

PETITION FOR ZONING VARIANCE 84-192-A

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 Variance from Section 21.255.1 (239.1) to permit a front yard setback of 10' in lieu of the required 25' & 35' from the center line of road in lieu of the required 50'; 2) Variance from section 238.2 to permit side/rear yard of 3' in lieu of the required 30'; 3) Variance from section 102.2 to permit a distance between buildings of 40' in lieu of the required 55'.

Because of the small size of the existing lot and the narrow, existing right of way McCann Avenue, the proposed buildings would not be permitted without the variance requested.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

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: James G. Quinn, Virginia M. Glenn. Legal Owner(s): VIRGINIA M. GLENN. Address: 2009 Wilson Rd. City and State: Towson, MD. Telephone: 209-2114.

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of December, 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 hereby 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 7th day of February, 1984, at 9:30 o'clock A.M.

Cal Jahn, Zoning Commissioner of Baltimore County.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted. Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of February, 1984, that the herein Petition for Variance(s) to permit a front yard setback of 10 feet in lieu of the required 25 feet & 35 foot setback from the center line of the road in lieu of the required 50 feet, side, yard and rear yard setbacks of 3 feet in lieu of the required 30 feet, and to permit a distance between buildings of 40 feet in lieu of the required 55 feet, in accordance with the site plan prepared by E.F. Raphael & Associates, dated November 15, 1983, and marked Petitioner's 2, is hereby GRANTED from and after the date of this Order, subject, however, to the following:

- 1. Compliance with the County Review Group (CRG) requirements. 2. Screening, a minimum of 4 feet high, shall be provided along the east property line from the rear of the office building to the rear property line. 3. A landscaping plan shall be submitted to and approved by the Current Planning and Development Division. 4. A revised site plan shall be submitted for approval by the Office of Planning and Zoning.

PETITION FOR VARIANCES 8th Election District. ZONING: Petition for Variances. LOCATION: North side McCann Avenue, 400 ft. West of York Road (14 McCann Avenue). DATE & TIME: Tuesday, February 7, 1984 at 9:30 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 Variances to permit a front yard setback of 10 ft. in lieu of the required 25 ft. and 35 ft. from the centerline of road in lieu of the required 50 ft., to permit side yards and a rear yard setback of 3 ft. in lieu of the required 30 ft. and to permit a distance between building of 40 ft. in lieu of the required 55 ft.

Being the property of Virginia Glenn, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is 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

ORDER RECEIVED FOR FILING DATE January 10, 1984 BY Mary Campbell, Clerk

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

Ms. Virginia Glenn 105 Donzen Drive Apartment D Bel Air, Maryland 21014

Re: Petition for Variances N/S McCann Ave., 400' W of York Rd. (14 McCann Avenue) Virginia Glenn - Petitioner Case No. 84-192-A

Dear Ms. Glenn: This is to advise you that \$45.64 is due for advertising and posting of the above property. This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing. 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, Zoning Commissioner

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT. No. 126836. DATE: 2-7-84. ACCOUNT: R-01-615-000. AMOUNT: \$45.64. RECEIVED FROM: Virginia Glenn. FOR: Advertising & Posting Case # 84-192-A.

E. F. RAPHEL & ASSOCIATES Registered Professional Land Surveyors 201 COURTLAND AVENUE TOWSON, MARYLAND 21204

DESCRIPTION TO ACCOMPANY PETITION FOR VARIANCE - #14 McCANN AVENUE

Beginning from the same at a point at the intersection of the east right of way line of the Penn. Central Railway and the north side of McCann Avenue, at a distance of 400+/- from the west side of York Road, running thence on the east right of way line of the Penn. Central Railway, N 5°12'E 150', thence leaving said Railroad S 88°25'E 96' thence S 5°12'W 150' to the north side of McCann Avenue running thence on the north side of said Avenue N 88°25'W 96' to the place of beginning. Containing 0.30 acres of land more or less - Being #14 McCann Avenue.



