

PETITION FOR ZONING VARIANCE

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 1A04.3(B) (3), to permit building setbacks in the side yards of 1/2 feet and 20 feet, respectively, instead of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
 1. Rehabilitation and upgrading of this waterfront site for use as, and construction of, a year-round residence require more centralized positioning of the dwelling on the lot to achieve conformity with neighboring lots.
 2. The configuration of the lot coupled with the desire to maximize aesthetics pose hardship and practical difficulty necessitating the variances as shown on accompanying Plat.

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:	Legal Owner(s):	MAP NE LL
(Type or Print Name)	Wilhelm R. Dowell, Sr.	SB
Signature	<i>Wilhelm R. Dowell, Sr.</i>	E. D. 15
Address	Lois M. Dowell	DATE 9/22/85
City and State	<i>Lois M. Dowell</i>	200
Attorney for Petitioner:	Name, address and phone number of legal owner, contract purchaser or representative to be contacted	1000
Stephen J. Nolan and Nolan, Plumhoff & Williams, Chartered	1536 Bowleys Quarters Road	DR
(Type or Print Name)	Baltimore, Maryland 21220	
Signature	City and State	
<i>Stephen J. Nolan</i>		
204 W. Pennsylvania Avenue	Name, address and phone number of legal owner, contract purchaser or representative to be contacted	
Address	Stephen J. Nolan	
Towson, Maryland 21204	204 W. Pennsylvania Avenue	
City and State	Towson, Maryland 21204	
Attorney's Telephone No.: (301) 823-7800	Address	(301) 823-7800
	Phone No.	

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of November, 1985, 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 on the 11th day of December, 1985, at 10:15 o'clock

Carl John
 Zoning Commissioner of Baltimore County.

ZONING DESCRIPTION

Beginning on the west side of Bowleys Quarters Road, 332 feet south of the centerline of Bowleys Quarters Road extended (Right angle to the East) Being lot #162A as shown on the plat of resubdivision of lots #162 to 166, Plat #1 Bowleys Quarters recorded under Book #13, Folio 39. Also known as 1536 Bowleys Quarters Road in the 15th Election District.



ARNOLD JABLON
 ZONING COMMISSIONER
 DECEMBER 16, 1985
 JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

Stephen J. Nolan, Esquire
 Nolan, Plumhoff & Williams, Chartered
 204 W. Pennsylvania Avenue
 Towson, Maryland 21204

RE: PETITION FOR VARIANCE
 W/S of Bowleys Quarters Rd.,
 332' S of the c/l of Bowleys
 Quarters Road (1536 Bowleys
 Quarters Road -
 15th Election District
 Wilhelm R. Dowell, Sr., et ux,
 Petitioners
 Case No. 86-245-A

Dear Mr. Nolan:

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:bg

Attachments

cc: People's Counsel

Stoney Fraley
 Dept. of State Planning
 301 West Preston Street
 Balto., Md. 21201

PETITION FOR VARIANCE
 15th Election District

LOCATION: West side of Bowleys Quarters Road, 332' South of the centerline of Bowleys Quarters Road (1536 Bowleys Quarters Road)
 DATE AND TIME: Wednesday, December 11, 1985 at 10:15 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 Variance from Section 1A04.3(B) (3) to permit building setbacks in the side yards of 12 feet and 20 feet, respectively, instead of the required 50 feet.

Being the property of Wilhelm R. Dowell, Sr., et ux as shown on the plat 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

IN RE: PETITION FOR VARIANCE
 W/S of Bowleys Quarters Rd.,
 332' S of the c/l of Bowleys
 Quarters Road (1536 Bowleys
 Quarters Road)-
 15th Election District
 Wilhelm R. Dowell Sr., et ux,
 Petitioners

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-245-A

The Petitioners herein request a variance to permit building setbacks in the side yards of 12 feet and 20 feet in lieu of the required 50 feet.

Testimony by and on behalf of the Petitioner indicated that he has owned and utilized the R.C.5-zoned property as a summer home since 1970. In anticipation of constructing a year-round dwelling on the site, he has recovered the pier, enclosed a rear (street side) drainage ditch and constructed a 30' x 33' architecturally designed three-bay garage with open storage above. He will raze the summer house and the three storage sheds and will comply with requirements of the Baltimore County Office of Planning for consistency with the Chesapeake Bay Critical Area Law and any requirements of the Baltimore County Health Department. The existing septic system appears to be in excellent condition. The site, as well as adjacent properties and the neighborhood as a whole, is oriented to the water and utilizes the street side portion of the property as its rear yard. There were no protestants.

Pursuant to the advertisement, posting of property, and public hearing on the Petition; it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat; and the granting of the requested variance not adversely

RECEIVED FOR FILING
 DATE December 16, 1985
 BY *Barbara A. ...*

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 W/S Bowleys Quarters Rd., : OF BALTIMORE COUNTY
 332' S of the Centerline :
 of Bowleys Quarters Rd. :
 (1536 Bowleys Quarters :
 Rd.), 15th District :
 WILHELM R. DOWELL, SR., : Case No. 86-245-A
 et ux, Petitioners :

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 19th day of November, 1985, a copy of the foregoing Entry of Appearance was mailed to Stephen J. Nolan, Esquire, Nolan, Plumhoff & Williams, Chartered, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioners.

