

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Elizabeth S. Sunderland, legal owner of the property situated in Baltimore County and which is described in the description and plat made a part hereof, 1800 P.B. (1000, 3, 3, 3)

herby petition for a Variance from Section 1800 P.B. (1000, 3, 3, 3) to allow a side yard of

40 feet instead of the required 50 feet

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

House was originally designed with a carport and owner would

like to convert it to a garage.

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

Elizabeth S. Sunderland
Legal Owner
Address: 3 Skommarck St. #4
Quincy Mills Md

Petitioner's Attorney

Proponent's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of

November, 1976, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 184, County Office Building in Towson, Baltimore County, on the 16th day of November 1976 at 10:30 o'clock

Attest:
My 16 76 PM
Donald J. Roop
Zoning Commissioner of Baltimore County.

(over)

10:30-3
11/16/77

M's. Elizabeth S. Sunderland
Re: Item 94
January 4, 1977
Page 2

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,

Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Acting Chairman, Zoning
Plans Advisory Committee

ENC:JD

Enclosure

cc: Hudkins Associates, Inc.
101 Shell Building
200 E. Joppa Road
Towson, Md. 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MCKINNEY, P.E.
DIRECTOR

December 7, 1976

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

Re: Item #94 (1976-1977)
Property Owner: Elizabeth S. Sunderland
S/8 Greencroft La., 296' W. Spring Green La.
Existing Zoning: R-8
Proposed Zoning: Variance to permit a side setback of 46' in lieu of the required 50'.
Acres: 2.87 District: 8th

Dear Mr. DiMenna:

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 highway and utility 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 #94 (1976-1977).

Very truly yours,

Ellsworth M. Kivner
ELLSWORTH M. KIVNER, P.E.
Chief, Bureau of Engineering

END: EAM: PWR: ss

cc: E. Norton (Greencroft)
C. Warfield

V-W Key Sheet
77 W 15 Post Sheet
W 20 D Topo
41 Tax Map

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

November 26, 1976

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

Dear Mr. DiMenna:

Comments on Item #94, Zoning Advisory Committee Meeting, November 16, 1976, are as follows:

Property Owner: Elizabeth S. Sunderland
Location: S/8 Greencroft La. 296' W. Spring Green La.
Existing Zoning: R-8
Proposed Zoning: Variance to permit a side setback of 46' in lieu of the required 50'.
No. of Acres: 2.87
District: 8th

Since this lot has approved percolation test and water well, no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin
THOMAS H. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

THM/AM/rth

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 4, 1977

COUNTY OFFICE BLDG.
111 E. Cheltenham Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Acting Chairman

MEMBERS:

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

CULTURAL DEVELOPMENT

M's. Elizabeth S. Sunderland
3 Stonemart Ct. #12
Owings Mills, Maryland 21117

RE: Variance Petition
Item 94
Elizabeth S. Sunderland - Petitioner

Dear M's. Sunderland:

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.

Located on the south side of Greencroft Lane, 296 feet west of Spring Green Lane, in the 8th Election District, this site is currently improved with a large two-story dwelling and attached carport, currently under construction. It should be noted that a building permit was already issued in order to construct this carport 45 feet from the side property line.

This Variance is necessitated by your proposal to convert the existing carport to a garage, which would necessitate a 50 foot side yard setback.

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

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
001-60-200

STEPHEN E. COLLINS
DIRECTOR

November 15, 1976

Mr. Eric S. DiMenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item #94 - ZAC - November 16, 1976
Property Owner: Elizabeth S. Sunderland
Location: S/8 Greencroft La. 296' W. Spring Green La.
Existing Zoning: R-8
Proposed Zoning: Variance to permit a side setback of 46' in lieu of the required 50'.
Acres: 2.87
District: 8th

Dear Mr. DiMenna:

No traffic problems are anticipated by the requested variance to the side yard.

Very truly yours,

Michael S. Flanigan
MICHAEL S. FLANIGAN
Traffic Engineer Associate

MSF:hv

Pursuant to the above stated posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts that the subject variance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should be had and it further appearing that by reason of the RETURNING OF the Variance requested not adversely affecting the health, safety, and general welfare of the community

to permit a side yard of 46' instead of the required 50 feet should be granted

Deputy Zoning Commissioner of Baltimore County, this 12th day of January, 1977, that the above Variance be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of January, 1977, that the above Variance be and the same is hereby DENIED.