E. F. Raphael, Eugene F. Raphael, Reg. Pro. Land Surveyor

Ms. Virginia Glenn Apartment D 105 Donzen Drive Bel Air, Maryland 21014

NOTICE OF HEARING Re: Petition for Variances N/S McCann Ave. 400' W of York Road (14 McCann Avenue) Virginia Glenn - Petitioner Case No. 84-192-A

TIME: 9:30 A.M. DATE: Tuesday, February 7, 1984 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Mr. James Quinn 2009 Wilson Road White Hall, Maryland 21161

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT. No. 122344. DATE: 11-23-83. ACCOUNT: R-01-615-000. AMOUNT: \$20.00. RECEIVED FROM: Virginia Glenn. FOR: 1/200.

RE: PETITION FOR VARIANCES N/S McCann Ave., 400' W of York Rd., (14 McCann Ave.) 8th District VIRGINIA GLENN, Petitioner BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 84-192-A

ENTRY OF APPEARANCE

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

Phyllis Cole Friedman, Phyllis Cole Friedman, People's Counsel for Baltimore County

Peter Max Zimmerman, Peter Max Zimmerman, Deputy People's Counsel, Room 223, Court House, Towson, Maryland 21204, 494-2188

I HEREBY CERTIFY that on this 23rd day of January, 1984, a copy of the foregoing Entry of Appearance was mailed to Virginia Glenn, Apt. D, 105 Donzen Drive, Belair, MD 21014, Petitioner; and Mr. James C. Quinn, 2009 Wilson Road, Whitehall, MD 21161 and Mr. Glenn D. Healey, 2014 Wilson Road, Whitehall, MD 21161, Contract Purchasers.

Phyllis Cole Friedman, Phyllis Cole Friedman

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 19, 1984. THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 7th day of February, 1984, the publication appearing on the 19th day of January, 1984. THE JEFFERSONIAN, L. Leank Strickler, Manager. Cost of Advertisement, \$20.00.

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., January 19, 1984. THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 7th day of February, 1984, the publication appearing on the 19th day of January, 1984. THE JEFFERSONIAN, L. Leank Strickler, Manager. Cost of Advertisement, \$20.00.



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

ARNOLD JABLON
ZONING COMMISSIONER

February 10, 1984

Gilbert Kramer, Esquire
3635 Old Court Road
Pikesville, Maryland 21208

RE: Petition for Variances
N/S McCann Ave., 400' W of York
Rd. (14 McCann Ave.) - 8th
Election District
Virginia Glenn - Petitioner
NO. 84-192-A (Item No. 129)

Dear Mr. Kramer:

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/ac

Attachments

cc: People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 27, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo
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

Ms. Virginia Glenn
105 Donzen Drive, Apt. D
Belair, Maryland 21014

RE: Item No. 129 - Case No. 84-192-A
Petitioner - Virginia Glenn
Variance Petition

Dear Ms. Glenn:

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.

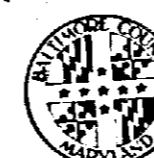
In conversation with Mr. Raphael, your surveyor, it was determined that a revised site plan indicating the commercial building to the east situated within 100 feet of the subject property would be submitted. Since Mr. Raphael assured me that the building is located closer to McCann Avenue than your proposed building, the variance request may be changed based on Section 305.2 of the Zoning Regulations. The revised site plan should be presented at the hearing.

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
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures
cc: E. F. Raphael & Assoc.
201 Courtland Avenue
Towson, Md. 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

January 13, 1984

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

Re: Item #129 (1983-1984)
Property Owner: Virginia Glenn
N/E cor. Penn. Central Railroad and
McCann Avenue
Acres: 0.30 District: 8th

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.

Highways:

McCann Avenue, an existing public road, is proposed to be further improved in the future as a 40-foot closed section roadway on a 50-foot right-of-way with a standard type roadway termination.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

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:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance 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.

Item #129 (1983-1984)
Property Owner: Virginia Glenn
Page 2
January 13, 1984

Water and Sanitary Sewer:

There is a 6-inch public water main and 8-inch public sanitary sewerage in McCann Avenue.

The Petitioner is responsible for the full cost of capping or plunging any service connections not used to serve the proposed improvements.

Very truly yours,

Robert A. Merion
ROBERT A. MERION, P.E., Chief
Bureau of Public Services

RAM:EM:PMR:SS

V-SE Key Sheet
67 NW 6 Pos. Sheet
NW 17 B Topo
42 Tax Map



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED JALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 129 Zoning Advisory Committee Meeting are as follows:

Property Owner: Virginia Glenn
Location: N/E Cor. Penn. Central Railroad and McCann Avenue
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a front yard setback of 10' in lieu of the required 25' and 35' from the centerline of the road in lieu of the required 50' and 55' from the rear yard setback of 35' in lieu of required 50', to permit a sign 80' and to permit a distance between buildings of 10' in lieu of the required 35'.