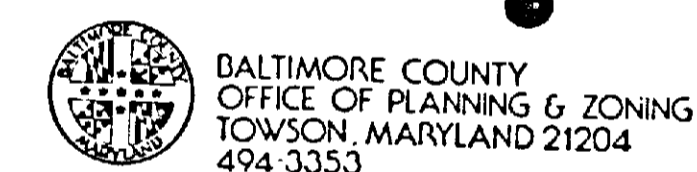
Peter Max Zimmerman
 Peter Max Zimmerman

affecting the health, safety, and general welfare of the community, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of December, 1985, that the herein Petition for Variance to permit building setbacks in the side yards of 12 feet and 20 feet in lieu of the required 50 feet for a 35' x 45' footprint for construction of a dwelling, in accordance with the plan prepared by Parekh Associates, dated September 9, 1985 and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- No sheds or buildings shall be constructed for storage other than the 30' x 33' garage.
- No plumbing shall be added to the garage and the garage shall not be utilized for living quarters.
- Compliance with the following mitigative practices designed to minimize adverse impacts on water quality and fish, wildlife, and plant habitat in the Maryland Chesapeake Bay Critical Area:
 - Plant additional trees so that there will be no less than 1 major deciduous tree for every 600 sq. ft. of impervious area, or 3 conifers for every 600 sq. ft. of impervious surface, or 6 minor deciduous trees for every 600 sq. ft. of impervious surface. A combination of these 3 classes of trees would be most desirable.
 - Spread storm water runoff from buildings and other impervious surfaces over a pervious area of the lot to encourage a degree of infiltration.

RECEIVED FOR FILING
 DATE December 16, 1985
 BY *Barbara A. ...*



ARNOLD JABLON
 ZONING COMMISSIONER
 DECEMBER 5, 1985
 JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

Stephen J. Nolan, Esquire
 Nolan, Plumhoff & Williams
 204 W. Pennsylvania Avenue
 Towson, Maryland 21204

RE: Petition for Variance
 W/S Bowleys Quarters Rd., 332' of c/l
 Bowleys Quarters Rd. (1536 Bowleys Quarters
 Rd.)
 15th Election District
 Wilhelm R. Dowell, Sr., et ux
 Case No. 86-245-A

This is to advise you that \$52.90 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing.

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

No. 016155

DATE 12-1-85 ACCOUNT 01-6-5-800

AMOUNT \$52.90

RECEIVED FROM *Steve Nolan Esq*

FOR *Carl John*

PCR B079*****520010 2036F

VALIDATION OR SIGNATURE OF CARRIER

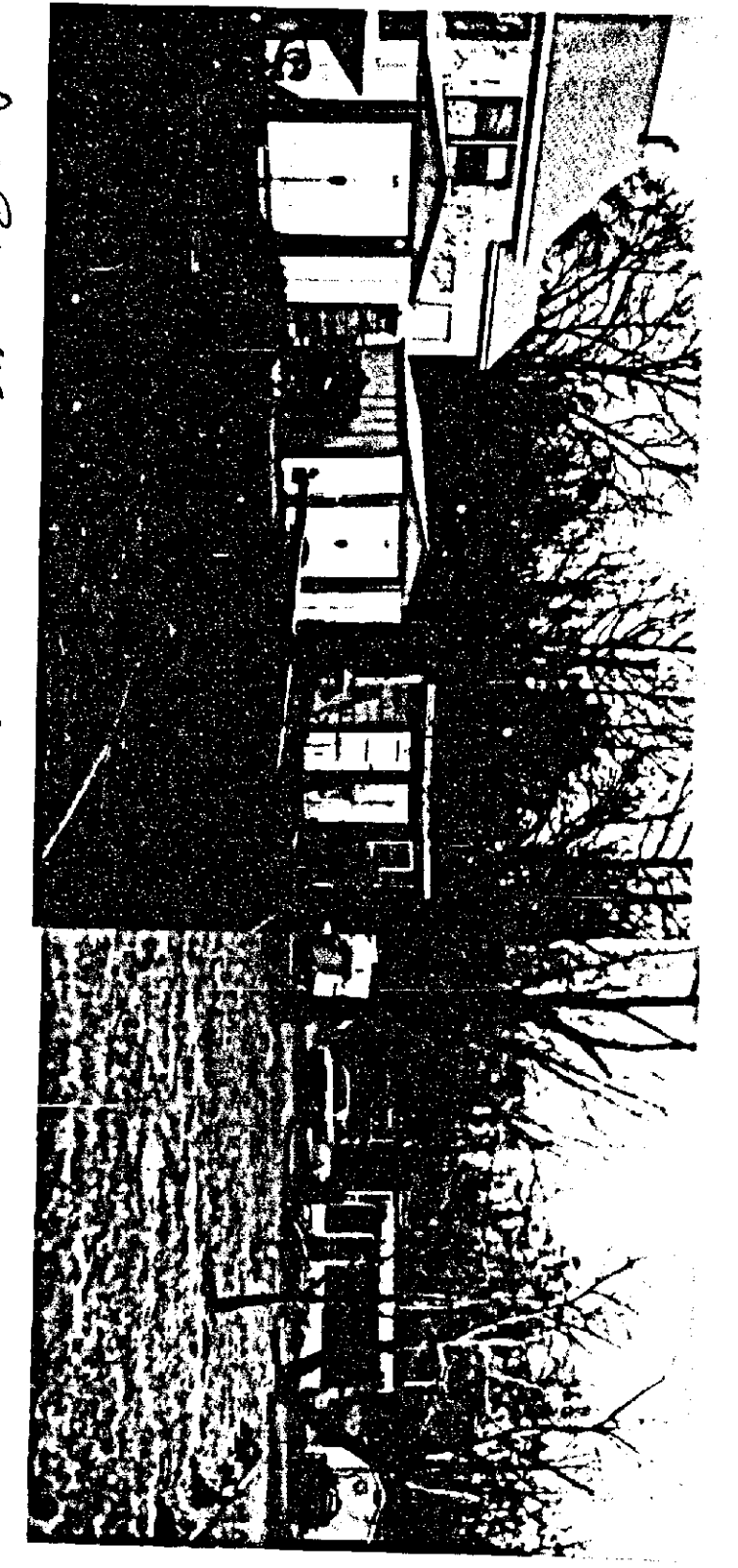
November 8, 1985
 Stephen J. Nolan, Esquire
 Nolan, Plumbhoff & Williams
 204 W. Pennsylvania Ave.
 Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Variance
 W/S Bowleys Quarters Rd., 332' S of c/1
 Bowleys Quarters Rd. (1536 Bowleys Quarters
 Rd.)
 15th Election District
 Wilhelm R. Dowell, Sr., et ux
 Case No. 86-245-A

