., 270' W of the
c/1 of Hunting Tweed Drive
Steve Russell, et ux - Petitioners
Case No. 83-223-A

Dear Mr. & Mrs. Russell:

This is to advise you that \$37.50 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
Commissioner

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

No. 117311

DATE: 3/31/83

ACCOUNT: R-01-615-000

AMOUNT: \$37.50

RECEIVED FROM: F. Steven Russell
FOR: Advertising & Posting Case #83-223-A

6 0214*****375010 5318A

VALIDATION OR SIGNATURE OF CASHIER

Property Description:

Beginning at a point on the north side of Houndstooth Court 270 feet west of Hunting Tweed Drive and known as lot 110 Flat two Section Two of Valley Hills and recorded among the land records of Baltimore County in Plat Book 39 Folio 88

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

RE: Case No. 83-223-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,

John Kelly

WEL:bac

PETITION FOR VARIANCE

4th Election District

ZONING: Petition for Variance
LOCATION: North side of Houndstooth Court, 270 ft. West of the centerline of Hunting Tweed Drive
DATE & TIME: Thursday, March 31, 1983 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 side yard setbacks of 30 ft. and 35 ft. instead of the required 50 ft.

The Zoning Regulation to be excepted as follows:
Sections 1A04.3B.3. (103.3) (1A00.3.B.3) - side yard setbacks in R.C. 5 (R.D.P.) zone

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

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

Hearing Date: Thursday, March 31, 1983 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

March 2, 1983

Mr. & Mrs. Steve Russel
7205 Pinecrest Road
Catonsville, Maryland 21228

NOTICE OF HEARING
Re: Petition for Variance
N/S of Houndstooth Ct., 270' W of the
centerline of Hunting Tweed Drive
Case No. 83-223-A

TIME: 9:30 A.M.

DATE: Thursday, March 31, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

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

No. 112378

DATE: 3-2-83 ACCOUNT: R-61-615-000

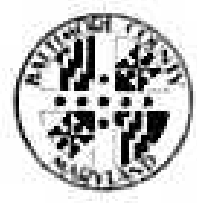
AMOUNT: 32.00

RECEIVED FROM: *[Signature]*

FOR: *[Signature]* Steve Russel

2/4 21089 6 826*****355010 8278A

VALIDATION OR SIGNATURE OF CASHIER



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 1, 1983

Mr. & Mrs. Steve Russel
7205 Pinecrest Road
Catonsville, Maryland 21228

RE: Petition for Variance
N/S of Houndstooth Ct., 270'
W of the center line of Hunting
Tweed Dr. - 4th Election
District
Steve Russel, et ux - Petitioners
NO. 83-223-A (Item No. 145)

Dear Mr. & Mrs. Russel:

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

Very truly yours,

[Signature]
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 21, 1983

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

Re: Item #145 (1982-1983)
Property Owner: Steve Russel, et ux
N/S Hounds Tooth Court 224.57' W. of Hunting
Tweed Drive
Acres: 1.138 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 145 (1982-1983).

Very truly yours,

[Signature]
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

T-NE Key Sheet
56 NW 28 Pos. Sheet
NW 14 G Topo
49 Top Map

3/24
83-223-A

Mr. & Mrs. Steve Russel
7205 Pinecrest Road
Baltimore, Md. 21228

Shadkins Associates, Inc.
200 East Joppa Road
Towson, Md. 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 1st day
of February, 1983.

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Mr. & Mrs. Steve Russel

Petitioner's Attorney

Reviewed by: *[Signature]*
Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-223-A

Date of Posting: 3-11-83

District: 4th

Posted for: *[Signature]*

Petitioner: *[Signature]*

Location of property: N/S of Houndstooth Ct. - 270' W of the
centerline of Hunting Tweed Drive

Location of Signs: North side of Houndstooth Court, approximately
west of the centerline of Hunting Tweed Drive

Remarks:

Posted by: *[Signature]*

Date of return: 3-18-83

Number of Signs: 1

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Mar. 10, 1983

THIS IS TO CERTIFY that the annexed Reg. 142069 / P.O. 12200
was published for one (1) ~~succesive~~ ~~weeks~~ days previous
to the 10th day of Mar., 1983, in the

- ☐ Carroll County Times, a daily newspaper published
in Westminster, Carroll County, Maryland.
☐ South Carroll Herald, a weekly newspaper published
in Eldersburg, Carroll County, Maryland.
☒ Community Times, a weekly newspaper published
in Roisterstown, Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per: *[Signature]*

PETITION FOR VARIANCE
ON HOUNDSTOOTH COURT
ZONING: Petition for Variance
LOCATION: North side of Houndstooth Court, 270' W of the
centerline of Hunting Tweed Drive
DATE & TIME: Thursday, March
31, 1983 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
side yard setbacks of 30 ft. and 30
ft. instead of the required 30 ft.
The Zoning Commission to be
held at the following:
Room 106, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland
All that parcel of land in the
Fourth District of Baltimore County
containing 1.138 acres, more or less,
situated at a point on the north
side of Houndstooth Court 270 feet
west of Hunting Tweed Drive and
known as lot 119 that Two Section
Two of Valley Hills and recorded
among the land records of Baltimore
County in Plat Book 2, Page 10.
Being the property of Steve Russel,
et ux, as shown on plat filed
with the Zoning Department.
Hearings: Thursday, March
31, 1983 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,
Mar. 18

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 10, 1983

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 the 10th
day of March, 1983, the first publication
appearing on the 10th day of March,
1983.

