197 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 Townson, Baltimore

17th day of Max

Mr. James B. Sullivan Re: Item 199 May 7, 1976 Page 2

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.

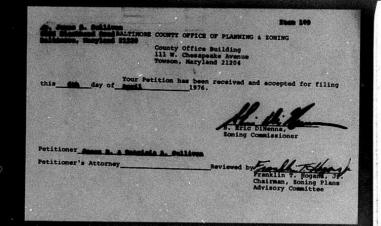
Very truly yours,

FRANKLIN T. HOGANS, JM.
Advisory Committee

FTH:JD

RECEIVED F

---A--N



Item #199 (1975-1976)
Property Owner: James B. & Patricia A. Sullivan
Page 2 Page 2 May 6, 1976

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property which is utilizing private onsite facilities. This property is within the Baltimore County Metropolitan District. The Baltimore County Comprehensive Nator and Sewer Plan, amended August 1974, indicates "Planned Service" in 11 to 30 years in the area.

Very truly yours,

cc: J. Somers

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

MM-SW Key Sheet 29 NE 43 Pos. Sheet NE 8 K Topo 83 Tax Map

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. BOARD OF EDUCATION ZONING ADMINISTRATIO INDUSTRIAL DEVELOPMENT

Mr. James B. Sullivan 6536 Blackhead Road Baltimore, Maryland 21220

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.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 7, 1976

RE: Zoning Variance Item 199 James B. & Patricia A. Sullivan -Petitioners

The subject property is located on the north side of Blackhead Road, 300 feet west of Landing Road (Crooks Road), and is currently the site of a waterfront property improved with a single family detached dwelling and garage. The petitioner is requesting to raze the existing dwelling and construct a new single family dwelling at the same location.

In light of the existing R.D.P. (Rural: Deferred-Planning) zoning of this property, and the inherent 50 foot setbacks of this zone, Variances are required for the 4 feet and 14 feet side yard setbacks proposed. Adjacent properties are also improved with single family detached dwellings and front on Bird River.

COUNTY OFFICE BLDG 111 W. Chesopeake Ave. Towson, Maryland 2120

Chairman

MEMBERS BUREAU OF DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS CONNIS

BUREAU OF FIRE PREVENTION

PROIECT PLANNING

BUILDING DEPARTMENT

April 26, 1976

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

Item 199 - ZAC - April 6, 1976
Property Owner: James B. & Patricia A. Sullivan
Location: N/S Blackbead Rd. 300' W Landing Rd. (Crooks Rd.)
Existing Zoning: RDP
Proposed Zoning: Variance to permit side yard setbacks of 6' and 12'
In lieu of the required 50'

District: 15th

No traffic engineering problems are anticipated by the requested variances to the side yard setbacks.

Very truly yours, muchaels, Haniger Michael S. Flanigan

Traffic Engineer Associate



76-236-1

May 6, 1976

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Re: Item #199 (1975-1976) Itom 8199 (1975-1976)
Property Owner: James B. & Patricia A. Sullivan
N/S Blackhead Md., 360° W. Landing Rd.
(Crooks Rd.)
Existing Soning: ROP
Proposed Zoning: Variance to permit side yard
setbacks of 6° and 12° in lieu of the required Acres: $\frac{50}{50} \times \frac{266}{266}$ District: 15th

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection

Blackhead Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening including any necessary revertible essements for slopes will be required in connection with any grading or building permit application.

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, necessing for all grading, including the stripping of top soil.

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.

DATE SALO TRANS	
	Pursuant to the advertishent, posting of property, and public ting 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
	A Secretary Control of the Control o
	Control of the Contro
	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
	we fare of the community
	to permit side yard setbacks of 6feet and 12 feet instead a Visiance of the required 50 feet should be granted.
	IS ORDERED by the Zoning Commissioner of Baltimore County this
	day June
	should be and the same is GRANTED, from any after the date of this Order, sub to me approval of a site plan by the Department of Public Works and the Office o
	Manning and Zoning.
	Deputy Loning Completioner 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
	eye rate care



June 3, 1976

76- 236-A

ND. 5/17/16

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

Dear Mr. DiNenna:

Comments on Item #199, Zoning Advisory Committee Meeting, April 6, 1976, are as follows:

Property Owner: James B & Patricia A. Sullivan Location: N/S Blackhead Rd. 300' W Landing Rd. (Crooks Rd.) Existing Zoning: RDP Proposed Zoning: Variance to permit side yard setbacks of 6' and 12' in lieu of the required

Acres: $\frac{50}{50} \times \frac{266}{266}$ District: 15th

Must install an approved septic system and water well before final approval.

