

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 that 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 starting of the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit an accessory building (swimming pool) to be located outside of the one-third of the lot most removed from both streets (corner lot).

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th day of May 1974, that the herein Petition for a Variance should be and the same is 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.

Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING TOWSON, MARYLAND 21204

April 29, 1974

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:

Comments on Item 174, Zoning Advisory Committee Meeting, April 23, 1974, are as follows:

Property Owner: August D. & JoAnn M. Sunderland Location: S/S of Linden Ave. & the E/S of Woodside Ave. Existing Zoning: D.R. 5.5 Proposed Zoning: Variance from Section 400.1 to permit a residential swimming pool outside of the one-third of the lot most removed from sidewalk on a corner lot

No. of Acres: 100' x 125' District: 13

Metropolitan water and sewer are available to the site.

Swimming Pool Comments: Prior to approval of a pool, complete plans and specifications must be submitted to the Baltimore County Department of Health for review and approval.

Very truly yours,

Thomas H. Bevin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB/cad

WILLIAM D. FROMM DIRECTOR S. ERIC DINENNA ZONING COMMISSIONER



May 6, 1974

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 174, Zoning Advisory Committee Meeting, April 23, 1974, are as follows:

Property Owner: August D. and JoAnn M. Sunderland Location: S/S of Linden Avenue and the E/S of Woodside Avenue Existing Zoning: D.R. 5.5 Proposed Zoning: Variance from Section 400.1 to permit a residential swimming pool outside of the one-third of the lot most removed from side street on a corner lot No. of Acres: 100' x 125' District: 13th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: April 29, 1974

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

Z.A.C. Meeting of: April 23, 1974

Re: Item 174 Property Owner: August D. & JoAnn M. Sunderland Location: S/S of Linden Ave. & the E/S of Woodside Avenue Present Zoning: D.R. 5.5 Proposed Zoning: Variance from Section 400.1 to permit a residential swimming pool outside of the one-third of the lot most removed from the sidewalk on a corner lot

District: 13th No. Acres: 100' x 125'

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

W. Nick Petrovich Field Representative

WDF/ml

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 15, 1974

Mr. August D. Sunderland 1709 Woodside Avenue Halethorpe, Maryland 21227

RE: Variance Petition Item 174 August D. and JoAnn M. Sunderland - Petitioners

Dear Mr. Sunderland:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) of the Zoning Advisory Committee.

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,

James B. Byrnes, III Chairman, Zoning Advisory Committee

JBB:JD

Enclosure

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Branch of Engineering ELLSWORTH H. PETER, P.E., CHIEF

May 13, 1974

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

Re: Item #174 (1973-1974)

Property Owner: August D. & Jo Ann M. Sunderland S/S of Linden Ave. & the E/S of Woodside Ave. Existing Zoning: D.R. 5.5 Proposed Zoning: Variance from Section 400.1 to permit a residential swimming pool outside of the one-third of the lot most removed from sidewalk on a corner lot No. of Acres: 100' x 125' District: 13th

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:

Linden and Woodside Avenues, existing County streets, are proposed to be improved in the future as 30-foot closed-type roadway cross-sections on 50-foot rights-of-way. Highway improvements are not required at this time. Highway right-of-way widening, including a 15-foot area for sight distance and any necessary reversible easements for slopes will be required in connection with any grading or building permit application. The construction or reconstruction of sidewalks, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

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:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances 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 #174 (1973-1974) Property Owner: August & Jo Ann M. Sunderland Page 2 May 13, 1974

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

Ellsworth H. Peter, P.E. Chief, Bureau of Engineering

END:HAM:PW:ras

cc: J. Somers

C-2M Key Sheet 22 SW 1/4 Sec. 36 SW 6 D Topo 108 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 28, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-269, Southeast corner of Linden and Woodside Avenues. Petition for Variance for an Accessory Building. Petitioner - August D. and JoAnn M. Sunderland

13th District

Hearing: Wednesday, May 29, 1974 (10:15 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

The granting of this request would not be inconsistent with the policies of the 1980 Guideplan, the County's official plan.

