

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO Zoning Commissioner
Date July 2, 1985
Norman E. Gerber, Director
FROM Office of Planning and Zoning
SUBJECT Zoning Petition No. 86-24-XA #331

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

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

NEG:JGH:s1m

86-24-XA
CERTIFICATE OF PUBLICATION

TOWSON, MD., June 27, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 27, 1985.

THE JEFFERSONIAN,

B. Venturi

Publisher

Cost of Advertising

24.75

PETITION FOR SPECIAL
EXCEPTION AND VARIANCE
11th Election District

LOCATION: Southwest of Ebenezer Road, 418 feet South of the centerline of Philadelphia Rd. and DATE AND TIME: Tuesday, July 16, 1985 at 10:00 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 to use the property for a Volunteer Fire Company pursuant to Section 230.13; and Variance from Section 232.1 (303.2) to permit a front yard setback of 20'7" in lieu of the required average of 27'6".

Being the property of Cowenton Volunteer Fire Co., Inc., as shown on plat plan filed with the Zoning Office. 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
June 27.

Petition for Variance

11th Election District
LOCATION: Southwest of Ebenezer Road, 418 feet South of the centerline of Philadelphia Rd. and DATE AND TIME: TUESDAY, JULY 16, 1985 AT 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 West 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 to use the property for a Volunteer Fire Company pursuant to Section 230.13; and Variance from Section 232.1 (303.2) to permit a front yard setback of 20'7" in lieu of the required average of 27'6".

Being the property of Cowenton Volunteer Fire Co., Inc., as shown on the plat plan filed with the Zoning Office. 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

86-24-XA
The Times

Middle River, Md., June 27, 1985

This is to Certify, That the annexed

Petition
Reg L 731X3
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 27th day of June, 1985.
David M. Hays Publisher.

Case No. 86-24-XA

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 10th day of June, 1985.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Cowenton Volunteer Fire Co.
Petitioner's INC.
Attorney
cc: Carroll Engineering, Inc.

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11th Date of Posting 6/27/85

Posted for: Appeal

Petitioner: Cowenton Volunteer Fire Department

Location of property: SW of Ebenezer Rd., 418' SE of Phila Rd.

Location of Signs: One facing north on road south from 12' on roadway of Ebenezer Rd., on property of Petitioner

Remarks:

Posted by *M. Hays* Signature Date of return: 6/28/85

Number of Signs: 2

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11th Date of Posting 6/27/85

Posted for: Special Exception & Variance

Petitioner: Cowenton Volunteer Fire Dept.

Location of property: SW of Ebenezer Rd., 418' SE of Phila Rd.

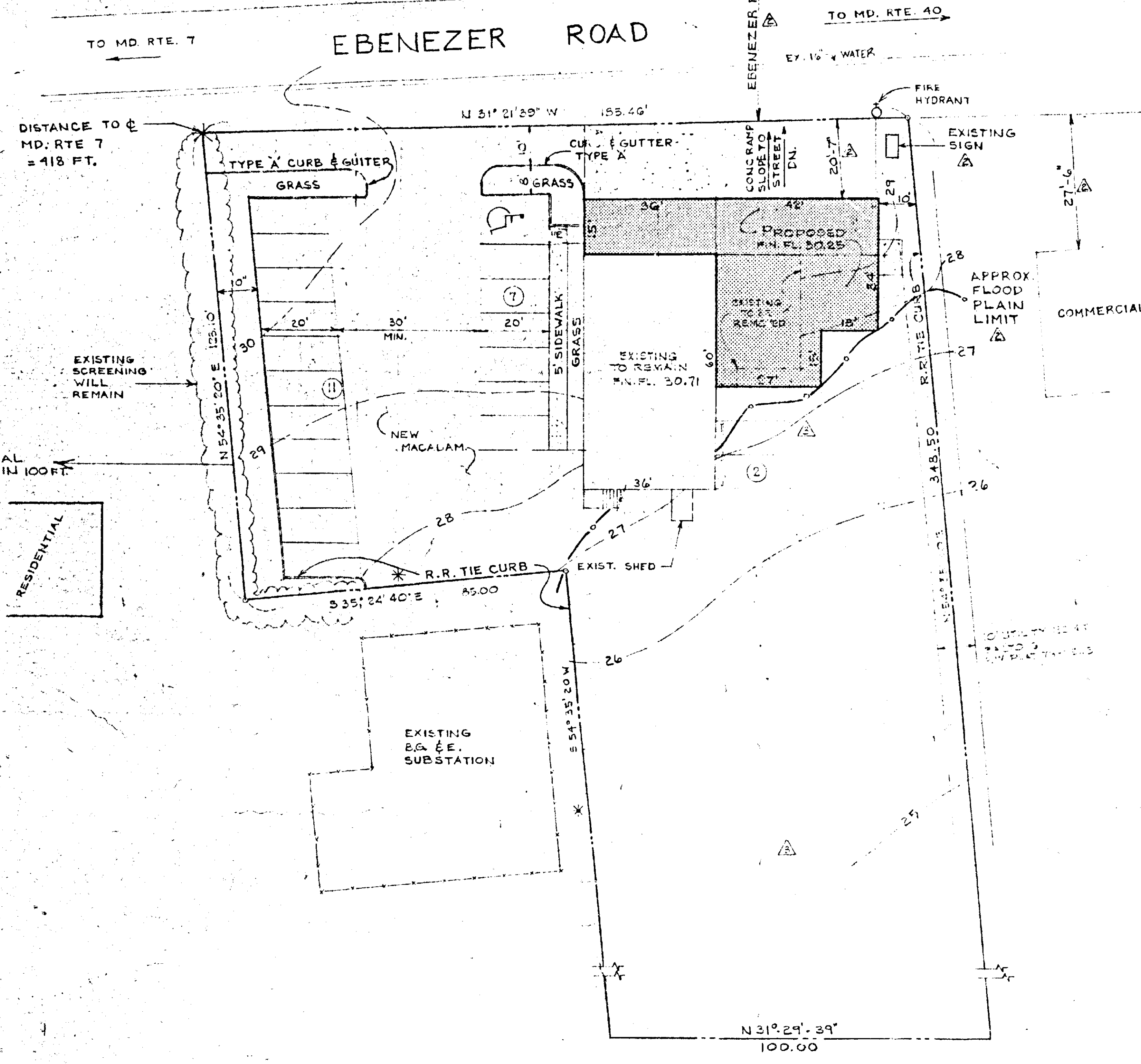
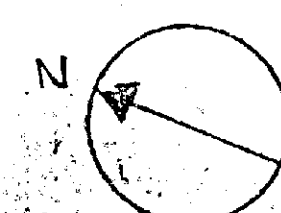
Location of Signs: Both facing Ebenezer Rd., approx 10' from roadway, on property of Petitioner

Remarks:

