

**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 1802.3C.1 to permit side setbacks of 6-1/2' in lieu of the required 10'. Also required average of 35.8'.

The design of the proposed dwelling requires 87' in length and placed upon a 100' lot leaving only room for 6-1/2' side setbacks instead of the required 10'.

MAP 3-71  
4 FT  
E.D. 15  
E.C. 12-1-14  
E.C. 12-1-14  
E.C. 12-1-14  
E.C. 12-1-14  
E.C. 12-1-14

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.

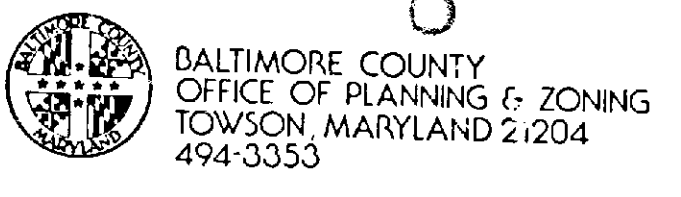
Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_

ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day of January, 1986, 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 18th day of February, 1986, at 9:30 o'clock.

*[Signature]*  
Zoning Commissioner of Baltimore County.

Benjamin William Pierce, Jr., et ux  
Beg. @ N/S of North Cove Rd., 220' E  
15th Election District

SC-304-A  
M-160



ARNOLD JADLOW  
ZONING COMMISSIONER  
JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER  
February 19, 1986

Mr. and Mrs. Benjamin W. Pierce, Jr.  
7847 St. Gregory Drive  
Baltimore, MD 21222

RE: PETITION FOR VARIANCE  
Beginning at the N/S of North Cove Rd., 220' E of the centerline of East Avenue (7855 North Cove Road) - 15th Election District  
Benjamin W. Pierce Jr., et ux, Petitioners  
Case No. 86-304-A

Dear Mr. and Mrs. Pierce:  
I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,  
*[Signature]*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ:tg  
Attachments  
cc: People's Counsel  
Mr. Stoney Fraley  
Dept. of State Planning  
701 West Preston Street  
Baltimore, MD 21201

ORDER RECEIVED FOR FILING  
DATE February 19, 1986  
BY [Signature]

IN RE: PETITION FOR VARIANCE  
Beginning at the N/S of North Cove Rd., 220' E of the centerline of East Avenue (7855 North Cove Road) - 15th Election District  
Benjamin W. Pierce Jr., et ux, Petitioners  
Case No. 86-304-A

The Petitioners herein request variances to permit side yard setbacks of 6 1/2 feet in lieu of the required 10 feet and a front yard setback of 30 feet in lieu of the required average of 35.8 feet.

Testimony indicated that the Petitioners propose to construct an 87-foot wide dwelling with an attached garage on a 100-foot wide lot. A 24-foot wide portion of the house will encroach on the required front yard setback. In the opinion of the Petitioner, the dwelling, as located on the plan submitted and marked Petitioner's Exhibit 1, appears to be appropriately placed in comparison with neighborhood houses.

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 variances not adversely affecting the health, safety, and general welfare of the community, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 17th day of February, 1986, that the herein Petition for Variances to permit side yard setbacks of 6 1/2 feet in lieu of the required 10

ORDER RECEIVED FOR FILING  
DATE February 19, 1986  
BY [Signature]

RE: PETITION FOR VARIANCES  
Beginning N/S North Cove Rd., 220' E of East Ave. (7855 North Cove Rd.), 15th District  
BENJAMIN WILLIAM PIERCE, et ux, Petitioners  
Case No. 86-304-A

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

*[Signature]*  
Phyllis Cole Frickman  
People's Counsel for Baltimore County  
*[Signature]*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 24th day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Benjamin W. Pierce, Jr., 7847 St. Gregory Drive, Baltimore, MD 21222, Petitioners.

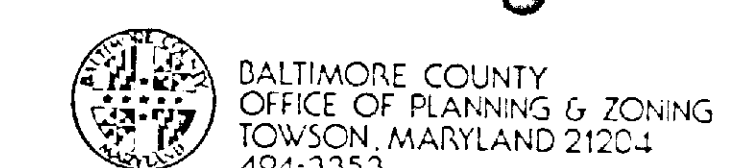
*[Signature]*  
Peter Max Zimmerman

feet and a front yard setback of 30 feet in lieu of the required average of 35.8 feet, in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. 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:
  - a. Plant and maintain no less than six (6) large deciduous, or twelve (12) conifers, or twenty-four (24) small deciduous trees on the lot, or a combination of these three classes of trees, based on an area of 3,600 square feet suitable for tree planting.
  - b. No rain water runoff shall be discharged directly into North Point Creek. It shall, instead, be directed overland so as to encourage infiltration.

*[Signature]*  
Deputy Zoning Commissioner  
of Baltimore County

ORDER RECEIVED FOR FILING  
DATE February 19, 1986  
BY [Signature]



ARNOLD JADLOW  
ZONING COMMISSIONER  
JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER  
February 3, 1986

Mr. Benjamin W. Pierce, Jr.  
Mrs. Elizabeth A. Pierce  
7847 St. Gregory Drive  
Baltimore, Maryland 21222

RE: PETITION FOR ZONING VARIANCES  
Beg. @ N/S of North Cove Rd., 220' E of the c/l East Ave. (7855 North Cove Rd.)  
Benjamin William Pierce, Jr., et ux - Petitioners  
15th Election District  
Case No. 86-304-A

Dear Mr. and Mrs. Pierce:  
This is to advise you that \$60.15 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.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE & DUES  
MISCELLANEOUS CASH RECEIPT  
No. 018414  
County, Maryland, and receipting, Towson, Maryland

DATE \_\_\_\_\_ ACCOUNT \_\_\_\_\_  
AMOUNT \$ \_\_\_\_\_  
RECEIVED FROM \_\_\_\_\_  
FOR \_\_\_\_\_  
VALIDATION OR SIGNATURE OF CASHIER \_\_\_\_\_

PETITION FOR ZONING VARIANCES

15th Election District

LOCATION: Beginning at North Side of North Cove Road, 220 feet East of the centerline of East Avenue (7855 North Cove Road)  
DATE AND TIME: Tuesday, February 18, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Petition for Zoning Variances to permit side setbacks of 6 1/2 feet in lieu of 10 feet and front yard setback of 30 feet in lieu of 35.8 feet.

Being the property of Benjamin William Pierce, Jr., et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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 JADLOW  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

160

Mr. Benjamin W. Pierce, Jr.  
Mrs. Elizabeth A. Pierce  
7847 St. Gregory Drive  
Baltimore, Maryland 21222

January 17, 1986

**NOTICE OF HEARING**

RE: PETITION FOR ZONING VARIANCES  
Reg. @ N/S of North Cove Rd., 220' E c/l  
East Ave. (7855 North Cove Rd.)  
Benjamin William Pierce, Jr., et ux - Petitioners  
Case No. 86-304-A

TIME: 9:30 a.m.  
DATE: Tuesday, February 18, 1986  
PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

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

No. 012342

DATE: 1/17/86 ACCOUNT: 86-304-A

AMOUNT: \$ 35.00

RECEIVED BY: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
Zoning Commissioner  
Date: February 10, 1986

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

Chesapeake Critical Area Review - Raymond Porter, et ux (86-307-A);  
SUBJECT: The Owl Corp. (86-307-A); B.W. Pierce, Jr., et ux (86-304-A);  
A.F. Surguy, et ux (86-324-A); and H. Horney (86-314-A)

In regard to the Porter, et ux and the Owl Corp., it has been determined that these two petitions are consistent with the requirements of Critical Area statute without the need of mitigative or other management practices.