William D. Fromm Director of Planning

WDF:REG:rv

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

Re: Item 174

Property Owner: August and JoAnn Sunderland
5/3 Linden Avenue and the S/3 Woodside Avenue
variance from Section 400.1 to permit a residential swimming
pool outside of the one third of the lot most removed from
sidestreet on a corner lot- District 13

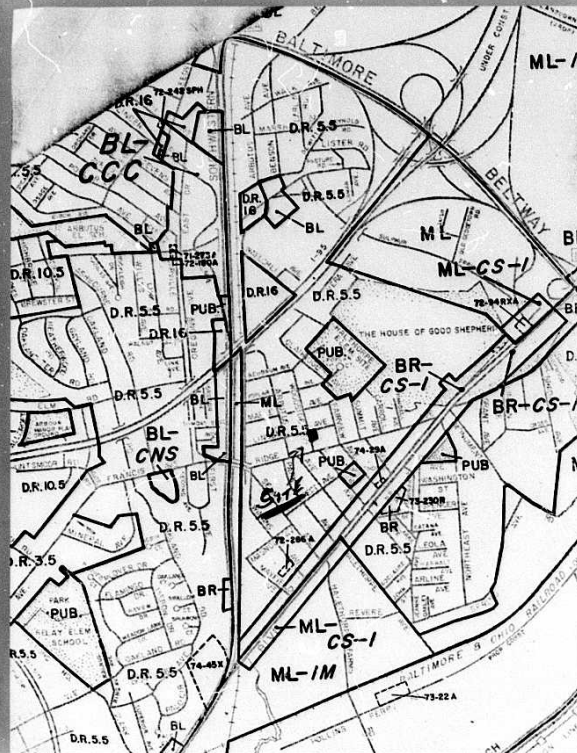
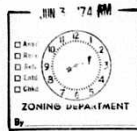
Dear Mr. DiNenna:

We the owners of 1709 Woodside Avenue: Mr. August D. and
JoAnn M. Sunderland will assume all responsibility, if before
June 29th 1974 someone should appeal and win the case against
us it would be our complete responsibility to dispose of said
swimming pool.

Very truly yours,

August D. Sunderland
August D. Sunderland
JoAnn M. Sunderland
JoAnn M. Sunderland

Robert H. Hays
Notary



PETITION FOR A VARIANCE
FROM A ZONING
ORDINANCE
The Board of Zoning Appeals of Baltimore County, Maryland, has received a petition for a variance from the zoning ordinance of Baltimore County, Maryland, for the purpose of allowing the construction of a swimming pool on a corner lot in District 13, located at the intersection of Linden Avenue and Woodside Avenue, in the City of Towson, Maryland. The petition is filed by August D. and JoAnn M. Sunderland, the owners of the property. The Board of Zoning Appeals has held a public hearing on the petition and has determined that the variance is in the public interest and that the proposed use is a substantial detriment to the public interest. The Board of Zoning Appeals has granted the variance.

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 9, 1974
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 29th day of May, 1974, the first publication appearing on the 29th day of May, 1974.

B. Leach
THE JEFFERSONIAN
Manager

Cost of advertisement, \$.....

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 ZC, BA, CC, CA										
Reviewed by: <i>ABC</i>										
Revised Plans: Change in outline or description										
Previous case:										
Map #										

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 14790
DATE: May 6, 1974 ACCOUNT: 01-662
AMOUNT: \$25.00
DISTRIBUTION: WHITE CASHIER, PINK - AGENCY, YELLOW - CUSTOMER
Money Order 801090903
Petition for Variance for August D. Sunderland
#74-289-A
4454117 25.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Direct: 13th Date of Posting: MAY 11, 1974
Posted for: PETITION FOR VARIANCE
Petitioner: AUGUST SUNDERLAND
Location of property: SE/3CR. OF LINDEN AND WOODSIDE AVES.
Location of Sign: FRONT 1709 WOODSIDE AVE.
Remarks: Thomas B. Balant
Posted by: Thomas B. Balant Date of return: MAY 17, 1974

Item 174
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Mr. August D. Sunderland
1709 Woodside Avenue
Halethorpe, Md. 21227
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing this 26th day of April, 1974.
S. Eric DiNenna
S. ERIC DINENNA, Zoning Commissioner
Petitioner August D. and JoAnn M. Sunderland
Petitioner's Attorney _____ Reviewed by *James B. Byrnes, III*
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 17th day of APRIL 1974. Item # _____
S. Eric DiNenna
S. ERIC DINENNA, Zoning Commissioner
Petitioner Mr. & Mrs. Sunderland Submitted by Mrs. Sunderland
Petitioner's Attorney _____ Reviewed by *MBC*
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 15042
DATE: May 29, 1974 ACCOUNT: 01-662
AMOUNT: \$16.75
DISTRIBUTION: WHITE CASHIER, PINK - AGENCY, YELLOW - CUSTOMER
Money Order 801090903
Petition for Variance for August D. Sunderland
#74-289-A
4454117 16.75

