

**PETITION FOR ZONING VARIANCE  
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

MICHAEL B. SULLIVAN  
I, or we, ELIZABETH N. SULLIVAN, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

herely petition for a Variance from Section 255.1 as set forth in Section 243.2 - "Side Yard" - to permit a side yard of 12 feet measured

from the side property line instead of the required 50 feet. And Variance from Section 255.1 as set forth in Section 243.1 - "Front Yard" - to permit a front building line of 44 feet from the front property line instead of the required 75 feet.

The parcel of ground described in this petition is classified for Manufacturing Light (M.L.) use. It is impractical to construct an usable and practical building to reasonably utilize the parcel unless the variance requested is granted.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above. We agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: *William S. Best*  
Address: 5 New Forest Court, Towson, Maryland, 21204  
Legal Owner: *Michael B. Sullivan*  
Address: 411 Jefferson Building, Towson, Maryland 21204  
Professional Attorney: *Richard H. Charnick*, 1116 Charnick Ave., Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of March, 1973, 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 7th day of May, 1973, at 10:00 o'clock A.M.

**BALTIMORE COUNTY  
ZONING ADVISORY COMMITTEE**

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 24, 1973

COUNTY OFFICE BUILDING  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

William L. Jacob, Esq.,  
411 Jefferson Building  
Towson, Maryland 21204

JOHN J. DILLON, JR.  
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

Item 163  
Michael B. and Elizabeth N. Sullivan -  
Petitioners

Dear Mr. Jacob:

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

These 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 appropriateness of the requested zoning.

The subject property is located on the northeast corner of Greenwood and Old Court Roads, in the 3rd District of Baltimore County. This industrially (M.L.) zoned property is currently improved with a one story warehouse building. The adjacent property to the northwest is also improved with a warehouse building. The subject property is also bounded by the Western Maryland Railroad to the rear and a vacant lot to the southeast. The properties on the opposite corner of Greenwood and Old Court Roads are residentially improved.

The Zoning Advisory Committee is in agreement that should this Variance be granted it should be contingent upon public sewer being extended to the property.

This petition is accepted 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 forwarded to you in the near future.

Very truly yours,

*John J. Dillon, Jr.*  
JOHN J. DILLON, JR.,  
Chairman,  
Zoning Advisory Committee

JJD:J.GAE:JD  
(Enclosure)  
c/o E. Greiner Co., Inc.  
100 Village Square, Village of Cross Keys

BALTIMORE COUNTY, MARYLAND  
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MELTZER  
DIRECTOR DEPUTY TRAFFIC ENGINEER

April 11, 1973

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item 163 - ZAL - March 13, 1973  
Property Owner: Michael B. & Elizabeth M. Sullivan  
NE corner Greenwood Rd. & Old Court Road  
Variance from Section 255.1 to permit side yard & variance from Section 255.1 to permit front building line (District 3)

Dear Mr. DiNenna:

No major traffic problems are anticipated from the requested variances.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate

MSF:nc

ORDER RECEIVED FOR FILING

DATE: 4/24/73  
411 JEFFERSON BUILDING  
TOWSON, MARYLAND 21204  
825-7020

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of March, 1973, 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 7th day of May, 1973, at 10:00 o'clock A.M.

(over)

Baltimore County, Maryland  
Department of Public Works  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204  
Bureau of Engineering  
ELLSWORTH A. GIBBS, P.E., CHIEF  
March 29, 1973

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #163 (1972-1973)  
Property Owner: Michael B. and Elizabeth M. Sullivan  
N/E corner of Greenwood and Old Court Roads  
Present Zoning: M.L.  
Proposed Zoning: Variance from Section 255.1 as set forth in Section 243.2 (side yard) to permit a side yard of 12' instead of required 50' and a Variance from Section 255.1 as set forth in Section 243.1 (front yard) to permit a front building line of 44' instead of required 75'  
District: 3rd No. Acres: 0.7512 acres

Dear Mr. DiNenna:  
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:**  
Greenwood Road, an existing public road, is proposed to be improved in the future as a 36-foot closed-type roadway cross-section on a 50-foot right-of-way.

Highway improvements, including highway right-of-way widening and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

**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 Drains:**  
Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance 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.

Item #163 (1972-1973)  
Property Owner: Michael B. and Elizabeth M. Sullivan  
Page 2  
March 29, 1973

**Water:**  
Public water supply is available and serving this property.

**Sanitary Sewer:**  
Public sanitary sewerage can be made available to serve this property, which is utilizing private onsite sewage disposal.