Acres: 0.30
District: 8th.

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Building and Code; and other applicable Codes.
- X B. A building & other miscellaneous permit shall be required before beginning construction. A raising permit is required.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group 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 101, line 2, Section 1107 and Table 1102, also Section 503.2.
- F. Requested variance appears to conflict 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 in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- X I. Comments - See also Section 1111.0

NOTES: 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 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:ees



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1984

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

Item No. 125, 126, 128, 129, and 130. -ZAC Meeting of December 6, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 125, 126, 128, 129, and 130.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSP/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: January 19, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Virginia Glenn
SUBJECT: 84-192-A

It would appear the petitioner is proposing to overbuild the site by way of setback variances; hence, this office is opposed to the subject request. Additionally, the following comments should be noted:

1. CRG processing is required.
2. A landscaping plan should be provided.
3. Screening must be provided for the adjacent residence.

It is suggested that the petitioner give some thought to designing one structure for both of the proposed uses in that such a design might provide for an improved site plan.

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

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 1, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo
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

Ms. Virginia Glenn
105 Donzen Drive, Apt. D
Belair, Maryland 21014

RE: Item No. 129 - Case No. 84-192-A
Petitioner - Virginia Glenn
Variance Petition

Dear Ms. Glenn:

Enclosed please find additional comments submitted after my original comments of January 27, 1984.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: E. F. Raphael & Assoc.
201 Courtland Avenue
Towson, Md. 21204

Ms. Virginia Glenn
105 Donzen Drive, Apt. D
Belair, Md. 21204

E. F. Raphael & Assoc.
201 Courtland Avenue
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
6th day of December, 1983.

ARNOLD FARLON
Zoning Commissioner

Received by **Nicholas B. Commodari**
Chairman, Zoning Plans
Advisory Committee

Petitioner **Virginia Glenn**
Petitioner's
Attorney

LS4677 p68/16

CERTIFICATE OF PUBLICATION
84-192-A
Towson, Md. 2/4 1984

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 consecutive weeks, the first publication appearing on the 18th day of Jan 1984.

The TOWSON TIMES
in *Washington*

Cost of Advertisement: \$20.64

LS4677 p68/158

CERTIFICATE OF PUBLICATION
Towson, Md. 2/4 1984

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The TOWSON TIMES
in *Washington*

Cost of Advertisement: \$20.64

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

84-192-A
Date of Posting Jan 20 84

District 8th
Posted for: *Variances*
Petitioner: *Virginia Glenn*
Location of property: *N/S of McCann Ave. 400' W. of York Rd*
Location of Sign: *North side of McCann Ave. in front of 14 McCann Ave.*
Remarks: *A. J. Water*
Posted by: *A. J. Water*
Number of Signs: 1

Jan 19 84

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Md. 21204

Zoning Item # 129 - Zoning Advisory Committee Meeting of Dec. 6, 1983

Property Owner: Virginia Glenn

Location: NE/Cor. Penn. Central Railroad District 8

Water Supply public Sewage Disposal public

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.
- (x) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s 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, 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)
84-192-A

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 23, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

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

Ms. Virginia Glenn
105 Donzen Drive, Apt. D
Belair, Maryland 21014

RE: Item No. 129 - Case No. 84-192-A
Petitioner - Virginia Glenn
Variance Petition

Dear Ms. Glenn:

Enclosed please find additional comments submitted after my original comments of January 27, 1984. These comments were received after the hearing and were not considered in rendering the Zoning Commissioner's decision.