Thom 1. when Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

RJW:pb&



Jack Dillon, Chairman

Owner: James B. & Patricia A. Sullivan

N/S Blackhead Rd. 300' W. Landing Rd. (Crooks Rd.)

Zoning Agenda April 6, 1976

ment to your request, the referenced property has been surveyed by this so and the comments below marked with an "x" are applicable and required a corrected or incorporated into the final plans for the property.

() 1. Pire hydrants for the referenced property are required and shall be feet along an approved road in accordance with lixtiacre 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_ EXCESSS the maximum allowed by the Fire Department.

() i. 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 Mational Pire Protection Association Standard No. 101 "lafe Safety Code", 1970 Edition prior to coordency.

() 6. Site plane are approved as drawn.

(EX) 7. The Fire Prevention Bureau has no comments, at this time.

Planning Group
Special Inspection Division

RE: PETITION FOR VARIANCE from Section 1A00.3B(3) of the Boltimore County Zoning N/S of Blackhead Road 300° W. of Landing Avenue

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

BEFORE

James B. Sullivan, et ux

. OPINION

This case comes before the Board on an appeal from an Order of the Deputy Zoning Commissioner dated June 7, 1976 granting the requested variance.

The property is located on the north side of Blackhead Road 300 feet west of Landing Avenue, in the 15th Election District of Baltimore County.

The variance requested is from the side yard setback requirements, which are as a result of the imposition of rural conservation zoning upon the subject property.

The improvements on the subject property are at least sixty years old and consist of what used to be a summer cottage which was constructed in four stages, which has since been converted into permanent living quarters. Testimony produced by the Petitioner in the case is that the plumbing is inadequate, that the electrical supply is old and of questionable value and safety, and that the entire house structure is new brick home as a permanent residence on the property.
The problem arises, of course, that the setbacks now required are fifty feet on each side. This, of course, would prohibit any construction on the subject property, and in the mind of this Board imposes an unreasonable hardship upon the Petitioner.

Several neighbors of the Petitioner appeared and voiced their strong support of this proposal, and indicated that said proposal would be of substantial benefit to the neighborhood. The only opposition to this proposal was from one of the adjacent property owners, who indicated that he has no objection to the construction of the new house, but only objects to the proposed garage which is to be attached to the new construction, which he feels will impair his view to the rear of the road. The protestant



April 20, 1976

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

Dear Mr. DiNenno

Comments on Item \$199, Zoning Advisory Committee Meeting, April 6, 1976, are as follows

Property Owner: James B and Patricia A. Sullivan Location: N/S Blackhead Road 300' W Landing Road *Crooks Road) Existing Zoning: R.D.P.
Proposed Zoning: R.D.P.
Proposed Zoning: Vorince to permit side yord setbocks of 6' and 12' in lieu of the required 50'
Acres: 50 x 266

50 266 Distret: 15th

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

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

Very truly yours,

John Zellubles

John L. Wimbley Planning Specialist II

James B. Sullivan, et us - No. 76-236-A

also indicated that the proposed garage would also block his air, and possibly present a fire hazard. The Board feels that the objections of this protestant are unfounded and that, if anything, the new construction would create less of an obstruction to his view and be less of a hazard than is the existing outbuilding presently located on the rear of the subject property

Consequently the Board feels that to impose the existing side yard setback requirements on the Petitioner would be creating an unreasonable hardship and not only practical difficulty, but an impossibility upon him. Furthermore, the Board feels that the deterioration and damage to the existing structure from the ravages of time may be within the conditions contemplated by Section 305 of the Zoning Regulations, which would permit reconstruction to the same setbacks, abolishing the necessity of obtaining a variance.

The Board, therefore, concludes that the variance petitioned for, which will give the proposed structure the same setbacks as the existing building, should be granted, and the Board will, therefore, affirm the Order of the Deputy Zoning Commissioner in this case.

