

PETITION FOR SPECIAL EXCEPTION 84-122-XSPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the hereinafter described property for an art studio in a D.R. zone, pursuant to Section 1201.1 G.9B of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception 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.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser: Legal Owner(s):

Jean Ellison Trout (Type or Print Name)

Signature: Albert Henry Trout

Address: 1323 Walnut Hill Lane, Ruxton, Md., 21204

City and State: Towson, Md., 21204

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: John B. Howard, Esq., 1323 Walnut Hill Lane, Ruxton, Md., 21204, 825-6461

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: John B. Howard, Esq., 210 Allegheny Ave., P.O. Box 5517, Towson, Md., 21204, 823-4111

Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of August, 1983, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of November, 1983, at 9:45 o'clock A.M.

Cal Jahn, Zoning Commissioner of Baltimore County.

E.C.O.-No. 1 (over)

PETITION FOR SPECIAL HEARING 84-122-XSPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 Special Hearing under Section 501.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve use of the subject property for an art studio in a D.R. zone as a valid non-conforming use.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing 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.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser: Legal Owner(s):

Jean Ellison Trout (Type or Print Name)

Signature: Albert Henry Trout

Address: 1323 Walnut Hill Lane, Ruxton, Md., 21204

City and State: Towson, Md., 21204

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: John B. Howard, Esq., 1323 Walnut Hill Lane, Ruxton, Md., 21204, 825-6461

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: John B. Howard, Esq., 210 Allegheny Ave., P.O. Box 5517, Towson, Md., 21204, 823-4111

Attorney's Telephone No.: 823-4111

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Cal Jahn, Zoning Commissioner of Baltimore County.

E.C.O.-No. 1 (over)

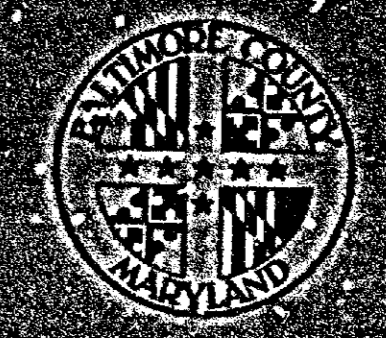
judgment, creative process and technical knowledge, framing for clients is a commercial enterprise devoted to sales of services and products and, as such, has never been permitted by right or by special exception in a residential zone. The primary use of the studio addition for framing has never been a legal use.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of December, 1983, that the addition to the residence, although labeled "art studio" on the plan submitted, has not been and is not used primarily as an art studio, and, therefore, the property does not enjoy a legally valid non-conforming status as an art studio in a D.R. zone.

Jean M. H. Jones, Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING DATE December 16, 1983 BY Mary Compton (Clk.)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 31, 1983

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21284

Nicholas B. Commodari, Chairman

- MEMBERS: Bureau of Engineering, Department of Traffic Engineering, State Roads Commission, Bureau of Fire Prevention, Health Department, Project Planning, Building Department, Board of Education, Zoning Administration, Industrial Development

John B. Howard, Esquire, 210 Allegheny Avenue, P.O. Box 5517, Towson, Maryland 21204

RE: Item No. 62 - Case No. 84-122-XSPH, Petitioner - Albert H. Trout, et ux, Special Hearing & Special Exception

Dear Mr. Howard: The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours, Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee

NBC:bsc Enclosures cc: Gerhold, Cross & Etzel, 412 Delaware Avenue, Towson, Md. 21204

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E., DIRECTOR

September 30, 1983

Mr. Arnold Jablon, Zoning Commissioner, County Office Building, Towson, Maryland 21204

Re: Item #62 (1983-1984), Property Owner: Jean E. & Albert H. Trout, S/E cor. Walnut Hill Lane & Crosscreek Lane, Acres: 0.615, District: 9th

Dear Mr. Jablon:

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: The comments supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 181 (1971-1972) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 62 (1983-1984).

Very truly yours, Robert A. Markin, P.E., Chief, Bureau of Public Services

FM:EM:FOR:AS C-NE Key Sheet 40 NW 6 Post Sheet NW 10 B Topo 69 Tax Map Attachment

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Erik Eriksson, Date: Nov 12, 1972, ATTY: Oliver L. Myers, FROM: Elizabeth W. Myers, P.E.

