

IN RE: PETITION FOR VARIANCE
N/S Holly Beach Avenue, 20' NW
of Henrietta Avenue
(2600 Holly Beach Avenue)
15th Election District
5th Councilmanic District

Philip Sullivan, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-245-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 2600 Holly Beach Avenue, located off of Back River Neck Road in Essex. The Petition was filed by the owners of the property Philip and Anne Sullivan. The Petitioners seek relief from Section 1A04.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side lot line setbacks of 13 feet on each side in lieu of the required 50 feet, and to approve an undersized lot for development with a single family dwelling. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Philip Sullivan, property owner, and Fred Laubach, builder. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 13,825 sq.ft. zoned R.C. 5 and is located in the subdivision of Holly Beach which was established many years ago with 70-foot wide lots. The property is located within the Chesapeake Bay Critical Areas on Middle River and is improved with a dwelling, which has been used as a shore home since its construction in the 1920s, and a detached garage. Testimony indicated the Petitioners have owned the property since 1969 and are now desirous of razing the existing structure and reconstructing a new home in

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

the location shown on Petitioner's Exhibit 1. Due to the narrow width of the lot, the requested variance is necessary in order to proceed. In support of their request, the Petitioner offered into evidence as Petitioner's Exhibit 2 a statement signed by many of their neighbors indicating they have no objections to their plans.

As noted above, this property is located within the Chesapeake Bay Critical Areas on Middle River, and as such, development on this lot is subject to Critical Areas legislation. Therefore, the granting of any relief is contingent upon Petitioners' compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) to minimize the impact, if any, the proposed development might have on the Bay.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly

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Date

By

MICROFILM

enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

ORDER RECEIVED FOR FILING
Date 2/24/95
By [Signature]

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of February, 1995 that the Petition for Variance seeking relief from Section 1A04.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side lot line setbacks of 13 feet on each side in lieu of the required 50 feet, and to approve an undersized lot for development with a single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with all Zoning Plans Advisory Committee comments submitted hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated January 30, 1995, attached hereto and made a part hereof.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 24, 1995

Mr. & Mrs. Philip Sullivan
6601 North Point Road
Baltimore, Maryland 21219

RE: PETITION FOR VARIANCE
N/S Holly Beach Avenue, 20' NW of Henrietta Avenue
(2600 Holly Beach Avenue)
15th Election District - 5th Councilmanic District
Philip Sullivan, et ux - Petitioners
Case No. 95-245-A

Dear Mr. & Mrs. Sullivan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Fred Laubach
2911 Creswell Road, Bel Air, Md. 21015

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case File

MICROFILMED





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2600 HOLLY BEACH AVE
which is presently zoned R.C. 5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) 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(s) 1A04.3.B TO PERMIT SIDE

LOT LINE SETBACKS OF 13 FT. (EACH SIDE) IN LIEU OF THE REQUIRED 50 FT. AND TO APPROVE AN UNDER SIZE LOT

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

DUE TO AGE AND ~~THE~~ STRUCTURAL PROBLEMS, OWNER WANTS TO RAZE OLD HOUSE AND REPLACE WITH A NEW HOUSE THAT WILL BE IN KEEPING WITH THE NEIGHBORHOOD. SETBACKS CANNOT BE MET FOR THEY ARE 50 FT. AND LOT IS ONLY 70 FT. WIDE.

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/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

FRED LAUBACH

Name

2911 CRESWELL RD
BEL AIR, MD 21015

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

ORDER RECEIVED FOR FILING

Date



Printed with Soybean Ink
on Recycled Paper

Zoning Administration

Development Management

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-245-A

District: 15th Date of Posting: 1/29/95

Posted for: Variation

Petitioner: Philip + Anne Sullivan

Location of property: 2600 Holly Beach Ave, N/S

Location of Signs: Facing road way, on property being zoned

Remarks: _____

Posted by: [Signature] Date of return: 2/3/95
Signature

Number of Signs: 1

MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 118 W. North Avenue in Towson, Maryland.

21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-245-A
(Item 243)

2800 Holly Beach Avenue
N/S Holly Beach Avenue,
opposite Henrietta Avenue
15th Election District
5th Councilmanic

Legal Owner(s):

Phillip Sullivan and Anne Sullivan

Hearing: Wednesday,

February 15, 1995 at
9:30 a.m. in Rm. 118, Old
Courthouse.

Variance to permit side lot
line setbacks of 13 feet (each
side) in lieu of the required 50
feet and to approve an un-
dersize lot.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.
1/25/1 January 26.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Jan 27, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan 26, 1995.

THE JEFFERSONIAN,

A. Henrickson
LEGAL AD. • TOWSON

Publication



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

CRITICAL
AREA

receipt

Date

1/12/95

Account: R-001-6150

Number

~~244~~ 243

By JLL

1 RV FILING CODE 010 50.00

1 SIGN POSTING CODE 080 35.00

TOTAL 85.00

95 245 A

SULLIVAN

2600 HOLLY BEACH AVE.

PAID BY LAUBACH

PAID

02A02#0004NTE: IRC
BA CO1010BAM01-12-95

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 041243

Petitioner: PHILIP SULLIVAN

Location: 2600 HOLLY BEACH AVE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PHILIP SULLIVAN

ADDRESS: 6601 NORTH POINT RD.

