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

yard setbacks of 30' and 35' instead of the required 50'

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

> The lot width at the point at which the house was to be originally located by plat is very small, measuring approximately 50. The Russel family consists of 6 members and in order to provide a residence of suitable size to accomodate them a home approximately 80' in width is required,

Property is to be poste! and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above 'ariance 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 which is the subject of this Petition.

Legal Owner(s): Contract Purchaser: Mr. Steve Russel ... (Type or Print Name) (Type or Print Name) ----Mrs. Steve Russel Ms. Deplanie Russe 7205 Pinecrest Rd. ar Print Name) Catonsville Mr. 21228 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted same a Labove Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this ______ lst _____ day

of February 1983, 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 Faltimore 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 31st day of March 19.83, at 9:30 o'clock

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOW-ON MARYLAND 21204 494-3550

STEPHEN E. COLLINS DIRECTOR

FILING

FOR

 \Box

RECEIVE

ORDER

March 7, 1983

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

ZAC - Meeting of February 1, 1983 Item Nos. 145, 146, and 147

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 145, 146, and 147.

MSF/ccm

RE: PETITION FOR VARIANCE N/S of Houndstooth Ct., 270' W of the Centerline of Hunting

BEFORE THE ZONING COMMISSIONER

Tweed Dr., 4th District OF BALTIMORE COUNTY

STEVE RUSSEL, et ux, Petitioners : Case No. 83-223-A

...... ORDER TO ENITER 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.

May Linemanne Peter Max Zimmerman Deputy People's Counsel

). Recover will John W. Hessian, III People's Counsel for Baltimore County Rm, 223, Court House Towson, Maryland 21204

I HEREBY CERTIFY that on this 8th day of March, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Steve Russel, 7205 Pinecrest Road, Catonsville, MD 21228, Petitioners.

> 343 4 4 K K K -John W. Hessian, !!!

> > Feb. 15, 1983

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 145 . Zoning Advisory Committee Meeting of Feb. 1, 1983 Property Owner: Steve Russel, et ux

Location: N/S Hounds Tooth Court District 4 Water Supply Private Sewage Disposal Private COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

() Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain require-

ments for such installation/s before work begins.

() A permit to construct from the Division of Air Pollusion Control is required for such items as spray paint processes, underground gasoline storage tank's (5,000 gallons or more) and any other equipment or process which exhausts

() A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of tive (5) square feet or more.

() Prior to approval of a Building Permit Applicat.on for renovations to existing or construction of new heal h care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saumar, whirlpools, hot tube, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plane and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support

() Prior to approval for a mursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1080 (2)

PETITION AND SITE PLAN EVALUATION COMMENTS

Zoning Item # ____/45 Page 2

() Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.

() Soil percolation tests have been conducted. The results are valid until Revised plans must be submitted prior to approval of the percolation

Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
 In accordance with Section 13-117 of the Baltimore County Code, the water

shall be valid until <u>March 21, 1983</u>.
is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.

() All roads and parking areas should be surfaced with a dustless, bonding

() No health hazards are anticipated.

(X) Others 1). Additional soil percolation tests must be conducted prier to submittel of a Building Permit application will not interfere with the location of the well or sewage disposal area.

BUREAU OF ENVIRONMENDAL SERVICES

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 21, 1983

RE: Icem No. 145 - Case No. 83-223-A

Variance Petition

The Zoning Plans Advisory Committee has reviewed the

plans submitted with the above referenced petition. The

priateness of the zoning action requested, but to assure

that all parties are made aware of plans or problems with

following comments are not intended to indicate the appro-

Petitioner - Steve Russel, et ux

COUNTY OFFICE SLDG. 111 W. Cheuspeake Ave. Towsor, Maryland 21204

> Mr.& Mrs. Steve Russel 7205 Pinecrest Road Baltimore, Maryland 21228 Ninholas B. Commodari

2007年6月1日

bureau of Engineering Department of Traffic Engineering

State Poads Commission Pureau of Fire Provention Bealth Department Building Department Board of Education

industrial

Development

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. Zoning Administration

Dear Mr. & Mrs. Russel:

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, Richalas B Commadanihoc NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

Date March 7, 1983

NBC:bsc

ce: Hudkins Associates, Inc. 200 East Je vpa Road Towson, Md. 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Nicholas Commodari

Building Plans Review Zoning Advisory Committee Meeting

Planning & Zoning

SUBJECT February 1, 1983

Item 52 - Revised Comments

- Revised Comments

- Revised, Copy of original comments Item 166 - Standard Comments

Item (145) - Standard Comments

Item 116 - See Comments

1tem 117 - See Comments

Charles & Sunhan

Charles E. Burnham Chief Plans Reviewer

djl

SS 20 1082 (1)

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-stot result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested with/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should x not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this yard setbacks of 30 feet and 35 feet in lieu of the required 50 feet, for the expressed purpose of constructing a dwelling, in actordance with the site plan prepared by Hudkins Associates, Inc., dated November 9, 1982, is hereby GRANTED, from and after the date of this Order, sub ant, however, to the approval of said plan by the Department of Public Works and the Office of Planning and Zoning.

2

ORDER

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 1111 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. Wm. Nick Petrovich, Assistant Department of Flanning

WNP/bp

Property Tescription:

Beginning at a point on the north side of Houndstooth Court 270 feet west of Hunting Tweed Prive and known as lot 110 Plat two Section Two of Valley Hills and recorded among the land records of Baltimore County in Plat Book 39 Folio 89

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

RE: Case No. 33-223-A Building Permit Application No. Rection 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

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.

WEH: bsc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond TO.....Zoning Commissioner Date March 18, 1983 Norman E. Gerber FROM Director of Planning and Zoning Zoning Petition No. 83-223-A

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

Norman E. Gerber Director of Planning and Zoning

NEG:JGH:slc

Arlerie January

SUBJECT Steve Russel, et ux

cc: Shirley Hess

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.

BALTIMONE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204

PAUL H REINCKE

Mr. William Hammond

Towson, Maryland 21204

Item No.: 145

Gentlemen:

Office of Planning and Zoning

Baltimore County Office Building

Attention: Nick Corrodari, Chairman

RE: Property Owner: Steve Russel, et ux

Zoning Plans Advisory Committee

Coming Commissioner

() 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.

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

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(χ) 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 plan: see approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Planning Group 16 My 2/3/1/3 Approved: Legran Mureau Fire Prevention Sureau Common Fire Preventi

March 30, 1983

Zoning Agenda: Meeting of February 1, 1983

JK/mb/cm



WILLIAM E HAMMOND ZONING COMMUSIONER

March 17, 1983

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

Re: Petition for Variance N/S Houndstooth Ct., 270' W of the c/l of Hunting Tweed Drive Steve Russel. ot ux - Petitioners Gaue No. 83-223-A

Dear Mr. & Mrs. Russel:

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.

No. 117311

Very truly ye rs,

WILLIAM E. HAMMOND ommissioner

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

MECEIVED F. Steven Russel Advertising & Posting Case #83-223-A

VALIDATION OR SIGNATURE OF CASHIER

6 621c*****375010 8318A

OF BALTIMORE COUNTY

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, Murch 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.)

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

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

Hearing Date: Thursday, March 31, 1933 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

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

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DATE: -	Thursday, March 31, 1983
PLACE:	Room 106, County Office Building, 111 West

ZONING COMMISSIONER OF TIMORE COUNTY

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

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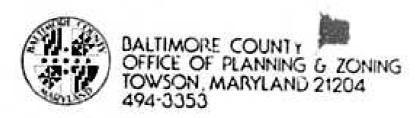
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	VALIDATION OR SIGNATURE OF SASSION

ENDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

THIS	S TO CERTIFY that the annexed Reg. 142069 / P 0 422
	d for one (1) suppossive/weeks/days/previous
o the 10t)	day of
	Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
	South Carroli Herald, a meekly newspaper published in Eldersburg, Carroll County, Maryland.
	Community Times, a weakly newspaper published in Reisterstown, Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

