

December 19, 1968

Mr. Jacob Franco, Jr.
Chief's Office
Baltimore County Court House
Towson, Maryland 21206

RE: 3 60-663

Dear Sir:

It has been brought to my attention that the structure built under Permit Number 0980 is not being used for purposes the permit calls for. It was this building for purposes other than what it was built calls for a Change of Occupancy Permit.

Therefore, it is my order you secure this Change of Occupancy Permit by December 27, 1968. Failure to comply will necessitate action by the Housing Court of Baltimore County for enforcement of this order.

Very truly yours,

Charles J. Kukul
Buildings Engineer

cc: Mr. Hight

cc: Mr. Baird
Mr. Kresh
Mrs. Thomas

BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDINGS ENGINEER
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21206

PERMIT NO. 0980
DATE 12-19-68
BY J. Kukul

OWNER: JACOB FRANCO, JR., BOX 113, DANIELS, MD. 21033 RI 7-0987
CONTRACTOR: JACOB FRANCO, JR.
ADDRESS: ALLEN SWAIN 5211 W. NORTH AVE. 21207 448-1650

BUILDING: ONE FAMILY DWELLING
CONSTRUCT ONE STORY BLOCK BARN WITH BUILT UP ROOF
2 P.P. NO PLUMBING

DO NOT WRITE BELOW THIS AREA USED FOR OFFICE INFORMATION

4.5 ACRES
1965 HOUSE
1975 GARAGE
5640 SHED HOUSE

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose
Attention: Mr. C. S. Myers
Date: January 20, 1969

FROM: John Franco

SUBJECT: 173 - Jacob Franco, Jr.

On 8-1-68, a permit was applied for to construct a barn on this property. This permit was issued on 8-12-68. This building was completed and our inspector discovered that this building was being used for a warehouse. On 12-19-68, a letter was sent to Mr. Franco requesting a change of occupancy. This cannot be done until this property is returned. Attached is a copy of building and electrical permits which do not correspond.

On 9-17-68, our inspector received information that this building was to be used as a warehouse. A stop work notice was posted, and Mr. Franco assured our department that this building was to be used as a barn. At this time, the stop work order was released and the building was completed on 12-19-68.

J2p/c
Attachment

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose
Date: January 20, 1969

FROM: William M. Greenwalt

SUBJECT: Item 173 - Zoning Advisory Committee Meeting, January 28, 1969

Health Department Comments:

173. Property Owner: Jacob Franco, Jr.
Location: S/S Alberton Rd., 287' S.W. of Dogwood Rd.
District: 2nd
Present Zoning: R-40
Proposed Zoning: RM
Acres: 1.787

It should be noted that on August 12, 1968, a building permit was issued to construct a one story block barn with built up roof to be located on the subject property. This application, a copy of which is attached, indicated that there were existing water well and septic tank systems on the property, as well as a house, garage and smoke house.

Upon inspection with the Zoning Advisory Committee on January 28, 1969, it appeared that the concrete block building was built specifically for a warehouse and that it was in operation. There was no evidence of an existing well, septic tank system or other buildings as indicated on the building application.

According to Article 43, Annotated Code of Maryland, 1957 Edition, this type of commercial building must be provided with toilet facilities, as well as a potable water supply. Since public utilities are not available to this site, it will be necessary to conduct soil tests to determine the suitability of the soil for underground sewage disposal.

Therefore, it is recommended that the assignment of a hearing date be withheld until such time that the owner meet all the requirements of the Baltimore County Department of Health.

William M. Greenwalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WMO/ca
Attachment

#69-259R

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 7, 1969

Mr. Jacob Franco, Jr.,
P.O. Box 113
Daniels, Maryland 21033

RE: Type of Hearing: Reclassification
From an R-40 to an R-40 zone
Location: S/S Alberton Rd., 287' S.W. of Dogwood Rd.
District: 2nd
Petitioner: Jacob Franco, Jr.
Committee Meeting of January 28, 1969
Item 173

Dear Sir:

The Zoning 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.

The subject property is presently improved with a one-story warehouse with a built up roof. It has two entrances into Alberton Road and a large parking facility on the south side of the building. It is surrounded by vacant land except for one exception, the dwelling on the site is directly to the east of the existing warehouse. It appears that the warehouse is presently being used as a beer distribution storage.

BUREAU OF ENGINEERING:

Highways: Alberton Road - Existing paved road requiring improvement to a 40' section on a 60' right-of-way.

Stream Drainage: Construction exists in the flood plain of the Patuxent River. Periodic flooding at least every 50 year intervals is anticipated. Previous floods believed to exceed this elevation occurred in 1933 and 1956. The latter subsequent to the construction of Liberty Dam. Development of this site would appear to conflict with Section 308.3 of the Baltimore County Building Code.