BALTO., MD. 21219

PHONE NUMBER: 477-4474

AJ:ggs

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

JANUARY 19, 1995

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-245-A (Item 243)

2600 Holly Beach Avenue

N/S Holly Beach Avenue, opposite Henrietta Avenue

15th Election District - 5th Councilmanic

Legal Owner(s): Philip Sullivan and Anne Sullivan

HEARING: WEDNESDAY, FEBRUARY 15, 1995 at 9:30 a.m. in Room 118, Old Courthouse.

95-245-A

Variance to permit side lot line setbacks of 13 feet (each side) in lieu of the required 50 feet and to approve an undersize lot.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Philip and Anne Sullivan
Fred Laubach

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 6, 1995

Mr. and Mrs. Philip Sullivan
6601 North Point Road
Baltimore, Maryland 21219

RE: Item No.: 243
Case No.: 95-245-A
Petitioner: Mr. P. Sullivan, et ux

Dear Mr. and Mrs. Sullivan:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: January 19, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 229, 232, 238, 239, and 243

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Pat Keller

PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: January 30, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for January 30, 1995
Items 238, 239, 240, 242, and 243

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/24/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

DISTRIBUTION MEETING OF JAN. 23, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 238, 239, 240, 241, 242
AND 243.

RECEIVED
JAN 25 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

1-18-95

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: MS. JOYCE WATSON
Dear Ms. Winiarski:

Re: Baltimore County
Item No.: *\$243 (JLL)*

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director January 30, 1995
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #243 - Sullivan Property
2600 Holly Beach Avenue
Zoning Advisory Committee Meeting of January 23, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review (EIR) of DEPRM supports the requested zoning variance contingent upon the new house being built outside of the 100-foot buffer as proposed and a septic system approved by Groundwater Management of DEPRM in-place. All other applicable Chesapeake Bay Critical Area requirements must be met during site redevelopment.

JLP:GS:sp

c: Philip and Anne Sullivan
SULLIVAN/DEPRM/TXTSBP

ORDER RECEIVED FOR FILING
Date *2/24/95*
By *[Signature]*

MICROFILMED

RE: PETITION FOR VARIANCE
2600 Holly Beach Avenue, N/S Holly Beach
Ave., opposite Henrietta Avenue, 15th
Election District, 5th Councilmanic

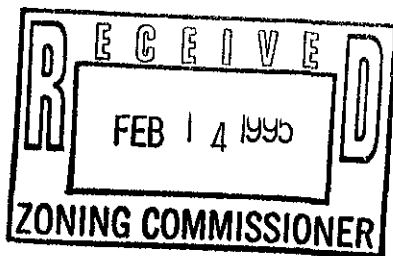
Philip and Anne Sullivan
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 95-245-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.



Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to Philip and Anne Sullivan, 6601 North Point Road, Baltimore, MD 21219, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

6601 North Point Road
Baltimore, MD 21219

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

ZONING FILE COPY

TO: Director, Office of Planning and Zoning
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B B221836
Permit Number

*FILED FOR SIDE YARD VARIANCE UNDER
ZONING ITEM # ~~241~~ 243*

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

W 450-3567 (BEEGER)

☐ PHILIP SULLIVAN 6601 NORTH POINT RD BALTO, MD 21214 H-477-4474
Print Name of Applicant Address Telephone Number

☐ Lot Address 2600 HOLLY BEACH AVE Election District 15 Council District 5 Square Feet 13825

Lot Location N E S W / side corner HOLLY BEACH AVE. 20 feet from N E S W corner of HENRIETTA AVE
(street) (street)

Land Owner PHILIP + ANNE SULLIVAN Tax Account Number 15-19-851070

Address 6601 NORTH POINT RD Telephone Number 477-4474
BALTO, MD. 21214

☐ **CHECKLIST OF MATERIALS:** (to be submitted for design review by the Office of Planning and Zoning)
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☒	☐
3. Site Plan		
Property (3 copies)	☒	☐
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly)		
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐

Residential Processing Fee Paid
Codes 030 & 080 (\$35)

Accepted by [Signature]
ZOM.

