PETITION FOR ZONING VARI NCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING CAMMISSIONER OF RALTIMORE COUNTY:
August D. and John H.

1, or we, Sunderland legal owners. Sunderland legal owners of the property situate in Baltimore which is described in the description and plat attached hereto and made a part hereof

removed from both streets (corner lot).

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

- 1 Only place suitable for a pool without changing the present outbuildings.
- 2 One-third of lot most removed from streets is too congested to be
- 3 Ideal location because the pool would receive adequate sun

Address 1709 Woods de axe Haletturpe, Md 21227

, 1974, that the subject matter of this petition be advert

1-19-74

1

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 2, 1974

xxxxxxxxxxxxx

ORGEN RECEIVED FOR FILING

Mr. August D. Sunderland 1709 Woodside Avenue Halethorpe, Maryland 2122/

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

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced peticion and has made an on site field inspection of the property. The following comments are a resuit 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 at the northeast corner of Linden and Woodside Avenues, in the 13th Election District of Baltimore County. It is presently improved by a large three-story residence, a garage, two small sheds, and a small phylosec. All of the aforementioned structures have been attractively form stoned.

All adjacent properties are improved with large 2-1/2 and three-story frame residences. Curb and gutter exists in the area.

The petitioner is requesting a Variance to permit an accessory structure to be located outside of the third of the lot farthest removed from both streets. A 16'x32' swimming pool is proposed.

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

May 29, 1974

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

SE/corner of Linden and Woodsto Avenues - 13th District Petitioners NO. 74-269-A (Item No. 174)

Dear Mr. and Mrs. Sunderland

I have this date passed my Order in the above captioned matter in ice with the attached.

Very truly yours, James & Korn

JAMES E. DYER Deputy Zoning Commissioner

Page 2

JED/m

Mr. August D. Sunderland Item 174 May 2, 1974

JBB:JD

Enclosure

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,

aime & Beriet

JAMES B. BYRNES,III Chairman, Zoning Advisory Committee

Description

Being located on the southeast corner of Linden and Woodside Aves, and known as lots 245 and 246 as shown on the Plat of Halethorpe. Said lots being recorded among the land records of Baltimore County in Liber 0.T.G. 1 Folio 60. Also being known as 1709 Woodside Ave.

BALTIMORE COUNTY

ADVISORY COMMITTEE

Bea

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

Hay 2, 1974

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

Re: Item 174 - ZAC - April 23, 1974
Property Owner: August and John sunderland
575 Linden Avenue and the E/S Woodside Avenue
Variance from Section 400,1 to permit a residential wimming pool
outside of the one third of the lot most removed from sidestreet
on a corner lot
District 1

Dear Mr. DiNenna

The subject petition is requesting a variance which should have no effect on traffic.

Very truly yours, C. Richard More
Assistant Traffic Engineer

CRM/pk

Baltimore County Fire Department

J. Austin Deitz



Towson, Maryland 21204 823-7310

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: August D. & Johnn M. Sunderland

Location: S/S of Linden Ave. & the E/S of Woodside Avenue

Zoning Agenda April 23, 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 approved road in accordance with Saltimore county Standards as published by the Department of Public Porks.
() 2. A second means of vehicle access is required for the site.
() 3. The vehicle dead-end condition shown at

The vehicle dead-end condition shown at

EXCERDIBLY the maximum allowed by the Fire Depa tment.

The site shall be nade to comply with all applicable parts of the site shall be nade to comply with all applicable parts of operations.

The buildings and structures existing or proposed on the ite shall comply with all applicable equirements of the ational Foreign with all applicable and are simply with all applicable or and are simply with all applicable or the shall comply with all applicable or the shall comply with all applicable or to occupancy of the fire Jafety Code", 1970 Edition prior to occupancy. Site plans are approved as drawn.

The Fire Prevention Sureau has no comments at this time.

