

75-110-A #68 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Frank Sullivan and Sadie, 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 1802, 301 (303.1) Petition to permit 45' set back from center line of street instead of the required 50' and A. Front yard set back of 24' 5" instead of the required 25'.

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

1. the kitchen is too small
2. the kitchen already exists in the front of the house and the way proposed is the only reasonable way to expand.

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 For Baltimore County.

Contract purchaser
SADIE SULLIVAN
Legal Owner
Address: 1441 Loganview Road
Baltimore County, MD 21222

Petitioner's Attorney
Protestant's Attorney

Address: 336 Saint Paul Place
Baltimore, Maryland 21202

ORDERED By the Zoning Commissioner of Baltimore County, this 23rd day

October 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of November, 1974, at 10:30 clock

By: *James E. Dyer*
Zoning Commissioner of Baltimore County.

December 9, 1974

George Toda, Esquire
336 St. Paul Place
Baltimore, Maryland 21202

RE: Petition for Variance
E/S of Loganview Drive, 428' S of
Court Way - 12th District
Frank Sullivan - Petitioner
No. 75-110-A (Item No. 68)

Dear Mr. Toda:

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

Very truly yours,
James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

OFFICE OF ZONING COMMISSIONER

S. ERIC DINENNA
Zoning Commissioner
JAMES E. DYER
Deputy Zoning Commissioner



474 - 3351
474 - 3351

Mr. Dinenna
I Request Permission to file for my building permit prior to the east 30 day waiting period. I will accept full responsibility for any damages that might result if an appeal was filed prior to the expiration of the 30 day period.

Frank Sullivan

111 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: November 25, 1974
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #75-110-A... East side of Loganview Drive 428 feet South of Court Way.
Petition for Variance for Front Yard.
Petitioner - Frank Sullivan and Sadie Sullivan

12th District

HEARING: Monday, November 25, 1974 (10:30 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 requested variance would not be inconsistent with the existing character of the neighborhood.

William D. Fromm
William D. Fromm
Director of Planning

WDF:REG:rv



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 14, 1974

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE BOULEVARD
TOWSON, MARYLAND 21204

James B. Byrnes, III
Chairman

MEMBERS

ZONING ADVISORY COMMITTEE

HEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

BUREAU OF ENGINEERING

PROJECT AND DEVELOPMENT PLANNING

INDUSTRIAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE BUILDINGS ENGINEER

George Toda, Esq.
336 Saint Paul Place
Baltimore, Maryland 21202

RE: Variance Petition
Item 68
Frank & Sadie Sullivan - Petitioners

Dear Mr. Toda:

The Zoning Plans 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 east side of Loganview Drive, approximately 428 feet south of Court Way, in the 12th Election District of Baltimore County. It is presently improved with a 1-1/2 story frame dwelling, as are all surrounding properties in the subdivision known as "Dundalk".

The petitioner is requesting a Variance to permit an addition to the front of the existing dwelling, which would leave a distance of 45 feet from the center line of the street and 24 feet from the front property line instead of the required 45 feet and 25 feet.

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

George Toda, Esq.
Item 68
Frank & Sadie Sullivan
November 14, 1974

Page 2

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
JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DYER, P.E. CHIEF

October 29, 1974

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

Re: Item #68 (1974-1975)
Property Owner: Frank & Sadie Sullivan
E/S of Loganview Dr., 428' S. of Court Way
Existing Zoning: D.M. 5.5
Proposed Zoning: Variance from Sec. 1802.301 (303.1) to permit 45' set back from centerline of street instead of the required 50' and a front yard set back of 24' 5" instead of the required 25'
No. of Acres: 50 x 100 District: 12th

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.

General:

Baltimore County utilities and highway improvements are not involved. It appears that additional fire hydrant protection may be required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #68 (1974-1975).

Very truly yours,

Ellsworth N. Dyer
ELLSWORTH N. DYER, P.E.
Chief, Bureau of Engineering

END:ENM:PM:155

cc: Mr. Munichel

F-50 Key Sheet
1952 20 Pcs. Sheet
S.S. 5 Topo
110 Tax Map

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 granting of the Variance requested not adversely affecting the health, safety and general welfare of the community. Variances to permit 45 feet setback from the center line of the street instead of the required 50 feet; and a front yard setback of 24 feet 5 inches instead of the required 25 feet should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9th day of December, 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.

