

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Gerald W. Ruth, & Shelley A. Ruth, legal owners 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 11B02.3(a), to permit a side setback of three feet instead of the required ten feet. Section 11B02.1 - to permit existing accessory structure to remain in the front yard instead of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) After extensive study of the construction of the house described herein, it was determined that the construction of a second floor would not be possible and that the other alternative, to add to the width of the existing structure, would be the most practical to achieve the necessary area for a second and third bedroom. By adding thirteen feet to the width of the dwelling it would make it possible so as not to be forced to remove the exterior bearing walls. This addition is most needed as a family is planned in the near future.

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 of Baltimore County.

Contract purchaser Gerald W. Ruth
 Legal Owner Shelley A. Ruth
 Address: Route 10 Box 820 Hunt Ave. Baltimore, Maryland 21219

Petitioner's Attorney _____
 Professed Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of August, 1977, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of October, 1977, at 10:00 o'clock A.M.

S. Eric Dinwiddie
 Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
 DATE October 25, 1977
 BY John W. Hession, III
 Director of Planning

118-887-A
 78-87-A
 118-887-A
 78-87-A
 118-887-A
 78-87-A

RE: PETITION FOR VARIANCE N/S of Hinton Ave. 50' W of 11th Street, 15th District
 : BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 GERALD W. RUTH, et al., Petitioners : Case No. 78-87-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. Kamtz, Jr.
 Charles E. Kamtz, Jr.
 Deputy People's Counsel

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 11th day of October, 1977, a copy of the foregoing Order was mailed to Mr. and Mrs. Gerald W. Ruth, Route 10, Box 820, Hinton Avenue, Baltimore, Maryland 21219, Petitioners.

John W. Hession, III
 John W. Hession, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinwiddie, Zoning Commissioner Date: October 13, 1977

FROM: Loellie H. Groer, Director of Planning

SUBJECT: Petition #78-87-A - Petition for Variance for Side Yard and Accessory Structure
 North side of Hinton Avenue 50 Feet West of 11th Street
 Petitioner - Gerald W. Ruth and Shelley A. Ruth

15th District

Hearing: Monday, October 24, 1977 (10:00 A.M.)

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

Loellie H. Groer
 Director of Planning

DESCRIPTION OF PROPERTY

Beginning at a point on the north side of Hinton Ave. approximately fifty feet west of 11th Street and known as lot 174 of Dean Point and recorded among the Baltimore County Land Records in Liber 9 Folio 5. This property is also known as Box 820 Hinton Ave. The above lies in the 15th Election District 16th Precinct. The lot described above has a width of fifty feet more or less and a depth of 194 feet, more or less. The owners are as follows:

Gerald W. & Shelley A. Ruth
 Route 10 Box 820 Hinton Ave.
 Balto., Md. 21219

LHG:WJW

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 6, 1977

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 at 11:00 a.m. successive weeks before the 21st day of October, 1977, the 19th publication appearing on the 5th day of October, 1977.

Loellie H. Groer
 THE JEFFERSONIAN
 Manager

Cost of Advertisement \$ _____

PETITION FOR A VARIANCE FROM THE ZONING REGULATIONS

RE: Petition for Variance from the Zoning Regulations of Baltimore County, to permit a side setback of three feet instead of the required ten feet. Section 11B02.3(a) - to permit existing accessory structure to remain in the front yard instead of the required rear yard.

The Zoning Commissioner of Baltimore County has received a petition for a variance from the zoning regulations of Baltimore County, to permit a side setback of three feet instead of the required ten feet. Section 11B02.3(a) - to permit existing accessory structure to remain in the front yard instead of the required rear yard.

The proposed variance is to be used for the same purpose as the property is currently used.

The proposed variance is to be used for the same purpose as the property is currently used.

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 15 Date of Posting: 10-6-77
 Posted for: Gerald W. Ruth, et al.
 Petitioner: Gerald W. Ruth, et al.
 Location of property: N/S of Hinton Ave. 50' W of 11th St.
 Location of Sign: 100' North of Hinton Ave. 50' W of 11th St.
 Remarks: _____
 Posted by: Macl H. Hession Date of return: 10-13-77

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this _____ day of _____ 1977. Filing Fee \$ _____ Received _____
 _____ Check
 _____ Cash
 _____ Other

S. Eric Dinwiddie
 S. Eric Dinwiddie
 Zoning Commissioner

Petitioner _____ (Submitted by _____)
 Petitioner's Attorney _____ Reviewed by _____