The H. Horney petition involves a wooded site with a number of specimen trees. This petition will be deemed to meet the requirements of the Critical Area statute, if as many trees as possible are conserved, this would require a simple plan showing the existing trees and indicating which ones are to be retained. In addition, a plan to protect the trees during construction is necessary. As a minimum, each lot should contain four major deciduous trees or eight conifers or 16 minor deciduous trees. Existing trees that are retained on-site can be utilized toward meeting this requirement. This tree allocation is based on 2,400 feet of area suitable for tree planting. At the petitioner's discretion, any six or combination of plantings would be appropriate based on the formula of one major deciduous or two conifers or four minor deciduous trees for every 600 square feet of area.

The petitions of B. W. Pierce, Jr. and A. F. Surguy, et ux involve lots which are predominately or entirely clear of trees. With regard to the B. W. Pierce, Jr. petition, it has been determined that a combination of six large deciduous or 12 conifers or 24 small deciduous trees be planted based on an area of 3,600 square feet suitable for tree planting.

In regard to the A. F. Surguy petition, it is recommended, based on area suitable for tree planting of 600 square feet, that one major deciduous or two conifers or four minor deciduous trees be planted on each lot.

In regard to the H. Horney, B. W. Pierce, Jr., et ux and Surguy, et ux petitions, it is recommended that infiltration of runoff from the lots, impervious surfaces be maintained by directing such runoff over the largest permeable area possible toward a suitable offsite location. This is greatly preferred as compared to outletting runoff directly onto walks, driveways or streets.

REG/PJS/cf

cc: Mr. Tom Vidmar, Bureau of Engineering  
People's Council  
Ms. Jean M. H. Jung  
Mr. J. Hoswell  
Ms. Andrea J. Van Arsdale

Case No. 86-304-A

**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  
13th day of January, 1986.

ARNOLD JABLON  
Zoning Commissioner

Petitioner: Benjamin W. Pierce, Jr., et ux  
Attorney: [Signature]

Received by: [Signature]  
Chairman, Zoning Plans  
Advisory Committee

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., January 30, 1986

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 January 30, 1986.

THE JEFFERSONIAN,  
[Signature]  
Publisher

Cost of Advertising  
24.75

**PETITION FOR ZONING VARIANCES**

154 Election District

LOCATION: Beginning at North Side of North Cove Road, 220 feet

East of the centerline of East Avenue (7855 North Cove Road)

DATE AND TIME: Tuesday, February 18, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit setbacks of 10 feet on lot 10 feet and from street setback of 30 feet on lot of 20 feet.

Being the property of Benjamin William Pierce, Jr., et ux as shown on the plat filed with the Zoning Office in the office of the Zoning Commissioner.

In the event that the Petitioner is granted a building permit to be issued within the thirty (30) day appeal period, the Zoning Commissioner will, however, withhold 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  
Jan. 30

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

January 22, 1986

COUNTY OFFICE ALSO:  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Mr. and Mrs. Benjamin W. Pierce, Jr.  
7847 St. Gregory Drive  
Baltimore, Maryland 21222

RE: Item No. 160 - Case No. 86-304-A  
Petitioners - Benjamin W. Pierce, Jr., et ux  
Variance Petition

Dear Mr. and Mrs. Pierce:

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,  
James E. Dyer (ms)  
Chairman,  
Zoning Plans Advisory Committee

JED:rr

Enclosures

**CERTIFICATE OF PUBLICATION**

OFFICE OF  
**Dundalk Eagle**

38 N. Dundalk Ave.  
Dundalk, Md. 21222

January 30, 1986

THIS IS TO CERTIFY that the annexed advertisement of Arnold Jablon in the matter of P.O. #73234 Reg. # 84164 - 76 lines @ \$30.40.

was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 31st day of January 1986; that is to say, the same was inserted in the issues of Jan. 30, 1986

Kimbel Publication, Inc.  
per Publisher.

By [Signature]

**PETITION FOR ZONING VARIANCES**

154 Election District

LOCATION: Beginning at North Side of North Cove Road, 220 feet East of the centerline of East Avenue (7855 North Cove Road)

DATE AND TIME: Tuesday, February 18, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit setbacks of 10 feet on lot 10 feet and from street setback of 30 feet on lot of 20 feet.

Being the property of Benjamin William Pierce, Jr., et ux as shown on the plat filed with the Zoning Office in the office of the Zoning Commissioner.

In the event that the Petitioner is granted a building permit to be issued within the thirty (30) day appeal period, the Zoning Commissioner will, however, withhold 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

**CERTIFICATE OF POSTING**

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 1574 Date of Posting: 1/28/86

Posted for: Variance

Petitioner: Benjamin W. Pierce, Jr., et ux

Location of property: N/S North Cove Rd., 220' E East Ave.  
19.05' N. Cove Rd.

Location of Signs: Same as above, 10' x 10' x 20' x 20' property of Baltimore

Remarks: [Signature]

Posted by: [Signature] Date of return: 1/31/86

Number of Signs: 1

**BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING**

STEPHEN E. COLLINS  
DIRECTOR

January 7, 1986

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

Item No. 160 - Case No. 86-304-A  
Property Owner: -PAC- Meeting of November 12, 1985  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 162, 163, 165, and 167.

NSP/blb

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
Zoning Commissioner  
Date: February 13, 1986

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

SUBJECT: Zoning Petitions No. 86-304-A, 86-314-A and 86-324-A

Please consider the Chesapeake Critical Area Review comments (see memo dated 2/10/86, Gerber to Jablon) to be the comments of this office.

[Signature]  
Norman E. Gerber, AICP  
Director

NEG:JGR:slm

**BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING**

PAUL H. RENCKE  
CHIEF

November 21, 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

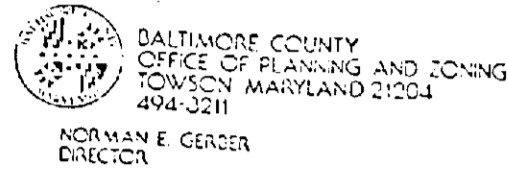
RE: Property Owners: Benjamin W. Pierce, Jr., et ux (Critical Area)  
Location: N/S North Cove Road, 220' E of centerline of East Avenue  
Item No.: 160 Zoning Agenda: Meeting of November 12, 1985  
Gentlemen:

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: [Signature] Noted and Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21284

**JANUARY 24, 1986**  
**(CRITICAL AREA)**

Re: Zoning Advisory Meeting of **NOVEMBER 12, 1985**  
Item # **160**  
Property Owner: **BENJAMIN W. PIERCE, JR. ET UX**  
Location: **N/S NORTH COVE ROAD, 220' E OF c/1 OF EAST AVENUE.**

Dear Mr. Jablon:

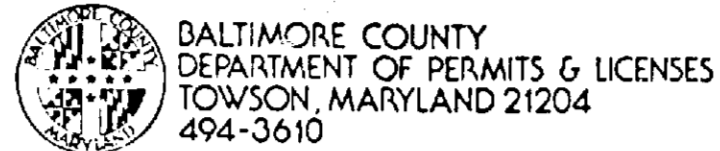
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- 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.
- 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 22-93 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 \_\_\_\_\_.
- 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 \_\_\_\_\_.
- The property is located in a traffic area controlled by a "g" level intersection as defined by Bill 173-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

**ADDITIONAL COMMENTS:**  
**THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.**

cc: James Roswell

Eugene A. Bobor  
Chief, Current Planning and Development



November 21, 1985

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21284

Dear Mr. Jablon:

Comments on Item # 160 Zoning Advisory Committee Meeting are as follows:

Property Owner: Benjamin W. Pierce, Jr., et ux (CRITICAL AREA)  
Location: N/W North Cove Road, 220' E of c/1 of East Avenue  
District: 15th.

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.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- 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 R-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. R-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 or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. 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 401 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 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 seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_, or to 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 516.0 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.