Posted by *M. Hays* Signature Date of return: 6/28/85

Number of Signs: 2

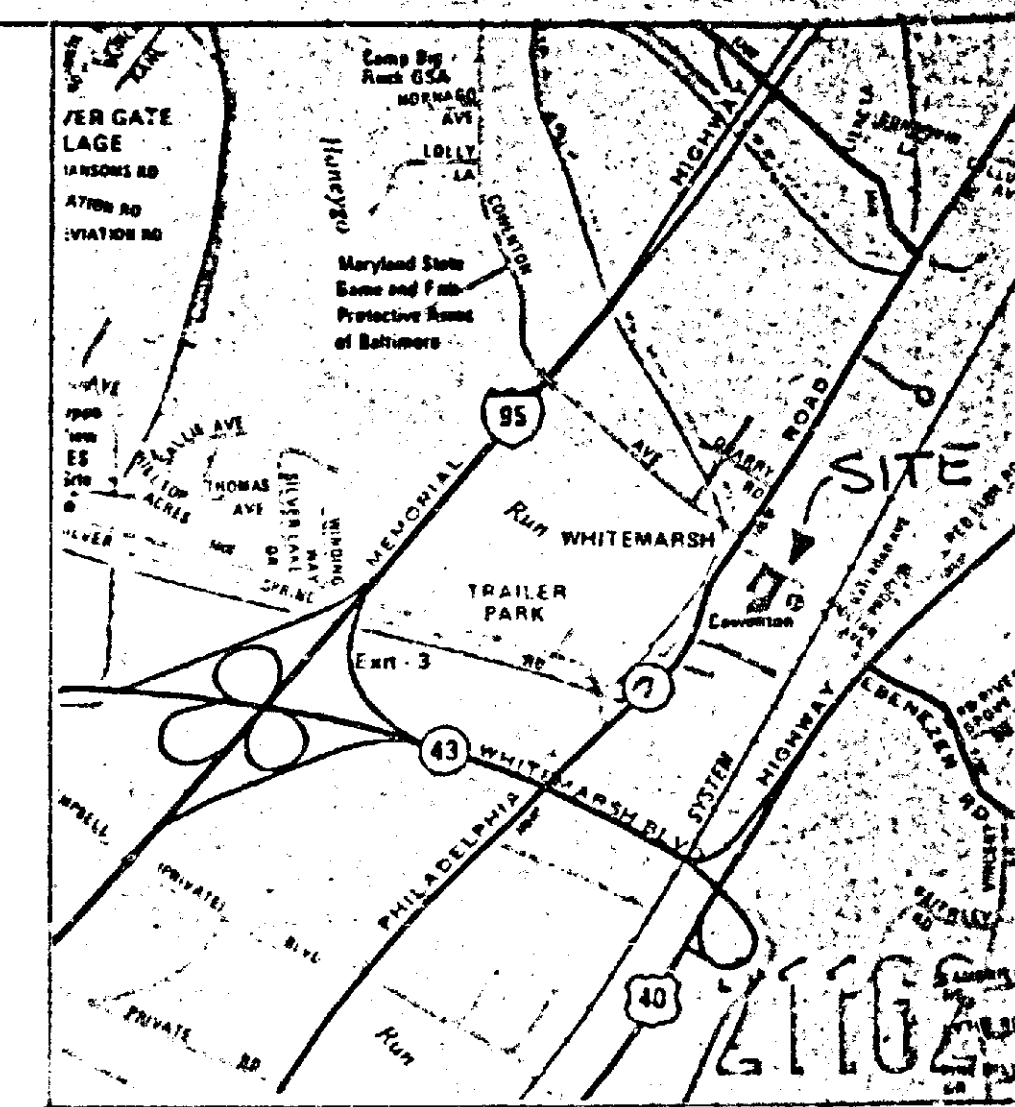
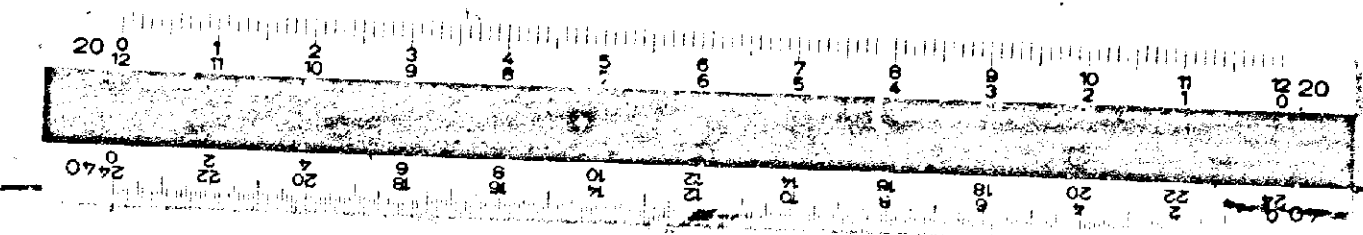
#86-24-XA 11th District
SW/Ebenezer Rd., 418' SE of Philadelphia Rd.
COWENTON VOLUNTEER FIRE COMPANY, INC.
2 SIGNS



SITE PLAN
1"=50'-0"

PARKING DATA

PARKING REQUIRED
EXISTING 1ST FLOOR 2160 SQ. FT. 100 FT. 2
EXISTING 2ND FLOOR 2160 SQ. FT. 100 FT. 2
PROPOSED ADDITION 2160 SQ. FT. 100 FT. 2
TOTAL REQUIRED 100 FT. 2
PARKING PROVIDED
20 SPACES (INCLUDING HANDICAPPED)

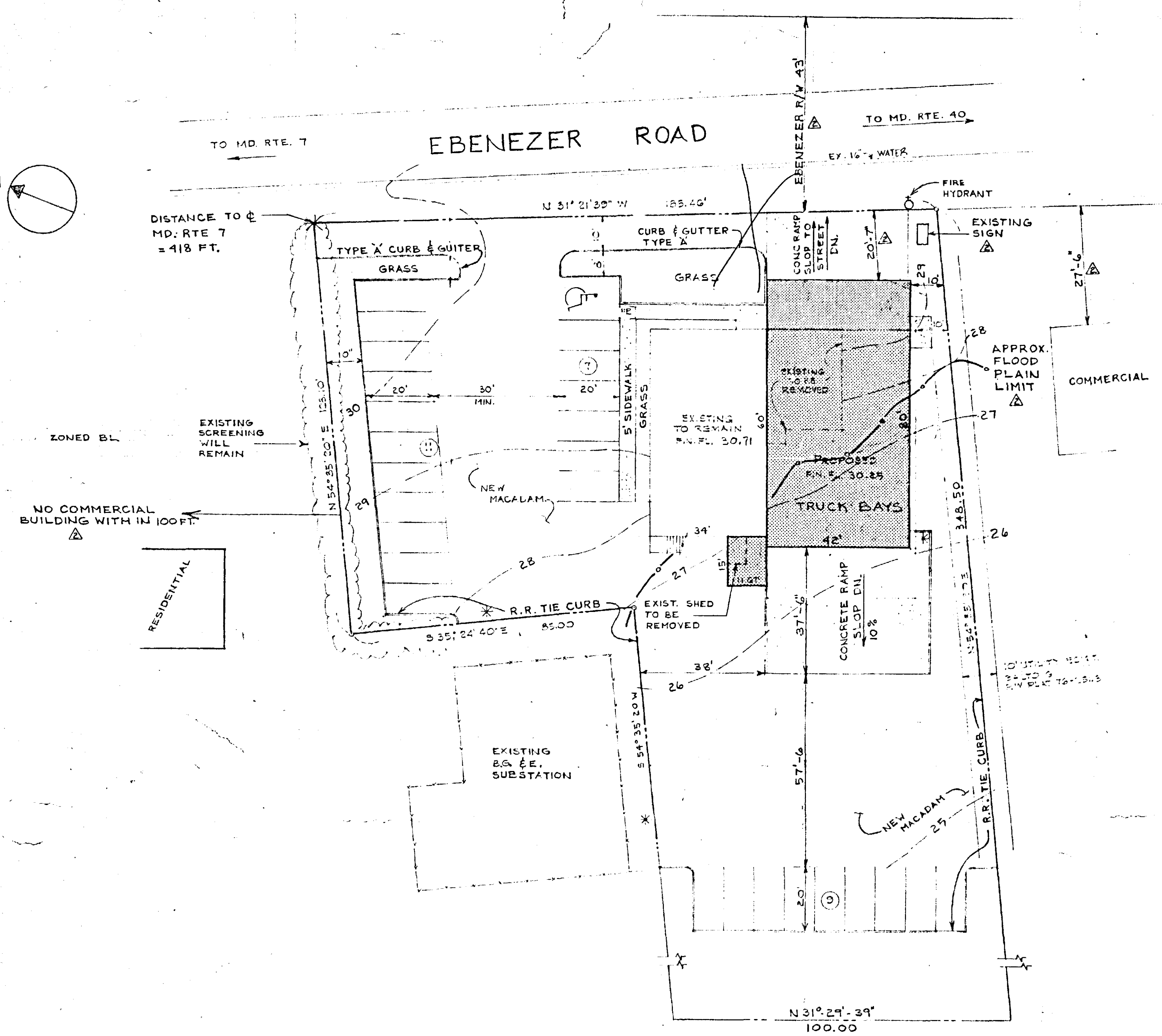
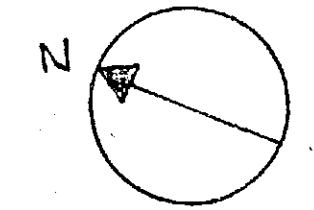


LEGEND
* 66' LIGHT POLE

NOTES
AREA: 2.2 ACRES
PROPERTY ZONED: HL (2)
11TH ELECTION DISTRICT
EXISTING TOPOGRAPHY
TO REMAIN AS IS.

