PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

minimum linear dimension of 100' instead of the required

of the required 50' and 50'. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

11 4 m poperty is to be posted and advertised as prescribed by Zoning Regulations.

The we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this right, and further agree to and are to be bound by the zoning regulations and restrictions of · Walter & Domella De

Address 4807 Larelly Avenue

Protestant's Attorney

11.4-12-72

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Ed . to Q a. No Water of

URDER RECLIVED

ddress Alla D. Rettlener's Attorney

Course, M. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this.

The support of the Soning Law of Ballimore Co. val., in the newspapers of general circulation throughout Ballimore Co. val., in the newspapers of general circulation throughout Ballimore County, that property be posted, and that the public hearing be had sefere the Zoning Commissioner of Ballimore County in Room 106, County Office Building in Towson, Ballimore County, on the James 10,000 county, on the Law of Count

Zong Committee

Q-ME Key Sheet BALTIMORE COUNTY, MARYLAND 64 Tax Man

INTER-OFFICE CORRESPONDENCE

Date May 8, 1972 S. Eric DiNerma FROM Ellsworth N. Diver, P.E.

SUBJECTion 1%: (1971-1972)

Froperty Cover: Walter 2. and Bathers Denosilon
Present Zoning: R. Dic 3. of Silver Spruse Terrace
Present Zoning: R. Dic 3.

Froposed Zoning: Variance from 1401,38(2) : 104 pards Idstrict: 11th
No. Acres: 1 plus acres -

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 them.

Bradehaw Road, an existing County road, is proposed to be improved in the future as a thoroughfare-type roadway on a TO-foot right-of-way. Highway improvements are not required at that time. Highway right-of-way widening, based upon the centerline of the existing road, together with any necessary rewerbible assessment for slows, will be required in connection with any grading or building permit application. The plan should be revised to indicate the proposed highway right-of-way diedning.

Development of this property through stripping, grading and stabilisation 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 personnel) to prevent creating any mnisences or desages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or temporar installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Samitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property.

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

Beginning on the centerline of Sunshine Avenue, 100'- east of Belair Road and thence running the seven (7) following courses and distances:

- (1) N 48 30'01" E 530.02"
- (2) S hi 29'59" E 25'
- (3) S 18 30'01" W 15'
- (4) S 12 29'59" E 25'
- (5) s 48 30'01" W 288.33'
- (6) S 37 42'34" E 50'
- (7) S 46 30 01 W 22, to the centerline of Sunshine and thence along said centerline to the place of
 - (8) N 37 h2'3h" W 100-11'

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO.... Mr. S. Eric DiNenna, Zoning Commissioner Date. June 21, 1972.

Norman E. Gerber, Office of Planning

SUBJECT Petition #72-293-A. East side of Sunshine Avenue (Now Bradshaw Road) 400 feet
East of Belair Road.

Petition for Variance for Linear Dimension and Side Yards.
Walter E. Donnellon, Jr. and Barbara A. Donnellon - Petitioners

11th District

HEARING: Thursday, June 22, 1972 (10:00 A.M.)

The office of Planning and Zoning will offer no comments on this petition

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Edward A. DeW.cers, Jr., Esq., 24 M. Pennsylvania Avenue Towson, Maryland 21204

Chartes

TE ROALS COMPA

RE: Varianc: Petition Item 174 Walter E. and Bark ra A. Connellon

May 31, 1972

Dear Stee

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced patition and has made an on site field inspection of the property. The attached comments are a result of this review and

The subject property is located on the east side of Sunshine Forths (now Bredshaw Road), AGO: south of Silver Spread Turrace. This undeveloped fract of silver Spread Silver Silv

This metition is accented 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 forevised to you in the near future.

Very truly yours, Oliver L. Myers OLIVER L. MYERS Chairman OGA J. DILLON, JR., Zoning Technician II

OLH:JJD:JD Enclosure

BALTIMORE COUNTY BO TO OF EDUCATION

YONING ADVISORY COMMITTEE MEETING OF APRIL 18, 1972

Patitioner: DONNELLEN

Pistrict: //

Present Zoning

nts: No BEARING

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEER

JEFFERSON BUILDING

TOWSON, MARYLAND 21204

S. Eric DiNenna Attn: Oliver L. Myers Michael S. Flanigan FROM-

MSF:nr

Date May 4, 1972

SUBJECT: Then 174 - 2Ac - April 18, 1972
Property Owner: Walter E. & Barbara Donnellon
Sunshine Avenue S. of Silver Spruce Terrace
Variance from 1AD 1,38 (2) linear dimension &
1AD 1,38 (3) side yards - District II

No traffic problems are anticipated at this site.

Baltimore County Fire Department



Towson, Maryland 21204 125-7310 April 21, 1972

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 ATT: Wr. Oliver L. Hyers, Chairma Zoning 'dvisory Committee

RE: Property Owner: Walter E. and Barbara Donnellon Location: E/S Sunshipe Avenue, 400° S of Silver Spruce Terrace

Item No. 174 Zoning Agenda 4/18/72

Pursuant to your request, the referenced property have been surveyed by this Dureau 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 any sail be located at intervals of feet elong an oved road in accordance with Baltimore County Standards as published by the Department of Public Morks.

() 2. A second means of vehicle access is required for the site. () 3. The vehicle dead-end condition shown at

EXCFEDS the maximum allowed by the Fire Department. EXCEEDS the axisum allowed by the fire Department.

() 4. The site shall be made to comply with cill amplicable narts of the Fire Prevention Code prior to occupancy or beginning of coractions.