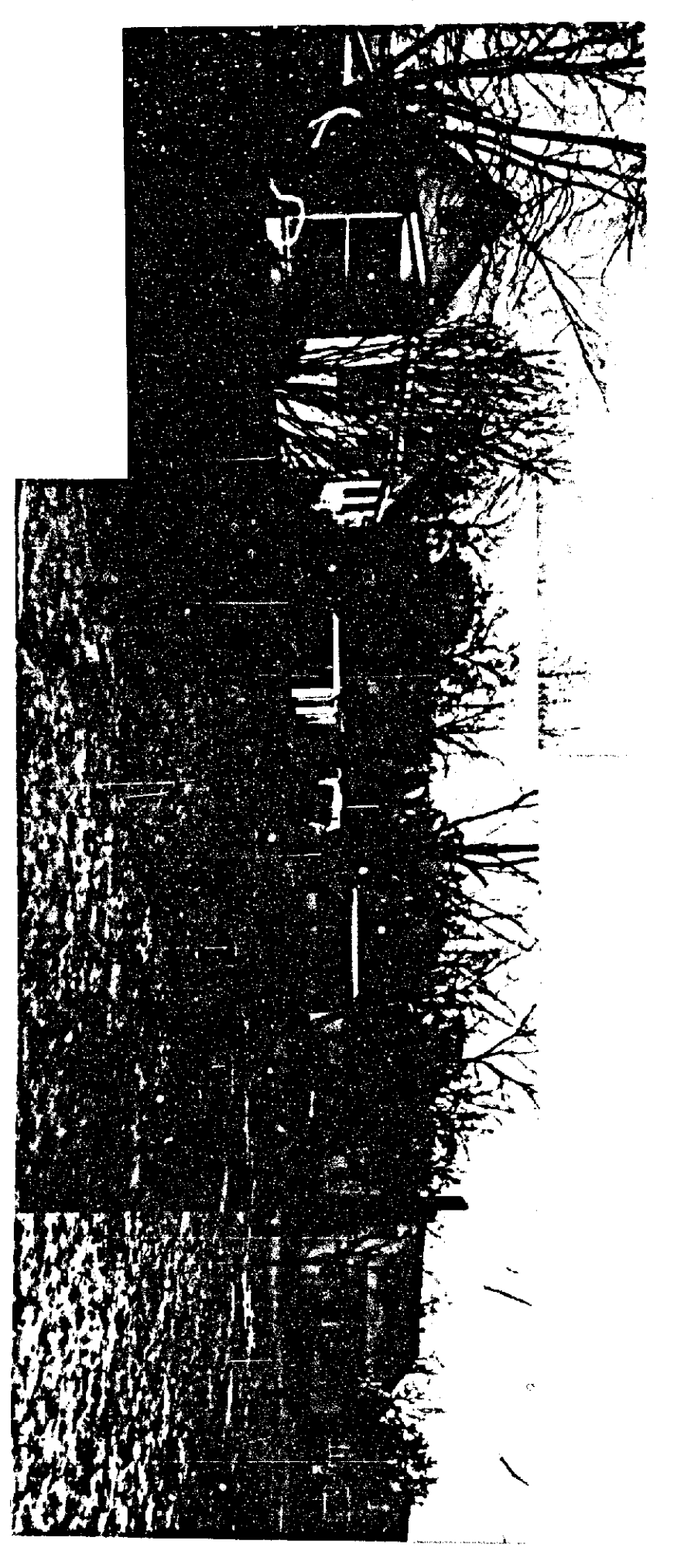
TIME: 10:15 a.m.
 DATE: Wednesday, December 11, 1985
 PLACE: Room 106, County Office Building, 111 West Chesapeake
 Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 012323
 DATE: 10/3/85 ACCOUNT: 01-615-000
 AMOUNT: \$ 35.00
 RECEIVED FROM: Nolan Plumbhoff, Williams
 Variance # 129
 3048*****350018 8332F
 VALIDATION OR SIGNATURE OF CASHIER