Date 1/12/94

95 245 A

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATIONS/COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

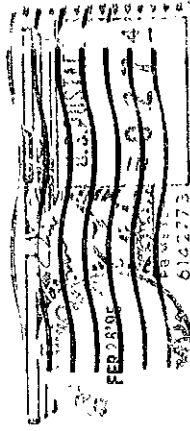
Signed by: _____
for the Director, Office of Planning & Zoning

Date: _____

W/PROFILES



Baltimore County Zoning Commissioner
Office of Planning and Zoning
Suite 112 Courthouse
400 Washington Avenue
Towson, Maryland 21204



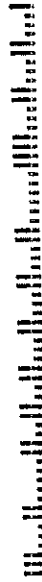
Handwritten signature/initials

Mr. & Mrs. Philip Sullivan

660
Bal

SULL601 212191002 1395 03/22/95

SULLIVAN
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER



Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 24, 1995

Mr. & Mrs. Philip Sullivan
6601 North Point Road
Baltimore, Maryland 21219

RE: PETITION FOR VARIANCE
N/S Holly Beach Avenue, 20' NW of Henrietta Avenue
(2600 Holly Beach Avenue)
15th Election District - 5th Councilmanic District
Philip Sullivan, et ux - Petitioners
Case No. 95-245-A

Dear Mr. & Mrs. Sullivan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Fred Laubach
2911 Creswell Road, Bel Air, Md. 21015

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case File

MICROFILMED



APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

DATE: 12/21/94
OEA: VUC
HISTORIC DISTRICT/BLDG.

PERMIT #: B2218360
RECEIPT #: 239755
CONTROL #: 11
REF #:

FEE: 177.00
PAID: 102.00
PAID BY: [signature]
INSPECTOR: [signature]

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

BUILDING 1 or 2 FAM.
CODE CODE
BOCA CODE

- TYPE OF IMPROVEMENT
- NEW BLDG CONST
 - ADDITION
 - ALTERATION
 - REPAIR
 - WRECKING
 - MOVING
 - OTHER

TYPE OF USE

RESIDENTIAL

- ONE FAMILY
- TWO FAMILY
- THREE AND FOUR FAMILY
- FIVE OR MORE FAMILY
(ENTER NO UNITS)
- SWIMMING POOL
- GARAGE
- OTHER

TYPE FOUNDATION

- SLAB
- BLOCK
- CONCRETE

BASEMENT

- FULL
- PARTIAL
- NONE

TYPE OF CONSTRUCTION

- MASONRY
- WOOD FRAME
- STRUCTURE STEEL
- REINF. CONCRETE

TYPE OF HEATING FUEL

- GAS
- OIL
- ELECTRICITY
- COAL

TYPE OF SEWAGE DISPOSAL

- PUBLIC SEWER
- PRIVATE SYSTEM
- SEPTIC
- PRIVY

CENTRAL AIR: 1. 1/200

ESTIMATED COST: \$112000

F MATERIALS AND LABOR

PROPOSED USE:

EXISTING USE:

OWNERSHIP

- PRIVATELY OWNED
- PUBLICLY OWNED
- SALE
- RENTAL

RESIDENTIAL CATEGORY:

- DETACHED
 - SEMI-DET.
 - GROUP
 - TOWNHSE
 - MIDRISE
 - HIRISE
- EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS:
- FAMILY BEDROOMS
- GARBAGE DISPOSAL 1. Y 2. N BATHROOMS 2 CLASS 34 LIBER 34 FOLIO 102
- OWDER ROOMS 0 KITCHENS 1

BUILDING SIZE

- FLOOR 3696
WIDTH 44
DEPTH 28
HEIGHT 30
STORIES 2 1/2
LOT #'S 11
CORNER LOT

LOT SIZE AND SETBACKS

- SIZE 50X
FRONT STREET
SIDE STREET
FRONT SETBK 62
SIDE SETBK 13 1/2
SIDE STR SETBK
REAR SETBK 100

1. Y 2. N ZONING

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

PROPERTY ADDRESS 2600 HOLLY BEACH AVE
BALTO, MD 21221
SUBDIV: HOLLY BEACH
TAX ACCOUNT #: 15-19-851070
OWNER'S INFORMATION (LAST, FIRST)
NAME: ANNE SULLIVAN
ADDR: 3207 WOOD HOME AVE 21234

YES NO
DO NOT KNOW

APPLICANT INFORMATION

NAME: FRED LAUBACH Const
COMPANY: LAUBACH Const
STREET 2911 CRESWELL RD
CITY, ST, ZIP Bal AIR MD 21015
PHONE #: 676-7708 MHIC LICENSE #: 333615

APPLICANT SIGNATURE: [signature] TRACT: BLOCK:
PLANS: CONST 2 PLOT 70 PLAT DATA EL 1 PL 1
TENANT
CONTR: LAUBACH Const
ENGR:
SELLR:

DOES THIS BLDG.
HAVE SPRINKLERS
YES NO

DESCRIBE PROPOSED WORK: Constant flow of fireplaces,
outside project is not to exceed 44' x 30' = 3696 sq ft 3 bedrooms

NON-RESIDENTIAL

- AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
- CHURCH, OTHER RELIGIOUS BUILDING
- FENCE (LENGTH HEIGHT)
- INDUSTRIAL, STORAGE BUILDING
- PARKING GARAGE
- SERVICE STATION, REPAIR GARAGE
- HOSPITAL, INSTITUTIONAL, NURSING HOME
- OFFICE, BANK, PROFESSIONAL
- PUBLIC UTILITY
- SCHOOL, COLLEGE, OTHER EDUCATIONAL
- SIGN
- STORE MERCANTILE RESTAURANT
- SPECIFY TYPE
- SWIMMING POOL SPECIFY TYPE
- TANK, TOWER
- TRANSIENT HOTEL, MOTEL (NO. UNITS)
- OTHER

95 245A

APPROVAL SIGNATURES

DATE

BLD INSP :
BLD PLAN :
FIRE :
SEDI CTL : OK TO FILE - CK
ZONING : OK TO FILE - CK
PUB SERV : OK TO FILE - CK
ENVRMT : OK to file - CK
PERMITS :

RD CLOSING 50' LOT?