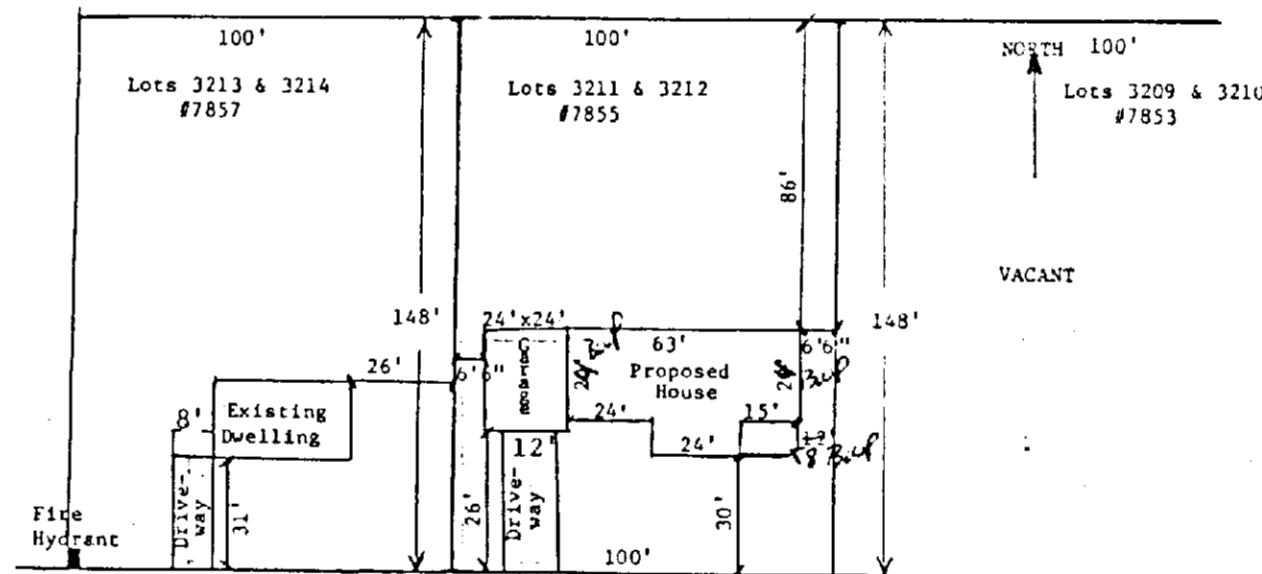
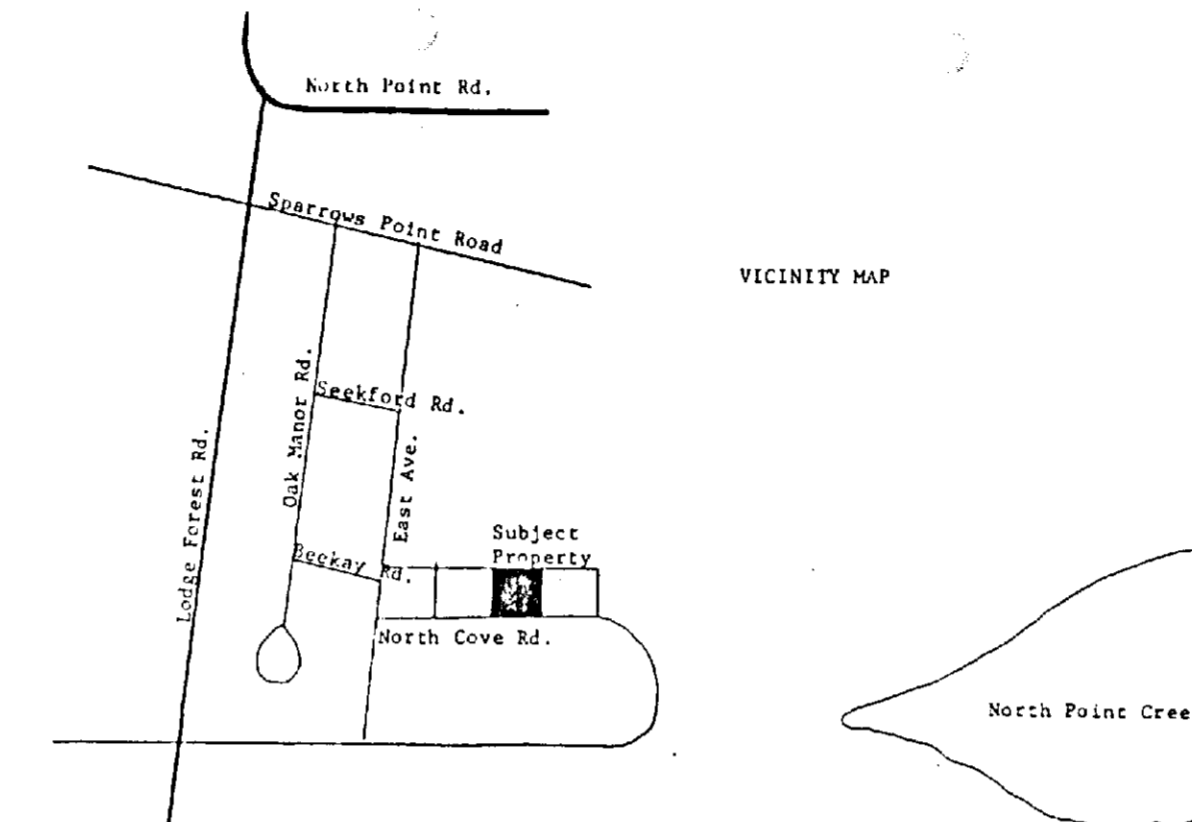
NOTE:

- Comments: Elevations of grade and of dwelling floors is not indicated on the plans. See the attached copy of Section 516.0 as amended by Bill #17-85.

K. 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 122 of the County Office Building at 11 Chesapeake Avenue, Towson, Maryland 21284.