Very truly yours,  
*Elisabeth M. Diver*  
ELISABETH M. DIVER, J.E.  
Chief, Bureau of Engineering

END:EM:PM:rs  
cc: Harris W. Skelovitz

P-SE Key Sheet  
29 NW 24 Position Sheet  
NW 8 F Topo  
78 Tax Map

Baltimore County Fire Department

J. Austin Deltz  
Chief  
Towson, Maryland 21204  
827-7318

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204  
Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: Michael B. and Elizabeth M. Sullivan  
Location: North East corner of Greenwood and Old Court Roads  
Item No. 163 Zoning Agenda Tuesday, March 13, 1973

Gentlemen:  
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "M" 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 operations.

- ( 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 "The Life Safety Code", 1970 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *J. Dillon* Noted and Approved:  
Planning Group Special Inspection Division Deputy Chief Fire Prevention Bureau

mls  
4/25/73

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF HEALTH

JEFFERSON BUILDING TOWSON, MARYLAND 21204  
DONALD J. ROOF, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER  
March 14, 1973

Mr. S. Eric DiNenna, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. DiNenna:  
Comments on Item 163, Zoning Advisory Committee Meeting March 6, 1973, are as follows:

Property Owner: Michael B. & Elizabeth M. Sullivan  
Location: NE corner Greenwood and Old Court Roads  
Present zoning: M.L.  
Proposed Zoning: Variance from Section 255.1 as set forth in Section 243.2 (side yard) to permit a side yard of 12' instead of required 50' and a Variance from Section 255.1 as set forth in Section 243.1 to permit a front building line of 44' instead of required 75'.  
District: 3  
No. Acres: 0.7512

Metropolitan water is available to the site. Complete soil evaluation must be conducted and approved prior to issuance of building permit.

Very truly yours,  
*Thomas H. Devlin*  
Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mg

JUN 27 1973

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts and as the zoning line bisects the property at an acute angle and compliance with the setback requirements would result in an undesirable building addition from an aesthetic viewpoint, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners.

The above Variance should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety and general welfare of the community, Variances to permit a side yard of twelve (12) feet instead of the required fifty (50) feet; and a front yard of forty-five (45) feet instead of the required seventy-five (75) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9th day of May 1973 that the herein Petition for a Variance should be and the same be granted, from and after the date of this order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning, and the installation of four (4) foot high headlocks on ten (10) foot centers across the rear of the site.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts and as the zoning line bisects the property at an acute angle and compliance with the setback requirements would result in an undesirable building addition from an aesthetic viewpoint, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9th day of May 1973 that the above Variance should be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF HEALTH



JEFFERSON BUILDING  
TOWSON, MARYLAND 21284

April 2, 1973

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. DiNenna:  
Revised comments on Item 163, Zoning Advisory Committee Meeting, March 6, 1973, are as follows:

Property Owner: Michael B. & Elizabeth M. Sullivan  
Location: N/E corner Greenwood and Old Court Roads  
District: 3

Metropolitan water is available to the site.

The proposed variance for extension of office space will interfere with the present septic system. The proposed relocation of the septic system does not allow a sufficient area for a system; therefore, public sewer must be extended to the site prior to approval of the office addition.

Very truly yours,

*Thomas H. Devlin*  
Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mgc

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: March 13, 1973

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item 163  
Property Owner: Michael B. and Elizabeth M. Sullivan  
Location: North East corner of Greenwood and Old Court Roads  
Present Zoning: M.L.  
Proposed Zoning: Variance from Section 255.1 as set forth in Section 243.2 (side yard) to permit a side yard of 12' instead of required 50' and a variance from Section 255.1 as set forth in Section 243.1 (Front yard) to permit a front building line of 44' instead of required 75'

District: 3  
No. Acres: 0.7512 acres

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,  
*W. Nick Petrovich*  
W. Nick Petrovich  
Field Representative

EMILIE PARKS, MEMBER  
EUGENE C. WEBB, MEMBER  
MRS. ROBERT L. BERNY

MARLUS M. BOISARIS  
JOSEPH W. HODGSON  
ALVIN LORDES

T. BAYARD WILLIAMS, JR.  
RICHARD W. TRACEY, V.M.D.  
MRS. RICHARD K. HUNTER



COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204  
301-284-3648

H. B. STAAB  
DIRECTOR

INDUSTRIAL DEVELOPMENT COMMISSION  
BALTIMORE COUNTY, MARYLAND

March 28, 1973

Mr. S. Eric DiNenna, Zoning Commissioner  
Baltimore County  
Towson, Maryland

Dear Eric:

Re: ZAC March 13, 1973 - Item 163  
Property Owners: Michael B. and Elizabeth M. Sullivan  
Location: Northeast corner Greenwood and Old Court Roads  
Present Zoning: M.L.  
Proposed Zoning: Variance from Sec. 255.1 to permit a side yard of 12' instead of required 50' and a variance from Section 255.1 to permit a front building line of 44' instead of 75'.  
District: 3  
Acres: 0.7512

We have reviewed the above petition and visited the property. The Industrial Development Commission recommends that the requested variances be given favorable consideration so that the existing industry may expand at its present location.

Sincerely,  
*H. B. Staab*  
H. B. STAAB  
Director

WILLIAM D. FROMM  
DIRECTOR



April 26, 1973

Mr. S. Eric DiNenna, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. DiNenna:  
Comments on Item #163, Zoning Advisory Committee Meeting, March 13, 1973, are as follows:

Property Owner: Michael B. and Elizabeth M. Sullivan  
Location: North East corner of Greenwood and Old Court Roads  
Present Zoning: M.L.  
Proposed Zoning: Variance from Section 255.1 as set forth in Section 243.2 (side yard) to permit a side yard of 12' instead of required 50' and a Variance from Section 255.1 as set forth in Section 243.1 (Front yard) to permit a front building line of 44' instead of required 75'  
District: 3  
No. Acres: 0.7512 acres

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,  
*Richard B. Williams*  
Richard B. Williams  
Planner II  
Project Planning Division  
Office of Planning and Zoning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric DiNenna, Zoning Commissioner Date: May 4, 1973

FROM: William D. Fromm, Director

SUBJECT: Petition #71-269-A, Northeast side of Greenwood Road 335 feet ± Northwest of Naylor's Lane.  
Petitioner for Variance for Front and Side Yards.  
Petitioner - Michael B. Sullivan and Elizabeth N. Sullivan

3rd District

Hearing: Monday, May 7, 1973 (10:00 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

*William D. Fromm*  
William D. Fromm  
Director

WDF:NEG:rw



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building  
115 West Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 26th day of May 1973, item # 71-269-A.

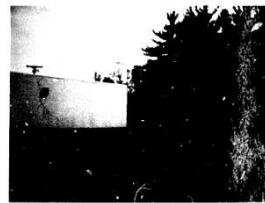
*S. Eric DiNenna*  
S. Eric DiNenna  
Zoning Commissioner

Petitioner: SULLIVAN Submitted by: *Sullivan*

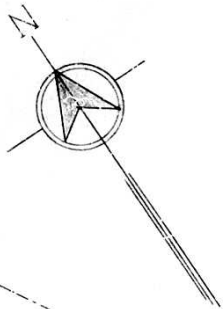
Petitioner's Attorney: *Staab* Reviewed by: *Staab*

