

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Gordon E. Sugar and Lucille Sugar, 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 400.1 of the Baltimore County Zoning Regulations to permit an accessory structure (garage) in the front yard instead of the required rear yard.

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

extreme hardship and practical difficulty in that existing topography precludes establishing a free standing accessory structure in the rear yard and the disturbance of extensive landscaping to each side of the existing structure to provide access.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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 of Baltimore County.

Contract purchaser \_\_\_\_\_ Legal Owner \_\_\_\_\_  
Address \_\_\_\_\_ Address: 8201 Pumpkin Seed Court  
Baltimore, Maryland 21208

W. Lee Harrison, Esq., \_\_\_\_\_ Protestant's Attorney  
Address: 306 W. Joppa Road  
Towson, Maryland 21204 (825-1200)

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1974.

of January 1974, 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 held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 1974, at \_\_\_\_\_ o'clock.

Eric D. Hanna  
Zoning Commissioner of Baltimore County

(over)

10-43A  
9-1-74

#74-166-A  
#119

## EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS

8013 BELAIR RD. / BALTIMORE, MD. 21236 (301) 666-1501  
535 POPPUS STREET / CAMBRIDGE, MD. 21613 (301) 228-3550  
115 E. MAIN STREET / WESTMINSTER, MD. 21157 (301) 686-1000  
13 S. WASHINGTON STREET / EASTON, MD. 26021 (301) 822-5433

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 degrees 59 minutes 20 seconds West 230.34 feet, thence (5) North 24 degrees 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 1.05 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 Evans

L. ALAN EVANS, P.E., L.S. / CAMBRIDGE, MD. / J. P. / GEORGE W. HOLDEFER, P.E. / WESTMINSTER, MD. / JESSE W. HUNLEY / BALTIMORE, MD.

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric D. Hanna, Zoning Commissioner Date: February 7, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-166-A, Southeast side of Pumpkin Seed Court 482.5 feet Southeast of Woodvalley Drive  
Petitioner - Gordon E. 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.

William D. Fromm  
William D. Fromm, Director of Planning

WDF:NEG:rw

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 6, 1974

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

RE: 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 member(s) with regard to your petition. Please read and add these comments to those previously sent to you. Should revised site plans be required as a result of these comments, please endeavor to have them filed prior to the hearing.

Very truly yours,

John J. Dillon, Jr.  
John J. Dillon, Jr., Chairman  
Zoning Advisory Committee

JJDjr:JJD

(Enclosure(s))

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

## Baltimore County, Maryland

Department Of Public Works

COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204

Division of Engineering  
ELLSWORTH N. DIVER, P.E. CHIEF

January 25, 1974

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

Re: Item #119 (1973-1974)  
Property Owners: Gordon E. & Lucille Sugar  
S/SE of Pumpkin Seed Ct., 482.5' S/SE of Woodvalley Dr.  
Existing Zoning: R.U. 2  
Proposed Zoning: Variance to permit an accessory structure (garage) in the front yard instead of the required rear yard.  
No. of Acres: 1.05 District: 3rd

Dear Mr. D. Hanna:

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

### General:

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #119 (1973-1974).

Very truly yours,

Ellsworth N. Diver  
Ellsworth N. Diver, P.E.  
Chief, Bureau of Engineering

END:RAN:PAR:SS

City Map Sheet  
36 NW 18 Pos. Sheet  
NW 9 E Topo  
68 Tax Map

## BALTIMORE COUNTY ZONING ADVISORY 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 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 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 front of this property.

Presuming that the owner will develop this property in accordance with the good taste that prevails in this vicinity, and that adequate landscaping 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.

Very truly yours,

John J. Dillon, Jr.  
John J. Dillon, Jr.,  
Chairman,  
Zoning Advisory Committee

JJDjr:JJD

Enclosure

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

## Baltimore County Fire Department

J. Austin Deitz  
Chief



Towson, Maryland 21204

823-7318

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

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: Gordon E. & Lucille Sugar

Location: SE/S of Pumpkin Seed Court, 482.5 feet SE of Woodvalley Dr.