*Mark E. Burman*  
By: C. E. Burman, Chief  
Building Plans Review

L/22/85

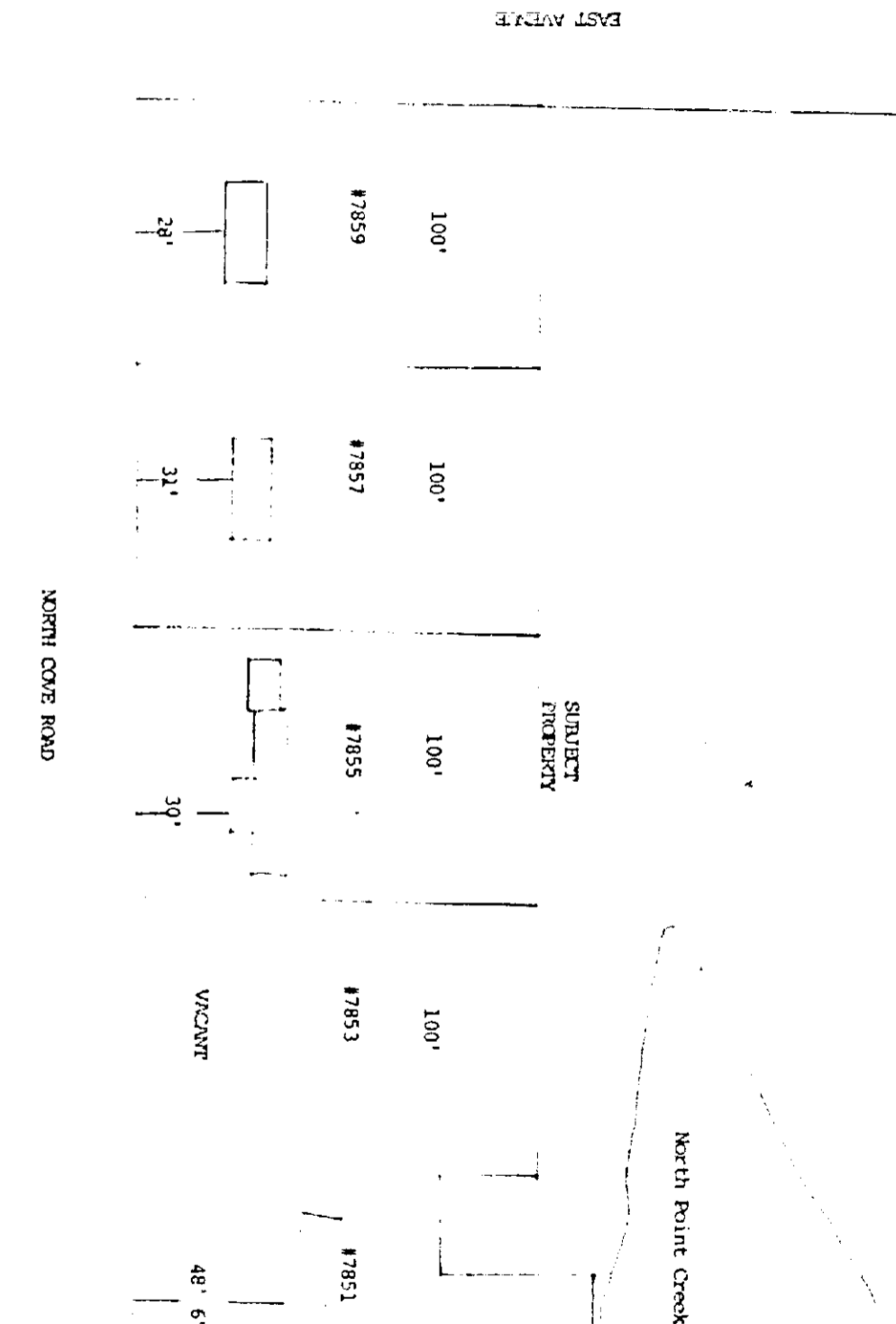


220' +/- to center of East Avenue\*

NORTH COVE ROAD (40' R/W) 23' Paving

Plat for Zoning Variance  
Owners - Benjamin and Elizabeth Pierce  
District 15 Zoned D.R. 5.5  
Subdivision - Lodge Forest  
Lots 3211 & 3212 Liber No. 7 Folio 152  
Existing Utilities in North Cove Road  
Scale 1" = 40'

NOV 21 1985  
160



**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 1802.3C.1 to permit side setbacks of 6-1/2' in lieu of the required 10'. Also required average of 35.8'.

The design of the proposed dwelling requires 87' in length and placed upon a 100' lot leaving only room for 6-1/2' side setbacks instead of the required 10'.

MAP 3-71  
4 FT  
E.D. 15  
E.C. 12-1-14  
E.C. 12-1-14  
E.C. 12-1-14  
E.C. 12-1-14  
E.C. 12-1-14

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.

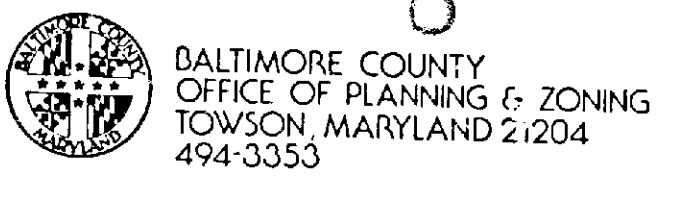
I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_

ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day of January, 1986, 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 18th day of February, 1986, at 9:30 o'clock.

*[Signature]*  
Zoning Commissioner of Baltimore County.

Benjamin William Pierce, Jr., et ux  
Beg. @ N/S of North Cove Rd., 220' E  
15th Election District



ARNOLD JADLOW  
ZONING COMMISSIONER  
JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER  
February 19, 1986

Mr. and Mrs. Benjamin W. Pierce, Jr.  
7847 St. Gregory Drive  
Baltimore, MD 21222

RE: PETITION FOR VARIANCE  
Beginning at the N/S of North Cove Rd., 220' E of the centerline of East Avenue (7855 North Cove Road) - 15th Election District  
Benjamin W. Pierce Jr., et ux, Petitioners  
Case No. 86-304-A

Dear Mr. and Mrs. Pierce:  
I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,  
*[Signature]*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ:tg  
Attachments  
cc: People's Counsel  
Mr. Stoney Fraley  
Dept. of State Planning  
701 West Preston Street  
Baltimore, MD 21201

86-304-A  
160

ORDER RECEIVED FOR FILING  
DATE January 19, 1986  
BY *[Signature]*

**PETITION FOR ZONING VARIANCES**

15th Election District

LOCATION: Beginning at North Side of North Cove Road, 220 feet East of the centerline of East Avenue (7855 North Cove Road)  
DATE AND TIME: Tuesday, February 18, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Petition for Zoning Variances to permit side setbacks of 6 1/2 feet in lieu of 10 feet and front yard setback of 30 feet in lieu of 35.8 feet.

Being the property of Benjamin William Pierce, Jr., et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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 JADLOW  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING  
DATE February 17, 1986  
BY *[Signature]*

RE: PETITION FOR VARIANCES  
Beginning N/S North Cove Rd., 220' E of East Ave. (7855 North Cove Rd.), 15th District  
BENJAMIN WILLIAM PIERCE, et ux, Petitioners

BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-304-A

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

*[Signature]*  
Phyllis Cole Fritchman  
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 24th day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Benjamin W. Pierce, Jr., 7847 St. Gregory Drive, Baltimore, MD 21222, Petitioners.

*[Signature]*  
Peter Max Zimmerman

IN RE: PETITION FOR VARIANCE  
Beginning at the N/S of North Cove Rd., 220' E of the centerline of East Avenue (7855 North Cove Road) - 15th Election District  
Benjamin W. Pierce Jr., et ux, Petitioners

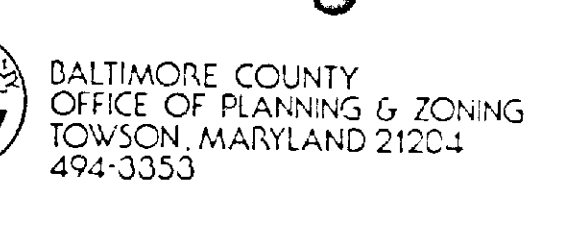
BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-304-A

The Petitioners herein request variances to permit side yard setbacks of 6 1/2 feet in lieu of the required 10 feet and a front yard setback of 30 feet in lieu of the required average of 35.8 feet.

Testimony indicated that the Petitioners propose to construct an 87-foot wide dwelling with an attached garage on a 100-foot wide lot. A 24-foot wide portion of the house will encroach on the required front yard setback. In the opinion of the Petitioner, the dwelling, as located on the plan submitted and marked Petitioner's Exhibit 1, appears to be appropriately placed in comparison with neighborhood houses.