New CRD Bldg

~~211~~ 243

TO WHOM IT MAY CONCERN:

WE THE UNDERSIGNED HAVE NO OBJECTION TO
THE RAISING OF A OLD FRAME HOUSE ON 2600 HOLLY
BEACH AVENUE (LOT 11, PLAT BOOK 4, FOLLIO 182)
BY PHILIP SULLIVAN AND THE PLACEMENT OF A NEW
HOUSE ON SAME LOT.

William B. Dause

TAX # 1515000020

Regni J. Dause

2512 Holly Beach Rd.

96 245-A

MURICE GEORGE (DECEASED)
Jacqueline M. George

TAX # 15 02470860

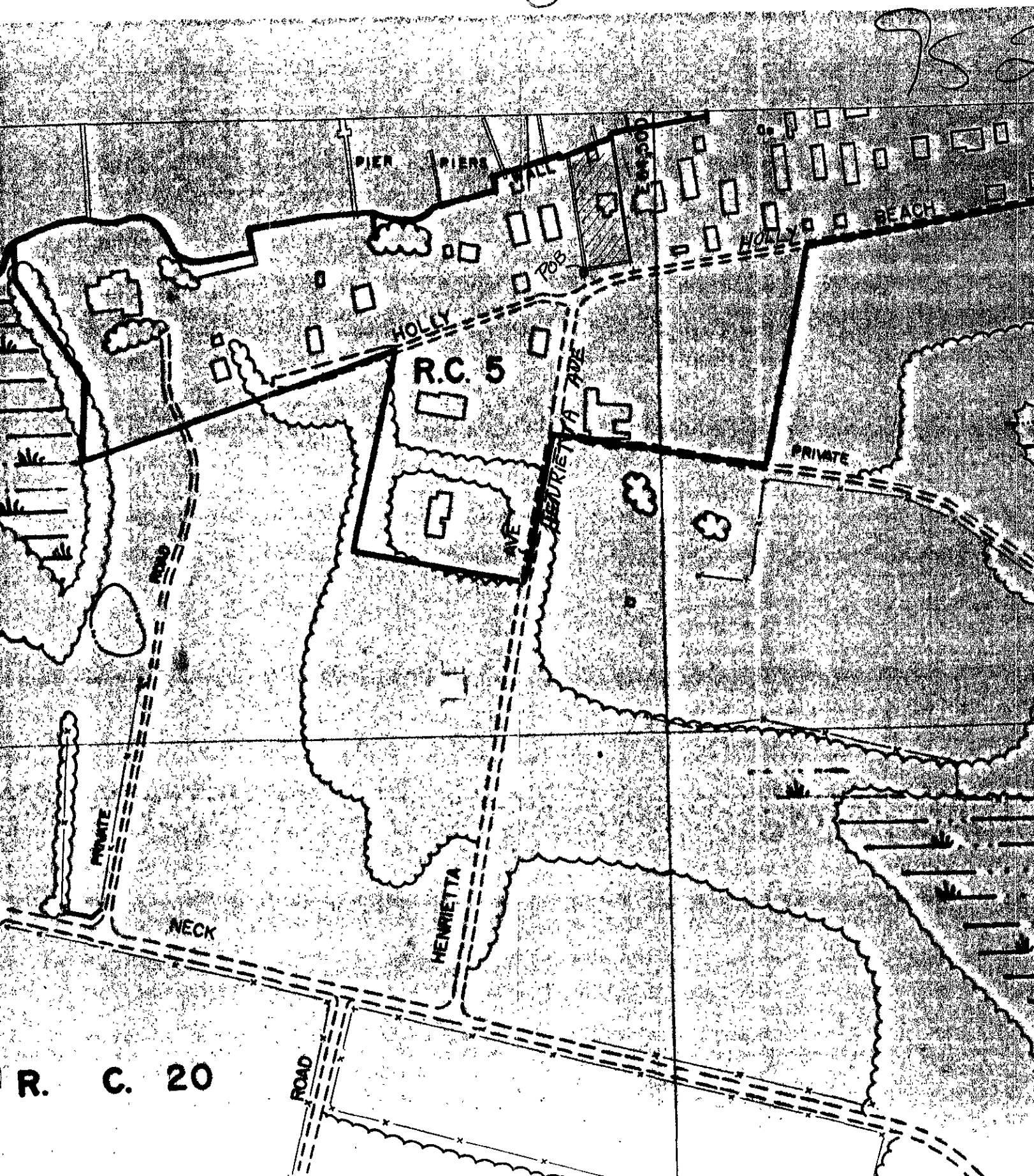
2602 Holly Beach Rd.

