PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE DUNTY:

74-118-A 34) 1, or we Clifford E. 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,

hereby petition for a Variance from Section.415.1.c..to.permit.two(2)\_trailers\_

90.78.15 acres, 450 feet apart instead of the required 1000 feet-

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

There is electricity, roads, and water available. It is impractical to place trailers in any other location.

See attached description



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

or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petiths, and further agree to and rer to be bound by the sociage regulations and restrictions of Balance County adopted pursuant to the Zoning Law For Baltimore County.

Coffee & Sullivan

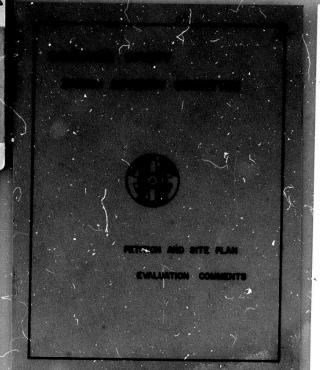
Address Route 3, Box 127 Reisterstown, Md. 21136

\_\_\_ SEP 1

ORDER RECEIVED FOR FILING

, 197 3, that 'he subject matter of this - Typesired by the Zoning Law of Baltimore County, in two newspapers of general circulation through-ofth-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 \_\_\_\_\_5th \_\_\_\_\_day of \_\_\_Kovember \_\_\_\_\_, 197 \_3, at \_11:00clock

Zoning Commissioner of Baltimore County.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 3, 1973

COUNTY OFF. IE BLDG

Mr. Clifford E. Sullivan Route 3, Box 127 Reisterstown, Maryland 21136

MEMBERS

BUSEAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING DUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT BUILDING DEPARTMENT BOARD OF EDUCATION ZONING ADMINISTRATED DEVIL PRENT

RE: Variance Petition Item 54 Clifford E. Sullivan - Petitioner

Dear Mr. Sullivan:

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 roning action requested, but to assure that all the appropriateness of the roning action requested, but to assure that all the action of the action of problems with regard to the acceptance of the action of the action of the action of the action of Planning may file a written report with the action of the ac

The subject property is located east of the intersection of Old Hanover Road and Clifford Sullivan Road, in the 4th District of Baltimore County. This property, which is zoned RDP, is requesting a Variance or Dennit two trailers on 78.15 acres of land, in an area that app rently was used previously as a Bo, scout camp.

The current status of this area is unknown at this time and should be clarified prior to the nearing. The trailers are existing on the subject property on block foundations and have apparently been located in this area for a number of years.

There are other out buildings in the area that were apparently used as cabins for the camping facilities at one time tract is heavily wooded and all the roads are constructed of gravel.

- 2 -

Mr. Clifford E. Sullivan Item 54 October 3, 1973

Prior to scheduling this hearing a proper description and site plan must be sub-itted to this office.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which 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.

JOHN J DILLON, JR., Chairman Zoning Advisory Committee

JJDJr.:JD

Enclosure

## Baltimore County, Margland Benartment Of Mubite Borks COUNTY OFFICE BUILDING

October 2, 1973

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

Ro: Item #5% (1973-197%)
Property Cumer: Olifford E. Sallivan
Int. of Oli Hanover 7%, and Olifford Sallivan Rd.
Existing Zoning: Roll-P.
Proposed Coning: Variance to permit 2 'railers on
7%.15 acres of land
No. of Acres: 70.15 District hth

Dear Mr. DiNegna:

The following comments are furnished in report to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Boning Advisory Committee review in connection with this lem \$51, 1077-21/71,



END: TAM: FWR: 55

W-NM Mey Sheet 79 & 80 NM 39 & 40 Pos. Sheets NM 20 J Topo 31 & 39 Tex Maps

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING WH. T. MELZER

EUGENE J. CLIFFORD. P.E.

September 27, 1973

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

Re: Item 54 - ZAC - September II, 1973 Property Owner: Clifford E, Sullivan Intersection of Old Manover Road and Clifford Sullivan Road Variance to permit two trailers on 78,15 acres of land District 4

No traffic problems are acticipated by the requested variance to permit two house trailers,

michael Fla Michael S. Flanigan Traffic Engineer Associate

Very truly yours,

MSF/pk

Baltimore County Fire Department





Towson. Maryland 21204 823- 7310

Office of Planning and Zoning Baltimore County Office Building Towson, Haryland 21204

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Clifford E. Sullivan

Location: Int. of/Hanover Road and Clifford Sullivan Road

Item No. 54

Zoning Agenda Tuesday, September 11, 1973

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "%" 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 Country Standards as published by the Department of Public Works.

( ) 2. A second nears of vehicle access is required for the site.

( ) 3. The vehicle dead-end condition shown at

() 3. The vehicle dead-end condition shown at

EXCLEDS the maximum allowed by the Fire Department.

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

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the site shall comply with all applicable requirements of the site shall comply with all applicable requirements of the site shall comply with all applicable requirements of the site shall comply with all applicable requirements of the site shall be shall be

Reviewer: At 3 Solla Rote Planning Group Special Inspection Vivision

mls 4/16/73

Approved: Faul H Reache
Deputy Chief
Pire Prevention Bureau

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

September 18, 1973

DONALD J. ROOP, M.D. M.P.H.

