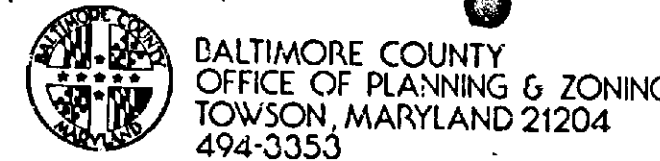


MAP 101-4E
E.D. 3
DATE 1-20-87
200
1000
DP

86-247-SPH
#125

86-247-SPH
#125

Pascal S. Hong
N/S Liberty Rd., 455' E/Tulsa Rd.
(5916 Liberty Rd.)
3th



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 17, 1986

Mr. Pascal S. Hong
6209 Slender Sky
Columbia, MD 21044

RE: PETITION FOR SPECIAL HEARING
N/S of Liberty Road,
455' E of Tulsa Road
(5916 Liberty Road) -
3rd Election District
Pascal S. Hong, Petitioner
Case No. 86-247-SPH

Dear Mr. Hong:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

Mr. Howard H. Green
3609 Kelox Road
Baltimore, MD 21207

86-247-SPH 125

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the sale of used cars as an accessory use to the service garage.

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

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

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

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

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 County, on the 11th day of December, 1985, at 11:00 o'clock.

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)

IN RE: PETITION SPECIAL HEARING
N/S of Liberty Road,
455' E of Tulsa Road
(5916 Liberty Road) -
3rd Election District

Pascal S. Hong,

Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-247-SPH

The Petitioner herein requests a special hearing to approve the sale of used cars as an accessory use to the service garage.

Testimony by and on behalf of the Petitioner indicated that the property and business is owned by two couples. One of the men, Mr. Kim, will utilize most of the building for an auto body shop and Mr. Hong, the named Petitioner, will conduct the used car sales in the 20' x 20' section indicated on the plan submitted. The two want to buy junk cars, repair and sell them. Also, a 35' x 35' space is utilized as a shop to provide service for a glass tinting company. The maximum number of cars for sale at any one time will be three. One free-standing sign for both the auto body shop and the used car sales is proposed.

Jim Janas, the Director of the Liberty Communities Development Corporation, testified as to streetscape, screening and parking needs, and in favor of the Petition. There were no Protestants.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the granting of the Special Hearing would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety and general welfare of the community and, therefore, should be granted. Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 17th day of April, 1986, that the herein Petition for Special Hearing for the sale of used cars as an accessory use to the service garage, in

RECEIVED FOR FILING
DATE April 17, 1986
BY [Signature]

PETITION FOR SPECIAL HEARING

3rd Election District

LOCATION:

Northside of Liberty Road, 455' East of Tulsa Road
(5916 Liberty Road)

DATE AND TIME:

Wednesday, December 11, 1985 at 11:00 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 Hearing to approve the sale of used cars as an accessory use to the service garage.

Being the property of Pascal S. Hong 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

accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner shall provide landscaping in conformance with the Lower Liberty Road Streetscape plan.
2. Screening in the rear shall be in compliance with the requirements of the Division of Current Planning.
3. No more than three (3) cars shall be available for sale on the site at any one time and these cars shall not be displayed in front of the building.
4. No damaged or disabled vehicles, parts, equipment or trash shall be stored outside at any time.
5. No Petition for Variance for signs shall be permitted.
6. A revised site plan shall be submitted prior to occupancy to indicate:
 - a. streetscape/landscaping
 - b. placement of rear doors and 35' x 35' glass tinting shop
 - c. location and type of screening
 - d. location of any outside dumpster

JMHJ:bg

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

RECEIVED FOR FILING
DATE April 17, 1986
BY [Signature]

PROPERTY DESCRIPTION

LOCATED at the Northeast side of Liberty Road, 455' East from the centerline of Tulsa Road, thence North 25 degrees 40 minutes East 193.3', thence South 64 degrees 20 minutes East 62', thence South 25 degrees 40 minutes West 193.3', thence North 64 degrees 20 minutes West 62' to the point of beginning.