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 12th day of January, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County
Department of Planning and Zoning
City of Baltimore, Maryland 21204
(301) 458-2211

Paul H. DiNenna
Chief

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

Attention: Mr. Nicholas R. Commodari
Zoning Advisory Committee

Re: Property Owner: Elizabeth S. Sunderland

Location: 5/5 Greencroft La. 296' W Spring Green La.

Item No. 94

Zoning Agenda 11/16/76

Continued:

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 executed 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 _____ MEETS the minimum 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 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as shown.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

RECOMMENDATION: Approved
Planning Commission
Special Inspection Division

Noted and Approved: George J. Martinak
Acting Zoning Chief
Fire Prevention Bureau

Baltimore County
Department of Planning and Zoning
City of Baltimore, Maryland 21204
(301) 458-2211

December 30, 1976

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 #94, Zoning Advisory Committee Meeting, November 16, 1976, are as follows:

Property Owner: Elizabeth S. Sunderland
Location: 5/5 Greencroft Lane 296' W Spring Green Lane
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit a side setback of 46' in lieu of the required 50'
Acres: 2.87
District: 8th

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 ensure 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
Planner III
Project and Development Planning

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 458-2610

JOHN D. SEVYERT
DIRECTOR

November 9, 1976

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

Dear Mr. DiNenna:

Comments on Item # 94 Zoning Advisory Committee Meeting, November 16, 1976 are as follows:

Property Owner: Elizabeth S. Sunderland
Location: 5/5 Greencroft La. - 296' W Spring Green La.
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit a side setback of 46' in lieu of the required 50'.

Acres: 2.87
District: 8th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☒ C. Three sets of construction drawings may be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief
CB1172

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 10th, 1976

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

S.A.C. Meeting of: November 16, 1976

Re: Item 94
Property Owner: Elizabeth S. Sunderland
Location: 5/5 Greencroft La. 296' W Spring Green La.
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit a side setback of 46' in lieu of the required 50'.

District: 8th
No. Acres: 2.87

Dear Mr. DiNenna:

This has no bearing on the student population.

Very truly yours,

W. Nick Petrosich
W. Nick Petrosich,
Field Representative.

WSP/ml

January 12, 1977

Mrs. Elizabeth G. Sunderland
3 Stonemark Court #12
Owings Mills, Maryland 21117

RE: Petition for Variance
5/5 Greencroft Lane, 296' W of Spring
Green Lane - 3rd Election District
Elizabeth G. Sunderland - Petitioner
NO. 77-118-A (Item No. 94)

Dear Mrs. Sunderland:

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

Very truly yours,
George J. Martinak
George J. Martinak
Deputy Zoning Commissioner

GJM/me

Attachments

cc: John W. Heeslan, III, Esquire
People's Counsel

COLUMBIA OFFICE
WASTON PARK
Registered Surveyor
Phone 730-9000

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscaping Architects
300 East Jones Road
Room 101, Towson, Maryland 21204
Phone: 828-8883

MR. JIM
L. GEORGE WATTS
Landscape Architect
Phone 828-8883

November 4, 1976

DESCRIPTION TO ACCOMPANY SIDE YARD VARIANCE:

Beginning for the same at a point on the south side of Greencroft Lane (40 foot wide) said point being distant 236 feet more or less westerly from the centerline of Spring Green Lane (40 feet wide) thence being all of Lot 5 as shown on the revised plat of "Plat One, Section One, Greencroft" recorded among the plat records of Baltimore County in Plat Book E.H.K., Jr. 37 folio 117.

Containing 2.87 Acres of land more or less.



Malcolm E. Hudkins
Registered Surveyor #5095

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric DiNenna, Zoning Commissioner Date: January 4, 1977
From: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition #77-118-A. Petition for Variance for a Side Yard.
South side of Greencroft Lane 296 feet West of Spring Green Lane.
Petitioner - Elizabeth G. Sunderland

8th District

HEARING: Monday, January 10, 1977 (10:30 A.M.)

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

Thomas E. Baker
Thomas E. Baker
Acting Director of Planning

NEG:JHM/rw

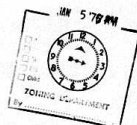
RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
5/5 of Greencroft Lane 296 feet
W of Spring Green Lane,
B.3 District : OF BALTIMORE COUNTY
ELIZABETH G. SUNDERLAND, Petitioner : Case No. 77-118-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:
Pursuant to the authority contained in Section 524.1 of the 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 the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 4th day of January, 1977, a copy of the foregoing Order was mailed to Elizabeth G. Sunderland, 3 Stommark Court, #12, Owings Mills, Maryland 21117, Petitioner.