James S. DiNenna
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 9th day of December, 1974, that the above Variance be and the same is hereby DENIED.

Jefferson Building
Towson, Maryland 21204
October 10, 1974
Donald J. Roop, M.D., M.P.H.
Deputy State and County Health Officer

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

Jefferson Building
Towson, Maryland 21204
October 10, 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 68, Zoning Advisory Committee Meeting, October 1, 1974, are as follows:

Property Owner: Frank & Sadie Sullivan
Location: E/S of Loganview Dr. 428 ft. S/ of Court Way.
Existing Zoning: D.R. 5.5
Proposed Zoning: VARIANCE from Sec. 1802.3C1 (303.1) to permit 45 ft. setback from center line of street instead of the required 50 ft. and a front yard setback of 24 ft. 5 inches instead of the required 25 ft.

No. of Acres: 50 x 100
District: 12th

Comments: Metropolitan water and sewer are available.

Very truly yours,
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/ac6

DESCRIPTION
OF
PROPERTY LOCATED AT
3441 LOGANVIEW DRIVE

"Located on the east side of Loganview Drive approximately 428' South of Court Way, being known as Lot #31 Block 6 as shown on the Plat #6-C Dundaik which Plat is recorded among the Land Records of Baltimore County in Plat Book J.W.B.14 folio 113; the improvements thereon being known as 3441 Loganview Drive."

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR
Wm. T. MULLER
DEPUTY TRAFFIC ENGINEER

October 17, 1974

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

Re: Item 68 - ZAC - October 1, 1974
Property Owner: Frank and Sadie Sullivan
Location: E/S of Loganview Dr. 428 ft. S/ of Court Way.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C1 (303.1) to permit 45 ft. set back from center line of street instead of the required 50 ft. and a front yard set back of 24 ft. 5 inches instead of the required 25 ft.

No. of Acres: 50 x 100
District: 15th

Dear Mr. DiNenna

No traffic problems are anticipated by the requested variance.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Asso.

MSF/lb

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
828-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Frank & Sadie Sullivan

Location: E/S of Loganview Dr. 428 ft. S/ of Court Way

Item No. 68 Zoning Agenda October 1, 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 100 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 _____ EXCEEDS the maximum allowed by the Fire Department.
- () 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", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H. J. Kelly* Noted and Approved: *Paul H. Rinehart*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



October 14, 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 #68, Zoning Advisory Committee Meeting, October 1, 1974, are as follows:

Property Owner: Frank & Sadie Sullivan
Location: E/S of Loganview Dr. 428 ft. S of Court Way
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C1 (303.1) to permit 45 ft. set back from center line of street instead of the required 50 ft. and a front yard set back of 24 ft. 5 inches instead of the required 25 ft.

No. of Acres: 50 x 100
District: 15

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning 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
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESEAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 434-3311 ZONING 434-7381

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 3, 1974

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

Z.A.C. Meeting of: October 1, 1974

Re: Item 68

Property Owner: Frank & Sadie Sullivan

Location: E/S of Loganview Drive, 428 ft. S. of Court Way

Present Zoning: D.R. 5.5

Proposed Zoning: Variance from Sec. 1802.3C1 (303.1) to permit 45 ft. setback from center line of street instead of the required 50 ft. and a front yard setback of 24 ft. 5 inches instead of the required 25 ft.

District: 15th

No. Acres: 50 x 100

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

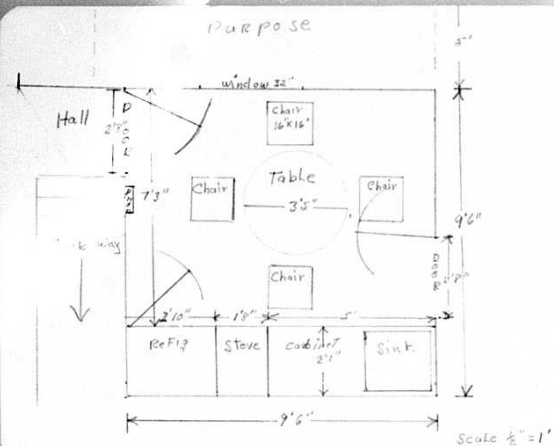
W. Nick Petrovich,
Field Representative.