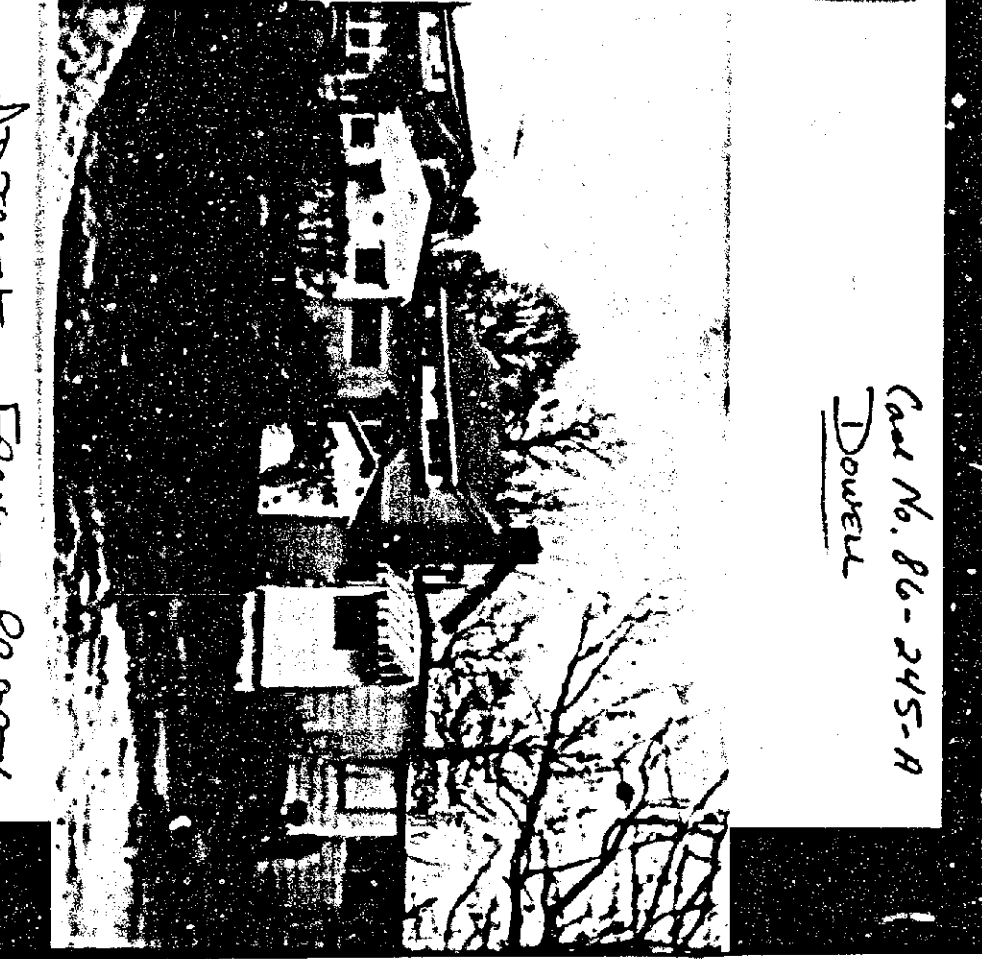
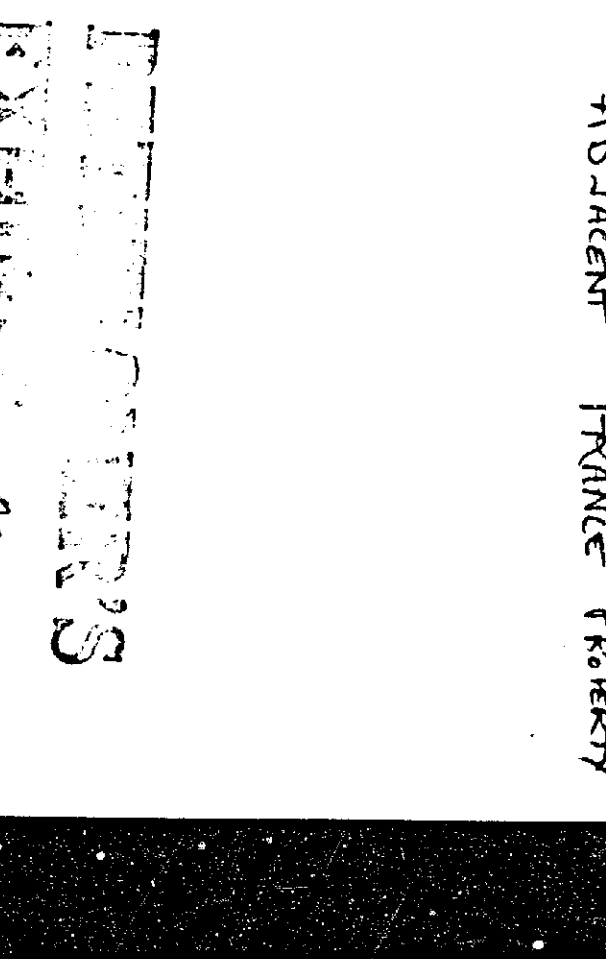
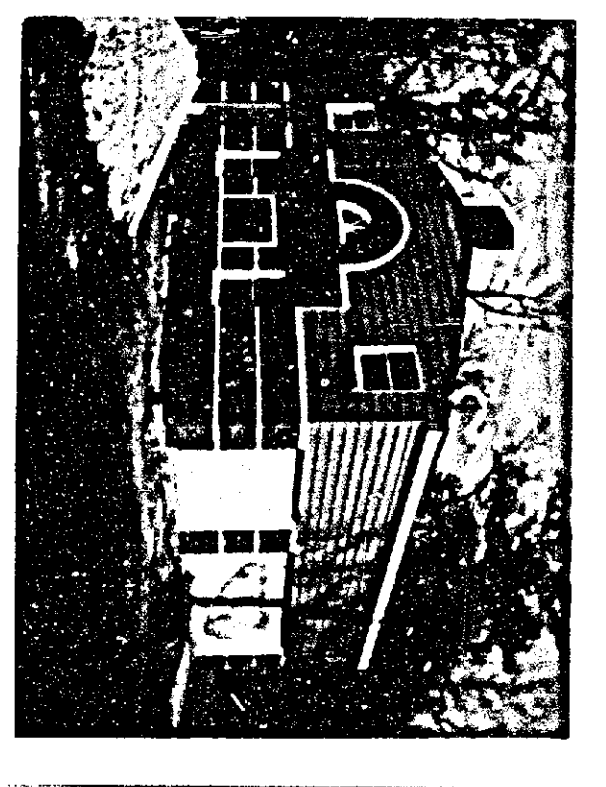