SUBJECT: Item 181 (1971-1972), Property Owner: Albert H. and Jean E. Trout, S/E cor. of Walnut Hill Lane and Crosscreek Lane, Proposed Zoning: D.R. 2, Proposed Zoning Variance from Section 1202.3*1 - rear yard, No. Acres: 100' x 200'

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: It appears that the proposed addition to this residence, as indicated, conflicts with the present wall location. The existing private sewage disposal system and the outline of the property are not indicated on the submitted plan.

Highways: Walnut Hill Lane and Crosscreek Lane (Bellevue Road), existing County maintained roads are proposed to be further improved in the future on 50-foot rights-of-way. Highway improvements are not required at this time. However, for proper grading and/or proper installation of drainage facilities, the full responsibility of the Petitioner.

Storm Drains: The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers: Public water supply and sanitary sewerage are not available to serve this property.

Elizabeth W. Myers, Chief, Bureau of Engineering

END:EM:FOR:AS C-NE Key Sheet 40 NW 6 Postion Sheet NW 10 B Topo 69 Tax Map

ORDER RECEIVED FROM
DATE December 16, 1983
BY May Compagna
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of December, 1983, that the Petition for Special Exception for an art studio in a D.R. Zone, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

- The art studio shall not be open to the public, and shall be limited to the use of the residents for the creation of drawings, paintings, portraits, art restorations, sculptures, prints and other closely related visual fine arts.
- Framing shall be limited to art created by and/or belonging to the petitioners.
- Compliance with the requirements of Section 1801.1C.9.B. of the Baltimore County Zoning Regulations.
- The special exception shall be limited to a period of 8 years from the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County

Original

Zoning Item # 62
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted. The results are valid until _____ Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____ is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (X) Others This site is served by a well and private sewage disposal system, both of which appear to be functioning properly. The proposed art studio will not interfere with either of the utilities.

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

- The herein petition was filed to establish the nonconforming use of the property for an art studio in a D.R. Zone.
- Testimony presented by the petitioners indicated that in 1975 Mrs. Trout began designing frames for clients and selling those frames as well as her own original art work to customers in her home. An art studio was added to the residence in 1977, and the building permit issued, No. 94173, Petitioner's Exhibit 1, specified "for private use of owners". Currently, the petitioner spends 25-30 hours per week in the studio and 75-80% of this time is devoted to working with clients regarding frame design and framing. The petitioner also does painting, portraits, restoration, sculpture, and print making. Two part-time employees execute the framing. Only 5% of the framing is for the petitioner's own art work. A major portion of the studio and 10% of the basement is used for framing and framing supplies.
- Two neighbors, testifying on behalf of the petitioners, stated that the current use is not objectionable. A professional framer and an illustrator and art history teacher testified to the petitioner's artistic judgment and technical knowledge.
- Comments submitted by the Department of Permits and Licenses, dated September 21, 1983 states:

"It is assumed the studio does not grant access to the public, if it does a Change of Occupancy, a fire separation from the dwelling, separate exits etc., etc., would be required."

- Stanley Katzenstein, protestant and owner of the Ludwig Katzenstein custom frame shop, testified and presented a copy of Who's Who in Picture Framing and Fine Art, 1983-84, Protestants' EXHIBIT 1, published by the Professional Picture Framers Association "...as a service to members ... not available to nonmembers of PFFA." Page 86 lists the following:

THE MITRE BOX
Jean E. Trout
1323 Walnut Hill Ln.
Baltimore, MD 21204
(301) 825-6461 FR

FR is identified as framing. Notations used in other entries include: GA - gallery, AM - art materials, PH - photography.

- Websters' New Collegiate Dictionary (1953) defines a studio as "The working room of a painter, sculptor, etc." and the American Heritage Dictionary of the English Language (1979) defines fine art as "Art produced or intended primarily for beauty alone rather than utility. Any such arts including sculpture, painting, drawing, and often architecture, literature, drama, music, and the dance ..."

Without reviewing the testimony further but based upon all the evidence presented, it is the opinion of the Deputy Zoning Commissioner that the use of the property for frame design for clients and customers, since 1975 in the home and since 1977 in the addition, is not a valid nonconforming use because, whether pre-manufactured or custom designed, whether poor or museum quality, whether based on unskilled labor or artistic

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3530

TED JALEMIR, DIRECTOR
September 21, 1983

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 62 Zoning Advisory Committee Meeting are as follows:
Property Owners: Jean E. & Albert H. Trout
Location: SE/Cor. Walnut Hill Lane and Crossmoor Lane
Existing Zoning: D.R. - 2
Proposed Zoning: Special Hearing to approve a non-conforming use for an art studio in a D.R. zone. Special Exception for an art studio in a D.R. zone.