21221

PETITIONER'S
EXHIBIT 2

SE 2K 243.

MICROFILMED SE 2K



IN RE: PETITION FOR VARIANCE
N/S Holly Beach Avenue, 20' NW
of Henrietta Avenue
(2600 Holly Beach Avenue)
15th Election District
5th Councilmanic District
Philip Sullivan, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-245-A
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 2600 Holly Beach Avenue, located off of Back River Neck Road in Essex. The Petition was filed by the owners of the property Philip and Anne Sullivan. The Petitioners seek relief from Section 1A04.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side lot line setbacks of 13 feet on each side in lieu of the required 50 feet, and to approve an undersized lot for development with a single family dwelling. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Philip Sullivan, property owner, and Fred Laubach, builder. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 13,825 sq.ft. zoned R.C. 5 and is located in the subdivision of Holly Beach which was established many years ago with 70-foot wide lots. The property is located within the Chesapeake Bay Critical Areas on Middle River and is improved with a dwelling, which has been used as a shore home since its construction in the 1920s, and a detached garage. Testimony indicated the Petitioners have owned the property since 1969 and are now desirous of razing the existing structure and reconstructing a new home in

the location shown on Petitioner's Exhibit 1. Due to the narrow width of the lot, the requested variance is necessary in order to proceed. In support of their request, the Petitioner offered into evidence as Petitioner's Exhibit 2 a statement signed by many of their neighbors indicating they have no objections to their plans.

As noted above, this property is located within the Chesapeake Bay Critical Areas on Middle River, and as such, development on this lot is subject to Critical Areas legislation. Therefore, the granting of any relief is contingent upon Petitioners' compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) to minimize the impact, if any, the proposed development might have on the Bay.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficient-ly complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly

enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of February, 1995 that the Petition for Variance seeking relief from Section 1A04.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side lot line setbacks of 13 feet on each side in lieu of the required 50 feet, and to approve an undersized lot for development with a single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with all Zoning Plans Advisory Committee comments submitted hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated January 30, 1995, attached hereto and made a part hereof.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

- 4 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 24, 1995

Mr. & Mrs. Philip Sullivan
6601 North Point Road
Baltimore, Maryland 21219

RE: PETITION FOR VARIANCE
N/S Holly Beach Avenue, 20' NW of Henrietta Avenue
(2600 Holly Beach Avenue)
15th Election District - 5th Councilmanic District
Philip Sullivan, et ux - Petitioners
Case No. 95-245-A

Dear Mr. & Mrs. Sullivan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Fred Laubach
2911 Creswell Road, Bel Air, Md. 21015

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case file



Petition for Variance
to the Zoning Commissioner of Baltimore County

for the property located at 2600 HOLLY BEACH AVE
which is presently zoned R.C. 5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated 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(s) 1A04.3.B TO PERMIT SIDE LOT LINE SETBACKS OF 13 FT. (EACH SIDE) IN LIEU OF THE REQUIRED 50 FT. AND TO APPROVE AN UNDERSIZE LOT

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) DUE TO AGE AND AGE STRUCTURAL PROBLEMS, OWNER WANTS TO RAZE OLD HOUSE AND REPLACE WITH A NEW HOUSE THAT WILL BE IN KEEPING WITH THE NEIGHBORHOOD. SETBACKS CANNOT BE MET FOR THEY ARE 50 FT. AND LOT IS ONLY 90 FT. WIDE.

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.

Contact Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zip

Signature

Address

City

State

Zip

Legal Owner(s)

(Type or Print Name)

Signature

Address

City

State

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CRITICAL AREA receipt

Date: 1/12/95

1 RV FILING CODE 010 50.00
1 SIGN POSTING CODE 080 35.00
TOTAL 85.00 95-245-A

SULLIVAN
2600 HOLLY BEACH AVE.
BALTO, MD 21204

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

95-245-A

Arnold Jablon, Director

For newspaper advertising:
Item No.: 243
Petitioner: PHILIP SULLIVAN
Location: 2600 HOLLY BEACH AVE
NAME: PHILIP SULLIVAN
ADDRESS: 6601 NORTH POINT RD.
BALTO, MD 21204
PHONE NUMBER: 477-4974

ARJ:ggg (Revised 04/09/93)

TO: POTOMAC PUBLISHING COMPANY
January 26, 1995 Issue - Jeffersonian

Please forward billing to:
Philip Sullivan
6601 North Point Road
Baltimore, Maryland 21204
477-4474

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-245-A (Item 243)
2600 Holly Beach Avenue
N/5 Holly Beach Avenue, opposite Harriette Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): Philip Sullivan and Anne Sullivan
HEARING: WEDNESDAY, FEBRUARY 15, 1995 at 9:30 a.m. in Room 118, Old Courthouse.

Variance to permit side lot line setbacks of 13 feet (each side) in lieu of the required 50 feet and to approve an under-size lot.

LAURENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204
JANUARY 19, 1995 (410) 887-3353

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-245-A (Item 243)
2600 Holly Beach Avenue
N/5 Holly Beach Avenue, opposite Harriette Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): Philip Sullivan and Anne Sullivan
HEARING: WEDNESDAY, FEBRUARY 15, 1995 at 9:30 a.m. in Room 118, Old Courthouse.