SPECIAL EXCEPTION REQUEST
ENTIRE FACILITY TO BE IN
ZONE 'BL.'

	COWENTON VOLUNTEER FIRE CO COWENTON AVENUE COWENTON, MD.			
	CARROLL ENGINEERING INC. 201 PADONIA RD. WEST, TIMONIUM, MD. 21093 / (301) 252-6211			
SITE PLAN				
DATE JAN. 9, 1985	BY M.G.C.	CHECKED M.G.C.	AS NOTED	SP-1

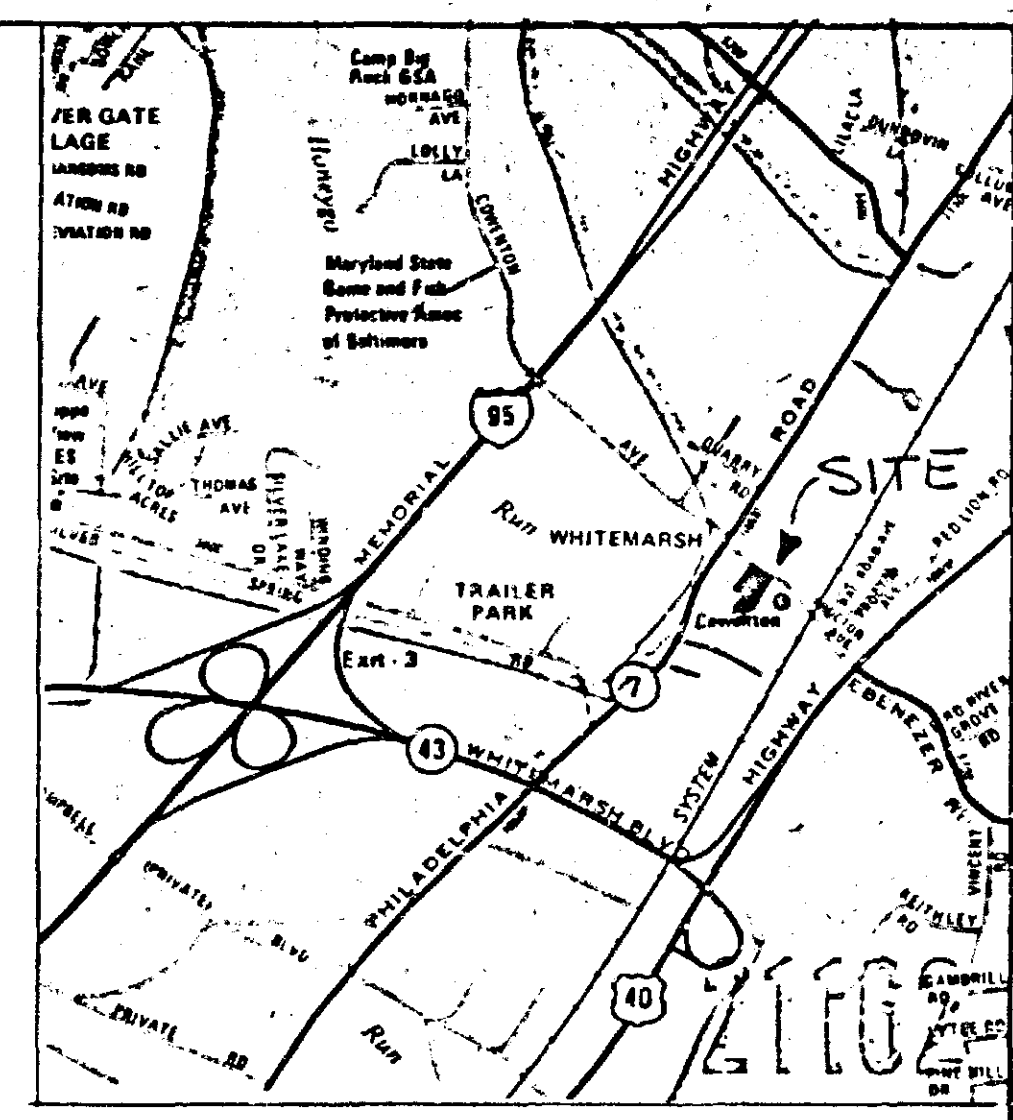
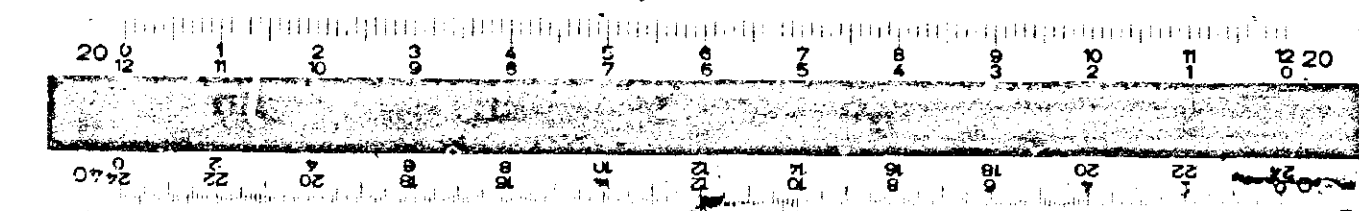


SITE PLAN
1"=50'-0"

PARKING DATA

PARKING REQUIRED
EXISTING 1ST FLOOR 1000 SQ. FT. / 100+ 1.5
EXISTING 2ND FLOOR 1000 SQ. FT. / 100+ 1.5
PROPOSED ADDITION 2000 SQ. FT. / 200+ 1.5
TOTAL REQUIRED - 23.4

PARKING PROVIDED
27 SPACES (INCL. 1 HANDICAPPED)



LEGEND

* B.G. & E. LIGHT POLE

NOTES

AREA: 2.2+ ACRES
PROPERTY ZONED: BL
11TH ELECTION DISTRICT
EXISTING TOPOGRAPHY
TO REMAIN AS IS.

SPECIAL EXCEPTION REQUEST
ENTIRE FACILITY TO BE IN
ZONE 'BL'.
X

Handwritten notes and signatures in a small box.

REV. 1-18-85
REV. 4-16-85

STATE OF MARYLAND
REGISTERED ENGINEER

JAN. 9, 1985

COWENTON
VOLUNTEER FIRE CO
COWENTON AVENUE
BALTIMORE CO. MD.

CARROLL ENGINEERING INC.
201 PADONIA RD. WEST, TIMONIUM, MD. 21093 / (301) 252-6211

331

SITE PLAN

SP-1

of the BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected, and the special exception and variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 7th day of August, 1985, that the Petition for Special Exception for a volunteer fire company and, additionally, the Petition for Variance to permit a front yard setback of 20 feet 7 inches in lieu of the required average of 27 feet 6 inches are hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

1. Storm Water Management and Landscape Manual requirements shall be met.
2. All construction, as well as grading, permits shall be obtained prior to proceeding with grading.
3. The paving of all driveways and parking spaces located in the flood plain shall be designed to encourage maximum infiltration.