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 variances not adversely affecting the health, safety, and general welfare of the community, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 17th day of February, 1986, that the herein Petition for Variances to permit side yard setbacks of 6 1/2 feet in lieu of the required 10



ARNOLD JADLOW  
ZONING COMMISSIONER  
JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER  
February 3, 1986

Mr. Benjamin W. Pierce, Jr.  
Mrs. Elizabeth A. Pierce  
7847 St. Gregory Drive  
Baltimore, Maryland 21222

RE: PETITION FOR ZONING VARIANCES  
Beg. @ N/S of North Cove Rd., 220' E of the c/l East Ave. (7855 North Cove Rd.)  
Benjamin William Pierce, Jr., et ux - Petitioners  
15th Election District  
Case No. 86-304-A

Dear Mr. and Mrs. Pierce:

This is to advise you that \$60.15 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.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE & DUES  
MISCELLANEOUS CASH RECEIPT  
No. 018414  
County, Maryland, and receipting, Towson, Maryland

DATE \_\_\_\_\_ ACCOUNT \_\_\_\_\_  
AMOUNT \$ \_\_\_\_\_  
RECEIVED FROM \_\_\_\_\_  
FOR \_\_\_\_\_  
VALIDATION OR SIGNATURE OF CASHIER \_\_\_\_\_

*[Signature]*  
Deputy Zoning Commissioner  
of Baltimore County

JMHJ:tg

Mr. Benjamin W. Pierce, Jr.  
Mrs. Elizabeth A. Pierce  
7847 St. Gregory Drive  
Baltimore, Maryland 21222

January 17, 1986

**NOTICE OF HEARING**

RE: PETITION FOR ZONING VARIANCES  
Reg. @ N/S of North Cove Rd., 220' E c/l  
East Ave. (7855 North Cove Rd.)  
Benjamin William Pierce, Jr., et ux - Petitioners  
Case No. 86-304-A

TIME: 9:30 a.m.  
DATE: Tuesday, February 18, 1986  
PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

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

No. 012342

DATE: 1/17/86 ACCOUNT: 86-304-A

AMOUNT: \$ 35.00

RECEIVED BY: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
Zoning Commissioner  
Date: February 10, 1986

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

Chesapeake Critical Area Review - Raymond Porter, et ux (86-307-A);  
SUBJECT: The Owl Corp. (86-307-A); B.W. Pierce, Jr., et ux (86-304-A);  
A.F. Surguy, et ux (86-324-A); and H. Horney (86-314-A)

In regard to the Porter, et ux and the Owl Corp., it has been determined that these two petitions are consistent with the requirements of Critical Area statute without the need of mitigative or other management practices.

The H. Horney petition involves a wooded site with a number of specimen trees. This petition will be deemed to meet the requirements of the Critical Area statute, if as many trees as possible are conserved, this would require a simple plan showing the existing trees and indicating which ones are to be retained. In addition, a plan to protect the trees during construction is necessary. As a minimum, each lot should contain four major deciduous trees or eight conifers or 16 minor deciduous trees. Existing trees that are retained on-site can be utilized toward meeting this requirement. This tree allocation is based on 2,400 feet of area suitable for tree planting. At the petitioner's discretion, any six or combination of plantings would be appropriate based on the formula of one major deciduous or two conifers or four minor deciduous trees for every 600 square feet of area.

The petitions of B. W. Pierce, Jr. and A. F. Surguy, et ux involve lots which are predominately or entirely clear of trees. With regard to the B. W. Pierce, Jr. petition, it has been determined that a combination of six large deciduous or 12 conifers or 24 small deciduous trees be planted based on an area of 3,600 square feet suitable for tree planting.

In regard to the A. F. Surguy petition, it is recommended, based on area suitable for tree planting of 600 square feet, that one major deciduous or two conifers or four minor deciduous trees be planted on each lot.

In regard to the H. Horney, B. W. Pierce, Jr., et ux and Surguy, et ux petitions, it is recommended that infiltration of runoff from the lots, impervious surfaces be maintained by directing such runoff over the largest permeable area possible toward a suitable offsite location. This is greatly preferred as compared to outletting runoff directly onto walks, driveways or streets.

REG/PJS/cf

cc: Mr. Tom Vidmar, Bureau of Engineering  
People's Council  
Ms. Jean M. H. Jung  
Mr. J. Hoswell  
Ms. Andrea J. Van Arsdale

Case No. 86-304-A

**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  
13th day of January, 1986.

ARNOLD JABLON  
Zoning Commissioner

Petitioner: Benjamin W. Pierce, Jr., et ux  
Attorney: [Signature]

Received by: [Signature]  
Chairman, Zoning Plans  
Advisory Committee

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., January 30, 1986

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 January 30, 1986.

THE JEFFERSONIAN,  
[Signature]  
Publisher

Cost of Advertising  
24.75

**PETITION FOR ZONING VARIANCES**

154 Election District

LOCATION: Beginning at North Side of North Cove Road, 220 feet east of the centerline of East Avenue (7855 North Cove Road).  
DATE AND TIME: January, February 18, 1986, at 9:30 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a detached single-family dwelling to be located on a lot of 30 feet in width and front setback of 30 feet in depth.

Being the property of Benjamin William Pierce, Jr., et ux, as shown on the plat plan filed with the Zoning Office in the office of the Zoning Commissioner of Baltimore County, and the same is being advertised 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  
Jan. 30

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

January 22, 1986

COUNTY OFFICE ALSO:  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Mr. and Mrs. Benjamin W. Pierce, Jr.  
7847 St. Gregory Drive  
Baltimore, Maryland 21222

RE: Item No. 160 - Case No. 86-304-A  
Petitioners - Benjamin W. Pierce, Jr., et ux  
Variance Petition

Dear Mr. and Mrs. Pierce:

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,  
James E. Dyer (ms)  
Chairman,  
Zoning Plans Advisory Committee

JED:rrr

Enclosures

**CERTIFICATE OF PUBLICATION**

OFFICE OF  
**Dundalk Eagle**

38 N. Dundalk Ave.  
Dundalk, Md. 21222

January 30, 1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #73234 Reg. # 84164 - 76 lines @ \$30.40.

was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 31st day of January 1986; that is to say, the same was inserted in the issues of Jan. 30, 1986

Kimbel Publication, Inc.  
per Publisher.

By [Signature]

**PETITION FOR ZONING VARIANCES**

154 Election District

LOCATION: Beginning at North Side of North Cove Road, 220 feet east of the centerline of East Avenue (7855 North Cove Road).  
DATE AND TIME: Tuesday, February 18, 1986, at 9:30 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a detached single-family dwelling to be located on a lot of 30 feet in width and front setback of 30 feet in depth.

Being the property of Benjamin William Pierce, Jr., et ux, as shown on the plat plan filed with the Zoning Office in the office of the Zoning Commissioner of Baltimore County, and the same is being advertised 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

**CERTIFICATE OF POSTING**

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 154  
Date of Posting: 1/28/86

Posted for: Variance

Petitioner: Benjamin W. Pierce, Jr., et ux

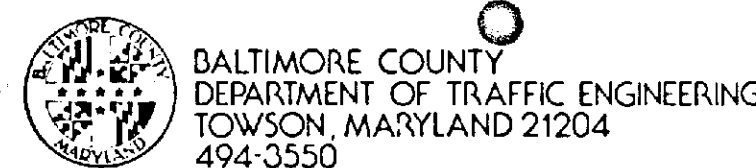
Location of property: N/S North Cove Rd., 220' E of East Ave.  
19.05' N. Cove Rd.

Location of Signs: Lawn, Mainly, across N/S North Cove Rd., property of Baltimore

Remarks: [Signature]

Posted by: [Signature] Date of return: 1/31/86

Number of Signs: 1



STEPHEN E. COLLINS  
DIRECTOR

January 7, 1986

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

Item No. 160 - Case No. 86-304-A  
Property Owner: [Signature]  
Location: [Signature]  
Existing Zoning: [Signature]  
Proposed Zoning: [Signature]

Acres: [Signature]  
District: [Signature]

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 162, 163, 165, and 167.

NSP/blb

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
Zoning Commissioner  
Date: February 13, 1986

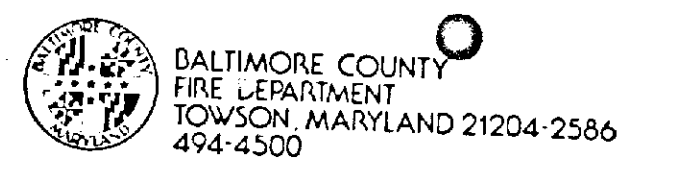
Norman E. Gerber, AICP, Director  
Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 86-304-A, 86-314-A and 86-324-A

Please consider the Chesapeake Critical Area Review comments (see memo dated 2/10/86, Gerber to Jablon) to be the comments of this office.