Address: 0.615
District: 9th

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 489 State of Maryland Code for the Handicapped and Applicable Codes.
- X B. A building and other miscellaneous permits shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Plans are required regardless of size when the addition is more than ONE STORY.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 102, Line 2, Section 1107 and Table 1107.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered or Engineer certify to this office, that the structure for which a proposed change in use is proposed con comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- X I. Comments: It is assumed the studio does not grant access to the public, if it does a Change of Occupancy, a fire separation from the dwelling, separate exits etc., etc., would be required.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CSB:rrj
FORM 01-82

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3530

STEPHEN E. COLLINS
DIRECTOR

September 1, 1983

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 56, 57, 59, 60, and 62
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 56, 57, 59, 60, and 62.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/cmc

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland - 21204

Date: August 29, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: August 30, 1983

RE: Item No: 55, 56, 57, 58, 59, 60, 61, 62, 63
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

The above mentioned items have no adverse effect on student population.

Very truly yours,
Wm. Paul Stewart
Wm. Paul Stewart, Assistant
Department of Planning

WNP/bp

Oct 5, 1983
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 62, Zoning Advisory Committee Meeting of Aug 30, 1983

Property Owner: Jean E. + Albert H. Trout

Location: SE/Cor. Walnut Hill Lane District 9

Water Supply private Sewage Disposal private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 154-3775, to obtain requirements for such installations before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, spas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY
SE Corner Walnut Hill and Crossmoor : Lanes, 9th District
ALBERT H. TROUT, et ux, Petitioners : Case No. 84-122-XSPH

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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmernan
Peter Max Zimmernan
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 24th day of October, 1983, a copy of the foregoing Order was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioners.

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

MAR 15 1985

IN THE MATTER OF : BELFORE
THE APPLICATION OF : COUNTY BOARD OF APPEALS
ALBERT H. TROUT, ET UX. :
FOR SPECIAL EXCEPTION : OF
AND SPECIAL HEARING : BALTIMORE COUNTY
ON PROPERTY LOCATED AT :
SOUTHEAST CORNER WALNUT : No. 84-122-XSPH
HILL AND CROSSMORR LANES :
9th DISTRICT :

ORDER OF DISMISSAL

Petition of Albert H. Trout, et ux, for special exception and special hearing, on property located at the southeast corner Walnut Hill and Crossmorr Lanes, in the 9th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Withdrawal of Petition filed December 7, 1984 (a copy of which Order is attached hereto and made a part hereof) from the attorney representing the Petitioner in the above entitled matter, and

WHEREAS, the said attorney for the said Petitioner requests that the petition filed on behalf of said Petitioner be withdrawn and dismissed as of December 7, 1984.

IT IS HEREBY ORDERED this 11th day of December, 1984, that said petition be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence E. Schmidt
Lawrence E. Schmidt, Acting Chairman

Leroy B. Spurrier
Leroy B. Spurrier

Patricia Phipps
Patricia Phipps

IN THE MATTER OF * BEFORE THE
THE APPLICATION OF * COUNTY BOARD
ALBERT H. TROUT, ET UX. * OF APPEALS OF
FOR SPECIAL EXCEPTION * BALTIMORE COUNTY
AND SPECIAL HEARING *
On Property located at the * Case No. 84-122-XSPH
southeast corner of *
Walnut Hill and Crossmorr Lanes *
9th Election District *

WITHDRAW OF PETITION AND
MOTION TO DISMISS

Albert H. Trout, et ux., Petitioner, by John B. Howard and Cook, Howard, Downes & Tracy, their attorneys, hereby withdraws the Petitions for Special Exception and Special Hearing, and therefore moves that this case be dismissed.

John B. Howard
John B. Howard
Cook, Howard, Downes & Tracy
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204
(301) 823-4111
Attorney for Petitioner

RECEIVED
COUNTY BOARD OF APPEALS
MAR 11 1985

County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180
November 16, 1984

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 84-122-XSPH ALBERT H. TROUT, ET UX
SE/corner Walnut Hill and Crossmorr Lanes
9th District
SE-Art studio in DR zone
SPH-Nonconforming use
12/16/83-Special exception Granted w/restrictions
Property does not enjoy a nonconforming use
status as an art studio in a DR zone

ASSIGNED FOR: TUESDAY, JANUARY 29, 1985, at 10 a.m.

cc: John B. Howard, Esq. Counsel for petitioners
Albert H. Trout, et ux Petitioners
J. Richard O'Connell Protestant
Stanley Katzenstein "
Herbert Bangs, et ux "
Phyllis C. Friedman People's Counsel
Thomas Bollinger, Esq. Law Office
N. E. Gerber
J. Hoswell
Jean Jung
Arnold Jablon
J. E. Dyer

June Holmen, Secy.