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

NBC:bsc
Enclosure
cc: E. F. Raphael & Assoc.
201 Courtland Avenue
Towson, Maryland 21204

BALTIMORE COUNTY FIRE DEPARTMENT
TOWSON MARYLAND 21204-256
494-4500

February 14, 1984

PAUL H. REINCKE
CHIEF

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Virginia Glenn
Location: NE/Cor. Penn. Central Railroad and McCann Avenue
Item No.: 129 Zoning Agenda: Meeting of 12/6/83

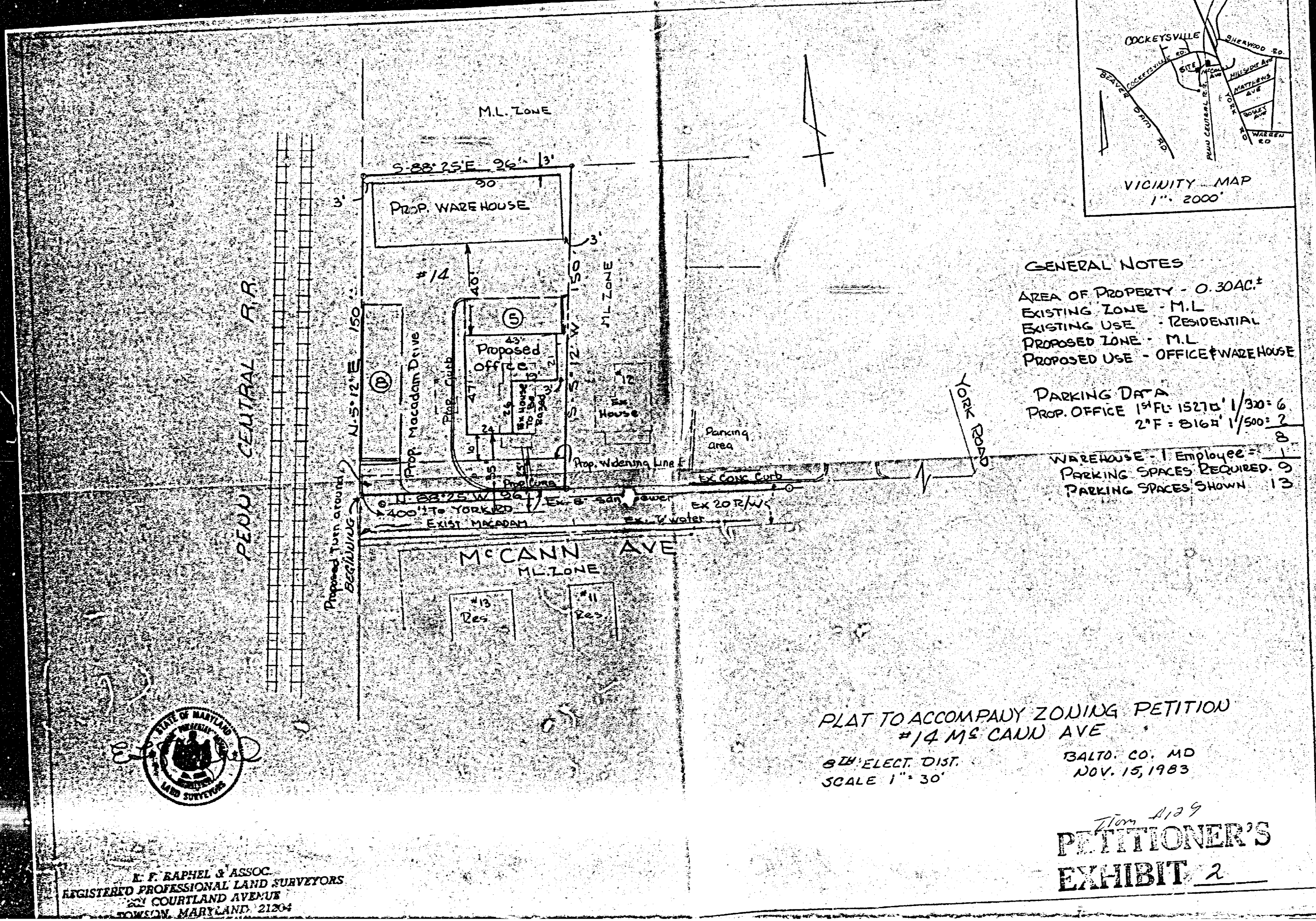
Gentlemen:

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.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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 operation.
- (x) 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", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Negandhi* Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



To Tel
1st + 2nd Floor



MCCANN

AVE

PROPOSED OFFICE BLDG
* 14 MCCANN AVE

TO YORK RD

Pet arch!

THESE WORKING DRAWINGS ARE PROVIDED TO MAKE THE FULL DETAILS OF THE BUILDING SHOWN AVAILABLE TO THE PURCHASER. THEY MAY BE AS SO USED AS INSTRUMENTS OF SERVICE IN CONNECTION WITH THE LOCAL CODES, BUILDING REQUIREMENTS AND CITY ORDINANCES.