December 13, 1985

Mr. and Mrs. Pascal S. Hong
6209 Slender Sky
Columbia, Maryland 21044

RE: PETITION FOR VARIANCE
N/S Liberty Road, 455' E of
Tulsa Road (5916 Liberty Rd.)
3rd Election District
Pascal S. Hong, et ux,
Petitioners
Case No. 86-247-A

Dear Mr. and Mrs. Hong:

The hearing date to continue the above subject Petition will be Wednesday, December 18, 1985 at 9:30 a.m. in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Sincerely yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Also notified by phone 12/13/85.
Pascal S. Hong

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
N/S Liberty Rd., 455' E of
Tulsa Rd. (5916 Liberty Rd.) : OF BALTIMORE COUNTY
3rd District
PASCAL S. HONG, Petitioner : Case No. 86-247-SPH

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 Mr. Pascal S. Hong, 6209 Slender Sky, Columbia, MD 21044, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

December 5, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Pascal S. Hong
6209 Slender Sky
Columbia, Maryland 21044

RE: Petition for Special Hearing
N/S Liberty Rd., 455' E/Tulsa Rd.
(5916 Liberty Road)
3rd Election District
Pascal S. Hong - Petitioner
Case No. 86-247-SPH

Dear Mr. Hong:

This is to advise you that \$ 47.00 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 itself.

Please make the check payable to Baltimore County, Maryland, and remit to the County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012407
DATE 11-19-85 ACCOUNT 86-01-61-000
AMOUNT \$ 47.00
RECEIVED FROM [Signature]
FOR [Signature]
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 21, 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 November 21, 1985

THE JEFFERSONIAN,
JB Kentz
Publisher

Cost of Advertising
22.00

PETITION FOR SPECIAL HEARING
3rd Election District
LOCATION: Northwest of Liberty Road, 455' East of Tulsa Road (5916 Liberty Road)
DATE AND TIME: Wednesday, December 11, 1985 at 11:00 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 on the petition for special hearing to amend the use of land as an accessory use to the service garage, 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 sentence of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing and made at the hearing.
By Order Of
ARNOLD JABLON,
Zoning Commissioner of Baltimore County
Nov. 21, 1985

284-9007

LEGAL NOTICE

PETITION FOR SPECIAL HEARING
3rd Election District

LOCATION: Northwest of Liberty Road, 455' East of Tulsa Road (5916 Liberty Road)
DATE AND TIME: Wednesday, December 11, 1985 at 11:00 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 on the petition for special hearing to amend the use of land as an accessory use to the service garage, 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 sentence of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing and made at the hearing.

By Order Of
ARNOLD JABLON,
Zoning Commissioner of Baltimore County
Nov. 21, 1985

Number, 1985 / Northwest STAR / Page 33

CERTIFICATE OF PUBLICATION
71473

Pikesville, Md., Nov. 20, 1985

I CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 11th day of November, 1985, publication appearing on the day of Nov., 1985, and publication appearing on the day of Nov., 1985, the third publication appearing on the day of Nov., 1985.

THE NORTHWEST STAR

Phyllis Cole Friedman
Manager

Cost of Advertisement \$20.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-247-SPH

District 3rd
Posted for: Special Hearing
Petitioner: Pascal S. Hong
Location of property: N/S Liberty Rd., 455' E/Tulsa Rd. (5916 Liberty Rd.)
Location of sign: Corner front of 5916 Liberty Rd.
Remarks: [Signature]
Posted by: [Signature]
Number of Signs: 1
Date of Posting: 11-25-85
Date of return: 11-29-85



Solar Control Film
Solar Screens
Thermo Press Interior Windows
Acid Brum Seals
Transparent Shades
Mini Blinds

11 December 1985

Mr. Pascal Hong;
5916 Liberty Rd.
Baltimore, Md. 21207

RE: 5916 Liberty Rd.