() 5. The buildings and structures existing or promosed on the site shall comply with all amplicable remirements of the Mational Fire Protection Association Standard No. 101

Mational Fire Prevention Association Standard No. 101

(x) 6. Site plans are approved as drawn.

(x) 7. The Fire Prevention Eureau has no comments at this time.

Reviewer: At The Planning GroupSpecial Inspection Division Fire Prevention Jureau mh 4/17/72

AUG 03 1972

END: EAM: FWR: 88 cc: John A. Somers

earing that by reason of the following finding of facts that strict compliance with Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and gene al of 100 feet instead of the required 150 feet; and to permit side yards of 25 feet 197 2 ... that the herein Petition for a Variance should be and the tame is Granted, from and after the date of this Order, to py smit a minimum linear dimension of 100 feet instead of the required 150 feet; and 50 perpit, suit fards of 25 feet and 25 feet instead of the required 50 feet and 50 feet, subject to the approval Zoning Commissioner of Baltimore County of a site plan by the Bureau of Public Services and to Office of Planning and Zoning. Purruant to the advertisement, posting of property and public hearing on the above petition e above Variance should NOT BE GRANTED. IT IS OPDERED by the Zoning Commissioner of Baltimere County, this , 197 ..., that the above Variance be and the same is hereby DENIED.

> CERTIFICATE OF PUBLICATION appearing on the ____lat___day of ____June__ L. Leank Structure Manager.

June 20, 19/2

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH-

Mr. Oliver L. hyers, Chairman Zoning Advisory Committee Office of Planning & Zoning County Office Building Towson, Maryland 21204

Dear Mr. Myere:

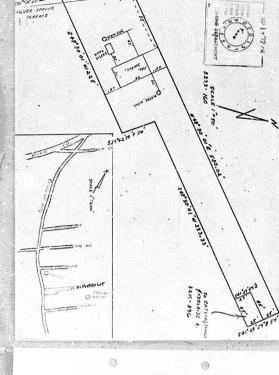
Comments on Item 174, Zoning Advisory Committee Meeting, April 16, 1972, are as follows:

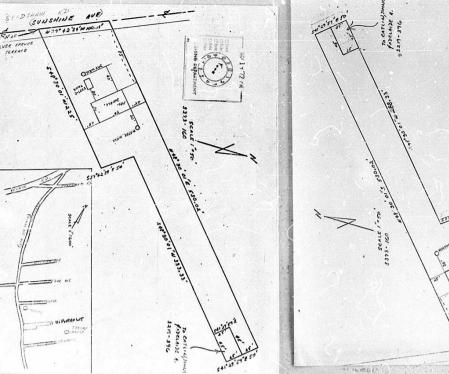
Property Owner: Walter E. and Barbara Donnelion Location: E/S Sunshine Avenue, 400' S of Silver Spruce Terrace Present Zoning: R.D.P.
Proposed Zoning: Variance from 1A01.38(2) linear dimension and 1A01.38(3) - side yards
District: 11
No. Acres: 1 plus acres

Complete soil evaluation must be conducted and water well drilled prior to issuance of building permit.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn@





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Sign	CERTIFICATE ZONING DEPARTMENT OF	OF POSTING F BALTIMORE COUNTY	#72-293
	Towers,	Maryland	
Eistrict //#.		Date of Posting	June 14 1
losted for:Hee	The Jans Jen	4. 22. 1972 C	10:00 1
Petitioner: Wal	ter & Stone Jan Els Sundler		
460 E 7 K	Belair Rd.	Mrw. Bla	Islan Ad
Location of Signs: 2 other Leues	Llair Rd. 1 Segn. Date in	Junt of Vocan	Set Bu
Remarks:			
Posted by Mul	H Here	Date of return: . Fes	4-8-72

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FUNCTION		Map		ginal	Dup	icale	Tro	cing	200	Shee
	date	by	date	by	date	by	date	by	date	b
Descriptions rnecked and outline plotted on map										
Petition number added to outline										9
Denied			-							
Granted by ZC, BA, CC, CA										
Reviewed by:			C	hange	d Plan	line o	er desc	riptio	n	

4 W. Pennsylvania A	Ir., Es()	•	Itom 174
eson, Md. 21204	BALTIMORE COUNTY OFFICE OF PL	ANNING AND ZONING	
	County Office Buil- 111 W. Chesspeake / Towson, Haryland 2	Avenue	
	Your Petition has been receive	ved and accepted (for filling
this 22nd	day of May	1972	
		AL DI NENNA, Zoning Commission	7-
	er E. and Barbara A. Donnellon	<i>_</i>	
Petitioner: Welt			11 1.

OFFICE OF PIN	REVENUE DIVISION	No. 31	371
DATE Hay 30. 19	72 ACCOUNT 0	1-662	- ,
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Edward DeWaterw, 2h W. Perma. Av. Townen, Md. 212: Petition for Van 472-293-A		i. Donnejljon _e .	Omc

weign ze heer in	
TY MARYLAND	No. 3703
972 ACCOUNT 1-662	
AMOUNT .	19.25
DISTRIBUTION PINK - AGENCY	YELLOW - CUSTOMER
ped 21087 posting of property	VELLEY - CONTOURN
	AMOUNT BUTTON

CERTIFICATE OF PUBLICATION

Essex Times

809 Eastern Blvd Essex, Md. 21221

June 5 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. m. ic Dinemna Zoning Commissioner of Maltimore County ESSEX TIMES a weekly news-

19 72; that is to say,

the same was inserted in the issues of June 1, 1972.

By Ruth Maryan