[Signature]  
Norman E. Gerber, AICP  
Director

NEG:JGR:slm



PAUL H. RENCKE  
CHIEF

November 21, 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 Owners: Benjamin W. Pierce, Jr., et ux (Critical Area)

Location: N/S North Cove Road, 220' E of centerline of East Avenue

Item No.: 160 Zoning Agenda: Meeting of November 12, 1985

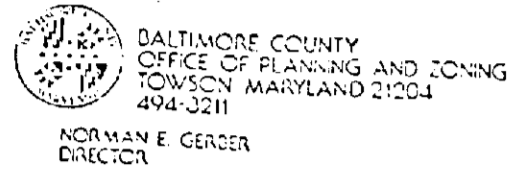
Gentlemen:

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: [Signature] Noted and Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21284

**JANUARY 24, 1986**  
**(CRITICAL AREA)**

Re: Zoning Advisory Meeting of **NOVEMBER 12, 1985**  
Item # **160**  
Property Owner: **BENJAMIN W. PIERCE, JR. ETUX**  
Location: **N/S NORTH COVE ROAD, 220' E OF c/1 OF EAST AVENUE.**

Dear Mr. Jablon:

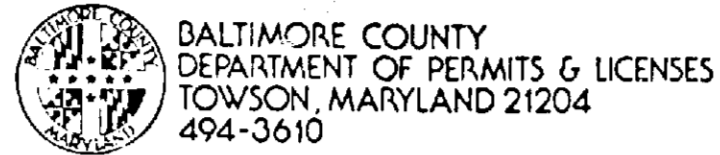
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- 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.
- 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 22-93 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 \_\_\_\_\_.
- 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 \_\_\_\_\_.
- The property is located in a traffic area controlled by a "g" level intersection as defined by Bill 173-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

**ADDITIONAL COMMENTS:**  
**THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.**

cc: James Roswell

Eugene A. Bobor  
Chief, Current Planning and Development



November 21, 1985

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21284

Dear Mr. Jablon:

Comments on Item # 160 Zoning Advisory Committee Meeting are as follows:

Property Owner: Benjamin W. Pierce, Jr., et ux (CRITICAL AREA)  
Location: N/W North Cove Road, 220' E of c/1 of East Avenue  
District: 15th.

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.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- 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 R-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. R-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 or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. 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 401 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 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 seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_, or to 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 516.0 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.

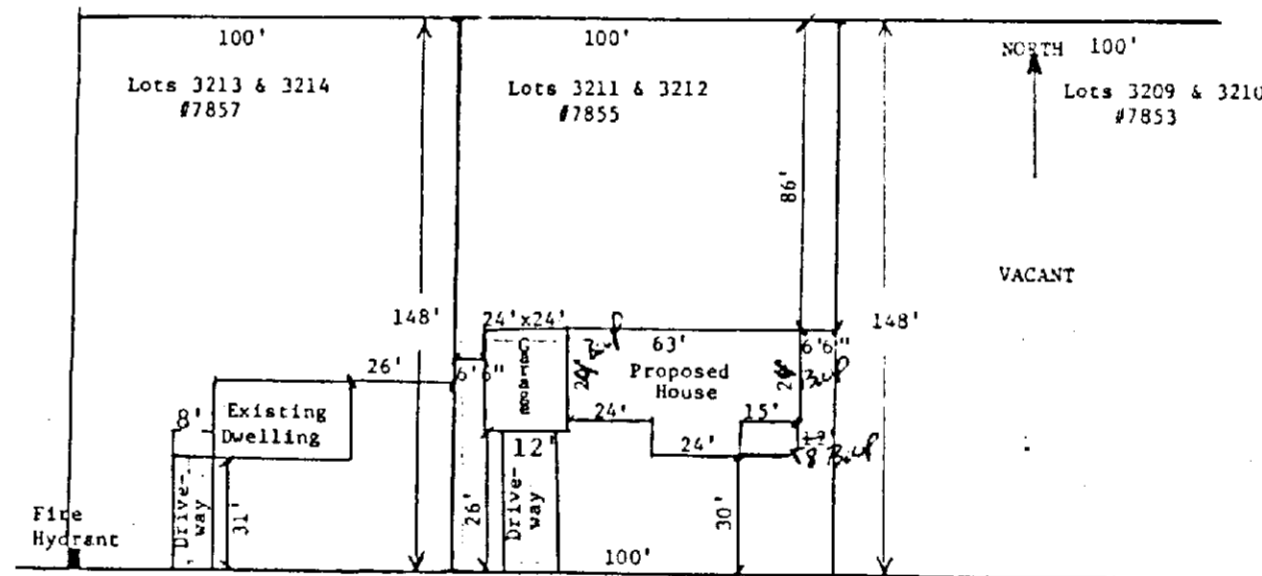
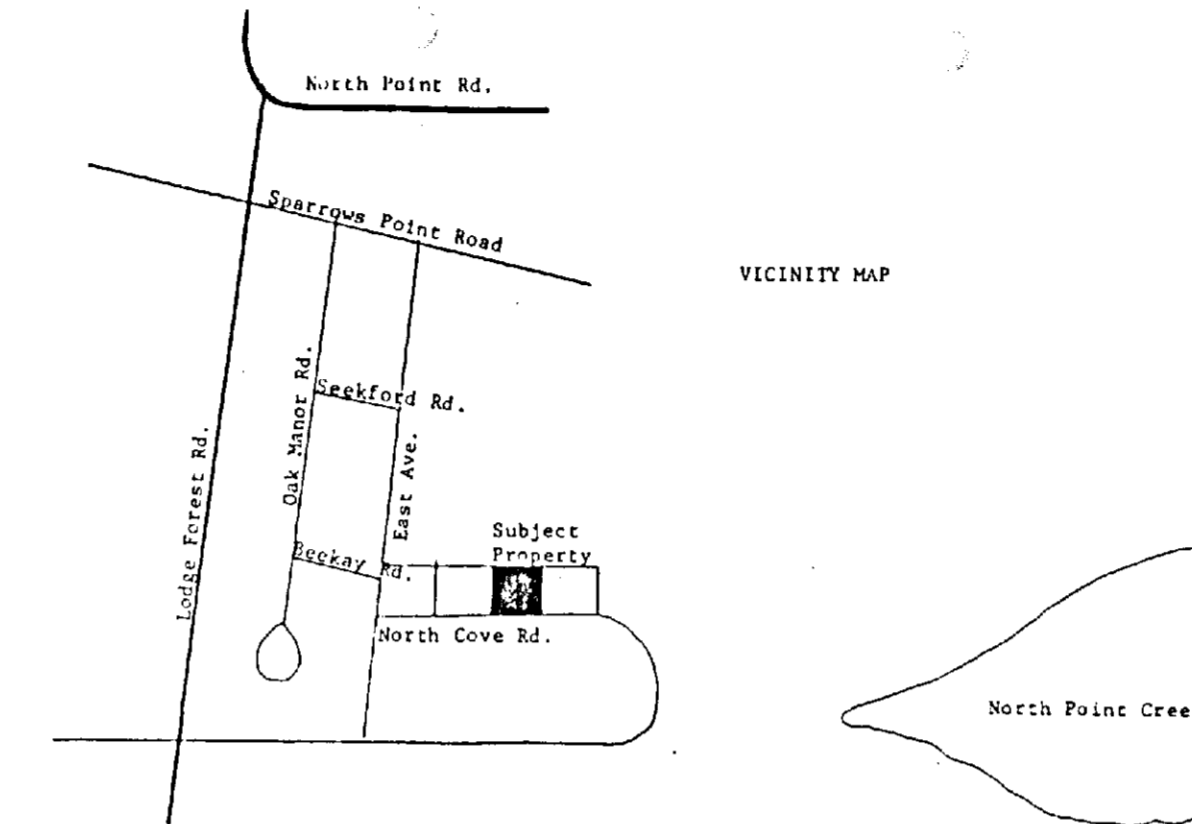
NOTE:

- Comments: Elevations of grade and of dwelling floors is not indicated on the plans. See the attached copy of Section 516.0 as amended by Bill #17-85.