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P. O. BOX 5517
TOWSON, MARYLAND 21204

January 11, 1984

Hand-Delivered

Arnold Jablon, Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Appeal to the County Board of Appeals
Zoning Case No. 84-122-XSPH
Albert H. Trout, et ux., Petitioner

Dear Mr. Commissioner:

On December 16, 1983, the Deputy Zoning Commissioner for Baltimore County passed an Order in the Petitions for Special Exception and Special Hearing for property located at the southeast corner of Walnut Hill and Crossmorr Lanes - 9th Election District, Case No. 84-122-XSPH (Item No. 62).

Please note the Appeal to the County Board of Appeals from the above-referenced Order by the following persons:

1. Jean Ellison Trout, 1323 Walnut Hill Lane Ruxton, Maryland 21204
2. Albert Henry Trout, 1323 Walnut Hill Lane Ruxton, Maryland 21204

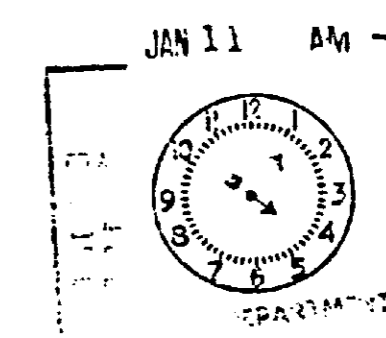
Enclosed is a check for \$180.00 made payable to Baltimore County, Maryland to cover the fees for this Appeal.

Thank you for your attention to this matter.

Yours truly,

John B. Howard
John B. Howard

JBH:rm



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Malcolm B. Spicer, Jr., County Attorney
Tom Bollinger, Asst. County Attorney Date: March 2, 1985

FROM: Peter Max Zimmerman, Deputy People's Counsel

SUBJECT: Albert H. Trout, et ux, Petitioners - Zoning Case #84-122-XSPH

The above-entitled case has been set for hearing before the County Board of Appeals on Thursday, May 3, 1984, at 10 a.m. Since the case involves a petition for special hearing for nonconforming use (not within our jurisdiction), it is felt that your office should also be represented at the Board hearing. A copy of the Board's notice of hearing is attached for your information.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

Enclosure
cc: County Board of Appeals
PMZ:ah

CASE # 84-122 XSPH
PROTESTANT'S
EXHIBIT 1
TO LARGE TO BE
MICROFILMED.
IF NEED, CAN BE
FOUND IN THE
CLOSET IN 2.C.
OFFICE.

Rec'd by [unclear]
MAR 31 1985

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: January 27, 84
Posted for: Appeal
Petitioner: Albert H. Trout, et ux
Location of property: SE/Cor. Walnut Hill and Crossmorr Lanes
Location of Signs: SE/Cor. of Walnut Hill and Crossmorr Lanes
Remarks: M.D. [unclear]
Posted by: M.D. [unclear] Date of return: Feb. 3, 84
Number of Signs: 1



494-3180

County Board of Appeals
Room 200, Court House
Towson, Maryland 21204
March 1, 1984

Hearing Room #218

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 84-122-XSPH ALBERT H. TROUT, ET UX
FOR SE - ART STUDIO IN A D.P. ZONE
FOR SPH - ART STUDIO AS NONCONFORMING USE
SE CORNER WALNUT HILL AND CROSSMORR LANES
9th DISTRICT
12/16/83 - D.Z.C. GRANTED SE W/RESTRICTIONS,
NOT A NONCONFORMING USE

ASSIGNED FOR: THURSDAY, MAY 3, 1984 at 10 a.m.

cc: John B. Howard, Esq. Counsel for Petitioners
Albert H. Trout, et ux Petitioners
J. Richard O'Connell Protestant
Stanley Katzenstein "
Herbert Bangs, et ux "
Phyllis C. Friedman People's Counsel
N. E. Gerber
J. C. Hoswell
A. Jablon
Jean M. H. Jung
J. E. Dyer
Thomas J. Bollinger, Esq. Office of Law

Edith T. Eisenhart, Adm. Secretary

3/1/84 - NOTIFIED OF APPEAL HEARING SCHEDULED FOR THURSDAY, MAY 3, 1984 at 10 a.m.