Reviewer: HAMING Group PYAnning Group Special Inspection Division

Hoted and Paul H Reinche

11s 4/16/73

Deputy Chief Fire Prevention Bureau

	Pursuant to the advertisement, posting of property, and public hearing on the above petition
	and it : ppearing that by reason of the following finding of facts that strict compliance with
	the Baltimore County Zoning Regulations would result in practical difficulty and
- 6	unreasonable hardship upon the Petitioners
12.14.03	Acad meta
	The state of the s
	the above Variance should be had; and it further appearing that by reason of the granting of
9	the Variance requested not adversely affecting the health, safety and general
5	welfare of the community
E . 3	. Controlle direct the second on the second of the second
RECLIVED FOR FR. 1946	to permit an accessory building (swimming pool) to be a Vance located outside of the one-tird of the lot most removed hould be granted. From both streets (corner lot).
> %	IS ORDERED by the Zoring Commissioner of Baltimore County this
S 3	day May
1 H 3 H	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.
0 2	Same 5.4kg
	DeputyZoning 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, thisday
	of, 197, that the above Variance be and the same is hereby DENIED.
	Zoning Commissioner of Baltimore County

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

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

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

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

Property Owner: August D. & Johnn M. Sunderland Location: S/S of Linden Ave. & the E/S of Woodside Ave. Existing Zoning: D.R.J. >
Proposed Zoning: Variance from Section 400.1 to permit a residential swimming pool outside of the one-third of the lot most removed from sidearreet on a corner lot District: 13

Metropolitan water and sewer are available to the site.

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

Very truly yours,

Otomo X. Duli Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB/ca6

WILLIAM D. FROMM

S. ERIC DINENNA



May 6, 1974

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

Dear Mr. DiNenno

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

Property Owner: August D. and JoAns M. Sunderland Location: S/S of Linden Avenue and the E/S of Woodside Avenue Location: 3/5 or Linden Avenue and the L/5 or Tradenic Avenue (Avenue and the L/5 or Tradenic Avenue and the L/5 or Tradenic Avenue and the L/5 or Tradenic Avenue and 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 node 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.

Yery truly yours, gohn Wimbles

John L. Wimbley Planning Specialist II

Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 AREA CODE 301 PLANNING 494-3211 TOWING 494-321

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

District

13th 100' x 125'

No effect on student population.

Very truly yours,

H EMBLIE PARKS, PARACAT ELIDICHE C. HESSI AND PROCESS HALL MITHERS L. MERNICY

WNP/ml

BALTIMORE COL Y . CURG ADVISORY COMMITTEE

May 15, 1974

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

JAMES B.BYRNES, III

RE: Variance Potition Item 174 August D. and Johnn M. Sunderland -Petitioner

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 Cormittee.

This pecition 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,

Comeoil Birmiciti. JAMES B. BYRNES, III Chairman, Zoning Advisory Committee

JBB:JD

Baltimore County, Margland Benartment Of Enblic Marks COUNTY OFFICE BUILDING

TOWSON, MARYLAND 21204

May 13, 1974

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

Re: Item #174 (1973-1974) Item #17m (1973-197h)
Froperty Owner: August D. & Jo Am N. Sunderland
S/S of Linden Are. & the E/S of Woodside Are.
Existing Coning: D.R. 5.5.
Proposed Zoning: Darisance from Section 100.1 to permit
a residential satisming pool outside of the one-third
of the lot most removed from atdestreet on a corner lot
No. of Acres: 100 v 1 2/5 Destrict: 130h

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.

Linden and Woodside Aremses, existing County streets, are proposed to be improved in the future as 30-foot closed-type readway cross-sections on 50-foot rights-of-way. Highway improvements are not required at this time. Highway right-of-way videning, including a fillet area for sight distance and any maccessary revertible seasements for alopes will be required in connection with any grading or building permit -epiciestic. The construction or reconstruction of sidesalks, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

Sediment Control:

Development of this property through stripping, grading and stabilisation 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.