Variance to permit side lot line setbacks of 13 feet (each side) in lieu of the required 50 feet and to approve an under-size lot.

Arnold Jablon, Director

cc: Philip and Anne Sullivan
Fred Leubach

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

February 6, 1995

Mr. and Mrs. Philip Sullivan
6601 North Point Road
Baltimore, Maryland 21219

RE: Item No.: 243
Case No.: 95-245-A
Petitioner: Mr. P. Sullivan, et ux

Dear Mr. and Mrs. Sullivan:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: January 19, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 229, 232, 238, 239, and 243

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Gary Kern

PK/JL

ITEM 229/PZONE/TEXTJWL

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: January 30, 1995

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for January 30, 1995
Items 238, 239, 240, 242, and 243

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500 (410) 887-4500

DATE: 01/24/95

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
DISTRIBUTION MEETING OF JAN. 23, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 238, 239, 240, 241, 242 AND 243.

RECEIVED
JAN 25 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: M.S. JENCE WATSON
Dear Ms. Winiarski:

Re: Baltimore County
Item No.: 8243 (JLL)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2288 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director January 30, 1995
Zoning Administration and
Development Management
FROM: J. Lawrence Pilsbury
Development Coordinator, DEPRM
SUBJECT: Zoning Item #243 - Sullivan Property
2600 Holly Beach Avenue
Zoning Advisory Committee Meeting of January 23, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review (EIR) of DEPRM supports the requested zoning variance contingent upon the new house being built outside of the 100-foot buffer as proposed and a septic system approved by Groundwater Management of DEPRM in-place. All other applicable Chesapeake Bay Critical Area requirements must be met during site redevelopment.

JLP:GS:sp

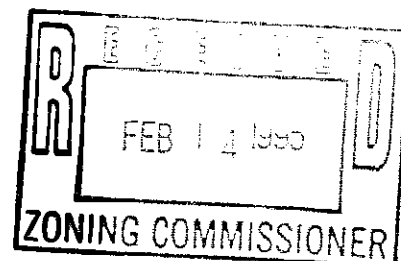
c: Philip and Anne Sullivan
SULLIVAN/DEPRM/TXTSPB

ORDER RECEIVED FOR FILING
DATE 2/1/95
BY [Signature]

RE: PETITION FOR VARIANCE
2600 Holly Beach Avenue, N/S Holly Beach
Ave., opposite Henrietta Avenue, 15th
Election District, 5th Councilmanic
Philip and Anne Sullivan
Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 95-245-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to Philip and Anne Sullivan, 6601 North Point Road, Baltimore, MD 21219, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

TO: Director, Office of Planning and Zoning
Attn: Ervin McDowell
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

FROM: Arnold Jablon, Director, Zoning Administration and Development Management
RE: Undersized Lots
Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:
PHILIP SULLIVAN 6601 NORTH POINT RD BALTY MD 21219 410-777-4474
Lot Address: 2600 HOLLY BEACH AVE Election District 15 Council District 5 Square Feet 13825
Lot Location: S W/ side of road HOLLY BEACH AVE 20 feet from S W corner of HENRIETTA AVE
Land Owner: PHILIP & ANNE SULLIVAN Tax Account Number 15-19-851070
Address: 6601 NORTH POINT RD BALTY MD 21219 Telephone Number 410-777-4474

CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)

- | | YES | NO |
|---|-------------------------------------|--------------------------|
| 1. This Recommendation Form (2 copies) | ☒ | ☐ |
| 2. Permit Application | ☒ | ☐ |
| 3. Site Plan
Topo Map (enclosed in the 204 C.B.A.) (2 copies)
(show lot and site street) | ☒ | ☐ |
| 4. Reducing Elevation Drawings | ☒ | ☐ |
| 5. Photographs (system hole and photos clearly
showing building
Surrounding Neighborhood) | ☒ | ☐ |

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATIONS/COMMENTS:
☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed By: _____
For the Director, Office of Planning & Zoning

Date: _____

unclap,ps



Baltimore County Zoning Commissioner
Office of Planning and Zoning
Suite 112 Courthouse
400 Washington Avenue
Towson, Maryland 21204

Mr. & Mrs. Philip Sullivan
6601 North Point Road
SULLIVAN
MOVED LEFT NO ADDRESS
RETURN TO SENDER

21015
21015
21015

Very truly yours,
THORNTON M. KOTKOW
Deputy Zoning Commissioner
for Baltimore County

Henrietta Avenue
Baltimore District

Y 24, 1995

(410) 887-4386

Comm: 4-12-94

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

DATE: 12/21/94
OEA: [Signature]

PERMIT #: 221836
RECEIPT #: 221836
CONTROL #: 221836
XREF #: 221836
FEE: 177.95
PAID BY: [Signature]