At Bowleys to get kind

Case No. 86-245-A



View From Water
 Dowell Property
 Case No. 86-245-A



Dowell Property
 Bowleys Quarters

FRANCE
 GARAGE

EXHIBIT 1

Hydrant
 FRANCE PROPERTY

Case No. 86-245-A
 Dowell

Mr. and Mrs. Wilhelm R. Dowell, Sr.
 2 Edgecliff Road
 Towson, Maryland 21204
 Mr. Richard P. Tustin
 S.J. Martenet & Co.
 9 East Lexington Street
 Baltimore, Maryland 21202
 Mahendra Parekh, AIA
 Parekh Associates
 1620 The Terraces
 Baltimore, Maryland 21209
 Mr. Lawrence B. France
 1500 Burke Road
 Baltimore, Maryland 21220
 Mr. Calvin Clark
 1502 Burke Road
 Baltimore, Maryland 21220

Neighbor
 Neighbor
 Neighbor

Mr. Ernest Linke
 1513 Burke
 Baltimore, Md. 21220

A-21 UNLICENSED VEHICLE - RESIDENTIAL

An Unlicensed vehicle may be parked/stored on residential property subject to the following conditions:
 1. The vehicle is solely in an unlicensed condition and not damaged by means of a collision or otherwise inoperable.
 2. A car cover made specifically for the vehicle is required and must be maintained in good condition.
 3. The vehicle must be placed in a garage or in the driveway or in the rear yard at least 2 1/2 feet from each property line.

Any compromise of these requirements will cause the revoking of this waiver.

Section 101 Definition (Junk Yard); Section 1801.1.D

A-22 WATERFRONT PROPERTY

(also see S-15, RM-18)

When determining the placement of accessory structures on waterfront lots, the following factors will be considered when applying Section 400:

1. The orientation of the existing dwelling and other buildings on the lot.
2. The orientation of other houses and accessory buildings on other nearby waterfront lots.

An inspection of the property is usually made to determine the existing conditions.