John B. Howard, Esq.
Albert H. Trout
J. Richard O'Connell
Stanley Katzenstein
Herbert Bangs
Phyllis C. Friedman
Thomas J. Bollinger, Esq.

5/3/84 - Per K.S.F. - Acting Chairman - Case continued in open hearing - 1 man Board

Counsel for the property owner will provide the Board with a copy of a lease entered into between the property owner and the third party. That lease is to require the property owner to carry on all business functions that are possibly being carried on on the subject property at another location. Assuming that the Board obtains such a lease and that the subject property owner occupies those premises prior to September 1, 1984, this matter will become moot and a request for dismissal will be filed by counsel for the Petitioner. If that has not been accomplished, then the Board will reschedule this matter for hearing.

11/16/84 - Above notified of hearing set for Tues. Jan. 29, '85, at 10 a.m.

MAR 15 1985



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180
December 11, 1984

John B. Howard, Esq.
210 Allegheny Ave.
P. O. Box 5517
Towson, Md. 21204

Re: Case No. 84-122-XSPH
Albert H. Trout, et ux

Dear Mr. Howard:

Enclosed herewith is a copy of the Order of Dismissal passed today by the Board of Appeals in the above entitled case.

Very truly yours,

Jane Holmen
Jane Holmen, Secretary

Encl.

cc: Albert H. Trout, et ux
J. Richard O'Connell
Stanley Katzenstein
Herbert Bangs, et ux
Phyllis C. Friedman
Thomas J. Bollinger, Esq.
Norman E. Gerber
James Hoswell
Jean Jung
James E. Dyer
Arnold Jablon



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

December 16, 1983

John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: Petition for Special Exception
and Special Hearing
SE/corner of Walnut Hill and Crossmorr
Lanes - 9th Election District
Albert H. Trout, et ux - Petitioners
No. 84-122-XSPH (Item No. 62)

Dear Mr. Howard:

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. J. Richard O'Connell
1401 Walnut Hill Lane
Towson, Maryland 21204

Mr. Stanley Katzenstein
2401 Briar Wood Road
Baltimore, Maryland 21209

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

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P. O. BOX 5517
TOWSON, MARYLAND 21204

January 11, 1984

Hand-Delivered

Arnold Jablon, Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Appeal to the County Board of Appeals -
Zoning Case No. 84-122-XSPH
Albert H. Trout, et ux, Petitioner

Dear Mr. Commissioner:

On December 16, 1983, the Deputy Zoning Commissioner for Baltimore County passed an Order in the Petitions for Special Exception and Special Hearing for property located at the southeast corner of Walnut Hill and Crossmorr Lanes - 9th Election District, Case No. 84-122-XSPH (Item No. 62).

Please note the Appeal to the County Board of Appeals from the above-referenced Order by the following persons:

1. Jean Ellison Trout, 1323 Walnut Hill Lane
Ruxton, Maryland 21204
2. Albert Henry Trout, 1323 Walnut Hill Lane
Ruxton, Maryland 21204

Enclosed is a check for \$180.00 made payable to Baltimore County, Maryland to cover the fees for this Appeal.

Thank you for your attention to this matter.

Yours truly,

John B. Howard
John B. Howard

JBH:rm



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

January 18, 1984

Mr. J. Richard O'Connell
1401 Walnut Hill Lane
Towson, Maryland 21204

Re: Petitions for Special Exception and
Special Hearing
SE/corner of Walnut Hill and Crossmorr
Lanes
Albert H. Trout, et ux - Petitioners
Case No. 84-122-XSPH

Dear Mr. O'Connell:

Please be advised that an appeal has been filed by John B. Howard, attorney for the petitioners, from the decision rendered by the Deputy Zoning Commissioner of Baltimore County, in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

Arnold Jablon
Arnold Jablon
Zoning Commissioner

AJ:aj

cc: Stanley Katzenstein
2401 Briar Wood Road
Baltimore, Maryland 21209

Herbert Bangs, et ux
7830 Chelsea Street
Ruxton, Maryland 21204

Phyllis C. Friedman, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
Date: October 24, 1983

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Albert H. Trout, et ux
84-122-XSPH

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

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

October 8, 1983

John B. Howard, Esquire
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204

NOTICE OF HEARING
Re: Petitions for Special Exception & Special Hearing
SE/corner of Walnut Hill and Crossmorr Lanes
Albert H. Trout, et ux - Petitioners
Case No. 84-122-XSPH

TIME: 9:45 A.M.