Waters: Public facilities do not exist. Private well required.
Design Population - 24, Sec. 405.1 b Building Code
Demand - 22 gpm

Mr. Jacob Franco, Jr.,
P.O. Box 113
Daniels, Maryland 21033
Item 173

February 7, 1969

BUREAU OF ENGINEERING (Continued)

Sanitary Sewer: Public facilities do not exist. Private disposal system required.

Design Population - 24, Sec. 405.1 b Building Code
Anticipated waste - 600 gpd

Building Permit 0980 processed for barn 8-12-68
Represents existing construction and land use.
Site inspected 1-21-69 by Oscar H. Keys, P.E. -
Developer's Design Approval Section

PROJECT PLANNING DIVISION:

A permit was granted on August 12, 1968 to construct a barn on this property. Field inspection indicated that the "barn" was constructed of concrete blocks and has a flat roof, no loading doors, an office door, no windows, a bumper truck parked in the rear, and is currently being used as a warehouse for the storage of beer.

From a site-planning viewpoint, this is too intense a use for this property with the access provided by Dogwood and Alberton Roads.

BUILDING ENGINEER'S OFFICE:

On 8-1-68, a permit was issued for to construct a barn on this property. This permit was issued on 8-12-68. This building was completed and our inspector discovered that this building was being used for a warehouse. On 12-19-68, a letter was sent to Mr. Franco requesting a change of occupancy. This cannot be done until this property is returned. Attached is a copy of building and electrical permits which do not correspond.

On 9-17-68, our inspector received information that this building was to be used as a warehouse. A stop work notice was posted, and Mr. Franco assured our department that this building was to be used as a barn. At this time, the stop work order was released and the building was completed on 12-12-68.

BUREAU OF TRAFFIC ENGINEERING:

The existing warehouse on Alberton Road, at the present time, is not creating any traffic problems. However, if some other RM use was to go in on the subject tract or the existing warehouse was converted, traffic problems could be created.

FIRE DEPARTMENT:

Owner shall be required to meet all Fire Department regulations.

HEALTH DEPARTMENT:

It should be noted that on August 12, 1968, a building permit was issued to construct a one story block barn with built up roof to be located on the subject property. This application, a copy of which is attached, indicated that there were existing water well and septic tank systems on the property, as well as a house, garage and smoke house.

Mr. Jacob Franco, Jr.,
P.O. Box 113
Daniels, Maryland 21033
Item 173

February 7, 1969

INDUSTRIAL DEVELOPMENT: (See below)

HEALTH DEPARTMENT: (Continued)

Upon inspection with the Zoning Advisory Committee on January 28, 1969, it appeared that the concrete block building was built specifically for a warehouse and that it was in operation. There was no evidence of an existing well, septic tank system or other buildings as indicated on the building application.

According to Article 43, Annotated Code of Maryland, 1957 Edition, this type of commercial building must be provided with toilet facilities, as well as a potable water supply. Since public utilities are not available to this site, it will be necessary to conduct soil tests to determine the suitability of the soil for underground sewage disposal.

Therefore, it is recommended that the assignment of a hearing date be withheld until such time that the owner meet all the requirements of the Baltimore County Department of Health.

BOARD OF EDUCATION:

No appreciable effect on school population.

ZONING ADMINISTRATION DIVISION:

This office is returning to the petitioner, the petition, plot plans check and descriptions until such time as the petitioner can comply with all comments as set forth above.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLWJD
Enc.

INDUSTRIAL DEVELOPMENT:

This appears to be a new commercial building in a residential zone being used in violation of the existing zoning.

BUREAU OF ENGINEERING
Zoning Plat - Comment

173. Property Owner: Jacob France, Jr.
Location: S/S Alberton Rd., 287' S.W. of Dogwood Road
District: 2nd
Present Zoning: R-40
Proposed Zoning: RM
No. Acres: 1.757

Highways:

Alberton Road - Existing paved road requiring improvement to a 40' section on a 60' right-of-way.

Storm Drains:

Construction exists in the flood plain of the Patuxent River. Periodic flooding at less than 50 year intervals is anticipated. Previous floods believed to exceed this elevation occurred in 1933 and 1956. The later subsequent to the construction of Liberty Dam. Development of this site would appear to conflict with Section 308.3 of the Baltimore County Building Code.

Water:

Public facilities do not exist. Private well required.

Design Population - 24, Sec. 406.1 b Building Code

Demand - 22 gpm

Sanitary Sewer:

Public facilities do not exist. Private disposal system required.

