

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 side yard setbacks of seven feet and eight feet in lieu of the required ten feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of November, 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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

TOWNSHIP OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21284

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Health Commission
Bureau of Fire Prevention
Public Department
Project Planning
Public Works Department
Board of Education
Social Administration
Department of Development

October 17, 1977

Mr. Peter P. Stishan
Mrs. Lona Stishan
8212 Northview Road
Baltimore, Maryland 21222

RE: Variance Petition
Item Number 39
Petitioner - Peter P. Stishan
Lona Stishan

Dear Mr. & Mrs. Stishan:

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 northwest side of Northview Road approximately 294 feet northwest of Faircross Road in the 12th Election District, this waterfront property is improved with a single family detached dwelling as are the properties surrounding this site.

This Variance is necessitated by your proposal to construct an addition to the rear of the existing building within 7 feet of the side property line in lieu of the required 10 feet. In addition, I have included the existing 8 feet setback within this request in order to "legalize" this setback.

Mr. Peter P. Stishan
Mrs. Lona Stishan
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October 17, 1977

Particular attention should be afforded the comments of the Department of Permits and Licenses in view of the fact that this is a waterfront property, and it should be understood that since this property lies within an environmental protection area as shown on the Interim Development Control Map, all applicable requirements of this act must be satisfied in order to obtain a building permit.

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/rff



THOMAS M. MOURING, P.E.
DIRECTOR

September 15, 1977

Mr. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21284

Re: Item #39 (1977-1978)
Property Owner: Peter P. & Lona Stishan
Location: NW/8 Northview Rd. 294.11' N/E Faircross Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 7' in lieu of the required 10'.
Acres: 0.133 District: 12th

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.

General:

Baltimore County highway and utility improvements are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #39 (1977-1978).

Very truly yours,

Thomas M. Mouring, P.E.
THOMAS M. MOURING, P.E.
Chief, Bureau of Engineering

END:EAM/PW:so

E-SW Key Sheet
19 SE 22 Pos. Sheet
SE 5 P Page
110 Tax Map



ERIC S. DINENNA
DIRECTOR

September 20, 1977

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 #39, Zoning Advisory Committee Meeting, August 23, 1977, are as follows:

Property Owner: Peter P and Lona Stishan
Location: NW/8 Northview Road 294.11' NE Faircross Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 7' in lieu of the required 10'
Acres: 0.133
District: 12th

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
Planner III



STEPHEN COLLINS
DIRECTOR

September 23, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21284

Re: Item No. 39 - ZAC - August 23, 1977
Property Owner: Peter P. & Lona Stishan
Location: NW/8 Northview Rd. 294.11' NE Faircross Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 7' in lieu of the required 10'.
Acres: 0.133
District: 12th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances to the side setback.

Very truly yours,

Michael S. Flaminio
Traffic Engineer Associate

HSF/An

Mr. Peter P. Stishan
Mrs. Lona Stishan
8212 Northview Rd.
Baltimore, Maryland
NO. 21222

ITEM # 39

County Office Building
111 N. Chesapeake Ave.
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 15th day of August, 1977.

ERIC DI NENNA
Zoning Commissioner

Petitioner: Mr. & Mrs. Stishan
Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

ORDER RECEIVED FOR FILING
DATE: October 17, 1977

Paul H. Reineke
 Chief

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

Attention: Mr. Comodari, Chairman
 Zoning Advisory Committee

Re: Property Owner: Peter P. & Lona Stishan

Location: NW/S Northview Rd. 294.11' NE Faircross Rd.

Item No. 39 Zoning Agenda August 23, 1977

Continuum:

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 dead-end condition shown at _____

EXCEEDS 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 operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: H. J. Kelly
 Planning Group
 Special Inspection Division

Noted and
 approved: George M. H. Cogan
 Deputy Chief
 Fire Prevention Bureau

JOHN D. SEYFFERT
 DIRECTOR

August 18, 1977

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

Dear Mr. DiNenna:

Comments on Item # 39 Zoning Advisory Committee Meeting, August 23, 1977 are as follows:

Property Owner: Peter P. & Lona Stishan
 Location: NW/S Northview Road 294.11' N/E Faircross Road
 Existing Zoning: D.R. 5.5
 Proposed Zoning: Variance to permit a side setback of 7' in lieu of the required 10'.

Acres: 0.133
 District: 12th

The items checked below are applicable:

- (X) A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- (X) B. A building permit will be required before construction can begin.
- (X) 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.
- (X) F. See Copy of Section 320.2B of the Baltimore County Supplement to the B.O.C.A. Basic Building Code.
- () G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
 Charles E. Burnham
 Plans Review Chief
 (228:rrj)

All fences shall be maintained in good repair by the owner or owners thereof. The Buildings Engineer shall determine the sufficiency 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. Although nonconforming fences which have been allowed to deteriorate beyond repair shall be removed or reconstructed in accordance with the requirements of this Code.

Hedges or other shrubbery 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 of the same purpose.

Section 320.0.

Add new section as follows:

Section 320.0 Construction in Areas Subject to Flooding

Subsection 320.1 General Requirements. All buildings and structures hereafter erected or moved in areas in Baltimore County as designated by the Department of Public Works of Baltimore County and which are subject to inundation by tide water, surface water or running streams shall have floor elevations and watertightness as set forth in this Code.

Subsection 320.2 Areas 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 3 inch minimum cement plaster coating. All floors below 10 feet above mean low tide shall be made watertight by membrane waterproofing on 3 inch minimum concrete floor sub-base.

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.

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

November 1, 1977

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

Dear Mr. DiNenna:

Comments on Item #39, Zoning Advisory Committee Meeting, August 23, 1977 are as follows:

Property Owner: Peter P. & Lona Stishan
 Location: NW/S Northview Rd. 294.11' E Faircross Rd.
 Existing Zoning: D.R. 5.5
 Proposed Zoning: Variance to permit a side setback of 7' in lieu of the required 10'.
 Acres: 0.133
 District: 12th

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

Very truly yours,

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

KS:mahc

BOARD OF EDUCATION
 OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 25, 1977

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

Z.A.C. Meeting of: August 25, 1977

RE: Item No: 39
 Property Owner: Peter P. & Lona Stishan
 Location: NW/S Northview Rd. 294.11' NE Faircross Rd.
 Present Zoning: D.R. 5.5
 Proposed Zoning: Variance to permit a side setback of 7' in lieu of the required 10'.

District: 12th
 No. Acres: 0.133

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
 W. Nick Petrovich,
 Field Representative

NRP/bp