ORDER

For the reasons set forth in the aforegoing Opinion, the Board affirms the Order of the Deputy Zoning Commissioner dated June 7, 1976, and ORDERS, this 17th day of December, 1976, that the variance petitioned for be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 8, 1976

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

Z.A.C. Meeting of: April 6, 1976

Item 199
Property Owner: James B. & Patricia A. Sullivan
Location: (X/S Blackhead Rd. 300' N. Landing Rd. (Crooks Rd.)
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit side yard setbacks of 6' and 12'
In lieu of the required 50'. Re: Item

District:

No bearing on student population.

Very truly youngs. W. Testamul

WNP/ml

W. Nick Petrovich.. Field Representative

the second sections

DESCRIPTION FOR VARIANCE

BEGINNING at a point on the North side of Blackhead Road approximately 300 feet West of Landing Avenue (Crooks Rd.) and known as lots 25 and 26 of Bird River Beach and recorded among Baltimore County Land Records in Liber 7 Folio 70.

Also known as 6536 Blackhead Road.

HITT BOT. W. R. GRACE BUILDING

September 9, 1976

Honorable Walter A. Reiter, Jr. Chairman, County Board of Appeals Room 219 - Court House Towson, Maryland 21204

Re: File No. 76-236-A James B. Sullivan et ux

Dear Mr. Reiter:

Please be advised that I represent Mr. and Mrs. James B. Sullivan, the Petitioners in the captioned case. On June 7, 1976 the Deputy Zoning Commissioner of Baltimore County rendered a decision granting a certain side yard variance to my clients, which decision was appealed by Mr. Marvin G. Jones, the sole Protestant at the original hearing.

I have been advised by your office that the hearing on the Appeal under normal circumstances would not be scheduled until sometime in the latter part of October or possibly in the month of November. By this letter, I am requesting that you give some consideration in setting in this matter at an earlier date since any delay will cause an extreme hardship to my clients. They had hoped originally to be well underway in their razing of the old building situate on the property and the construction of the new and improved structure.

Any consideration you can give this matter in attempting to set it up at an earlier date as above requested would be greatly appreciated.

Thank you for your cooperation.

Very truly yours, Cade Grander f C. Rider Brandau, Jr.

CRB.Jr:ic

cc: Mr. and Mrs. James B. Sullivan 6534 Blackhead Poad Baltimore, Maryland 21220

RE: SAWS & . SOLLIVAN, of my 76-286-A (Ocan 70. 199)

2 July 1976

Dear Commissioner Di Nenna:

Dear Commissioner Di Nenna:

I previously wrote and spoke to you by phone concerning my opposition to the petition for a Variance from Section 1A00.3B(3) by James B. and Patricia A. Sullivan at 6536 Blackhead Rd. Baltimore, Md. 21220. since the petition for Variance has been granted and I am still opposed to the site plan as submitted I, by this letter, want to appeal the decision approving the Variance with the site plan as originally submitted.

since the petition for Variance has been granted and I am still opposed to the site plan as submitted I,by this letter, want to appeal the decision approving the Variance with the site plan as originally submitted.

To again define my position, I am not opposed to the side yard setback of six (6) feet on my property side in lieu of the required fifty (50) feet. What I am opposed to is the rear yard setback from the existing present structure of approximately twenty four (24) feet. I have a house and a utility building which are separated by a yard and this rear setback would block our view and cut off the air circulation as it would block off the space between the house and building. I also think that attaching a garage to houses which are but twelve (12) feet apart is really adding an unnecessary and unneeded fire hazard which is one of the reasons for the fifty (50) feet separation requirements.

I also request that a reexamination by field personnel be perfomed to consider fire regulations as the yard setback is a garage and to review the manner in which we are being blocked in because of the location of our improvements(house and building) and the rear setback shown on the site plans which were submitted with the petition for Variance.

Based on the above, please take the steps necessary to initiate the appeal process. I thank you.