Design Population - 24, Sec. 406.1 b Building Code

Anticipated waste - 500 gpd

Building Permit 0930 processed for barn 8-12-58
Miscellaneous existing construction and land use.
Site inspected 1-24-59 by Oscar M. Keys, P.E. -
Developers Design Approval Section

OK:10W

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John O. Rose, Zoning Commissioner
TO: Mr. M. J. Myers
FROM: Captain Charles F. Morris, Sr.
Fire Department
SUBJECT: Property Owner: Jacob France, Jr.
Item #173 - Zoning Agenda - Tuesday, January 28, 1969
Location: S/S Alberton Road, 287' S.W. of Dogwood Road
District: 2nd

Date: January 28, 1969

- Owner shall be required to meet all Fire Department regulations.

Charles F. Morris, Sr.
Charles F. Morris, Sr.
Captain

cc: Mr. Jay Hanna,
Fire Protection Engineer

INTER-OFFICE CORRESPONDENCE

BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland 21204

TO: Mr. John G. Rose
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 173 - ZAC - January 28, 1969
Property Owner: Jacob France, Jr.
Alberton Rd., S.W. of Dogwood Rd.
R-40 to RM

Date: January 30, 1969

The existing warehouse on Alberton Road, at the present time, is not creating any traffic problems. However, if some other RM use was to go in on the subject tract or the existing warehouse was converted, traffic problems could be created.

C. Richard Moore
C. Richard Moore
Engineer II

CRM:10W

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF JAN 28, 1969

Petitioner: Jacob France, Jr.
Location: S/S Alberton Rd. 287' SW of Dogwood Rd.
District: 2
Present Zoning: R-40
Proposed Zoning: RM
No. of Acres: 1.757

Comments: NO APPRECIABLE EFFECT ON SCHOOL POPULATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE
Zoning Commissioner
FROM: PROJECT PLANNING DIVISION
SUBJECT: Zoning Advisory Agenda Item #173

Date: February 4, 1969

January 28, 1969
Jacob France, Jr.
S/S Alberton Rd., 287' S/W of Dogwood Rd.

A permit was granted on August 12, 1968 to construct a barn on this property. Field inspection indicated that the "barn" was constructed of concrete blocks and has a flat roof, two loading doors, an office door, no windows, a Budweiser truck parked in the rear, and is currently being used as a warehouse for the storage of beer.

From a site-planning viewpoint, this is too intense a use for this property with the access provided by Dogwood and Alberton Road.

Richard B. Williams
RICHARD B. WILLIAMS
Planner

RBN:V3

BALTIMORE COUNTY ELECTRICAL PERMIT		PERMIT NUMBER
COUNTY OFFICE BLDG. 1000 N. CALVERT ST. BALTIMORE, MD. 21202		404
OWNER: Jacob France, Jr.	PERMIT NO. 03637	FEE PAID 20.00
DATE: 1/28/69	RECEIVED AS: 1/28/69	DATE: Oct. 21, 1968
OCCUPANT: 1/8 Alberton Rd., 1/4 Dogwood Rd. - 21207	ADDRESS: 1/8 Alberton Rd. - 21207	LOT NO.
CONTRACTOR: Walker-Coughy, Jr.	ADDRESS: 5412 Downeydale Drive - Randallstown 21133	
ELECTRICAL CONTRACTOR: Walker-Coughy, Jr.	BUILDING: ☐ NEW ☐ REMODEL ☐ ADDITION	
BUILDING: 011, 22, 1008	PERMITS REQUESTED: 1	WILL NOTIFY: 1
EXISTING METER NO.	POLE NO.	WATER READY
ROUGH WIRING OUTLETS		
EQUIPMENT AND WIRING		
2 LIGHTING	200	W.P. PUMP
2 SWITCHES	200	W.P. OVEN
10 RECEPTACLES	100	W.P. GARAGE DISPOSAL UNIT
INTERCOM	W.P. SURFACE UNIT	W.P. DISHWASHER
RADIO-TV	W.P. RANGE	W.P. OVEN
	W.P. WATER HEATER	W.P. ELECTRIC HEATER
	W.P. AIR CONDITIONER	W.P. 100-150 C.F.
WIRING AND CONTROLS: DR. BARNER		
1-17-1-69		
OCT 23 1968		
TEMPERATURE		
POWER CO. NOTIFIED DATE	INSPECTOR: J. L. Smith	
FEE CORRECTION	DATE OF APPROVALS	PROJECTS DATES
CORRECT FEE	10-29-68	10-22-68 to 10-23-68
AMOUNT PAID	176.67	10-12-68
AMOUNT DUE		
AMOUNT REFUNDED		