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

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 57252

DATE: Oct. 24, 1977 ACCOUNT: 01-662

RECEIVED Gerald W. Ruth Rt. 10, Box 820 Hinton Ave. Baltimore, Md. 21219

FOR: Advertising and posting of property #78-87-A

AMOUNT: \$47.25

389 4 700 24 4725 REC

VALIDATION ON SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 57186

DATE: Sept. 29, 1977 ACCOUNT: 01-662

RECEIVED Gerald W. Ruth Rt. 10, Box 820 Hinton Ave. Balto., Md. 21219

FOR: POSTERS FOR VARIANCE #78-87-A

AMOUNT: \$25.00

389 3 400 3 2500 REC

VALIDATION ON SIGNATURE OF CARRIER

APPROVED FOR A VARIANCE FROM THE ZONING REGULATIONS OF BALTIMORE COUNTY, TO PERMIT A SIDE SETBACK OF THREE FEET INSTEAD OF THE REQUIRED TEN FEET. SECTION 11B02.3(A) - TO PERMIT EXISTING ACCESSORY STRUCTURE TO REMAIN IN THE FRONT YARD INSTEAD OF THE REQUIRED REAR YARD.



TOWSON, MD 21204 October 6, 1977

THIS IS TO CERTIFY that the annexed advertisement of Petition of Variance-Gerald W. Ruth was inserted in the following:

- Catonsville Times
- Dundalk Times
- Essex 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 11th day of October, 1977, that is to say, the same was inserted in the issues of October 6, 1977.

STROMBERG PUBLICATIONS, INC.
 BY Edith Sings



PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, Gerald W. Ruth, a white male, of the property situate in Baltimore County and which is described in the description and plat attached hereto and make a part hereof hereby petition for a Variance from Section 11B02.1C1, to permit a side setback of three feet instead of the required four feet, and to increase the height of the rear portion of the building from 28 feet to 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (include findings as practicable.)

After extensive study of the construction of the house mentioned herein, it was determined that the construction of a second floor would not be possible and that the other alternative, to add to the width of the existing structure, would be the most practical to achieve the necessary area for a second and third bedroom. By adding thirteen feet to the width of the dwelling it would make it possible so as not to be forced to remove the exterior bearing walls. This addition is most needed as a family is planned in the near future.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or an agent, hereby express my assent to advertising, posting, etc. upon filing of the petition, and further agree to and so to be bound by the zoning regulations and restrictions of the County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: John W. Heistler, III Local Owner
Address: Route 12 Box 820 Hinton Ave.
Baltimore, Maryland 21219

Petitioner's Attorney: _____
Respondent's Attorney: _____

ORDERED By: The Zoning Commissioner of Baltimore County that on this _____ day of _____ 1977, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County in a newspaper of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the _____ day of _____ 1977 at _____ o'clock _____ M.

Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE
N/S of Hinton Ave., S/W of
17th Street, 15th District

BEFORE THE ZONING COMMISSION
OF BALTIMORE COUNTY

GERALD W. RUTH, et al., Petitioners Case No. 78-87-A

ORDER TO ENTER APPEARANCE

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 date which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Koontz, Jr.
Deputy People's Council

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

I HEREBY CERTIFY that on this 11th day of October, 1977, a copy of the foregoing Order was mailed to Mr. and Mrs. Gerald W. Ruth, Route 10, Box 820, Hinton Avenue, Baltimore, Maryland 21219, Petitioners.

John W. Heistler, III

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: _____ Date of Posting: _____

Posted for: _____

Petitioner: _____

Location of property: _____

Location of Signs: _____

Remarks: _____

Issued by: _____ Date of return: _____

BALTIMORE COUNTY MARYLAND
OFFICE OF LAND REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

NO. _____

DATE: Oct. 21, 1977

FOR: _____

AMOUNT: \$75.00

PAID BY: Gerald W. Ruth et al., 10, Box 820 Hinton Ave., Baltimore, Md. 21219

FOR: Advertising and posting of property #78-87-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: _____

FROM: _____

SUBJECT: _____

DISCUSSION OF PROPERTY

Continuation of a petition for a Variance from Section 11B02.1C1, to permit a side setback of three feet instead of the required four feet, and to increase the height of the rear portion of the building from 28 feet to 30 feet.

Gerald W. Ruth, et al.
Route 10, Box 820 Hinton Ave.
Baltimore, MD 21219

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY that the subject advertisement was published in _____ on _____ at _____ o'clock _____ M.

THE JEEBERSONIAN

NOTICE TO ADVERTISE

THE JEEBERSONIAN

1977

TOWSON, MD 21204

October 6, 1977

THIS IS TO CERTIFY that the annexed advertisement for a Petition for Variance from the Zoning Law of Baltimore County was published in the following newspapers:

- Calverville Times
- Dundalk Times
- Essex Times
- Sparrows Point Times
- Laws of Times
- Amptus Times
- Community Times
- Sparrows Point Times

SEVEN (7) NEWSPAPERS published in Baltimore County, Maryland, since a week for _____ successive weeks before the Friday of October 19, 1977, that is to say, the same was inserted in the issues of _____ October 6, 1977.