Item No. 119

Zoning Agenda January 3, 1974

Gentlemen:

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 \_\_\_\_\_ 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 \_\_\_\_\_
4. The site shall be made to comply with all applicable parts of the Fire Prevention 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 National Fire Protection Association Standard No. 101 "The Life Safety Code", 1973 edition prior to occupancy. Site plans are approved as drawn.
6. The Fire Prevention Bureau has no comments at this time.

Reviewed: William D. Fromm  
Planning Group  
Special Inspection Division

Noted and Approved: Paul H. Reinhardt  
Deputy Chief  
Fire Prevention Bureau

mls  
4/16/73

Zoning Commissioner of Baltimore County

HYB:mp6

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204  
AREA CODE 301 PLANNING 494-3211 ZONING 494-3351

## WNP/sl

MSF/pk

By Luth. Morgan

District 3<sup>rd</sup> Date of Posting JAN. 26, 1974  
 Posted for FRICTION. FEB. VARIANCE  
 Positioner GERSON E. SINGH  
 Location of property SE/5. OF PINEBURY SEED CT. 482.5' SE OF  
WOODBURY DR.  
 Location of Signs FREAT 3.351 PINEBURY SEED CT.  
 Remarks \_\_\_\_\_  
 Posted by HERMAN K. BOLAND Date of return February 1, 1974

| PETITION MAPPING PROGRESS SHEET                 |                |    |                                             |    |           |    |         |    |           |    |
|-------------------------------------------------|----------------|----|---------------------------------------------|----|-----------|----|---------|----|-----------|----|
| 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<br>ZC, BA, CC, CA                    |                |    |                                             |    |           |    |         |    |           |    |
| Reviewed by: <u>JCB</u>                         | Revised Plans: |    | Change in outline or description <u>Yes</u> |    |           |    |         |    |           |    |
| Previous case: _____                            | Map # _____    |    | _____ No                                    |    |           |    |         |    |           |    |

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 119  
 W. Lee Harrison, Esq.  
 306 W. Joppa Road  
 Towson, Md. 21204  
 County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your Petition has been received and accepted for filing  
 this 14th day of December 1973.

S. Eric DiNenna  
 S. ERIC DINENNA  
 Zoning Commissioner

Petitioner Gordon E. & Lucille Sugar  
 Petitioner's Attorney W. Lee Harrison, Esq. Reviewed by JCB  
Evans, Hagan & Holdrege, Inc. Chairman  
 8013 Belair Road, Baltimore, Md. 21236 Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 119  
 W. Lee Harrison, Esq.  
 306 W. Joppa Road  
 Towson, Md. 21204  
 County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

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S. Eric DiNenna  
 S. ERIC DINENNA  
 Zoning Commissioner

Petitioner Gordon E. & Lucille Sugar  
 Petitioner's Attorney W. Lee Harrison, Esq. Reviewed by JCB  
Evans, Hagan & Holdrege, Inc. Chairman  
 8013 Belair Road, Baltimore, Md. 21236 Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 14th day of  
Dec. 1973. Item # \_\_\_\_\_

S. Eric DiNenna  
 S. ERIC DINENNA  
 Zoning Commissioner

Petitioner Sugar Submitted by Norwood  
 Petitioner's Attorney Norwood Reviewed by JCB

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

BALTIMORE COUNTY, MARYLAND No. 13059  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE Jan. 21, 1974 ACCOUNT 01-662  
 AMOUNT \$25.00

DISTRIBUTION  
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER  
 W. Lee Harrison, Esq.  
 306 W. Joppa Rd.  
 Towson, Md. 21204  
 Petition for Variance for Gordon Sugar  
 #74-166-A

BALTIMORE COUNTY, MARYLAND No. 13092  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE Feb. 11, 1974 ACCOUNT 01-662

AMOUNT \$41.75  
 DISTRIBUTION  
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Gordon E. Sugar  
 8201 Pumpkin Seed Court  
 Pikeville, Md. 21208  
 Advertising and posting of property  
 #74-166-A 41.75