K. 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 122 of the County Office Building at 11 Chesapeake Avenue, Towson, Maryland 21284.

*Mark E. Burman*  
By: C. E. Burman, Chief  
Building Plans Review

L/22/85

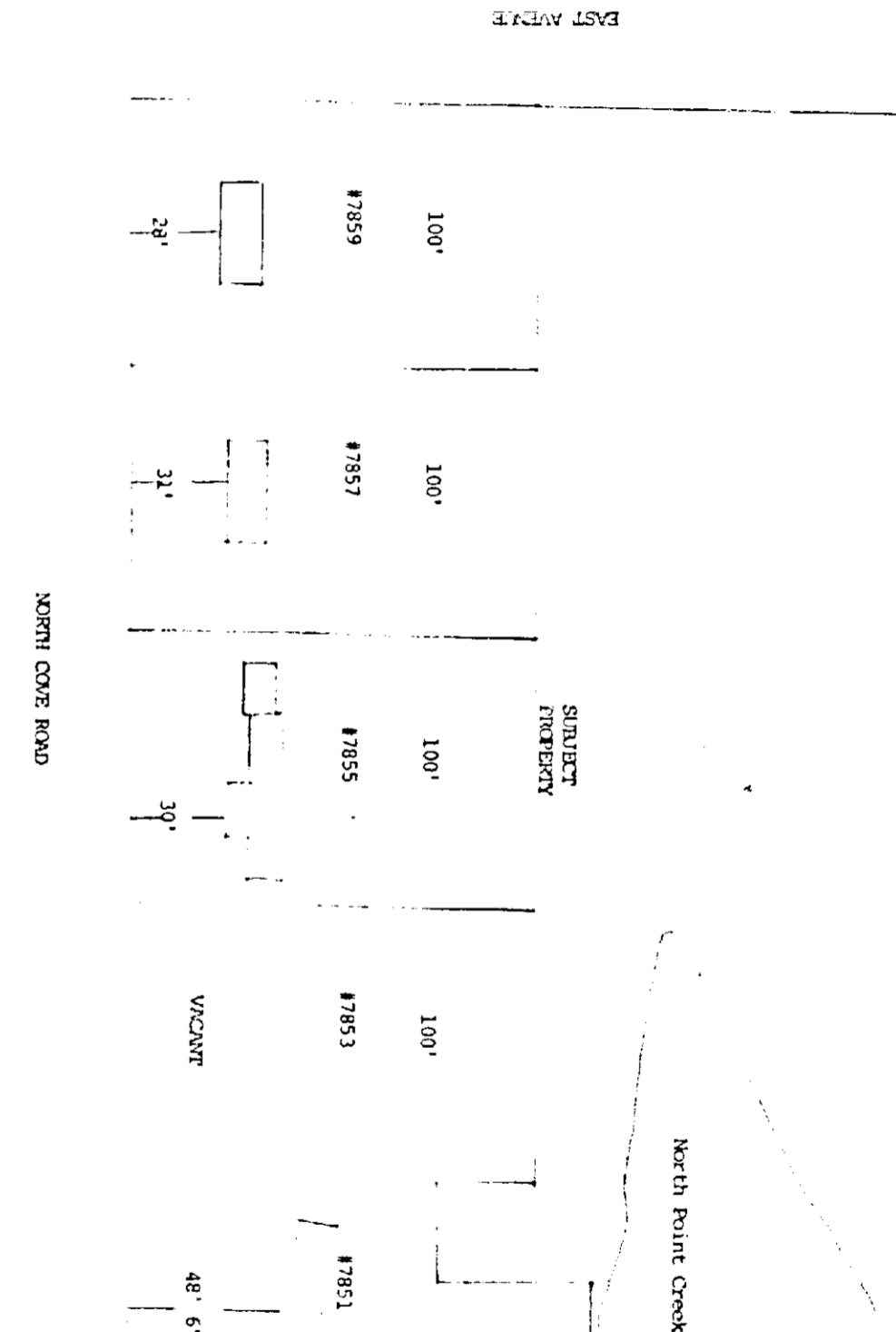


220' +/- to center of East Avenue\*

NORTH COVE ROAD (40' R/W) 23' Paving

Plat for Zoning Variance  
Owners - Benjamin and Elizabeth Pierce  
District 15 Zoned D.R. 5.5  
Subdivision - Lodge Forest  
Lots 3211 & 3212 Liber No. 7 Folio 152  
Existing Utilities in North Cove Road  
Scale 1" = 40'

NOV 21 1985  
160



**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 1802.3C.1 to permit side setbacks of 6-1/2' in lieu of the required 10'. Also required average of 35.8'.

The design of the proposed dwelling requires 87' in length and placed upon a 100' lot leaving only room for 6-1/2' side setbacks instead of the required 10'.

MAP 3-71  
4 FT  
E.D. 15  
E.C. 12-1-14  
E.C. 12-1-14  
E.C. 12-1-14  
E.C. 12-1-14  
E.C. 12-1-14

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.

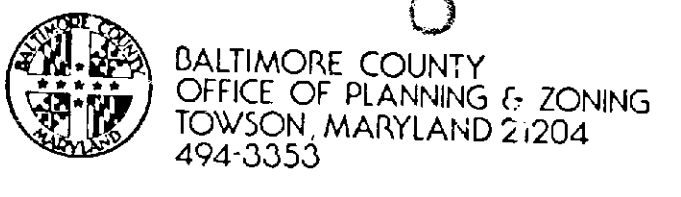
Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_

ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day of January, 1986, 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 18th day of February, 1986, at 9:30 o'clock.

*[Signature]*  
Zoning Commissioner of Baltimore County.

Benjamin William Pierce, Jr., et ux  
Beg. @ N/S of North Cove Rd., 220' E  
15th Election District

SC-304-A  
M-160



ARNOLD JADLOW  
ZONING COMMISSIONER  
JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER  
February 19, 1986

Mr. and Mrs. Benjamin W. Pierce, Jr.  
7847 St. Gregory Drive  
Baltimore, MD 21222

RE: PETITION FOR VARIANCE  
Beginning at the N/S of North Cove Rd., 220' E of the centerline of East Avenue (7855 North Cove Road) - 15th Election District  
Benjamin W. Pierce Jr., et ux, Petitioners  
Case No. 86-304-A

Dear Mr. and Mrs. Pierce:  
I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,  
*[Signature]*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ:tg  
Attachments  
cc: People's Counsel  
Mr. Stoney Fraley  
Dept. of State Planning  
701 West Preston Street  
Baltimore, MD 21201

ORDER RECEIVED FOR FILING  
DATE February 19, 1986  
BY [Signature]

IN RE: PETITION FOR VARIANCE  
Beginning at the N/S of North Cove Rd., 220' E of the centerline of East Avenue (7855 North Cove Road) - 15th Election District  
Benjamin W. Pierce Jr., et ux, Petitioners  
Case No. 86-304-A

The Petitioners herein request variances to permit side yard setbacks of 6 1/2 feet in lieu of the required 10 feet and a front yard setback of 30 feet in lieu of the required average of 35.8 feet.