THE JEFFERSONIAN

[Signature]
Manager

Cost of Advertisement, \$.

PETITION MAPPING PROGRESS SHEET

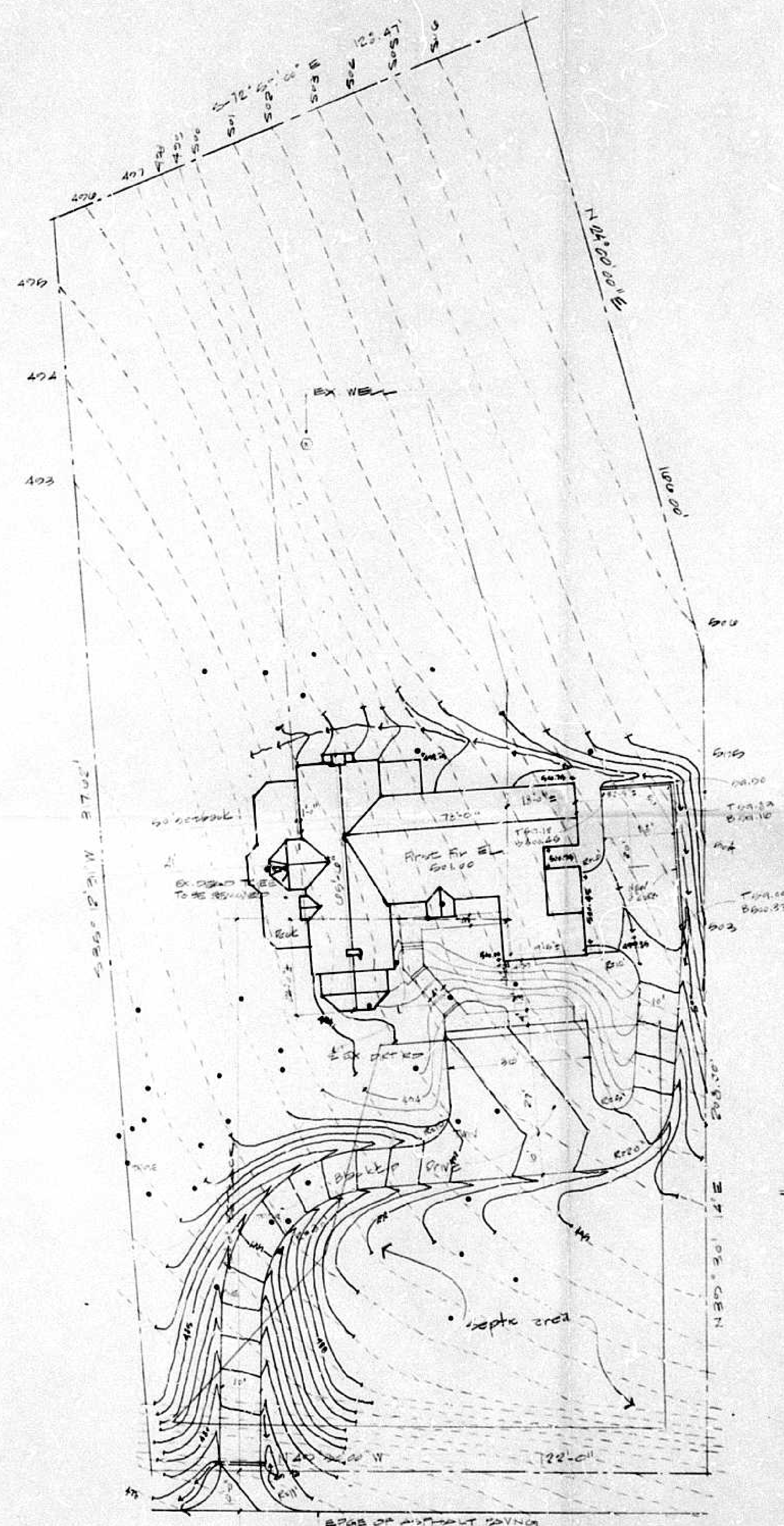
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: *[Signature]* Revised Plans:
Change in outline or description Yes
Previous case: Map #

THE SOUTHERN

(701) 456-1634
The Architectural Foundation, Inc.

Architecture • Planning Landscape



Unit 20

OWNER: MRS & MRS S. RISSE
7806 PINECREST RD
COTATI, CA 92683
SUBDIVISION: VALLEY HILLS
ENC. R. = 37 Pgs 57-6

LOT: 110
ADDRESS: 1138
ELECTION DISTRICT: 4
SURREY: HURKINS
EX ZONING: COT General Zoning CUS
• DENOTES EX. 1138
EHL 37 JULIO 27.58
LIPED 56.11 24.11 24.11

Item #143

HOUNDSTOOTH - COLLECT

SITE PLAN

1" = 20'