Jean M. H. Ling
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE August 7, 1985
BY Robert A. Jablon
ADMINISTRATIVE ASSISTANT

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
11th Election District

LOCATION: Southwest of Ebenezer Road, 418 feet Southeast of the centerline of Philadelphia Road
DATE AND TIME: Tuesday, July 16, 1985 at 10:00 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 to use the property for a Volunteer Fire Company pursuant to Section 230.13; and Variance from Section 232.1 (303.2) to permit a front yard setback of 20'7" in lieu of the required average of 27'6".

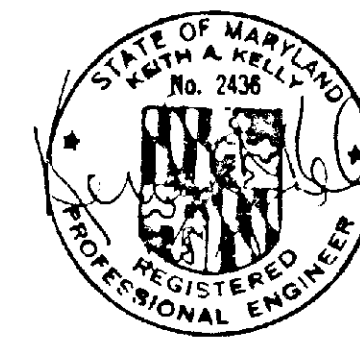
Being the property of Cowenton Volunteer Fire Co., Inc., as shown on plat plan filed with the Zoning Office.

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

COWENTON VOLUNTEER FIRE DEPARTMENT
PROPERTY DESCRIPTION

Beginning for same at a point determined on the southwest side of Ebenezer Road, 418' southeast of Q of Philadelphia Road and running thence S 31° 21' 39" E, 185.46 feet; thence S 54° 35' 20" W, 348.50 feet; thence N 31° 29' 39" W, 100.25 feet; thence N 54° 35' 20" E, 245.57 feet; thence N 35° 24' 40" W, 85.00 feet; and N 54° 35' 20" E, 123.10 feet to the point of beginning.



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
SW of Ebenezer Rd., 418' SE of : OF BALTIMORE COUNTY
Centerline of Philadelphia Rd.,
11th District
COWENTON VOLUNTEER FIRE CO., : Case No. 86-24-XA
INC., Petitioner

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
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Charles E. Schulz, President, Cowenton Volunteer Fire Co., Inc., 9419 Franklin Square Drive, Baltimore, MD 21237, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

July 15, 1985

Charles E. Schulz, President
Cowenton Volunteer Fire Co., Inc.
5419 Ebenezer Road
White Marsh, Maryland 21162

RE: Petition for Special Exception & Variance
SW/ Ebenezer Rd., SE/ centerline of
Philadelphia Road - 11th Election District
Cowenton Volunteer Fire Co., Inc. - Petitioner
Case No. 86-24-XA

Dear Mr. Schulz,

This is to advise you that \$ 57.90 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

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

No. 006887

DATE 8-7-85 ACCOUNT R-01-615-000

AMOUNT \$ 57.90

RECEIVED FROM Cowenton Volunteer Fire Co., Inc.

FOR Advertising and Posting Case 86-24-XA

B BOP*****5790a 8/7/85

VALIDATION OR SIGNATURE OF CASHIER

Charles E. Schulz, President
Cowenton Volunteer Fire Co., Inc.
5419 Ebenezer Road
White Marsh, Maryland 21162

June 17, 1985

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
SW/Ebenezer Rd., 418' SE/centerline of
Philadelphia Road - 11th Election District
Cowenton Volunteer Fire Co., Inc. - Petitioner
Case No. 86-24-XA

TIME: 10:00 a.m.

DATE: Tuesday, July 16, 1985

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
SW/Ebenezer Rd., 418' SE/ : OF BALTIMORE COUNTY
Centerline of Philadelphia Rd.,
11th District
COWENTON VOLUNTEER FIRE CO., : Case No. 86-24-XA
INC., Petitioner

NOTICE OF APPEAL

Please note an appeal from the decision of the Deputy Zoning Commissioner in the above-captioned matter, under date of August 7, 1985, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

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, MD 21204
494-2188

I HEREBY CERTIFY that on this 6th day of September, 1985, a copy of the foregoing Notice of Appeal was mailed to Mr. Charles E. Schulz, President, Cowenton Volunteer Fire Co., Inc., 5419 Ebenezer Road, White Marsh, MD 21162, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. LING
DEPUTY ZONING COMMISSIONER

September 6, 1985

Mr. Charles E. Schulz, President
Cowenton Volunteer Fire Co., Inc.
5419 Ebenezer Road
White Marsh, Maryland 21162

RE: Petition for Special Exception
SW/Ebenezer Rd., 418' SE/center-
line of Philadelphia Road
11th Election District
Cowenton Volunteer Fire Co.,
Inc., Petitioner
Case No. 86-24-XA

Dear Mr. Schulz:

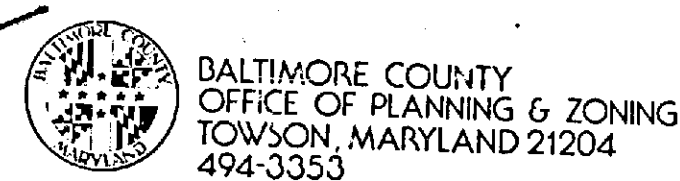
Please be advised that an appeal has been filed by the People's Counsel of Baltimore County from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above referenced matter.

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

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:bq



ARNOLD JABLON
ZONING COMMISSIONER

September 19, 1985

Mr. Charles E. Schulz, President
The Cowenton Volunteer Fire Co., Inc.
5419 Ebenezer Road
White Marsh, Maryland 21162

RE: 86-24-XA

Dear Mr. Schulz:

In reference to your letter of September 17, 1985, I cannot tell you why People's Counsel has appealed the above-referenced case. I would suggest that you call them and ask their reasons which should guide you in any subsequent action. You may reach them at 494-2188.

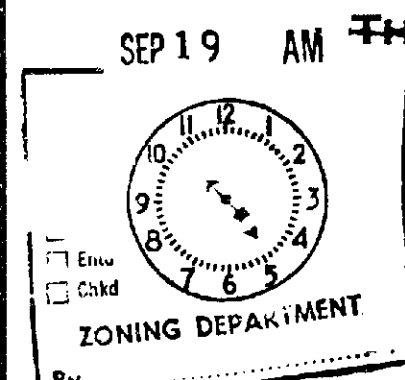
People's Counsel often operates without regard to particular situations, but out of some concern of broad views. What they might be in this particular case I have no idea. I wish I could be more helpful.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Adjbg

MICROFILMED



THE COWENTON VOLUNTEER FIRE CO., INC.
5419 EBENEZER RD.
WHITE MARSH, MARYLAND 21162

September 17, 1985

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

RE: Case Number 86-24-XA

Dear Mr. Jablon:

I received your letter dated September 6, 1985, concerning the appeal of the zoning decision rendered by the Deputy Zoning Commissioner.

We are puzzled and concerned that the decision is being appealed when there was no opposition present at the hearing. Consequently, we respectfully request answers to the following questions:

1. Who or What prompted the People's Counsel of Baltimore County to file an appeal?
2. Which aspects of the decision are being appealed?
3. What action can we take to properly prepare ourselves for the appeal hearing?

Thank you for considering our request, and we look forward to your reply.