The Petitioner must provide necessary drainage facilities (temporary or parmament) to prevent creating any muisances or desages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which say result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Tiem #17h (1973-197h)
Property Owner: August 4 Jo Ann M. Sunderland
Page 2
May 13, 197h

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

Very truly yours,

Callswort of Diver ELLSWORTH N. PIVER, P.E. Chief, Bureau of Engineering

END: BAM: FWR: 88

cc: J. Somers

C-HW Key Sheet 22 SW 11; Pos. Sheet SW 6 D Topo 108 Tax Map

BALLMORE COUNTY, MARYLEND

INTER-OFFICE CORRESPONDENCE

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

FROM William D. Froms, Director of Planning

SUBJECT. Petition 274-269. Southeast corner of Linden and Woodside Avenues. Petition for Variance for an Accessory Building. Petit'oner - August D. and Johan M. Sunderland

13th District

Hearing; Wednesday, May 25, 1974 (10:35 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:NEG:rw

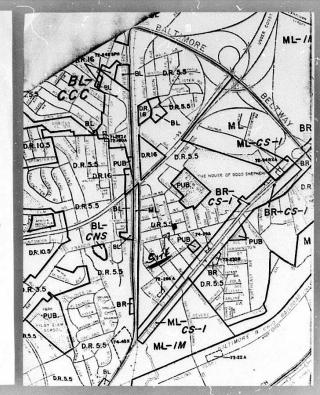
Mr. S. Bric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Property Owner: August and Johnn Sunderland S/S Linden Avenue and the S/S Woodside Avenue Variance (rom Section 300.) to nermath a residential swimming nool outside of the one third of the lot most removed from sidestreet on a corner lote District 13

Dear Ar. DiNenna:

We the owners of 1709 Woodside Avenue: Mr. August D. and Johnn M. Sunderland will assume all responsibility if before June 29th 107% someone should appeal and win the case against us it would be our complete responsibility to dispose of said swimming pool.

Very truly yours,



CERTIFICATE OF PUPLICATION

published in THE JEFFERSONIAN, a weekly newspaper printed ..., 19.74., the first publication 19.74

Previous case:

FUNCTION Descriptions checked and outling plotted on map

Petition number added to outline

Denied Granted by ZC, BA, CC, CA

> Revised Plans: Change in outline or description___Yes Map #

PETITION MAPPING PROGRESS SHEET

Wall Map Original Duplicate Tracing 200 Sheet

74-269-H 1-SIGN

District 13th	Date of Posting MAY 11,1774.
Posted for:	KARIANS CARAS
Petitioner:	RAMAD.
Location of property: SER. OF	LINDEN AND WOODSIDE AVES.
Location of Signa: FRONT 1709	Woodside Ave
Remarks: Posted by Fliamas F. Rala	Date of return: MAY 17, 1974
Posted by	Date of return?

Item	174

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted

for filing this_

Zoning Commissioner

Petitioner's Attorney

Reviewed by Asses & Byerse, III fairman, Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Cost of / dvertisement. \$

Your Petition has been received * this 17-11 day of

Petitioner Mo. Mas. Suppressed Submitted by Mas Suppressed Petitioner's Attorney ____

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

BALTIMORE COUNTY, MARYLAND No. 14.490 OFFICE OF FINANCE EVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE_ May 6, 1974 PINK - AGENCY Money Order 5010909093 Petition for Variance for August P. Sunderland 25.0 CHSC

BALTIMORE COUL OFFICE OF FINANCE - MISCELLANEOUS	REVENUE DIVISION	No	15042
DATE 2407 29.	1974 ACCOUNT	01-662	
	AMOUNT_	\$46.75	
WHITE CASHIER BLANK JOANN M. Sune	PINK - AGENCY	YELLO	W - CUSTOMEN
1709 Woodside	Ave.		4 S.7 5 m