* Waterfront construction (piers, mooring piles, bulkheads) can be built on unimproved lots, Section 417, provided that no accessory buildings/structures are constructed.

reference 84-275A
 85-106 SPH

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON
 TO: Zoning Commissioner Date: November 26, 1985
 NORMAN E. GERBER, AICP, Director
 FROM: Office of Planning and Zoning
 Chesapeake Bay Critical Area Consistency -
 SUBJECT: M. J. STEFANOGEZ (86-234-A, Item 133), W. R. DOWELL, SR., et ux (86-245-A, Item 129) and D. L. DASHER, et ux (86-242-XA, Item 120)

These zoning petitions have been reviewed for consistency with the requirements of the Chesapeake Bay Critical Area law. The findings of this agency are as follows:

Item 129 and 133 will be deemed to be consistent if environmental enhancement plantings are established based on area of impervious surface. Impervious surfaces include primarily the area of the dwelling, related structures, driveways and sidewalks. The Zoning Commissioner should require plantings based on the following formula:

- 1 major deciduous tree for every 600 sq. ft. of impervious area
- or
- 3 conifers for every 600 sq. ft. of impervious surface
- or
- 6 minor deciduous trees for every 600 sq. ft. of impervious surface.

A combination of these 3 classes of trees would be most desirable.
 Due to the fact that the soils on these two lots are not suitable, underground seepage beds are not recommended to control runoff. However, the runoff should be spread over a pervious area of the lot to encourage a degree of infiltration.

Item 120. This petition is consistent with Critical Area requirements without mitigative measures being required.
 Please call Paul Solomon at Ext. 3521 if any questions arise.

NEG:PJS:vh
 cy: James G. Hoswell
 Tim Dugan
 People's Counsel

Norman E. Gerber, AICP, Director

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
 TO: Zoning Commissioner Date: November 26, 1985
 Norman E. Gerber, AICP
 FROM: Director of Planning and Zoning
 SUBJECT: Zoning Petition No. 86-245-A

Please consider the Chesapeake Bay Critical Area comments (Gerber to Jablon dated November 26, 1985) to be the comments of this office.

Norman E. Gerber, AICP, Director

NEG:JGH:alm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 12, 1985

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

Stephen J. Nolan, Esquire Nolan, Plumbhoff & Williams 204 West Pennsylvania Avenue Towson, Maryland 21204

RE: Item No. 129 - Case No. 86-245-A Petitioners - Wilhelm R. Dowell, Sr., et ux Variance Petition

Dear Mr. Nolan:

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.

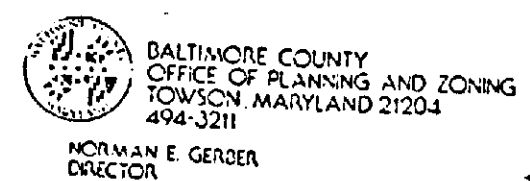
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing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

Very truly yours, James E. Dyer, Chairman Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Parekh Associates 1620 The Terraces Baltimore, Maryland 21209



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

NOVEMBER 15, 1985 (CRITICAL DEAD)

Dear Mr. Jablon:

The Division of Current Planning and Zoning 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 is required. This site is part of a public service subdivision. A recirculation permit is required. The circulation on this site is not satisfactory. Parking calculations must be shown on the plan. Development on these soils is prohibited. Construction in or alteration of the floodplain is prohibited. 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. The property is located in a deficient service area as defined by Capacity Use Certificate No. 15th. The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 127-79. Additional comments: SITE IS LOCATED IN THE CHESAPEAKE BAY TIDAL RIVERINE AREAS. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPLETION OF THE PERMITS DIVISION.

cc: James Howell, Eunne A. Bober, Chief, Current Planning and Development

BALTIMORE COUNTY DEPARTMENT OF HEALTH

OCT. 21, 1985

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

Zoning Item # 129, Zoning Advisory Committee Meeting of OCT 15, 1985

Property Owner: Wilhelm R. Dowell Sr.

Location: 1536 Bowleys Quarters Rd, District 15th

Water Supply: Public, 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, 491-3775, 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 chandelier 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, saunas, whirlpools, hot tubs, water and sewerage facilities or other apparatuses 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.

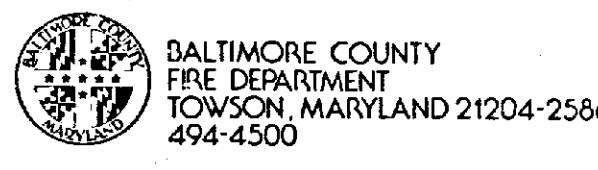
SS 20 1082 (1)

Zoning Item # 129, Zoning Advisory Committee Meeting of OCT 15, 1985, Page 2

- Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Any abandoned 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. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768. Soil percolation tests (have been/must be) conducted. The results are valid until. Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required. Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled. In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until. It is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications. Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. Others: A permit to construct the proposed house will not be approved until such time as satisfactory perc tests demonstrate the suitability for on-site sewage disposal or public sewerage is provided.