CERTIFICATE OF POSTER
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1-516W 77-118-A
District: B.3 Date of Posting: Dec. 24, 1976
Posted for: PETITION FOR VARIANCE
Petitioner: ELIZABETH G. SUNDERLAND
Location of property: 5/5 GREENCROFT LANE, 216 W. OF SPRING GREEN LANE
Location of Sign: FRONT 1400 GREENCROFT LANE
Remarks: _____
Posted by: Thomas K. Roland Date of return: Dec. 30, 1976

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 4th day of November 1976 Item # _____

Elizabeth G. Sunderland submitted by Elliott J. Mott
Petitioner's Attorney Reviewed by John W. Hession, III

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

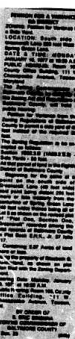
CERTIFICATE OF PUBLICATION

TOWSON, MD., December 23, 1976.
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on one line _____ before the _____ day of _____ 1977, the _____ publication appearing on the _____ day of _____ 1976.

THE JEFFERSONIAN
L. Frank Shuster
Manager

Cost of Advertisement, \$ _____

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 42818
DATE: Dec. 16, 1976 ACCOUNT: 02-662
AMOUNT: \$25.00
RECEIVED BY: Madeline Associates, Inc. 270 E. Joppa Rd., Towson, Md. 21204
FOR: Petition for Variance for Elizabeth G. Sunderland
\$25.00 RECEIVED 17 25.00 REC
VALIDATION OR SIGNATURE OF CASHIER



OFFICE OF THE TIMES
TOWSON, MD. 21204
Dec. 23, 1976

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

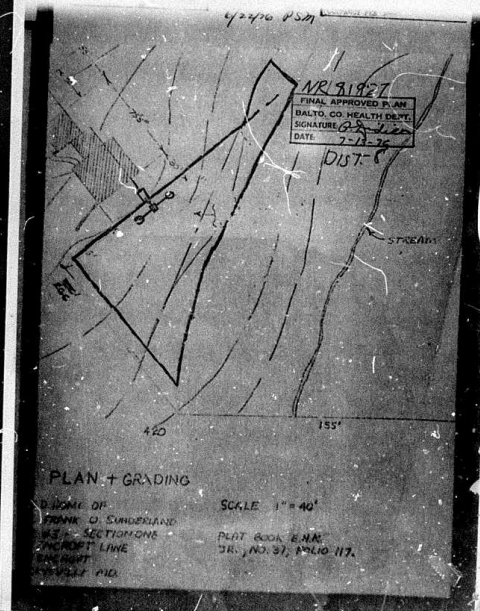
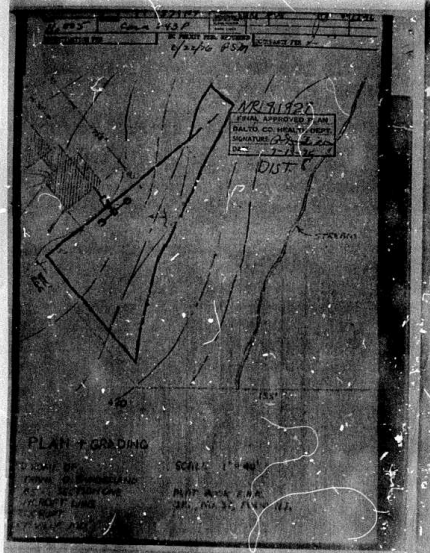
- ☐ Catonsville Times
☐ Dundalk Times
☐ Eves Times
☐ Suburban Times East
☒ Towson Times
☐ Arbutus Times
☐ Community Times
☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 19th day of January 1977, that is to say, the same was inserted in the issues of Dec. 23, 1976.

STROMBERG PUBLICATIONS, INC.

BY: Pat Stromberg

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 42845
DATE: January 10, 1977 ACCOUNT: 02-662
AMOUNT: \$12.95
RECEIVED BY: Elizabeth G. Sunderland, 3 Stommark Ct. #12 Owings Mills, Md. 21117
FOR: Advertising and posting of property
\$12.95 RECEIVED 11 42.25 REC
VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 42818
DATE: Dec. 16, 1976 ACCOUNT: 02-662
AMOUNT: \$25.00
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FOR: Petition for Variance for Elizabeth G. Sunderland
\$25.00 RECEIVED 17 25.00 REC
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
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DATE: January 10, 1977 ACCOUNT: 02-662
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FOR: Advertising and posting of property
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VALIDATION OR SIGNATURE OF CASHIER

ZONED RDP