DATE: Tuesday, November 8, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 124063

DATE: 1/6/84 ACCOUNT: R-01-615-000

AMOUNT: \$165.00

RECEIVED Cook, Howard, Downes & Tracy

Filing Fee on Albert H. Trout, et ux

0 012*****1650010 8062A

0 038*****350010 8192A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

84-122-XSPH

District: 9th Date of Posting: 10-21-83
Posted for: Special Exception and Special Hearing
Petitioner: Albert H. Trout, et ux
Location of property: SE/corner of Walnut Hill and Crossmorr Lanes
Location of Sign: SE/corner of Walnut Hill and Crossmorr Lanes
Remarks:
Posted by: *M. D. Pate*
Number of Signs: 2 Date of return: 10-25-83

154531068

CERTIFICATE OF PUBLICATION 84-122-XSPH

TOWSON, MD. 10/24/1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for successive weeks, the first publication appearing on the 17th day of Oct. 1983

THE TOWSON TIMES
M. Angellella
Cost of Advertisement, \$ 35.52

84-122-XSPH
CERTIFICATE OF PUBLICATION

TOWSON, MD. October 20, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for successive weeks, the first publication appearing on the 19th day of October, 1983.

THE JEFFERSONIAN
L. Frank Smith
Manager
Cost of Advertisement, \$ 29.25

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 124092
DATE: 1/18/84 ACCOUNT: R-01-615-000
AMOUNT: \$180.00
RECEIVED John B. Howard, Esquire
FOR: Appeal fee on Case 84-122-XSPH
(Albert H. Trout, et ux)
0 007*****1800010 8188A

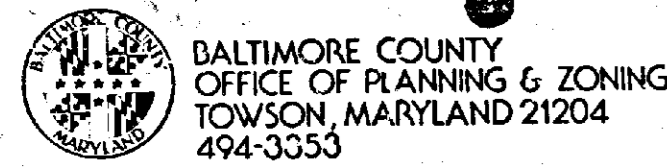
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 124063
DATE: 1/6/84 ACCOUNT: R-01-615-000
AMOUNT: \$165.00
RECEIVED Cook, Howard, Downes & Tracy
Filing Fee on Albert H. Trout, et ux
0 012*****1650010 8062A
0 038*****350010 8192A

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING
Case No. 84-122-XSPH
Location of property: SE/corner of Walnut Hill and Crossmorr Lanes
Date of Posting: 10-21-83
Petitioner: Albert H. Trout, et ux
Location of Sign: SE/corner of Walnut Hill and Crossmorr Lanes
Remarks:
Posted by: M. D. Pate
Number of Signs: 2
Date of return: 10-25-83

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING
Case No. 84-122-XSPH
Location of property: SE/corner of Walnut Hill and Crossmorr Lanes
Date of Posting: 10-21-83
Petitioner: Albert H. Trout, et ux
Location of Sign: SE/corner of Walnut Hill and Crossmorr Lanes
Remarks:
Posted by: M. D. Pate
Number of Signs: 2
Date of return: 10-25-83

CERTIFICATE OF PUBLICATION
TOWSON, MD. October 20, 1983
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for successive weeks, the first publication appearing on the 19th day of October, 1983.
THE JEFFERSONIAN
L. Frank Smith
Manager
Cost of Advertisement, \$ 29.25

MAR 15 1985



ARNOLD JABLON
ZONING COMMISSIONER

November 1, 1983

John B. Howard, Esquire
210 Allegheny Avenue
P. O. Box 5317
Towson, Maryland 21204

Re: Petitions for Special Exception & Special Hearing
SE/cor. Walnut Hill & Crossmorr Lanes
Albert H. Trout, et ux - Petitioners
Case No. 84-122-XSPH

Dear Mr. Howard:

This is to advise you that \$75.27 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 122968
DATE 11/8/83 ACCOUNT R-01-615-000
AMOUNT \$75.27
RECEIVED FROM Cook, Howard, Downes & Tracy
FOR Advertising & Posting Case #84-122-XSPH
(Albert H. Trout, et ux)
VALIDATION OR SIGNATURE OF CASHIER

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

August 11, 1983

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the intersection of the centerline of Walnut Hill Lane with the centerline of Crossmorr Lane and running thence an' binding in the center of Walnut Hill Lane, South 78 degrees 01 minute East 237.5 feet, thence leaving said lane and binding on the outlines of the land of the petitioners herein, the six following courses and distances viz: South 10 degrees 49 minutes West 101.16 feet, North 79 degrees 11 minutes West 68.35 feet, North 10 degrees 49 minutes East 20 feet, North 79 degrees 11 minutes West 18 feet, South 10 degrees 49 minutes West 37 feet and North 79 degrees 11 minutes West 151.10 feet to the centerline of Crossmorr Lane and thence binding on the centerline of Crossmorr Lane, North 10 degrees 49 minutes East 123 feet to the place of beginning.