Dear Mr. Hong:

At your request I am writing to you with the following information for you to forward to the Zoning Commissioner regarding the use of the space we rent from you.

The 1225 square feet space is used only as a shop for service only and we don't occupy the space for office use. We require no parking since our administration offices are across the street under the shopping center.

Hoping the enclosed information is what you needed.

Sincerely,
James K. Bradley
James K. Bradley
President

Executive Offices:
6037 Liberty Road
Baltimore, Maryland 21207

Baltimore: (301) 944 0100
Beltsville, Md. 821-4119
McLean, Va. 734-1970

REPRESENTING OVER 30 YEARS OF WINDOW & GLASS TINTING EXPERIENCE

November 8, 1985

Mr. Pascal S. Hong
6209 Slender Sky
Columbia, Maryland 21044

NOTICE OF HEARING

Re: Petition for Special Hearing
N/S Liberty Rd., 455' E/Tulsa Rd.
(5916 Liberty Road)
3rd Election District
Pascal S. Hong - Petitioner
Case No. 86-247-SPH

TIME: 11:00 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. 012720

DATE 11-27-85 ACCOUNT 86-01-615-071

AMOUNT \$ 100.00

RECEIVED FROM [Signature]

FOR [Signature]

VALIDATION OR SIGNATURE OF CASHIER

Case No. 86-247-SPH

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 5th day of November, 1985

Petitioner: Pascal S. Hong
Petitioner's Attorney

ARNOLD JABLON
Zoning Commissioner

Received by: *James E. Dejeu*
Chairman, Zoning Plans
Advisory Committee

LIBERTY COMMUNITIES DEVELOPMENT CORPORATION, INC.

3820 Fernside Road
Randallstown, MD 21133

(301) 655-7766

December 5, 1985

Mr. Arnold Jablon
Office of the Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Zoning Hearing, Case No. 86-247-SPH,
Item No. 125
Pascal S. Hong

Dear Mr. Jablon:

At its November 19, 1985 meeting the Liberty Communities Development Corporation (L.C.D.C.) Board of Directors considered Mr. Pascal S. Hong's petition for a special exception to sell used cars as an accessory use at 5916 Liberty Road.

We would support this request provided that:

- the front of the building be properly landscaped, this could be part of the Lower Liberty Streetscape plans,
- the number of cars for sale does not exceed six and they are not displayed in the front of the building,
- the rear of the building be properly screened.

We have had the recent opportunity to visit the site and meet with Mr. Hong. Prior to his acquisition and renovation work the property was in very poor condition and was considered by many to be an eyesore; he is to be complimented for the improvements he has made thus far.

Unfortunately, we will not be able to attend the December 11 hearing and we appreciate this opportunity to make our comments.

Sincerely,

Jim Janas
Jim Janas
Director, LDCD



William K. Heilmann
Secretary
Hal Kassoff
Administrator

October 28, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Md. 21204

Attn: Mr. James Dyer

Re: ZAC Meeting of 10-8-85
ITEM: #125
Property Owner: Pascal S. Hong
Location: NE/S Liberty Road,
Route 26, 455' E. of Tulsa Road
Existing Zoning: B.R.
Proposed Zoning: Special Hearing
for the sale of used cars as an
accessory use to the service
garage
Acres: .27 Acres
District: 3rd Election District

Dear Mr. Jablon:

On review of the submittal and field inspection, the State
Highway Administration finds the site plan generally acceptable.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
363-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 12, 1985

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

000

Mr. Pascal S. Hong
6209 Slender Sky
Columbia, Maryland 21044

RE: Item No. 125 - Case No. 86-247-SPH
Petitioner - Pascal S. Hong
Special Hearing Petition

Dear Mr. Hong:

The Zoning Plans Advisory Committee has reviewed the plans sub-
mitted 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 infor-
mative 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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:ntr

Enclosures

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. 86-247-SPH

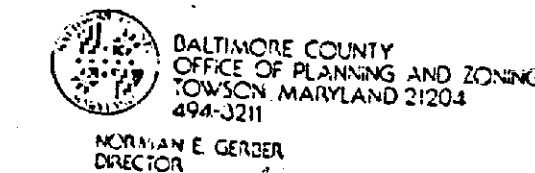
The subject property is located within the Liberty Road
Revitalization Area. Also, the site is within the boundaries of
the are encompassed by a streetscape plan recently completed by
County agencies.