Signature of Ian J. Fomres, Director, Bureau of Environmental Services

SS 20 1283 (2) R



BALTIMORE COUNTY FIRE DEPARTMENT, TOWSON, MARYLAND 21204-2586, 494-4500

PAUL H. FINCKE, CHIEF

October 14, 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: William R. Dowell

Location: W/S Bowley's Quarters Rd., 332' S. of centerline of Bowley's Quarters Rd., right angle to the E. Zoning Agenda: Meeting of October 15, 1985

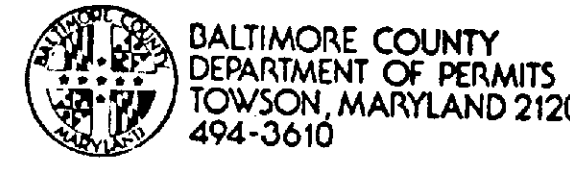
Item No.: 129

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.

Noted and Approved: John F. O'Neill, Fire Prevention Bureau, Special Inspection Division



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

November 22, 1985

TED ZALESKI, JR., DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 129 Zoning Advisory Committee Meeting are as follows: Property Owners: William R. Dowell, Sr., et ux; Location: W/S Bowley's Quarters Road, 332' S of c/l of Bowley's Quarters Road, right angle to the E. Districts: 15th.

- APPLICABLE CODES ARE CIRCLED: All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 811-85; the Maryland Code for the Handicapped and Aged (A.S.S.T. 1117-1 - 1980) and other applicable Codes and Standards. A building and other miscellaneous permits shall be required before the start of any construction. Razing permits are required for structures removed. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland architect or Engineer is/is not required on plans and technical data. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable. All the Groups except the Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All the 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 100, Section 107, Section 106.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line. The structure does not appear to comply with Table 505 for permeable 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. The requested variance appears to conflict with Section(s) of the Baltimore County Building Code. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with these sets of drawings indicating how the existing structure will be altered in order to comply with the Code requirements for the new use. Maryland Architecture or Engineer seals are usually required. The change of Use/Change of Occupancy, to be used in the case of Mixed Use. See Section 312 of the Building Code. NOTE: The proposed project appears to be located in a Flood Plain, Tidal Riverine. Please see the attached copy of Section 519.0 of the Building Code as adopted by Bill 87-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement. Comments: A garage is an accessory structure but the tidal inundation requirements are still applicable.

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 127 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204. Charles S. Sherman, Chief, Building Plans Bureau

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL 1-82 BALTIMORE COUNTY BUILDING CODE 1981, EFFECTIVE MARCH 25, 1982

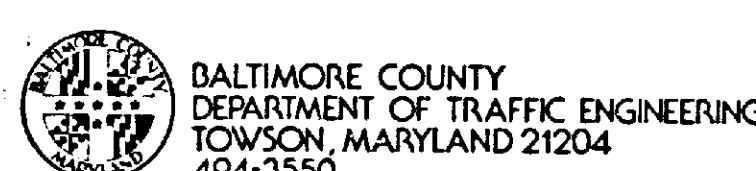
SECTION 519 A section added to read as follows: SECTION 519.0 CONSTRUCTION IN AREAS SUBJECT HAZARD TO FLOODING 519.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

- 1. Whenever building or additions are constructed in areas subject to inundation by tidewaters, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage. 2. Crawl space under buildings constructed in the Tidal Plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property. 3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

519.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

- 1. No structures or additions shall be constructed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the Federal Flood Insurance study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area. 2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 519.1 of this section. 3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 519.1 when damage exceeds 50 percent of physical value.

Form 02-82



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

STEPHEN E. COLLINS, DIRECTOR

November 18, 1985

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

Item No. -ZAC-

Property Owner: Location: Existing Zoning: Proposed Zoning:

Acres: District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 127, 128, & 129

Signature of Michael S. Flanagan, Traffic Engineer Associate II

MSF/bld

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 21 19 85

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 November 21 19 85

THE JEFFERSONIAN,

W. Ventak
Publisher

Cost of Advertising
24.75

PETITION FOR VARIANCE
15th Election District
LOCATION: West side of Bowleys Quarters Road, 337' South of the centerline of Bowleys Quarters Road (1536 Bowleys Quarters Road)
DATE & TIME: Wednesday, December 11, 1985 at 10:15 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 Variance from Section 14A-3(b) (3) to permit building setbacks in the side yards of 12 feet and 20 feet, respectively, instead of the required 60 feet.
Being the property of Wilhelm R. Dowell, Sr., et ux, as shown on the plat 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
Nov. 21.

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By Order Of:
Arnold Jablon
Zoning Commissioner
of Baltimore County

86-245-A
The Times

Middle River, Md., *Nov. 20* 19 *85*
Peltz - Druce
Reg L 840x3
This is to Certify, That the annexed was inserted in *The Times*, a newspaper printed and published in Baltimore County, once in each of *two* successive weeks before the *20th* day of *Nov.*, 19 *85*
John Moore Publisher.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *15th* Date of Posting: *11/19/85*
Posted for: *Variance*
Petitioner: *Wilhelm R. Dowell, Sr. et ux*
Location of property: *1536 Bowleys Quarters Rd, 332' S of centerline*
Location of Signs: *East side Bowleys Quarters Rd, between 10th & 11th St, on property of Baltimore County*
Remarks: *Arnold Jablon*
Posted by: *Arnold Jablon* Date of return: *11/19/85*
Number of Signs: *1*