Containing 0.615 of an Acre of land more or less.



PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING

9th Election District

ZONING: Petition for Special Exception and Special Hearing
LOCATION: Southeast corner of Walnut Hill and Crossmorr Lanes
DATE & TIME: Tuesday, November 8, 1983 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

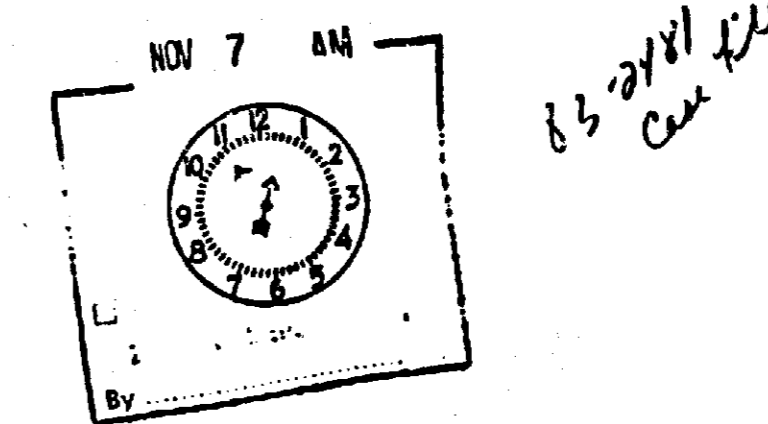
Petition for Special Exception for an art studio in a D.R. zone pursuant to Section 1201.1.C.9B of the Baltimore County Zoning Regulations and Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve use of the subject property for an art studio in a D.R. zone as a valid nonconforming use

All that parcel of land in the Ninth District of Baltimore County

Being the property of Albert H. Trout, et ux, as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



7830 Chelsea Street
Ruxton, Maryland 21204
November 7, 1983

Mrs. Jean Jung, Deputy Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Reference: Case No. 84-122-XSPH
Set for November 8, 1983 at 9:45 am
Albert and Jean Trout, et ux

Dear Mrs. Jung,

My wife and I live at 7830 Chelsea Street in Ruxton, and have lived there together for three years. I, myself, have lived there for thirty years.

While our mailbox is on Chelsea Street, our driveway and only legal access is on Crossmorr Lane, off of Walnut Hill Lane. Thus we pass the Trout's home, at Walnut Hill and Crossmorr Lanes everyday and we use Crossmorr Lane in common with the Trouts and their visitors.

Walnut Hill Lane is a narrow winding road. For a great part of its length it is only twelve feet and one lane wide. Cars have to pull into driveways, or wait until other cars have passed in order to proceed. Over the years the traffic has become progressively heavier. Anything that increases traffic on Walnut Hill Lane creates a problem.

We do not object to a studio variance for the Trouts but we strongly feel that any order granting such a variance should exclude any commercial traffic generating use of the property and should specifically exclude the use of that studio as a framing shop as it has been used in the past. (See pending Zoning violation #83-680.)

Sincerely,
Herbert Bangs
Herbert Bangs
Christine Bangs

ALBERT H. TROUT
JEAN E. TROUT
1323 Walnut Hill Lane
Ruxton, Maryland 21204

November 8, 1983

Mr. J. Richard O'Connell
1401 Walnut Hill Lane
Ruxton, Maryland 21204

Re: Albert H. Trout, et ux - Petitioner
Special Hearing and Special Exception
Item No. 62 - Case No. 84-122-XSPH

Dear Mr. O'Connell:

J. Richard O'Connell and Zoe C. O'Connell and the Petitioners, Albert H. Trout and Jean E. Trout have entered into a Stipulation where, in the event the Zoning Commissioner for Baltimore County grants a Special Exception for an art studio in a D.R. zone located on the Trout's property, it will be requested that the Zoning Commissioner limit the Special Exception to a period of eight (8) years from the date of the issuance of the order.