PETITION	MAPPING PROGRESS SHEET									
PUNCTION	"Vall Map		Oziginal		Duplicate		Tracing		200 Sheet	
FUNCTION	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied								ļ		
Granted by ZC, BA, CC, CA										
Reviewed by:					ed Pla ge in o		or dea	cript	ion	_Yes
Previous case:				Map			_			



WILLIAM E HAMMOND ZONING COMMISSIONER

April 1, 1983

Mr. & Mrs. Steve Russel 7205 Pinecrest Road Catonsville, Maryland 21226

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

Dear hr. & Mrs. Russel:

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

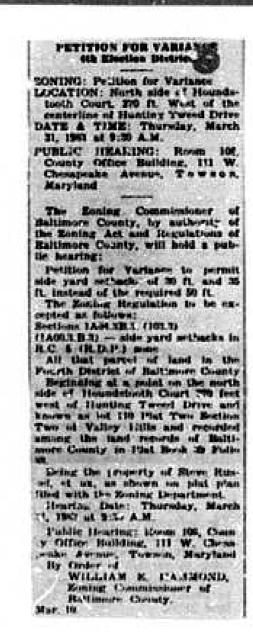
Very truly yours,

Deputy Zoning Commissioner

JMHJ/mc

Attachments

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



83.223-1

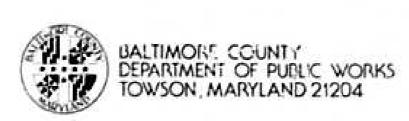
CERTIFICATE OF PUBLICATION

TOWSON, MD., March 10 / 19.83

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., poor in cook SF SRE time ... XENEXAKKECOCCAX before the ...31st..... day of ______ March_____ 10.83 the forst publication appearing on the __1Qth_____day of _____March____

> THE JEFFERSONIAL, we were wherefun

Cost of Advertisement, \$.



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).

RAM: EAM: FWR:ss

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

Nr. 4 Mrs. Steve Russel 7205 Pinecrest Road Baltimore, Md. 21228

of February

Petitioner's Attorney

Hudkins Associates, Inc. 200 East Joppa Read Towson, Md. 2120¢

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Photo Service State of the State of	Petition l	as been	received and	l accepted for	filing this _	lst	day
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				WILLIAM E.	HAMMOND	Server and her	

Petitioner Mr. 5 Mrs. Steve Russel

Reviewed by:

Zoning Commissioner

Chairman, Zoning Plans Advisory Committee

CURTIFICATE OF POSTING

ZOMMAN, DY.PARTMENT OF BALTIMORE COUNTY

Posted for: Manual of well of us.

Location of property: N/S of Arundstrolly Ot - 270 N of the

Centralis of Harting Tioned Prise

Location of Signs: 20th end of Handstroll Court appropriate

west of the Centralis of Hanting Troud Prise

Remarks:

Posted by Signature

Date of return 3-18-83

EX #01515 المالان المالية والمالية EX. DOWN TO STE NOTES

ONLIER: MESTARS S. RISSEL

TROS PINEIDERAT RE

COTAKULIE, NO 21223

SUBONIDON: VALLET LILLS

EHK IR. = 300 Face 57-50 ACCES: 1.136 BLECTION PRITEICT: 4 SURVEYOR: HUTFING SUSSEC EX ZONING: FOR Guetzoning CCG PENOTES EXTRESS.

EH F 30 FOLIO 27.58

LIBER 56.55 TANE 255 EPGE OF ANTHOUT POVNON Then +145 HOUNDSTOOTH SITE PLAN

N72°5900 W 12847

Wa!!

(69) Soi 516'00'4T'W (110) LOCATION MAP ZONING RCS 150.00 1.4 A いない 68, GRAKL DRIVE MIN. BLDG DRAIN & UTILITY ESIM 10,000 55 Fog. SEPTIC ZOUIUG R.C.5 175 HOTES: PRESENT ZONING RCS PRIVATE WATER 1 SEWER

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