Case No. 86-245-7

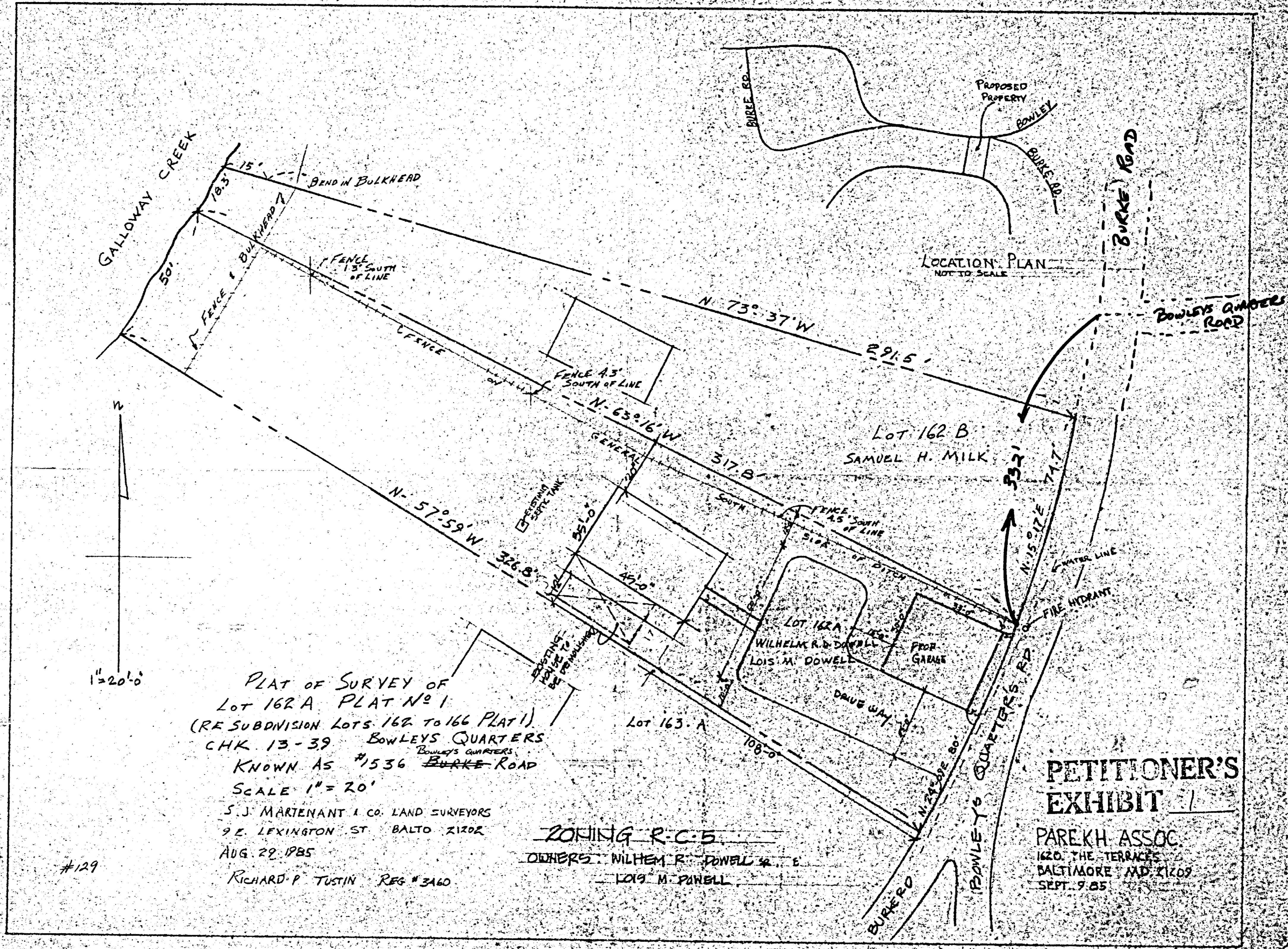
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21284

Your petition has been received and accepted for filing this
5th day of November 1985

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: *Wilhelm R. Dowell, Sr., et ux* Received by: *James E. Dyer*
Petitioner's Attorney: *Stephen J. Nolan, Esquire* Chairman, Zoning Plans Advisory Committee



PLAT OF SURVEY OF
LOT 162A PLAT NO 1
(RE SUBDIVISION LOTS 162 TO 166 PLAT 1)
CHK 13-39 BOWLEYS QUARTERS
KNOWN AS #1536 BOWLEYS QUARTERS
SCALE 1" = 20'
S. J. MARTENANT & CO. LAND SURVEYORS
9 E. LEXINGTON ST BALTO 21202
AUG 29, 1985
RICHARD P. TUSTIN REG # 3460

PETITIONER'S EXHIBIT
PAREKH ASSOC
1620 THE TERRACES
BALTIMORE, MD 21209
SEPT. 9, 85