Marvin S. Jones Marvin G. Jones 6534 Blacthead Rd. Baltimore, Mu. 21220



June 7, 1976

Mr. & Mrs. James B. Sullivan 6536 Blackhead Road Baltimore, Maryland 21220

RE: Petition for Variance N/S of Blackhead Road, 300' W of Landing Avenue (Crooks Road) -15th Election District James B. Sullivan, et ux - Petitioners NO. 76-236-A (Item No. 199)

Dear Mr. & Mrs. Sullivan:

I have this date passed my Order in the above captioned matter in

GJM/mc

cc: John W. Hessian, III, Esquire

Mr. Marvin G. Jones 6534 Blackhead Road Baltimore, Maryland 21220

John W. Hessian, III

John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204 494-2188

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

1 Case No. 76-236-A

.

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the

the passage of any preliminary or final Order in connection therewith.

Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or

dates which may be now or hereafter designated therefore, and of

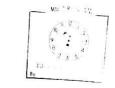
I HEREBY CERTIFY that on this 14th day of May, 1976, a copy of the foregoing Order was mailed to Mr. & Mrs. James B. Sullivan, 6536 Blackhead Road, Baltimore, Maryland 21220, Petitioners.

RE: PETITION FOR VARIANCE N/S of Blackhead Road 300 feet W of Landing Avenue 15th District

Mr. Commissioner:

Charles E. Kountz, Jr. Deputy People's Counsel

JAMES B. & PATRICIA A. SULLIVAN Petitioners



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNennar, Zoning Commissioner Date May 5, 1976

William D. Fromm, Director of Planning

Petition #76-236-A. Petition for Variance for a Side Yard.

North side of Blackhead Road 300 feet West of Landing Avenue (Crooks Rd.) Petitioner - James B. Sullivan and Patricia A. Sullivan

15th District

HEARING: Monday, May 17, 1976 (10:30 A.H.)

There are no comprehensive planning factors requiring comment on this petition.

William D. Fromm
Director of Planning

WDF:JGH:rw





THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance-- Sullivan was inserted in the following:

☐ Catonsville Times ☐ Towson Times ☐ Dundalk Times ☐ Arbutus Times ☐ Community Times Essex Times ☐ Suburban Times East

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 17th day of Hay 19 76, that is to say, the same was inserted in the issues of April 29, 1976.

STROMBERG PUBLICATIONS, INC.

BY E Patacia Snunk



CERTIFICATE OF PUBLICATION

TOWSON MD ... April 29 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 4 one time successive before the 17th fay of May 19 76 the mass publication appraring on the 29th eay of April 19 76 THE JEFFERSONIAN.

~ much secreta

Cost of Advertisement, \$

#76-236-4

Towner, Maryland

District 15 pl	7/29/76
Posted for: Postitioner: James B. Sullis Location of property: N/5 J. Blee	van. Ahad bl. 300 W. J. Sandy W.
Location of Signe Lings Burd	11 0 6536 Blockhad XI
Posted by Mul H Here	Date of return: 8/5/76

CERTIFICATE OF PORTING

#76-236A

Date of Posting 4-29-76 Crosto Rd Location of Signe: 1 Sque Good C 6536 Blackford Ky Posted by Mul H Hers

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received * this 29 day of Mand 1974. Filing Pee \$ 2.5 . Received ___Cash __Other Zoning Commissioner Petitioner's Attorney This is not to be interpreted as acceptance of the Petition for assignment of a hearing date. _Reviewed by 2015

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT M. 33355 DATE April 26, 1976 ACCOUNT (0) James B. Sallivan, 65% Hanthest Mr., Balto. \$5 6 3 EN 4 27 25.00 tsc VALIDATION OR SIGNATURE OF CASHIER

Machine Me 21220
Salto, Me 21220
Salto, Me 21220
Salto, Me 21220
Salto, Me 21220 67 1 38W 17 37.75 MSL VALIDATION OR SIGNATURE OF CASHIER BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION No. 33493 MISCELLANEOUS CASH RECEIPT QUTE July 6, 1976 ACCOUNT 01-662 AMOUNT \$40.00 MECEIVED Mr. Marvin G. Jones roa Cost of Filing of an Appeal and Posting of Property on Case No. 76-236-A (Item No. 199)

N/S of Blackhead Road, 300' W of Landing Avenue -

VALIDATION OR SIGNATURE OF CASHIER

15th Election District James B. Sullivan, et ux - Petitioners

M. 33391

BALTIMORE COUNTY, MARYLAND

DATE May 17, 1976

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