Yours in Community Service,

Charles E. Schulz
Charles E. Schulz,
President

CF:bb

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
July 8, 1985

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ofo
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

Mr. Charles E. Schulz, President
Cowenton Volunteer Fire Co., Inc.
5419 Ebenezer Road
White Marsh, Maryland 21162

RE: Item No. 331 - Case No. 86-24-XA
Petitioner - Cowenton Volunteer Fire Co., Inc.
Special Exception & Variance Petitions

Dear Mr. Schulz:

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,

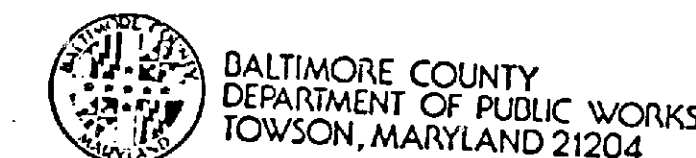
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mr

Enclosures

cc: Carroll Engineering, Inc.
201 Padonia Road, West
Timonium, Maryland 21093

MICROFILMED



HARRY J. PISTEL, P.E.
DIRECTOR

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

Re: Item #331 (1984-1985)
Property Owner: Cowenton Volunteer Fire Company
Location: S/W side Ebenezer Road, 418' S/E of Philadelphia Road

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 Comments:

This site will be subject to all applicable public improvement requirements in accordance with the Baltimore County Development Regulations at such time as the property is processed for development.

This site is subject to sediment control and storm water management regulations as applicable.

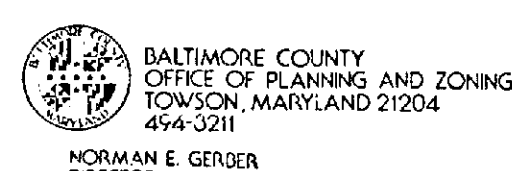
Very truly yours,

James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:PMO:blp

cc: File

MICROFILMED



NORMAN E. GENDER
DIRECTOR

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

JUNE 25, 1985

Re: Zoning Advisory Meeting of May 14, 1985
Item # 331
Property Owner: COWENTON VOLUNTEER FIRE CO.
Location: S/W SIDE EBENEZER RD, 418' S/E
OF PHILADELPHIA RD.

Dear Mr. Jablon:

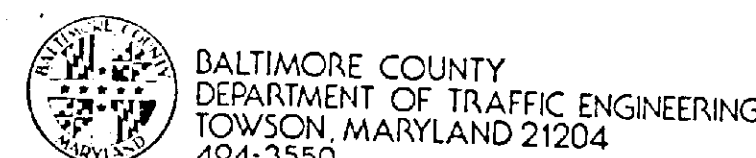
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parting calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 6/11/85.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is 15.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and its conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments:

cc: James Hoswell

Eugene A. Sobor
Chief, Current Planning and Development

MICROFILMED



STEPHEN E. COLLINS
DIRECTOR

May 17, 1985

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

Item No. 326, 327, 329, 330, 331, 334, and 337 ZAC Meeting of May 14, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

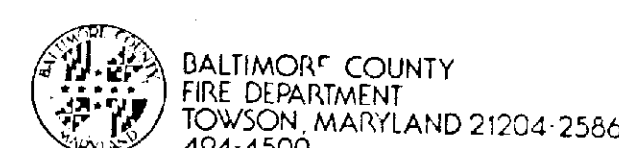
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 326, 327, 329, 330, 331, 334, and 337.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

MICROFILMED



PAUL H. REINCKE
CHIEF

May 15, 1985

Mr. Arnold Jablon
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: Cowenton Volunteer Fire Company

Location: S/W side Ebenezer Road, 418' S/E of centerline of Philadelphia Road

Item No.: 331 Zoning Agenda: Meeting of 5/14/85

Gentlemen:

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

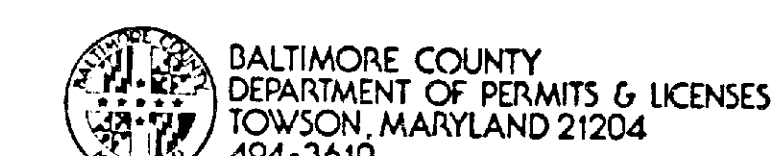
- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle 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.
- ☒ 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: *Carl J. Kelly*
Planning Group
Special Inspection Division

Noted and Approved: *Errol N. Markowitz*
Fire Prevention Bureau

/mb

MICROFILMED



TED ZALESKI, JR.
DIRECTOR

May 21, 1985

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

Dear Mr. Jablon:

Comments on Item # 331 Zoning Advisory Committee Meeting are as follows:

Property Owner: Cowenton Volunteer Fire Company
Location: S/W Side Ebenezer Road, 418' S/E of C/L of Philadelphia Road
District: 11th.

APPLICABLE RULES ARE CIRCLED

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.B.S. 11-11-73 - 1980) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a Registered Professional Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered Professional Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.
- E. All Use Groups except B-1 Single Family Detached require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. Bay Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 101.01, Section 101.02 and Table 102.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of the Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architects or Engineers are not usually required. The change of the Group use from the _____ to the _____ or to Mixed Use _____ See Section 315 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill #17-85. The Flood Plain is located within the Flood Plain boundaries of the Flood Plain. If the structure proposed is within the Flood plain boundaries, construction is not permitted.

SPECIAL NOTE: Comments: Plan showing flood plain limit does not indicate which line is the flood plain. If the structure proposed is within the Flood plain boundaries, construction is not permitted.

Errol N. Markowitz
Errol N. Markowitz, Chief
Building Plans Review

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO Zoning Commissioner
Date July 2, 1985
Norman E. Gerber, Director
FROM Office of Planning and Zoning
SUBJECT Zoning Petition No. 86-24-XA #331

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

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

NEG:JGH:s1m

86-24-XA
CERTIFICATE OF PUBLICATION

TOWSON, MD., June 27, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 27, 1985.

THE JEFFERSONIAN,

B. Venturi

Publisher

Cost of Advertising

24.75

PETITION FOR SPECIAL
EXCEPTION AND VARIANCE
11th Election District

LOCATION: Southwest of Ebenezer Road, 418 feet South of the centerline of Philadelphia Rd. and DATE AND TIME: Tuesday, July 16, 1985 at 10:00 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 to use the property for a Volunteer Fire Company pursuant to Section 230.13; and Variance from Section 232.1 (303.2) to permit a front yard setback of 20' in lieu of the required average of 27'.

Being the property of Cowenton Volunteer Fire Co., Inc., as shown on plat plan filed with the Zoning Office. 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
June 27.

Petition for Variance

11th Election District
LOCATION: Southwest of Ebenezer Road, 418 feet South of the centerline of Philadelphia Rd. and DATE AND TIME: TUESDAY, JULY 16, 1985 AT 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 West 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 to use the property for a Volunteer Fire Company pursuant to Section 230.13; and Variance from Section 232.1 (303.2) to permit a front yard setback of 20' in lieu of the required average of 27'.

Being the property of Cowenton Volunteer Fire Co., Inc., as shown on the plat plan filed with the Zoning Office. 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

86-24-XA
The Times

Middle River, Md., June 27, 1985

This is to Certify, That the annexed

Petition
Reg L 731X3
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 27th day of June, 1985.
David M. Kelly Publisher.

Case No. 86-24-XA

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 10th day of June, 1985.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Cowenton Volunteer Fire Co.
Petitioner's INC.
Attorney
cc: Carroll Engineering, Inc.

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11th Date of Posting 6/27/85

Posted for: Appeal

Petitioner: Cowenton Volunteer Fire Department

Location of property: SW of Ebenezer Rd., 418' SE of Phila Rd.

Location of Signs: One facing north on road south from 1st on roadway SE of Ebenezer Rd., on property of Petitioner

Remarks:

Posted by *M. H. Kelly* Date of return: 6/28/85

Number of Signs: 2

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11th Date of Posting 6/27/85

Posted for: Special Exception & Variance

Petitioner: Cowenton Volunteer Fire Dept.

Location of property: SW of Ebenezer Rd., 418' SE of Phila Rd.