There exists the possibility, although remote, that the Commissioner will not include the eight (8) year limitation in his/her Order as the parties have agreed. In such an event, J. Richard O'Connell, having testified on behalf of the Trout's requested Special Exception, and in consideration of the mutual agreements herein contained and for other good and valuable considerations, the receipt and sufficiency which is hereby mutually acknowledged, the parties do hereby agree to either (a) request an amendment by the Zoning Commissioner of his/her Order, (b) to include the eight (8) year limitation, or in the alternative enter into a consent order to be passed by the Baltimore County Board of Appeals on appeal, to amend the Order of the Zoning Commissioner of Baltimore County to include the eight (8) year limitation.

PETITIONER'S
EXHIBIT 3

Mr. J. Richard O'Connell
November 8, 1983
Page 2

In the event the Zoning Commissioner for Baltimore County determines that the art studio at 1323 Walnut Hill Lane, Ruxton, Maryland, is a valid nonconforming use in a D.R. zone, it is further agreed by the parties that the Trouts will limit the size of the art studio to its present dimensions of 24 feet by 24 feet or 576 square feet.

If the above agreement is satisfactory, please affix your signature to indicate its acceptance below.

Very truly yours,

Albert H. Trout
Albert H. Trout

Jean E. Trout
Jean E. Trout

J. Richard O'Connell
J. Richard O'Connell

Zoe C. O'Connell
Zoe C. O'Connell

IN THE MATTER OF * BEFORE THE
ALBERT H. TROUT, et ux. * ZONING COMMISSIONER
SPECIAL HEARING AND * FOR BALTIMORE COUNTY
SPECIAL EXCEPTION * Item No. 62
* Case No. 84-122-XSPH

STIPULATION

The parties to this Stipulation are Albert H. Trout and Jean E. Trout, his wife, Petitioners, who reside at 1323 Walnut Hill Lane, Ruxton, Maryland 21204 and J. Richard O'Connell and Zoe C. O'Connell, his wife, who reside at 1401 Walnut Hill Lane, Ruxton, Maryland 21204.

The parties do hereby agree and stipulate that in the event the Zoning Commissioner for Baltimore County grants a Special Exception for an art studio in a D.R. zone at 1323 Walnut Hill Lane, Ruxton, Maryland, they will request that the order by the Zoning Commissioner limit the said Special Exception to a period of eight (8) years beginning the date of the issuance of the Order and that language in accordance with this request appear in the Order.

J. Richard O'Connell
J. Richard O'Connell

Albert H. Trout
Albert H. Trout

Zoe C. O'Connell
Zoe C. O'Connell

Jean E. Trout
Jean E. Trout

PETITIONER'S
EXHIBIT 2

PETITIONER'S PERMIT EXHIBIT THIS PERMIT MUST BE POSTED
NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL ELECTRICAL & PLYWOOD WARE VEHICLES MUST BE DONE BY AN ELECTRICIAN OR PLUMBER LICENSED IN BALTIMORE COUNTY.
APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204
BUILDING ADDRESS: 1323 WALNUT HILL LANE
OWNER: ALBERT H. TROUT
MAKING ADDRESS: 1323 WALNUT HILL LANE, RIDERWOOD, MD. 21139
DATE SUBMITTED: 8/25/83
TYPE OF IMPROVEMENT: CONSTRUCT AN ART STUDIO ADDITION ON REAR OF SINGLE FAMILY DWELLING (FOR PRIVATE USE OF OWNERS) WITH CARPORT BELOW.
TYPE OF USE: RESIDENTIAL - ONE FAMILY
CHECK APPROPRIATE CATEGORIES FOR RESIDENTIAL ONLY
ESTIMATED COST OF MATERIALS & LABOR: 4,000
ALL CALLS REQUESTING INSPECTIONS MUST BE MADE BETWEEN 8:00 A.M. AND 4:00 P.M. GIVING THE PERMIT NUMBER AND CONTROL NUMBER. 24 HOUR NOTICE REQUIRED ON ALL INSPECTIONS EXCEPT OCCUPANCIES WHICH REQUIRE 48 HOUR NOTICE. PHONE 493-3953
The first of these inspections will be called for as soon as the trenches for footings are completed. Also a slab inspection will be required before pouring slabs. The second inspection shall be called for when the foundation has been completed before backfilling. The third inspection shall be called for when the structural members are in place, but before covering same with brick or plaster, or other covering, or installing of insulation. Final inspection shall be called for before structure is occupied.
LIMITATION: Except as otherwise herein provided, this permit shall expire and become null and void if the work is not completed within the time specified.

MAR 15 1983

