PETITION FOR ZONING VALANCE

FROM ARE	A AND HEIGH	I REGULATIO	75-	181
	NER CF BALTIMORE COUR		74-166A	
I, or we,Gordon E. Su ounty and which is describe	gar and Lucille Sugar d in the description and plat	erof the property situa attached hereto and made	(Dem 10, 114) le in Baltimore a part hereof,	
reby petition for a Variance	e from Section 400.1 of	the Baltimore Coun	ty Zoning	
Regulations to permit	an accessory structure	(garage) in the front	yard	
nstead of the required	rear yard,			
the Zoning Regulations of H	laltimore County, to the Zon	ing Law of Baltimore Co	ounty; for the	
extreme hard precludes establishing the disturbance of exte	ship and practical diffi a free standing access nsive landscaping to ea	culty in that existing ory structure in the	rear yard and	
provide access.			NWGE	
See attached	description		3	
			1/5/3	
			110	
			3-18-74	
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GAR & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS 5013 BELAIR RD. / BALTIMORE, MD. 21236 (301) 668-150

November 12, 1973

DESCRIPTION OF LOT #5, BLOCK "D", PLAT NUMBER 3, LONGMEADOW WEST TO ACCOMPANY PETITION FOR ZONING VARIANCE

BEGINNING FOR THE SAME on the Southeast side of Pumpkin Seed Court at a point distance 482.5 Feet measured Southeast by along the Northeast side of said Pumpkin Seed Court from the intersection of the said Northeast side of Pumpkin Seed Court with the Southeast side of Woodvalley Drive [60 Feet Wide], thence leaving the Southeast side of Pumpkin Seed Court and running the 5 following courses and distances, viz: [1] North 89 degrees 14 minutes 06 seconds East 224,09 feet, thence [2] South 42 degrees 30 minutes 34 seconds East 95.00 Feet, thence (3) South 09 degrees 51 minutes 57 seconds West 93.38 Feet, thence (4) South 79 decrees 59 minutes 20 seconds West 230,34 Feet, thence (5) North 24 decrees 51 minutes 17 seconds West 161.20 feet to the Southeast side of Pumpkin Seed Court, thence running and binding Northeast by along the Southeast most side of said Pumpkin Seed Court by a line curving to the left having a radius of 50 feet for a distance of 57.52 feet to the place of beginning.

Containing 1.06 acres of land more or less

This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



L. alan Enons

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date February 7, 1974

William D. Fromm, Director of Planning

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SUBJECT. Petition #74-166-A. Southeast side of Pumpkin Seed Court 482.5 feet
Southeast of Moodvalley Drive
Petition for Variance for an Eccessory Structure.
Petitioner - Gorden B. and Lucille Sugar

3rd District

HEARING: Monday, February 11, 1974 (10:45 A.M.)

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

WDF:NEG:rw

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Pabruary 6, 1974

eth.

Chaire as

PROJECT PLANNING

W. Lee Harrison, Esq., 306 W. Joppa Road Towson, Maryland 21204

(6)

EE:Variance Petition Item 119 Gordon E. & Lucille Sugar -Petitioners

Dear Mr. Harrison

I am in receipt of additional or revised comments from the enclosed Zoning Advisory Committee enceber(s) with regard to your patition. Please read and these comments to those previously ment and these comments to the previously ment of you. Should revised site plans he raquired as a result of these comments, please endeavor to have them filed prior to the hearing.

Very truly yours,

John J. Dillon J. Chairman Zoning Auvisory Committee

JJDJr.:JD

(Enclosure(s)

og: Evans, Hagan & Holdefer, Inc. 8013 Belair Road Baltimore, Maryland 21236

Baltimore County, Maryland Bepartment Of Bublic Borks COUNTY OFFICE BUILDING TOWSON, MAR' LAND 2120-

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Bureau of Engineering

January 25, 197h

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

Re: Item #119 (1973-197h)
Property Owner: Gordon S. & Incilla Sugar
Sylve of Hamptin Saced Ct., 182:55 8/% of Woodwalley Dr.
Proposed Zoning: Variance to parmit an accessory
structure (perspe) in the front yard instead of the
required rear yard
No. of Zonres: 1.05 District: 37m.

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.

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan solutions for Zening Lévisory Committee runes in commention with this Item #181 (1973-1971).