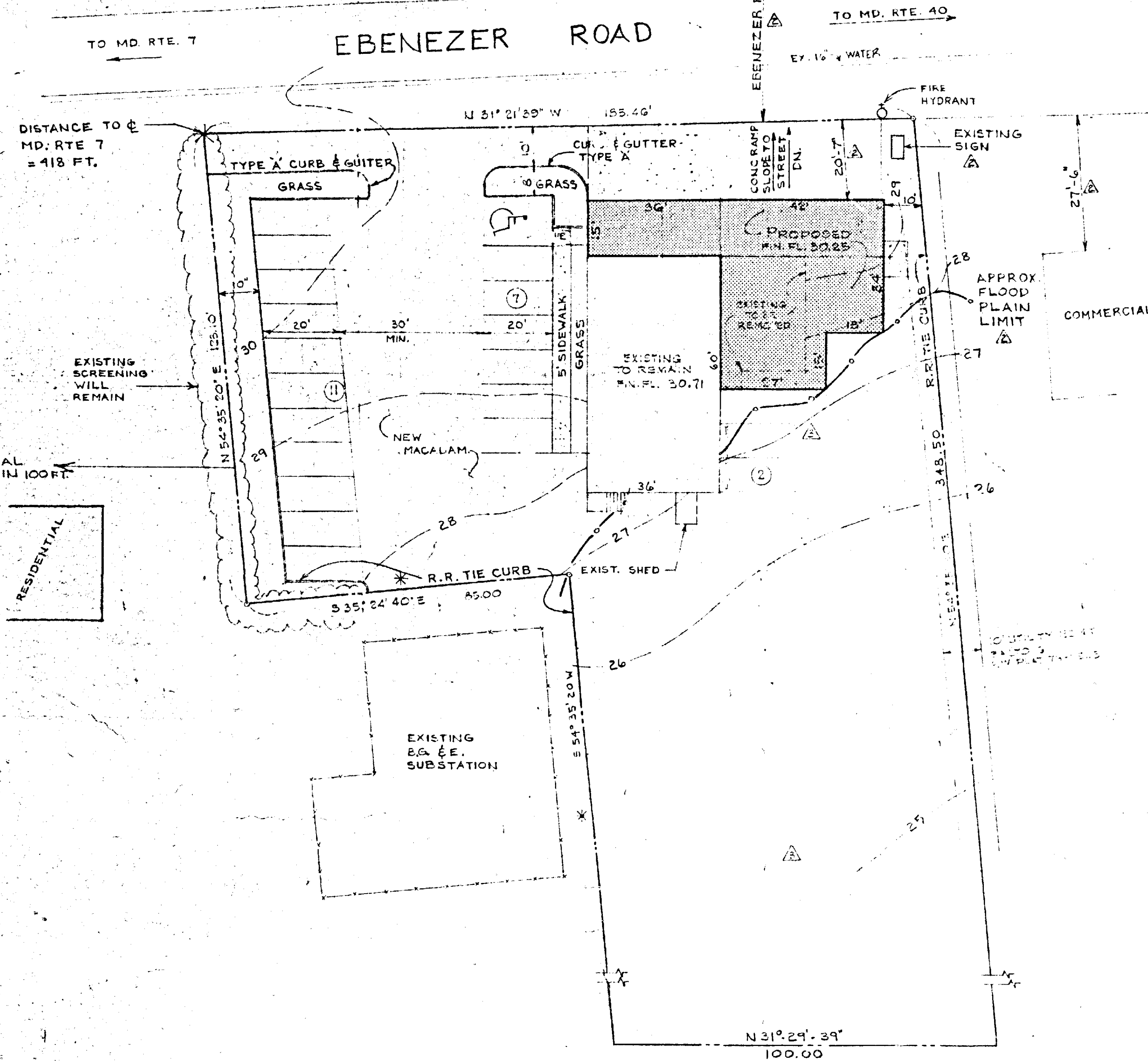
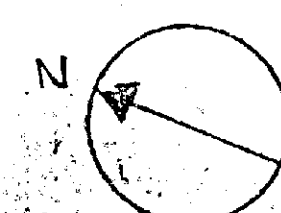
Location of Signs: Both facing Ebenezer Rd., approx 10' from roadway, on property of Petitioner

Remarks:

Posted by *M. H. Kelly* Date of return: 6/28/85

Number of Signs: 2

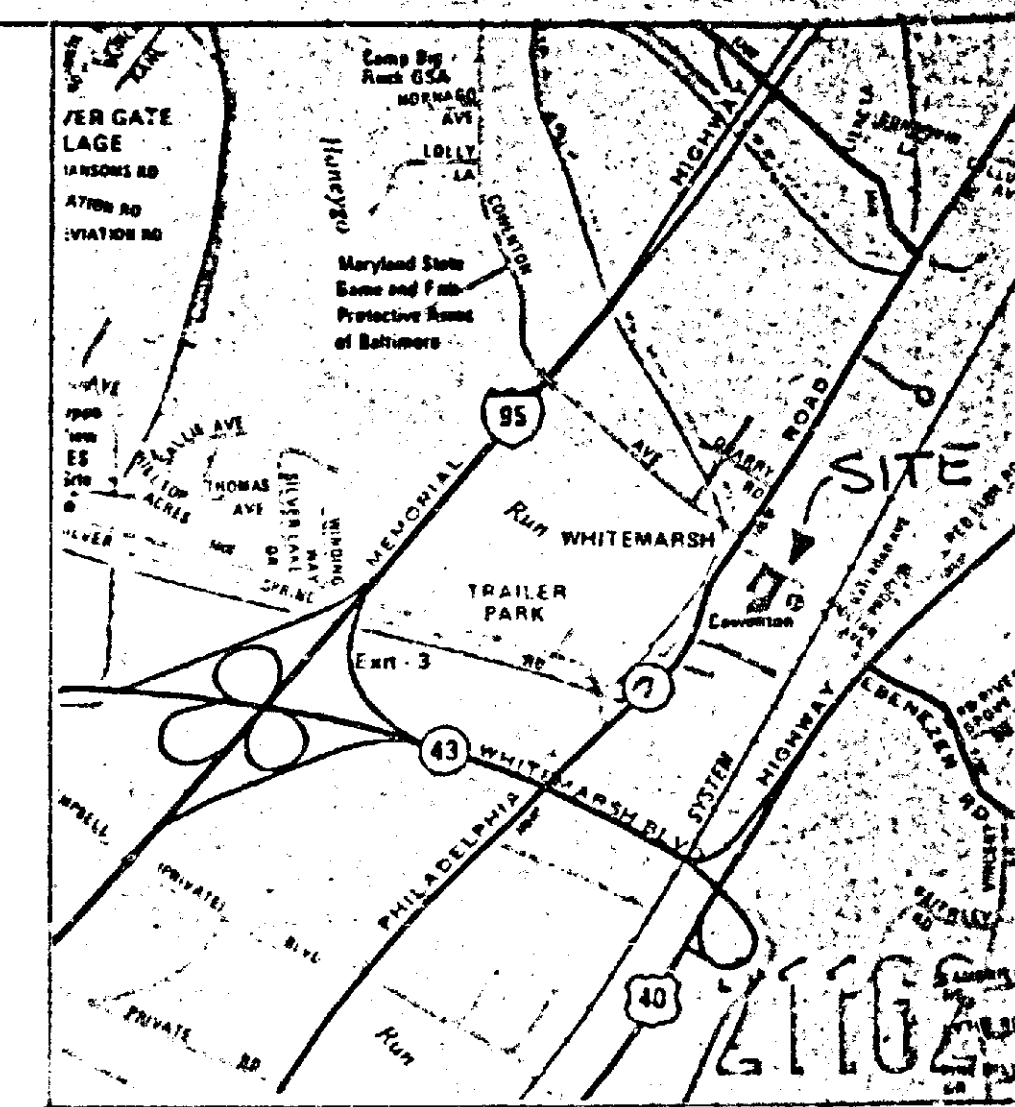
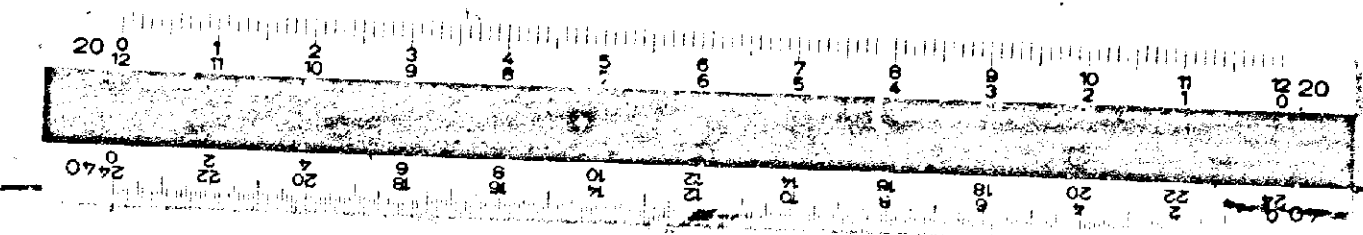
#86-24-XA 11th District
SW/Ebenezer Rd., 418' SE of Philadelphia Rd.
COWENTON VOLUNTEER FIRE COMPANY, INC.
2 SIGNS