WNP/ml

H. ENGLISH PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BENEY

MARCUS M. BOTSARIS
JOSEPH M. MEDDAN
ALVIN LORICK
DENISE W. WHEELER, SECRETARY

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACE, V.M.D.
MRS. ROBERT A. CLAYTON



PETITION FOR VARIANCE
12th DISTRICT

ZONING: Petition for Variance for Front Yard.

LOCATION: East side of Logansville Drive 428 feet South of Court Way.

DATE & TIME: MONDAY, NOVEMBER 23, 1974 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Art and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance from the Zoning Regulations of Baltimore County to permit 15 feet setback from the center line of the street instead of the required 30 feet, and to permit a front yard setback of 21 feet 3 inches instead of the required 25 feet.

The Zoning Regulation to be excepted as follows:

All that parcel of land in the Twelfth District of Baltimore County.

"Located on the east side of Logansville Drive approximately 428 feet South of Court Way, being known as lot 428 Block 6 as shown on the Plat #5-C-Dundalk which Plat is recorded among the Land Records of Baltimore County in Plat Book J.W.B.14 folio 112; the improvements thereon being known as No. 344 Logansville Drive."

Being the property of Frank Sullivan and Sadie Sullivan, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, November 23, 1974 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

November 20, 19 74

THIS IS TO CERTIFY, that the annexed advertisement of Zoning Commissioner of Balto County in matter of petition by Frank & Sadie Sullivan re zoning was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week, on November 19, 1974, at 10:30 A.M., and to permit a front yard setback of 21 feet 3 inches instead of the required 25 feet.

8th day of November, 19 74; that is to say, the same was inserted in the issue of November 7, 1974 -

Kimbel Publication, Inc.

Publisher.

Kimbel J. Deike

PETITION FOR VARIANCE
12th DISTRICT

ZONING: Petition for Variance for Front Yard.

LOCATION: East side of Logansville Drive 428 feet South of Court Way.

DATE & TIME: MONDAY, NOVEMBER 23, 1974 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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Being the property of Frank Sullivan and Sadie Sullivan, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, November 23, 1974 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 7, 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., once in each of one time successive weeks before the 25th day of November, 1974, the first publication appearing on the 25th day of November 19 74.

THE JEFFERSONIAN
L. Frank Sullivan
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>JCB</i>					Revised Plans: Change in outline or description Yes _____ No _____						
Previous case:					Map # _____						

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#75-110-A

District: *12th* Date of Posting: *11-7-74*

Posted for: *Thrupp Nov. 25, 1974 C. H. 20 P.M.*

Petitioner: *Frank Sullivan*

Location of property: *Sp. of Logansville Drive Blk. 428 E. of Court Way*

Location of Signs: *1 Sign Postbl. C. 2441 Logansville Dr.*

Remarks: _____

Posted by: *Wm. H. New* Date of return: *11-14-74*

Item 68

George Toda, Esq.
336 Saint Paul Place
Baltimore, Md. 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this 23rd day of October 1974.

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner Frank & Sadie Sullivan

Petitioner's Attorney _____ Reviewed by *James B. Gorman*
Chairman
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 24th day of October 1974. Item # _____

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner Sullivan Submitted by _____

Petitioner's Attorney Jordan Reviewed by *JCB*

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

BALTIMORE COUNTY, MARYLAND No. 17181

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Dec. 9, 1974 ACCOUNT 01-662

AMOUNT \$53.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

George Toda, Esq.
336 Saint Paul Place
Baltimore, Md. 21202
Advertising and posting of property for Frank Sullivan #75-110-A

BALTIMORE COUNTY, MARYLAND No. 16980

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Oct. 29, 1974 ACCOUNT 01-662