Very truly yours, Downson Diver ELISWORTH N. DIVER, P.E. Chicf, Bureau of Engineering

END: EAM: FWR: S:

O-MW Key Sheet 36 MW 18 Pos. Sheet NW 9 E Topo 68 Tax Map

BAL Cheng coasin control approach COMMITTEE

January 25, 1974

W. Lee Harrison, Esq., 306 W. Joppa Road Towson, Maryland 21204

RE: Variance Petition Item 119 Gordon E. & Lucille Sugar

Dear Mr. Harrison:

The Zoning Advisory Comm'ttee 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 appropriateness of the zoning action requested, but appropriateness of the zoning continuous problems with regards the theorem of plans that may have a bearing on this case. The plans that may have a bearing on this case. The planes that may have a bearing on this case. The placetor 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 southeast side of Pumpkin Seed Court, 482.5' southeast of Woodvalley Drive, in the 3rd District of Baltimore County. This property, which is currently improved with a modern one-story frame and brick dwelling, is already improved with a single car garage, and the petitioner is requesting a Variance to allow an accessory structure for another single car garage. The for this property.

Presuming that the owner will develop this property in accordance with the good taste that prevails in this vicinity, and that adequate land-scaping is installed, this Committee has no adverse comment with regard to this petition.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice

W. Lee Harrison, Esq. Re: Item 119 Page 2 January 25, 1974

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.

Alm Il ellen JOHN J. DILLON, JR., Chairman, Zpning Advisory Committee

JJDJr. : JD

Enclosure

cc: Evans, Hagan & Holdefer, Inc. 8013 Belair Road Baltimore, Maryland 21236

Baltimore County Fire Department



Towson. Maryland 21204 825-7310

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

Attention: Ur. Jack Dillon, Chairman Zoning Advisory Connittee

ke: Property Owner: Gordon E. & Lucille Sugar

Location: SE/S of Fumpkin Seed Court, 182.5 feet SE of Woodvalley Dr.

Item No. 119

Zoning Agenda January 3, 1974

Gentlenen:

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 approved road in accordance with Baltimore County Standards as published by the Department of Public More Assembly Standards as published by the Department of Public More Standards as published by the Department of Public More Standards as published by the Department of Public More Standards as published by the Department of Public More Standards as published by the Department of Public More Standards as published by the Department of Public More Standards as published by the Department of Public More Standards as published by the Department of Public More Standards and Department

() 4. The site shall be nade to comply with all apparation of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and s curse smitting or proposed on the site shall comply w : all applicable requirements of the state shall comply w : all applicable requirements of the state of the state

The site shall be maken allowed by the Fire Department.

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

Reviewer: Levi party William Brand, Approved: Paul H Panche.
Planning Group
Special Inspection Division Fire Prevention Survau

mls 4/16/73

(0)	
Pursuant to the advertisement, posting of pr	operty, and public hearing on the above Petition
and it appearing that by reason of the following	finding of facts that strict compliance with
the Baltimore County Zoning Regulation	ns, would result in practical difficulty, and
unreasonable hardship upon the Petitio	ners,

the zhove Variance should be had; and it further	r appearing that by reason of the granting of
the Variance requested not adversely a	ffecting the health, safety, and general.
welfare of the community, the Varianc	e to permit an accessory atructure
(garage) in the front yard in lieu of the	required rear yard should be granted,
2 1	
0 3	
IT IS ORDERED by the Zoning Commissione	r of Baltimore County, this
Jay of February 198 74, that the fro caccessory structure (garage) in the fro should be and the same is GRANTED, subject to the approval of a site plan by the Department of Public Works agg the Office of Planning and Zoning.	nt yard in lieu of the required rear yard
_	Zoning Commissioner(of Baltimore County
Pursuant to the advertisement, posting of pro-	operty and public hearing on the above petition
and it appearing that by reason of	
(0.4) 21 (4.4) (4.4)	***************************************
the above Variance should NOT BE GRANTED	
IT IS ORDERED by the Zoning Commissione	r of Balamore County, thisday
of, 156, that the above	we Variance be and the same is hereby DENIED.
	Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 2120

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DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

WM. T. MELZER

January 28, 1974

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

Re: Item 119 - ZAC - January 8, 1974 Gordon L and Lucille Sugar SE/S Pupplin Seed Court, 482,5 deet SE of Moodvalley Drive Variance to permit an accessory structure (garage) in the front yard instead of the required rear yard

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the front yard,

Very truly yours, michael & Flange

Michael S. Flanigan Traffic Engineer Associate

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH—



January 10, 1974

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

Comments on Item 119, Zoning Advisory Committee Meeting January 8, 1974, are as follows:

Property Owner: Gordon E. & Lucille Sugar Location: Se/S Pumpkin Seed Ct., 482.5 SE of Woodvalley Drive

Present Zoning: D.R. 2
Proposed Zoning: Wariance to permit an accessory structure (garage) in front yard instead of req'd rear yard No. Acres: 1.05
District: 3

Metropolitan water and sewer are available.