SITE PLAN
1"=50'-0"

PARKING DATA

PARKING REQUIRED
EXISTING 1ST FLOOR 2160 SQ. FT. 100 FT. 2
EXISTING 2ND FLOOR 2160 SQ. FT. 100 FT. 2
PROPOSED ADDITION 2160 SQ. FT. 100 FT. 2
TOTAL REQUIRED 100 FT. 2
PARKING PROVIDED
20 SPACES (INCLUDING HANDICAPPED)



LEGEND
* 66' LIGHT POLE

NOTES
AREA: 2.2 ACRES
PROPERTY ZONED: HL (2)
11TH ELECTION DISTRICT
EXISTING TOPOGRAPHY
TO REMAIN AS IS.

SPECIAL EXCEPTION REQUEST
ENTIRE FACILITY TO BE IN
ZONE BL.

	COWENTON VOLUNTEER FIRE CO COWENTON AVENUE COWENTON, MD.			
	CARROLL ENGINEERING INC. 201 PADONIA RD. WEST, TIMONIUM, MD. 21093 / (301) 252-6211			
SITE PLAN				
DATE JAN. 9, 1985	BY M.G.C.	CHECKED M.G.C.	AS NOTED	SP-1

of the BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected, and the special exception and variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 7th day of August, 1985, that the Petition for Special Exception for a volunteer fire company and, additionally, the Petition for Variance to permit a front yard setback of 20 feet 7 inches in lieu of the required average of 27 feet 6 inches are hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

1. Storm Water Management and Landscape Manual requirements shall be met.
2. All construction, as well as grading, permits shall be obtained prior to proceeding with grading.
3. The paving of all driveways and parking spaces located in the flood plain shall be designed to encourage maximum infiltration.

Jean M. H. Ling
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE August 7, 1985
BY Robert A. Jablon
ADMINISTRATIVE ASSISTANT

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
11th Election District

LOCATION: Southwest of Ebenezer Road, 418 feet Southeast of the centerline of Philadelphia Road
DATE AND TIME: Tuesday, July 16, 1985 at 10:00 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 to use the property for a Volunteer Fire Company pursuant to Section 230.13; and Variance from Section 232.1 (303.2) to permit a front yard setback of 20'7" in lieu of the required average of 27'6".

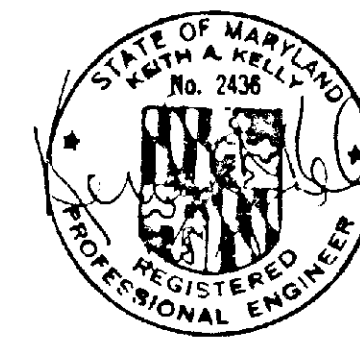
Being the property of Cowenton Volunteer Fire Co., Inc., as shown on plat plan filed with the Zoning Office.

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

COWENTON VOLUNTEER FIRE DEPARTMENT
PROPERTY DESCRIPTION

Beginning for same at a point determined on the southwest side of Ebenezer Road, 418' southeast of Q of Philadelphia Road and running thence S 31° 21' 39" E, 185.46 feet; thence S 54° 35' 20" W, 348.50 feet; thence N 31° 29' 39" W, 100.25 feet; thence N 54° 35' 20" E, 245.57 feet; thence N 35° 24' 40" W, 85.00 feet; and N 54° 35' 20" E, 123.10 feet to the point of beginning.



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
SW of Ebenezer Rd., 418' SE of : OF BALTIMORE COUNTY
Centerline of Philadelphia Rd.,
11th District
COWENTON VOLUNTEER FIRE CO., : Case No. 86-24-XA
INC., Petitioner

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
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Charles E. Schulz, President, Cowenton Volunteer Fire Co., Inc., 9419 Franklin Square Drive, Baltimore, MD 21237, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

July 15, 1985

Charles E. Schulz, President
Cowenton Volunteer Fire Co., Inc.
5419 Ebenezer Road
White Marsh, Maryland 21162

RE: Petition for Special Exception & Variance
SW/ Ebenezer Rd., SE/ centerline of
Philadelphia Road - 11th Election District
Cowenton Volunteer Fire Co., Inc. - Petitioner
Case No. 86-24-XA

Dear Mr. Schulz,

This is to advise you that \$ 57.90 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

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

No. 006887

DATE 8-7-85 ACCOUNT R-01-615-000

AMOUNT \$ 57.90

RECEIVED FROM Cowenton Volunteer Fire Co., Inc.

FOR Advertising and Posting Case 86-24-XA

B BOP*****5790a 8/7/85

VALIDATION OR SIGNATURE OF CASHIER

Charles E. Schulz, President
Cowenton Volunteer Fire Co., Inc.
5419 Ebenezer Road
White Marsh, Maryland 21162

June 17, 1985

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
SW/Ebenezer Rd., 418' SE/centerline of
Philadelphia Road - 11th Election District
Cowenton Volunteer Fire Co., Inc. - Petitioner
Case No. 86-24-XA

TIME: 10:00 a.m.

DATE: Tuesday, July 16, 1985

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
SW/Ebenezer Rd., 418' SE/ : OF BALTIMORE COUNTY
Centerline of Philadelphia Rd.,
11th District :
COWENTON VOLUNTEER FIRE CO., : Case No. 86-24-XA
INC., Petitioner

NOTICE OF APPEAL

Please note an appeal from the decision of the Deputy Zoning Commissioner in the above-captioned matter, under date of August 7, 1985, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

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, MD 21204
494-2188

I HEREBY CERTIFY that on this 6th day of September, 1985, a copy of the foregoing Notice of Appeal was mailed to Mr. Charles E. Schulz, President, Cowenton Volunteer Fire Co., Inc., 5419 Ebenezer Road, White Marsh, MD 21162, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. LING
DEPUTY ZONING COMMISSIONER

September 6, 1985

Mr. Charles E. Schulz, President
Cowenton Volunteer Fire Co., Inc.
5419 Ebenezer Road
White Marsh, Maryland 21162

RE: Petition for Special Exception
SW/Ebenezer Rd., 418' SE/center-
line of Philadelphia Road
11th Election District
Cowenton Volunteer Fire Co.,
Inc., Petitioner
Case No. 86-24-XA

Dear Mr. Schulz:

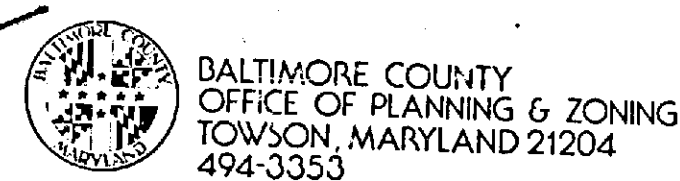
Please be advised that an appeal has been filed by the People's Counsel of Baltimore County from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above referenced matter.