PROPERTY ADDRESS: 2600 Holly Beach Ave
SUBDIV: [Signature]
TAX ACCOUNT #: 15-19-851070
OWNER'S INFORMATION (LAST, FIRST)
NAME: Anne Sullivan
ADDRESS: 3807 Wood Home Ave 21234

APPLICANT INFORMATION
NAME: Fred Lussach Const
COMPANY: [Signature]
STREET: 344 Cassin Rd
CITY, ST, ZIP: Bal MD 21202
PHONE #: 626-7908
WHIC LICENSE #: 333615
SIGNATURE: [Signature] TRACT: BLOCK:
PLANS: CONST 2 PLOT 78 PLAT DATA EL. 1 PL. 7
TENANT: [Signature]
CONTR: [Signature]
ENGR: [Signature]
SELLER: [Signature]

DESCRIBE PROPOSED WORK: Low front porch, 44' x 12' 6" x 50' 5" 3 bedrooms

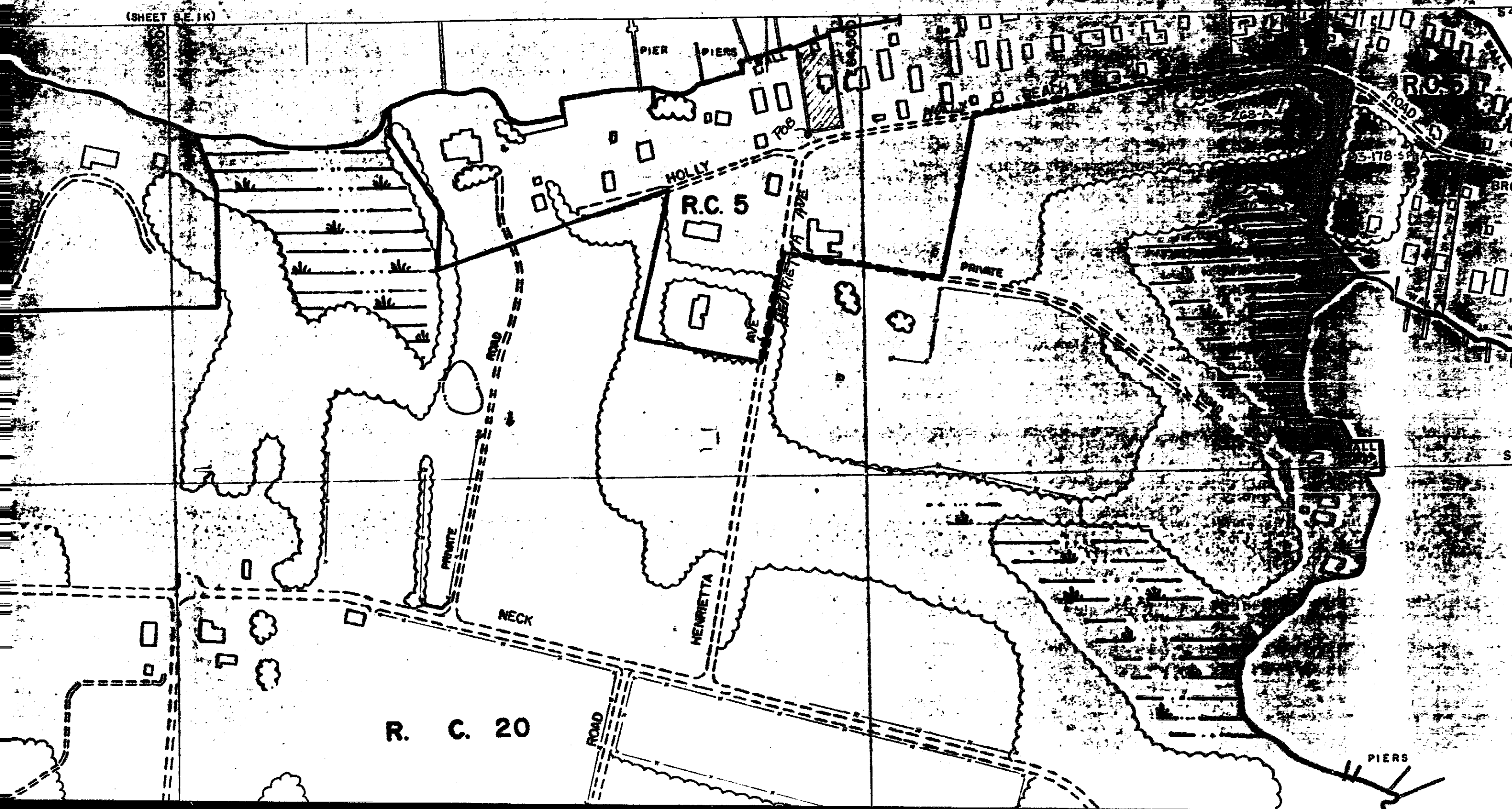
TYPE OF USE
RESIDENTIAL
1. ONE FAMILY
2. TWO FAMILY
3. THREE AND FOUR FAMILY
4. FIVE OR MORE FAMILY
5. PARKING GARAGE
6. SWIMMING POOL
7. CHURCH
8. OTHER
TYPE OF FOUNDATION
1. SLAB
2. BLOCK
3. CONCRETE
BASEMENT
1. FULL
2. PARTIAL
3. NONE
TYPE OF CONSTRUCTION
1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINFC CONCRETE
TYPE OF HEATING FUEL
1. GAS
2. OIL
3. ELECTRICITY
4. COAL
TYPE OF WATER SUPPLY
1. PUBLIC SYSTEM
2. PRIVATE SYSTEM
3. EXISTING
4. PROPOSED
ESTIMATED COST: \$178,000
OF MATERIALS AND LABOR
EXISTING USE: [Signature]
1. PRIVATELY OWNED
2. PUBLICLY OWNED
3. SALE
4. RENTAL
RESIDENTIAL CATEGORY: 1. DETACHED
2. SEMI-DET.
3. GROUP
4. TOWNHOUSE
5. MIDRISE
6. HIRISE
FAMILY BEDROOMS
1. 1 BED
2. 2 BED
3. 3 BED
4. 4 BED
5. 5 BED
6. 6 BED
BATHROOMS
1. 1 BATH
2. 2 BATH
3. 3 BATH
4. 4 BATH
5. 5 BATH
6. 6 BATH
KITCHENS
1. 1 KITCHEN
2. 2 KITCHEN
3. 3 KITCHEN
4. 4 KITCHEN
5. 5 KITCHEN
6. 6 KITCHEN
FOLIO 182