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

Comments on Item 54, Zoning Advisory Committee Meeting September 11, 1973, are as follows:

Property Owner: Clifford E. Sullivan Location: Int. Old Hanover and Clifford Sullivan Ros-Present Zoning: R.D.P. Proposed Zoning: Warfance to permit 2 trailers on Nearfar. No. Acres: 78.15

Private sewage disposal system and private water well functioning satisfactorily.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HV8:mn4



September 13, 1973

Mr. S. Eric Di Nenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building

Dear Mr. DiNessa

Comments on Item \$54, Zoning Advisory Committee Meeting, September 11, 1973, are as follows:

Property Owner: Clifford E. Sullivan Location: Int, of Old Hanover Road and Clifford Sullivan Road Locarions: Int., of Old Hanover Road and Clifford Sullivan Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit two (2) trailers on 78.15 acres of land
No. of Acres: 78.15

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

John L. Wembley John L. Wimbley Flanning Specialist II Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE

## **BOARD OF EDUCATION** OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 20, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120h

Z.A.C. Meeting of: September 11, 1973

Ro: Item 5k
Property Omer:
Location:
Location:
Present Zoning:
Rh. of Old Hanover Road and Clifford Sullivan Road
Present Zoning:
Rh. P.
Proposed Zoning: Variance to permit two (2) trailers on 78.15 acres of land

Dear Mr. Dillenna:

No bearing on school population.

WNP/ml

Very truly yours, W. Nick Petrovich Field Representative

H EMSLIE PARKS, PRINCE NO

JOSEPH N. M. BOWAN ALVIN LORECK SICHARD W. TRACEY VMC

Property beginning at the intersection of Old Hanover Road and Clifford Sullivan Road containing 78.15 acres, as shown on the Tax Maps 31 and 39 owned by Clifford E. Sullivan. Shown on the tax map is the approximate location of two trailers for which a Variance of the Baltimore Colaty Zoning Regulations Section 415.1c to permit 450 feet distance instead of the 1980 feet, which is a required separation of the two trailers.

## BALTIMORE COUNTY, MARYLAND

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this

INTER-OFFICE CORRESPONDENCE

TO. S. Eric DiNenna, Zoning Commissioner Date. November 2, 1973

FROM William D. Fromm, Director of Planning

the above Variance should NOT BE GRANTED.

SUBJECT Petition #74-118-A. Northeast corner of Old Hanover and Clifford

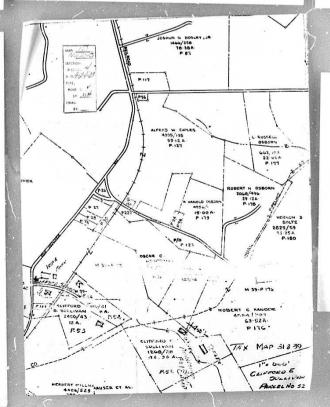
Petition fo. Variance for Two (2) Trajlers.
Petitioner - Clifford E. Sullivan

4th Dastrict

HEARING: Monday, November 5, 1973 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comment to make at this time.







## CERTIFICATE OF PUBLICATION

TOWSON, MD. October 18

day of \_\_\_\_\_November\_\_\_\_\_, 19\_73\_, the first-publication appearing on the 18th day of October 19.73

& Lizak Struction

Cost of Advertisement, \$\_

O COMMUNITIPE S

RANDALLSTOWN, MD. 21133 October 72 - 19 73

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinemna Zoning Commissioner of Haltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspape; published in Baltimore County, Maryland, once a week for one Successive weeks before the 22 day of Oct. 1973 that is to say, the same was inserted in the issue of October 18, 1973.

STROMBERG PUBLICATIONS, Inc.

By Puth magain

PETITION	MAPPIN		NG	G PROGRESS				T		
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: Laffler Previous case:	/ w-		•	hang	d Pla	Line	or des	c ripu	on	

BALTIM

CLRITTON	IE OF FOSTING
ZONING DEPARTMEN	T OF BALTIMORE COUNTY
Tour	on, Maryland
+	
District. 4 th	Date of Posting CCT /6 1973
Posted for Petition FOR VARIA	NCC.
	AL
Location of property, NE/CLB, OF C	AD HAMELER AND CLIFFEBD
	HRITING PRODUCTION
	B. Harrin and ChiFFERD
DALIVAR ISO	
Remarks:	
Posted by Iliozura L. Vecland	Date of return CST 26 /973

1-5, GN

74-118-14

ORE COUNTY OFFICE OF PLANNING A ZONING	
	MALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building III W. Cheaper-ke Avenue Townen, Maryland 21204 Your Patition has been received * this 8/29/73 day of	Mr. Clifford S. Sellivan Rouls 3, Rose 127 Reisborsteau, Nasyland 2135 Reisborsteau, Nasyland 2136
<del>7-7/-</del>	Your Potition has been received and accepted for filing
	this 14th day of Replaced 1973.
S. Eric DiNamed Zogring Commissioner  Vol. Commissi	Z. EATC DIREMA, Zoning Commissioner
my Moree . Reviewed by Labour.	
The second secon	Petitioner Clifford E. Sullivan
e interperied as acceptance of the Patition for assignment of a hearing	Patitioner's Attorney Reviewed by Max 1923

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE. REVIOUR DIVISION

MISCELLANEOUS CASH RECEIPT

DATE NOV. 16, 1973 ACCOUNT-01-662

ADJUST \$10,50

THAT ABBREY

CLIFFORD R. Sullivan

Boots 3 Dox 127

Route 3 Dox 127

Route 3 Dox 127

ACCOUNT DEPORT VELLOW CUSTOMER

CLIFFORD R. Sullivan

Route 3 Dox 127

ACCOUNT DEPORT VELLOW CUSTOMER

ACCOUNT DEPORT VEL

BALTIMORE COUNTY, MARYLAND office of Final Revenue division Market Canada Revenue division Market Canada Revenue division Market Canada Revenue division Market Canada Revenue Revenue