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



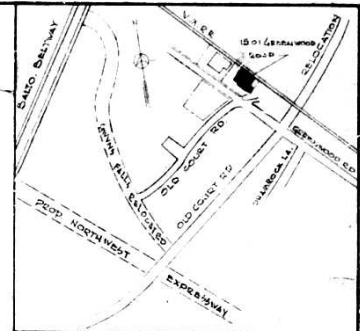




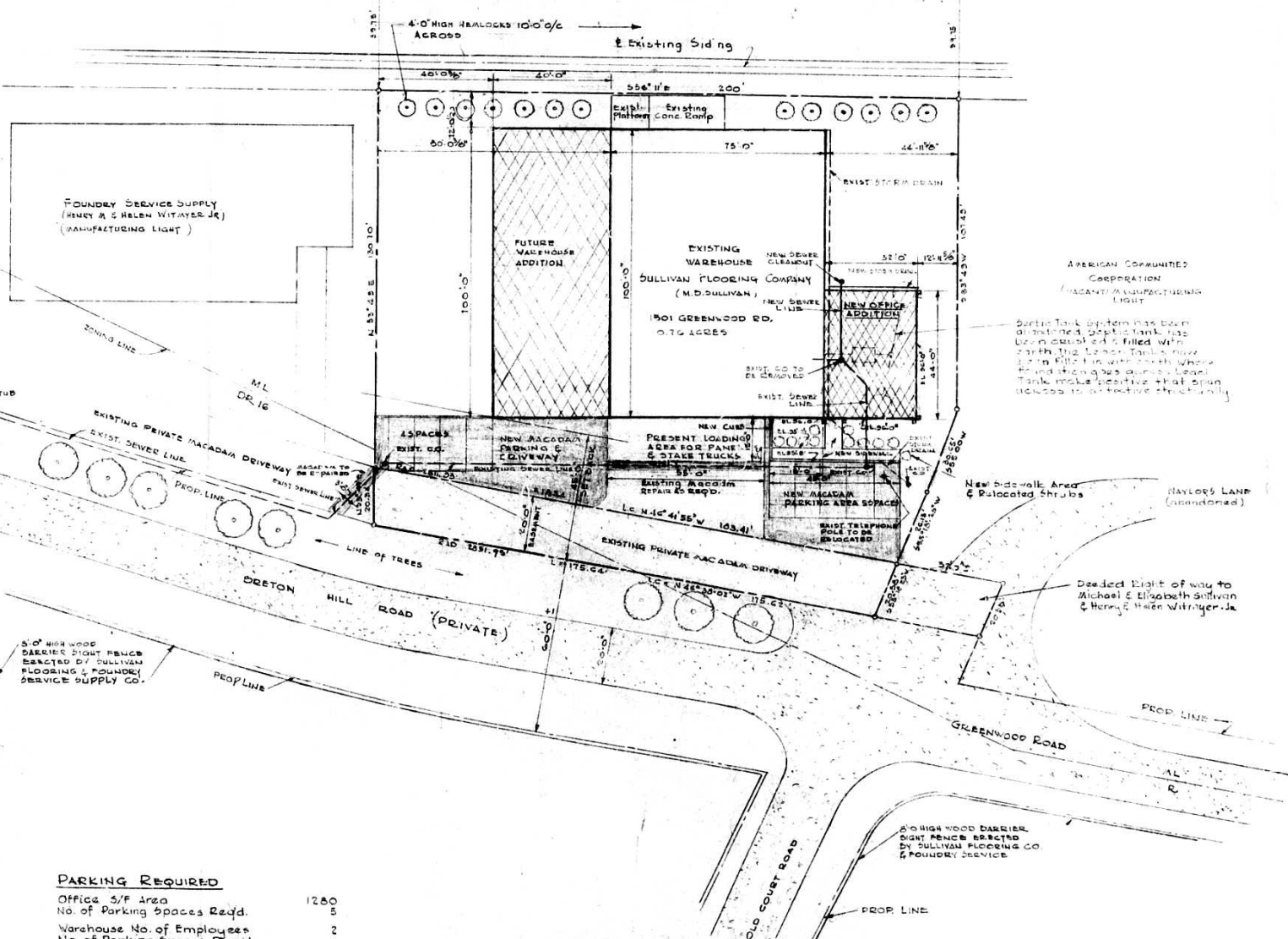


RESIDENTIAL D22

MAIN TRACK WESTERN MARYLAND RAILWAY TO BALTIMORE



LOCATION MAP  
SCALE 1" = 500'



BRITANNY APARTMENTS (UNDEVELOPED)

DIST. CO. DEPT. OF PUBLIC WORKS  
KEY SHOT. P&Z POSITION SHOT.  
18.19 N.W. 25

**PARKING REQUIRED**

Office S/F Area	1280
No. of Parking Spaces Req'd.	5
Warehouse No. of Employees	2
No. of Parking Spaces Req'd.	1
Parking Spaces furnished	
Office	5
Warehouse	4
Total	9

3RD ELECTION DISTRICT

NOTE:  
Notes and Pounds taken from  
Certified Site Plan Prepared  
by Leslie J. Pierre P.E.

**PLOT PLAN**

Scale 1" = 20'

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY *[Signature]*  
DATE 9/26/77  
73 269 A

**ADDITION TO OFFICE & PLANT**  
SULLIVAN FLOORING COMPANY  
GREENWOOD & OLD COURT ROAD  
KEESVILLE BALTIMORE COUNTY MD.

J.E. GERBER, CONSULTING ENGINEER  
BALTIMORE, MD.

SHEET 1