APPROVAL SIGNATURES
DATE
BLD INSP
BLD PLAN
FIRE
SEDI CTL
ENVRNMTL
PERMITS
MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUND

BUILDING SIZE
FLOOR: 3696
WIDTH: 36
DEPTH: 36
HEIGHT: 36
STORIES: 36
LOT # 36
CORNER LOT: 36
LOT SIZE AND SETBACKS
SIZE: 36
FRONT STREET: 36
SIDE STREET: 36
FRONT SETBK: 36
SIDE SETBK: 36
REAR SETBK: 36
ZONING: 36

SE 2K 1" = 200 FT

95245A



● ~~21~~ 243

TO WHOM IT MAY CONCERN:

WE THE UNDERSIGNED HAVE NO OBJECTION TO
THE RAISING OF A OLD FRAME HOUSE ON 2600 HOLLY
BEACH AVENUE (LOT 11, PLAT BOOK 4, FOLLIO 182)
BY PHILIP SULLIVAN AND THE PLACEMENT OF A NEW
HOUSE ON SAME LOT.

William L. Danson
Rogers J. Danson
2512 Holly Beach Rd.
MURICE GEORGE (DECEASED)
Josephine M. George
2602 Holly Beach Rd.
3122

Tax # 1515000020

95 245 A

TAX # 15 02470860

**PETITIONER'S
EXHIBIT 2**

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2600 HOLLY BEACH AVE see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: HOLLY BEACH

plat books 4, folios 182, lots 11, sections _____

OWNER: PHILIP SULLIVAN

PETITIONER'S EXHIBIT

MIDDLE RIVER
TAX # 15-19-857070

LOT 10
TAX # 15-150000 20
WILLIAM DAUNES
ROBINA DAUNES
FRONT
EXISTING DWELL. NO. 2
65'
28'
20' IF HOLLY BEACH A HENRIETTA AVE
199'
100'
75'
150'
208'
D DAYWELL
SEWER TANK
EXISTING HOUSE NO. 2600
1'-8" JACKIE GEORGE FRONT
MARIE GEORGE
EXISTING DWELL. NO. 2
21'
73'-6"
LOT 11
18' APR. 26' HIGH
EXISTING 12' GARAGE
70'
64'
73'-6"
LOT 12 & 13

HOLLY BEACH AVE.
HENRIETTA AVE

LOT 11
TAX # 15-02970866
MARIE GEORGE
JACKIE GEORGE
FRONT
EXISTING DWELL. NO. 2
21'
73'-6"
LOT 12 & 13

LOT 10
TAX # 15-150000 20
WILLIAM DAUNES
ROBINA DAUNES
FRONT
EXISTING DWELL. NO. 2
65'
28'
20' IF HOLLY BEACH A HENRIETTA AVE
199'
100'
75'
150'
208'
D DAYWELL
SEWER TANK
EXISTING HOUSE NO. 2600
1'-8" JACKIE GEORGE FRONT
MARIE GEORGE
EXISTING DWELL. NO. 2
21'
73'-6"
LOT 11
18' APR. 26' HIGH
EXISTING 12' GARAGE
70'
64'
73'-6"
LOT 12 & 13

LOCATION INFORMATION

Election District: 15

Councilmanic District: 5TH

1"=200' scale map: SE 2-K

Zoning: R.C. 5

Lot size: 0.31 13,825
acres square feet

THE "ANNE" DWELLING
IS NOT
IN THE 100' SEWER
ELECTION. 10/10
Chesapeake Bay Critical Area: ☒ ☐
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: John ITEM #: 211 CASE #:

North
date: 12-27-94
prepared by: FRED LAUGHER

Scale of Drawing: 1"= 50'