STROMBERG PUBLICATIONS, INC.



Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners...

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested, not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a side yard setback of three feet in lieu of the required ten feet and an existing accessory structure to remain on the front yard in lieu of the required rear yard should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of October, 1977, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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 day of 1977, that the above Variance be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

October 25, 1977

Mr. & Mrs. Gerald W. Ruth
Route 10, Box 820
Hinton Avenue
Baltimore, Maryland 21219

RE: Petition for Variance
N/S of Hinton Avenue, 50' W of
11th Street - 15th Election Dis-
trict
Gerald W. Ruth, et ux -
Petitioners
NO. 78-87-A (Item No. 34)

Dear Mr. & Mrs. Ruth:

I have this date passed my Order in the above referenced matter. A copy of said Order is attached.

Very truly yours,

ERIC DI NENNA
Zoning Commissioner

SED/esl

Attachment

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 7, 1977

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21286

Nicholas B.
Commodari
Chairman

Mr. Gerald W. Ruth
Mrs. Shelley A. Ruth
Route 10 Box 820 Hinton Ave.
Baltimore, Maryland 21219

RE: Variance Petition
Item Number 34
Petitioner - Gerald W. Ruth
Shelley A. Ruth

Dear Mr. & Mrs. Ruth:

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 north side of Hinton Avenue approximately 50 feet west of 11th Street in the 15th Election District, this waterfront property is currently improved with a one-story dwelling, screened pavilion on the waterfront side and a shed/carport along Hinton Avenue. Adjacent properties are improved with similar type uses and are also zoned D.R. 5.5.

Because of your proposal to construct an addition within three feet of the side property line in lieu of the required ten feet, this Variance is required. In

Mr. Gerald W. Ruth
Mrs. Shelley A. Ruth
Page 2
Item Number 34
October 7, 1977

and because accessory structures are permitted in the rear yard without benefit of a Variance, I have included a request to allow the existing screened pavilion on the waterfront portion of this property to remain in lieu of relocating it to the rear yard.

Particular attention should be afforded to the comments of the Department of Permits and Licenses concerning the applicable requirements of Section 320.2B of the Baltimore County Supplement to the Building Code, as well as the proposed widening of Hinton Avenue.

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,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf



THORNTON M. MOURING, P.E.
DIRECTOR

September 13, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21286

Re: Item #24 (1977-1978)
Property Owner: Gerald W. & Shelley A. Ruth
N/S Hinton Ave. 50' W. 11th St.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 10'.
Access: 0.753 District: 15A2

Dear Mr. DiNenna:

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

Highways:

Hinton Avenue, an existing narrow public road (15-foot right-of-way shown on the "Revised Plat of Swan Point", L&C.D.M. 9 (1964)), is proposed to be improved in the future on a minimum 40-foot right-of-way. Highway right-of-way widening, including grading or building permit application.

Sediment Control:

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

Storm Drains:

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.

Water and Sanitary Sewer:

There is an 8-inch public water main in Hinton Avenue. Public sanitary sewerage is not available to serve this property, which is utilizing private onsite sewage disposal.

Very truly yours,

THORNTON M. MOURING, P.E.
Chief, Bureau of Engineering

END: EAM/PKL:es

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

ORDER RECEIVED FOR FILING
DATE: 10/13/77
BY: John W. Hessian

Mr. Gerald W. Ruth
Mrs. Shelley A. Ruth
Route 10 Box 820 Hinton Ave.
Baltimore, Maryland 21219

Item #34

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21286

Your Petition has been received and accepted for filing this 16th day of August 1977.

ERIC DI NENNA
Zoning Commissioner

Gerald W. Ruth
Petitioner
Shelley A. Ruth
Petitioner's Attorney
Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee



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

December 6, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21286

Dear Mr. DiNenna:

The following are comments on Item #34, Zoning Advisory Committee Meeting of 10/13/77.

Property Owner: Gerald W. & Shelley A. Ruth
Location: N/S Hinton Ave. 50' W 11th St.
Access: 0.223
District: 15th

Since metropolitan water is available and the sewage disposal system appeared to be functioning properly, no health problems are anticipated.