This office is opposed to the granting of the subject
request unless the following are resolved satisfactorily:

1. the provision of landscaping in conformance
with the aforementioned plan;
2. the provision of adequate screening along the
rearmost portion of the property; and
3. the delineation of adequate areas for customers
and the storage of vehicles, parts, equipment,
etc.

NEG:JGR:slm

Norman E. Gerber
Norman E. Gerber, AICP
Director



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

NOVEMBER 15, 1985

Re: Zoning Advisory Meeting of October 8, 1985
Item # 125
Property Owner: PASCAL S. HONG
Location: NE/S LIBERTY RD. 455' E. OF
TULSA RD.

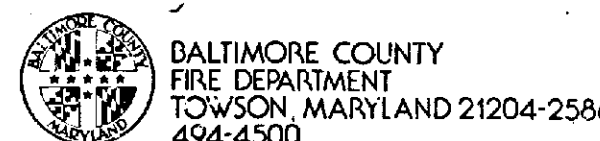
Dear Mr. Jablon:

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 is required.
- ☒ Forward 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,
to issuance of a building permit.
- ☒ The record plat will be required and must be recorded prior
to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking 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 20-98 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 [blank].
- ☒ Landscaping must comply with Baltimore County Landscape Manual,
Bill 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level
intersection as defined by Bill 178-79, and as conditions change
are re-evaluated annually by the County Council.
- ☒ Additional comments:

cc: Janet Hoswell

Eugene A. Roher
Chief, Current Planning and Development



PAUL H. REINCKE
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: Pascal S. Hong

Location: NE/S Liberty Road, 455' E of Tulsa Road

Item No.: 125

Zoning Agenda: Meeting of October 8, 1985

Gentlemen:

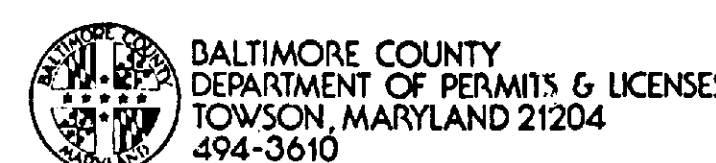
Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be
located at intervals or 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: *John F. O'Neill*
Noted and
Approved: *John F. O'Neill*
Fire Prevention Bureau
Special Inspection Division



TED ZALESKI, JR.
DIRECTOR

November 22, 1985

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

Dear Mr. Jablon:

Comments on Item # 125 Zoning Advisory Committee Meeting are as follows:

Property Owner: Pascal S. Hong
Location: NE/S Liberty Road, 455' E of Tulsa Road
District: 3rd.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ 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.M.S.I. #11-1 - 1980) and other applicable Codes and Standards.
- ☒ A Building and other miscellaneous permits shall be required before the start of any construction.
- ☒ 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 Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. B-4 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 on party
wall. See Table 101, Section 101.7, Section 101.6.2 and Table 101.7. 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 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 205 and have your architect/engineer contact this department.
- ☒ The requested variance appears to conflict with Section(a) 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 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 Architectural or
Engineer seal is/is not required. The change of Use Groups are from Use Group [blank] to [blank] as shown on the
to amend these [blank] of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached
copy of Section 510.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct
elevations above sea level for the lot and the finish floor levels including basement.
- ☒ Comments: Section 609.2.3 is applicable where mixed uses are involved.
This requires a 3 hour fire rated wall between the used car dealer's
office and the garage.
- ☒ Three 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 122 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

11/22/85

Charles E. Dyer
By: C. E. Dyer, Chief
Building Plans Service