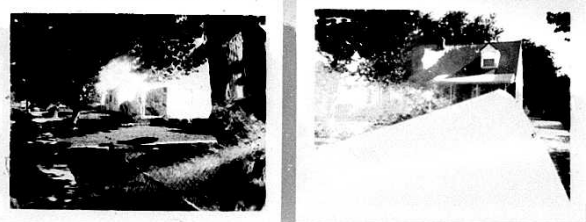
AMOUNT \$25.00

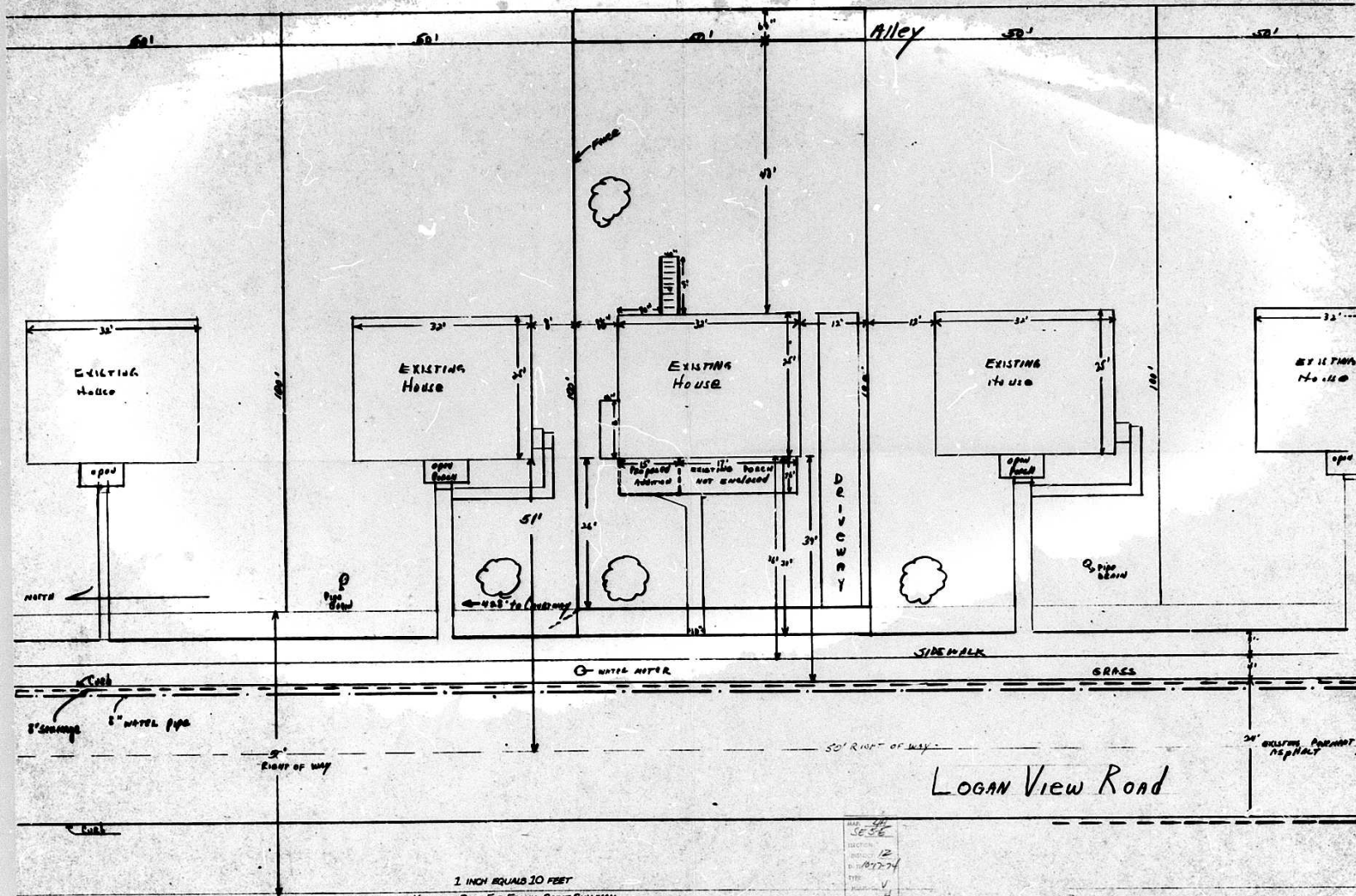
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

George Toda, Esq.
336 Saint Paul Place
Baltimore, Md. 21202
Petition for Variance for Frank Sullivan #75-110-A



Frank Sullivan
3441 Logansville Dr.
Picture of House





1 INCH EQUALS 10 FEET
 VARIANCE PLAN FOR FRANK-SADIE SULLIVAN
 15th ELECTION DISTRICT - ZONING D1955
 LOT 32 BLOCK 6 PLAT 6C "DUNDALK"
 LIBER JWB 14- FOLIO 113

map 44
 SE 36
 section 12
 T. 14N R. 7E
 S. 14N
 T. 14N
 S. 14N