Very truly yours,

THORNTON M. MOURING, P.E.
BUREAU OF ENVIRONMENTAL SERVICES

TMD/KB/pep

SEC 35 118

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

Dear Mr. DiNenna:
Comments on Item #34, Zoning Advisory Committee Meeting, August 16, 1977, are as follows:

Property Owner: Gerald W. and Shelley A. Ruth
Location: N/S Hinton Avenue, 50' W 11th Street
Existing Zoning: D.R.S.5
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 10'
Acres: 0.223
District: 15th

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 assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item 34 - ZAC - August 16, 1977
Property Owner: Gerald W. & Shelley A. Ruth
Location: N/S Hinton Ave. 50' 11th St.
Existing Zoning: D.P.S.5
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 10'.
Acres: 0.223
District: 15th

Dear Mr. DiNenna:
No traffic problems are anticipated by the requested variance to the side setback.

Sincerely,

Michael S. Flanagan
Michael S. Flanagan
Associate Traffic Engineer

MSP/jlf

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

Attention: Mr. Commodari, Chairman
Zoning Advisory Committee
Re: Property Owner: Gerald W. & Shelley A. Ruth
Location: N/S Hinton Avenue, 50' W 11th St
Item No. 34 Zoning Agenda August 16, 1977

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ 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 load-and-condition shown at _____ REQUIRES the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of construction.
- () 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 drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *W. J. Veltch* Noted and approved: *George M. Hegardt*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

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

Dear Mr. DiNenna:
Comments on Item # 34, Zoning Advisory Committee Meeting, August 16, 1977 are as follows:

Property Owner: Gerald W. & Shelley A. Ruth
Location: N/S Hinton Ave. 50' W. 11th St.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 10'.
Acres: 0.223
District: 15th

- 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 will 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. Supplement to the B.C.C.A. Basic Building Code.
 - G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____

Very truly yours,

Charles E. Durban
Charles E. Durban
Plans Review Chief
CIS:173

All fences shall be maintained in good repair by the owner or owner's agent. The Building Engineer shall determine the full extent of any fence and the amount and character of repairs required to make any fence safe.

Any existing fence which does not comply with the provisions of this section shall be permitted to continue to exist and be repaired at any time unless such fence has been allowed to deteriorate more than 50 per cent. Unless by discontinuing fences which have been allowed to deteriorate beyond repair shall be removed for accessibility in accordance with the requirements of this Code.

Fences or other obstructions used in lieu of fences shall be planted not less than 18 inches from any adjoining property line except when directly on a property line by agreement. No such hedge shall be allowed to grow to a height exceeding the maximum height for a fence on the same premises.

Section 220.1
Add section as follows:
Section 220.2 Construction in Areas Subject to Flooding
Subsection 220.2 General Requirements. All buildings and structures hereafter erected or moved in Baltimore County or hereafter moved by the Department of Public Works of Baltimore County and which are subject to be flooded by tidal water or surface water or streams shall have floor elevations and water tightness as set forth in this Code.

Subsection 220.2 Area Subject to Inundation by Tidelwaters
a. Where buildings are built in areas subject to inundation by tidelwaters, the first or main floor elevation shall not be lower than 10 feet above mean low tide. Such buildings shall be supported on piles, reinforced concrete piers, monolithic concrete foundations or other approved means of support.

b. Where basements or other floors are constructed below 10 feet above mean low tide, the enclosure walls and floor construction shall be of monolithic construction of concrete of sufficient strength and specifically designed for watertightness and hydrostatic pressure, as certified by a Professional Engineer registered in the State of Maryland. Such walls shall be made watertight by membrane waterproofing on the exterior face and the membrane protected by waterproofing on the exterior face and the membrane protected by waterproofing on the interior face and the membrane protected by waterproofing on the exterior face. All floors below 10 feet above mean low tide shall be made watertight by membrane waterproofing on a 2 inch minimum concrete floor slab.

c. All airways for windows, doors, and other openings below 10 feet above mean low tide shall be made watertight as required for walls and floors as set forth in this Code.

27

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: August 15, 1977

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

Z.A.C. Meeting of: August 16, 1977

RE: Item No: 34
Property Owner: Gerald W. & Shelley A. Ruth
Location: N/S Hinton Ave. 50' W. 11th Street
Present Zoning: L.R. 5.5
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 10'.

District: 15th
No. Acres: 0.223

Dear Mr. DiNenna:

No bearing or student population.

Very truly yours,

W. Nick Petrowich
W. Nick Petrowich,
Field Representative

JOSEPH M. MCGOWAN, PRESIDENT
T. STARBUCK WALKER, JR., VICE-PRESIDENT
MARCUS W. STEARNS
THOMAS W. BOYER
HRS. LORENZO F. CANTUZZO
RIGGS B. HAYDEN
ROBERT V. TORELL, SUPERINTENDENT
ALVIN LORECK
HRS. FAYTON R. SMITH, JR.
MICHAEL W. "BUCKY" DEAN