A moratorium was placed on new sever connections in the Jones Falls Drainage Basin by Dr. Nell Solomon, Sect'y of Healt. and Mental Hygiene, on Sept. 13, 1973; herefore approval may be withheld for this connection.

Very truly yours.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:mne

WILLIAM D. FROMM

S. ERIC DINENNA



January 18, 1974

Mr. S. Eric DiNenna, Zoning Co Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building

Comments on Item #119, Zoning Advisory Committee Meeting, January 8, 1974, are as follows:

Property Owner: Gordon E. and Lucille Sugar Lacation: SE/S of Pumpkin Seet Court, 482,5 feet SE of Woodvalley Drive Existing Zoning: D.R.2 Proposed Zoning: Variance to pemit on accessory structure (garage) in the fract yard instead of the required rear yard No. of Acres: 1.05

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

Very truly yours,

John Levembles

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

SALTIMORE COUNTY OFFICE OF PLANNING AND ZONING ILDING 103 WEST CHESAPEAKE AVENUE PLANNING 484-3211 ZONING 494-3351

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 9, 1974

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

Z.A.C. Meeting of: January 8, 1974

Item 119
Property Comer: Gordon S. & Lucille Sugar
Property Comer: BS/S of Pumpkin Seed (**, 182.5 ft. SE of Woodvalley Dr.
Present Zoning: D.R. 2
Proposed Zoning: Variance to permit an accessory structure (garage) in the
front yard instead of the required rear yard

No. Acres:

No bearing on student population.

Very truly yours,

W Windstellionet W. Nick Potrovich Field Representative

PETITION FOR A VARIANCE

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 24 19 74 THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., secondar santa day of February 19.74, the first publication appearing on the 21th day of January

19__74 H. J. THE JEFFERSONIAN.

Cost of Advertises

OCOMMUNITY IMES

RANDALLSTOWN, MD. 21133 January 28 - 19 74

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

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one xxxxx week before the 28 day of January 1974 that is to say, the same was inserted in the issue of January 24, 1974.

STROMBERG PUBLICATIONS, Inc.

By Buth Morgan

1-5,6N

74-166-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting JAN. 26, 1974 Posted for PETITION FOR VARIANCE Petitioner GERDEN E. SUGAR Location of property SE/S. C.E. PUNCKIN Seep CT. 482.5' SE CE WEEDVALLOY DR. Location of Signs: FRENT 8201 PUNKEN SEED CT. Remarks: Posted by Florences K. Roland Date of return February 1, 1974

PETITION	MAPPING PROGRESS SHEET					ET	V			
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
TOROTION	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Cranted by ZC, BA, CC, CA										_
Reviewed by:		-	(Chang	ed Pla	tline	or des	ripti	on	

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
III W. Chesapeake Avenue

	Your Petition has been received * this 254	
Dec.	1973 1972. Item !	day
	10.00	

Zoning Commissioner

Petitioner Sugar: Submitted by Nothernal
Petitioner's Attomer Nothernal Reviewed by Office

This is not to be interperted as acceptance of the Petitian for assignment of a heuring date.

BALTIMORE COUNTY OFFICE OF PLANNING AF ZONING TOWN 129 O.C.

W. Loo Harrison, Bog 306 W. Joppa Road Toronn, Mt. 21204

County Office Building 111 V. Chesepeaks Avenue Tonson, Meryland 21206

Your Petition has been received and accepted for filing

1973. day of <u>Beautier</u> 1973.

S. ERIC DIREMAN, Zening Commissioner

Potitioner_Garden E. & Locille Super

fetitioner's Attornoy W. Lee Harrison, Top co: Bronn, Hapan & Holdedor, Inc. 6013 Bolair Road, Baltimero, Md. 21236 med by Hon Billon of England Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING IN

W. Los Harrison, Roq. 306 W. Joppa Road Torson, Md. 21204

County Office Building 111 W. Chesepeeke Avenue Touson, Maryland 21204

Your Petition has been received and accepted for filing

H.D. 7/

Petitioner Garden E. A Lucille Sugar

Patitioner's Attorney w res Harrison, Req Reviews CC: Evens, Hagan & Holdefar, Inc. 2013 Belair Road, Baltimore, Nd. 21236

the transfer faith of

BALTIMORE CC NTY, MARYLAND OFFICE OF FINANCE INVESTMENT BOYSEON MISCELLANEOUS CASH RECEIPT OF THE STATE OF TH

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE. REVINUE OVERIOR
MISCELLANEOUS CASH RECEPT

Peb. 11, 197h ACCOUNT 01-662

AMOUNT \$1.75

MILLION CONTINUES

GORDON S. Right
S201 Pumpkin Seed Court
Pilesvillar, M. 21209
Advertising and positing of purperty 4 1.75 to 171-1664.