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

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:bq



ARNOLD JABLON
ZONING COMMISSIONER

September 19, 1985

Mr. Charles E. Schulz, President
The Cowenton Volunteer Fire Co., Inc.
5419 Ebenezer Road
White Marsh, Maryland 21162

RE: 86-24-XA

Dear Mr. Schulz:

In reference to your letter of September 17, 1985, I cannot tell you why People's Counsel has appealed the above-referenced case. I would suggest that you call them and ask their reasons which should guide you in any subsequent action. You may reach them at 494-2188.

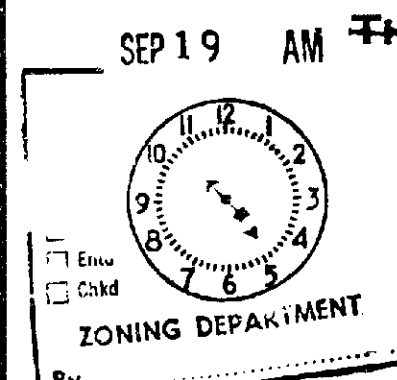
People's Counsel often operates without regard to particular situations, but out of some concern of broad views. What they might be in this particular case I have no idea. I wish I could be more helpful.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Adjbg

MICROFILMED



THE COWENTON VOLUNTEER FIRE CO., INC.
5419 EBENEZER RD.
WHITE MARSH, MARYLAND 21162

September 17, 1985

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

RE: Case Number 86-24-XA

Dear Mr. Jablon:

I received your letter dated September 6, 1985, concerning the appeal of the zoning decision rendered by the Deputy Zoning Commissioner.

We are puzzled and concerned that the decision is being appealed when there was no opposition present at the hearing. Consequently, we respectfully request answers to the following questions:

1. Who or What prompted the People's Counsel of Baltimore County to file an appeal?
2. Which aspects of the decision are being appealed?
3. What action can we take to properly prepare ourselves for the appeal hearing?

Thank you for considering our request, and we look forward to your reply.

Yours in Community Service,

Charles E. Schulz
Charles E. Schulz,
President

CF:bb

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
July 8, 1985

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

OR
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

Mr. Charles E. Schulz, President
Cowenton Volunteer Fire Co., Inc.
5419 Ebenezer Road
White Marsh, Maryland 21162

RE: Item No. 331 - Case No. 86-24-XA
Petitioner - Cowenton Volunteer Fire Co., Inc.
Special Exception & Variance Petitions

Dear Mr. Schulz:

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,

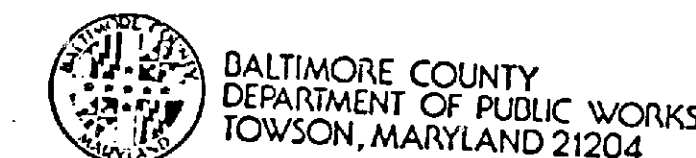
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mr

Enclosures

cc: Carroll Engineering, Inc.
201 Padonia Road, West
Timonium, Maryland 21093

MICROFILMED



HARRY J. PISTEL, P.E.
DIRECTOR

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

Re: Item #331 (1984-1985)
Property Owner: Cowenton Volunteer Fire Company
Location: S/W side Ebenezer Road, 418' S/E of Philadelphia Road

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 Comments:

This site will be subject to all applicable public improvement requirements in accordance with the Baltimore County Development Regulations at such time as the property is processed for development.

This site is subject to sediment control and storm water management regulations as applicable.

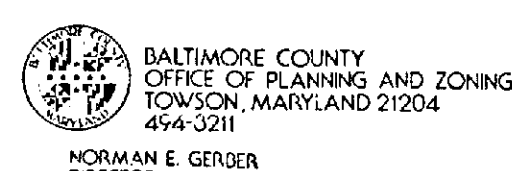
Very truly yours,

James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:PMO:blp

cc: File

MICROFILMED



NORMAN E. GENDER
DIRECTOR

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

JUNE 25, 1985

Re: Zoning Advisory Meeting of May 14, 1985
Item # 331
Property Owner: COWENTON VOLUNTEER FIRE CO.
Location: S/W side EBENEZER RD, 418' S/E
of PHILADELPHIA RD.

Dear Mr. Jablon:

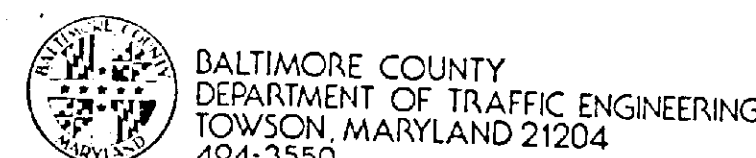
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parting calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 6/11/85.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is 15.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and its conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments:

cc: James Hoswell

Eugene A. Sobor
Chief, Current Planning and Development

MICROFILMED



STEPHEN E. COLLINS
DIRECTOR

May 17, 1985

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

Item No. 326, 327, 329, 330, 331, 334, and 337 ZAC Meeting of May 14, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

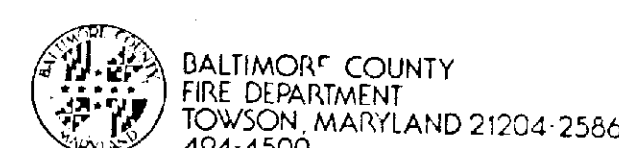
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 326, 327, 329, 330, 331, 334, and 337.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

MICROFILMED



PAUL H. REINCKE
CHIEF

May 15, 1985

Mr. Arnold Jablon
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: Cowenton Volunteer Fire Company

Location: S/W side Ebenezer Road, 418' S/E of centerline of Philadelphia Road

Item No.: 331 Zoning Agenda: Meeting of 5/14/85

Gentlemen:

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

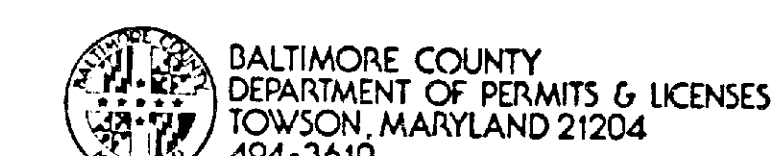
- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The 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.
- ☒ 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: *Carl J. Kelly*
Planning Group
Special Inspection Division

Noted and Approved: *Errol N. Markowitz*
Fire Prevention Bureau

/mb

MICROFILMED



TED ZALESKI, JR.
DIRECTOR

May 21, 1985

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

Dear Mr. Jablon:

Comments on Item # 331 Zoning Advisory Committee Meeting are as follows:

Property Owner: Cowenton Volunteer Fire Company
Location: S/W Side Ebenezer Road, 418' S/E of C/L of Philadelphia Road
District: 11th.

APPLICABLE RULES ARE CIRCLED

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.B.S. 11-11-73 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a Registered Professional Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered Professional Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.
- E. All Use Groups except B-1 Single Family Detached require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. Bay Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 101.01, Section 101.02 and Table 102.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of the Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architects or Engineers are usually required. The change of the Group use from the _____ to the _____ or to Mixed Use _____ See Section 315 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. The Flood Plain is located within the Flood Plain boundaries of the Flood Plain. If the structure proposed is within the Flood Plain boundaries, construction is not permitted.

SPECIAL NOTE: Comments: Plan showing flood plain limit does not indicate which line is the flood plain. If the structure proposed is within the Flood plain boundaries, construction is not permitted.

These abbreviated 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 the applicant may obtain additional information by visiting Room 315 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Schuman
Charles E. Schuman, Chief
Building Plans Review

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