Main Floor 1036 sq.ft.
Upper Floor 814 sq.ft.
Total 1850 sq.ft.

GENERAL NOTES

- DESIGN LOADS:**
 Floor: 40 p.s.f. live load
 Roof: 20 p.s.f. live load
 Self Pressure 2000 p.s.f.
- NOTE:** Verify design loads with local codes & site conditions. Check with local building dept. officials for wind, seismic, snow or other special loading conditions.
- CONCRETE:**
 1. Unless otherwise noted, all slabs on grade shall be 3000 p.s.f. (28 day compressive strength) concrete on 4" sand or shall be placed on a 4 mil polyethylene vapor barrier.
 2. Provide 1" expansion joint material between all concrete slabs and existing interior slabs.
 3. Provide concrete on masonry walls according to exterior or interior finish.
- FOUNDATIONS:**
 1. Verify depth of frost footings with local codes.
 2. All exterior walls shall be constructed with:
 a. Grade "M", Type S, hollow load-bearing concrete masonry units.
 b. Vertical reinforcing: "Bar-B-Grip" continuous over other block courses.
 c. Vertical reinforcing: Reinforce walls of masonry areas with 2" vertical rebar at 4'-0" o.c. at each corner & 1/2" dia. #4 at 2'-0" o.c. all other places where required.
 d. Horizontal reinforcing: 1/2" dia. #4 at 16" o.c. at each corner & 1/2" dia. #4 at 24" o.c. all other places where required.
 e. Provide an asphaltic head waterproofing membrane, 6" dia. drainage tile at exterior of masonry walls.
 f. Cover top of joints w/1/2" dia. #4 at 16" o.c. at each corner & 1/2" dia. #4 at 24" o.c. all other places where required.
 g. Provide concrete protection as required by 400 min. concrete cover.
- STRUCTURAL STEEL:**
 1. All structural steel shall conform with ASTM specification A-36.
 2. Unless otherwise noted, provide a 2-by plate between A-36 floor joist & steel beam with 3/8" dia. bolts staggered at 2'-0" o.c. at all joints.
 3. Verify all connecting plates and joints.
- CARPENTRY:**
 1. Unless otherwise noted, framing lumber shall be Douglas fir or equivalent.
 2. Double header joists & trimmers at all floor openings.
 3. Double header joists under all parallel partitions.
 4. 2" x 4" window casings. Unless otherwise noted on plan.
 5. 2" x 4" x 1/2" cross bridging per 24" max. spacing.
 6. Floor Construction: 1/2" plywood sheathing with exterior finish underlayment with building paper.
 7. Use water resistant system board for wet areas.
 8. Use plywood underlayment flooring for wet areas.
 9. All interior walls & ceilings are to be covered with 1/2" x 4" s.p.f. (3 coats).
 10. Garage walls & ceiling are to be covered with 1/2" x 4" s.p.f. (3 coats).
 11. Garage system board.
 12. Suspend joists & trusses as to be selected by Owner.
 13. Where LVL manufactured by Trus Joist Corp.; Select Sawn, glued laminated wood products with small manufacturer for local availability. Check with your local cross manufacturer for local availability.
- MISCELLANEOUS:**
 1. Unless otherwise noted, provide:
 a. R-13 batt insulation in all exterior walls & A-36 batt insulation in all floors, ceiling or rafters adjacent to exterior or to chimney spaces.
 b. 5 mil polyethylene vapor barriers against finish of all insulation.
 c. 1/2" rigid insulation at masonry foundation walls.
 d. Insulating double glazing at all exterior glass areas & tempered glass in all sliding glass doors & windows lead requirements.
 e. Caulking at all joints, sliding glass doors, window doors and bottom sashes.
 f. Use all wood in stairs, your major glass doors, face a sunny exposure and use 1/2" dia. glass. You will also want to be sure your contractor insulates side walls and ceiling insulation in continuous blankets without breaks. Wall treated with fire retardant and doors and stairs with fire retardant. Use all fire retardant in all fire retardant ceilings. Concrete caulking at all openings.
 g. All exterior finish shall be made from the products, color and textures that appeared in the publication. Do not make changes without the character and value of the work.

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