Testimony indicated that the Petitioners propose to construct an 87-foot wide dwelling with an attached garage on a 100-foot wide lot. A 24-foot wide portion of the house will encroach on the required front yard setback. In the opinion of the Petitioner, the dwelling, as located on the plan submitted and marked Petitioner's Exhibit 1, appears to be appropriately placed in comparison with neighborhood houses.

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 variances not adversely affecting the health, safety, and general welfare of the community, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 17th day of February, 1986, that the herein Petition for Variances to permit side yard setbacks of 6 1/2 feet in lieu of the required 10

RE: PETITION FOR VARIANCES  
Beginning N/S North Cove Rd., 220' E c/L East Ave. (7855 North Cove Rd.), 15th District  
BENJAMIN WILLIAM PIERCE, et ux, Petitioners  
Case No. 86-304-A

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

*[Signature]*  
Phyllis Cole Fritchman  
People's Counsel for Baltimore County  
*[Signature]*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 24th day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Benjamin W. Pierce, Jr., 7847 St. Gregory Drive, Baltimore, MD 21222, Petitioners.

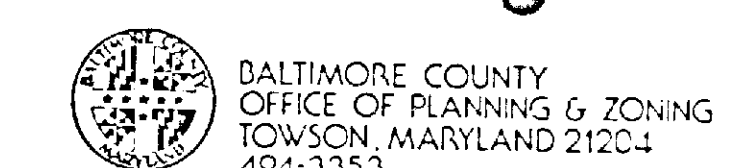
*[Signature]*  
Peter Max Zimmerman

feet and a front yard setback of 30 feet in lieu of the required average of 35.8 feet, in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. 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:
  - a. Plant and maintain no less than six (6) large deciduous, or twelve (12) conifers, or twenty-four (24) small deciduous trees on the lot, or a combination of these three classes of trees, based on an area of 3,600 square feet suitable for tree planting.
  - b. No rain water runoff shall be discharged directly into North Point Creek. It shall, instead, be directed overland so as to encourage infiltration.

*[Signature]*  
Deputy Zoning Commissioner  
of Baltimore County

ORDER RECEIVED FOR FILING  
DATE February 19, 1986  
BY [Signature]



ARNOLD JADLOW  
ZONING COMMISSIONER  
JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER  
February 3, 1986

Mr. Benjamin W. Pierce, Jr.  
Mrs. Elizabeth A. Pierce  
7847 St. Gregory Drive  
Baltimore, Maryland 21222

RE: PETITION FOR ZONING VARIANCES  
Beg. @ N/S of North Cove Rd., 220' E of the c/l East Ave. (7855 North Cove Rd.)  
Benjamin William Pierce, Jr., et ux - Petitioners  
15th Election District  
Case No. 86-304-A

Dear Mr. and Mrs. Pierce:

This is to advise you that \$60.15 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.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE & DUES  
MISCELLANEOUS CASH RECEIPT  
No. 018414  
County, Maryland, and receipting, Towson, Maryland

DATE \_\_\_\_\_ ACCOUNT \_\_\_\_\_  
AMOUNT \$ \_\_\_\_\_  
RECEIVED FROM \_\_\_\_\_  
FOR \_\_\_\_\_  
VALIDATION OR SIGNATURE OF CASHIER \_\_\_\_\_

Mr. Benjamin W. Pierce, Jr.  
Mrs. Elizabeth A. Pierce  
7847 St. Gregory Drive  
Baltimore, Maryland 21222

January 17, 1986

**NOTICE OF HEARING**

RE: PETITION FOR ZONING VARIANCES  
Reg. @ N/S of North Cove Rd., 220' E c/l  
East Ave. (7855 North Cove Rd.)  
Benjamin William Pierce, Jr., et ux - Petitioners  
Case No. 86-304-A

TIME: 9:30 a.m.  
DATE: Tuesday, February 18, 1986  
PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

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

No. 012342

DATE: 1/17/86 ACCOUNT: 86-304-A

AMOUNT: \$ 35.00

RECEIVED BY: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
Zoning Commissioner  
Date: February 10, 1986

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

Chesapeake Critical Area Review - Raymond Porter, et ux (86-307-A);  
SUBJECT: The Owl Corp. (86-307-A); B.W. Pierce, Jr., et ux (86-304-A);  
A.F. Surguy, et ux (86-324-A); and H. Horney (86-314-A)

In regard to the Porter, et ux and the Owl Corp., it has been determined that these two petitions are consistent with the requirements of Critical Area statute without the need of mitigative or other management practices.

The H. Horney petition involves a wooded site with a number of specimen trees. This petition will be deemed to meet the requirements of the Critical Area statute, if as many trees as possible are conserved, this would require a simple plan showing the existing trees and indicating which ones are to be retained. In addition, a plan to protect the trees during construction is necessary. As a minimum, each lot should contain four major deciduous trees or eight conifers or 16 minor deciduous trees. Existing trees that are retained on-site can be utilized toward meeting this requirement. This tree allocation is based on 2,400 feet of area suitable for tree planting. At the petitioner's discretion, any six or combination of plantings would be appropriate based on the formula of one major deciduous or two conifers or four minor deciduous trees for every 600 square feet of area.

The petitions of B. W. Pierce, Jr. and A. F. Surguy, et ux involve lots which are predominately or entirely clear of trees. With regard to the B. W. Pierce, Jr. petition, it has been determined that a combination of six large deciduous or 12 conifers or 24 small deciduous trees be planted based on an area of 3,600 square feet suitable for tree planting.

In regard to the A. F. Surguy petition, it is recommended, based on area suitable for tree planting of 600 square feet, that one major deciduous or two conifers or four minor deciduous trees be planted on each lot.

In regard to the H. Horney, B. W. Pierce, Jr., et ux and Surguy, et ux petitions, it is recommended that infiltration of runoff from the lots, impervious surfaces be maintained by directing such runoff over the largest permeable area possible toward a suitable offsite location. This is greatly preferred as compared to outletting runoff directly onto walks, driveways or streets.

REG/PJS/cf

cc: Mr. Tom Vidmar, Bureau of Engineering  
People's Council  
Ms. Jean M. H. Jung  
Mr. J. Hoswell  
Ms. Andrea J. Van Arsdale

Case No. 86-304-A

**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  
13th day of January, 1986.

Arnold Jablon  
Zoning Commissioner

Petitioner: Benjamin W. Pierce, Jr., et ux  
Attorney: [Signature]

Received by: [Signature]  
Chairman, Zoning Plans  
Advisory Committee

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., January 30, 1986

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 January 30, 1986.

THE JEFFERSONIAN,  
[Signature]  
Publisher

Cost of Advertising  
24.75

86-304-A

PETITION FOR ZONING VARIANCES  
15th Election District

LOCATION: Beginning at North Side of North Cove Road, 220 feet east of the centerline of East Avenue (7855 North Cove Road).

DATE AND TIME: Tuesday, February 18, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a detached single-family dwelling on a lot of 30 feet in width and front setback of 30 feet in front of 10 feet.

Being the property of Benjamin William Pierce, Jr., et ux, as shown on the plat filed with the Zoning Office in the office of the Zoning Commissioner, a building permit may be issued without the necessity of any appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of such 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  
Jan. 30

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**  
January 22, 1986

COUNTY OFFICE ALSO:  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Mr. and Mrs. Benjamin W. Pierce, Jr.  
7847 St. Gregory Drive  
Baltimore, Maryland 21222

RE: Item No. 160 - Case No. 86-304-A  
Petitioners - Benjamin W. Pierce, Jr., et ux  
Variance Petition

Dear Mr. and Mrs. Pierce:

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,  
James E. Dyer  
Chairman,  
Zoning Plans Advisory Committee

JED:rr  
Enclosures

**CERTIFICATE OF PUBLICATION**

OFFICE OF  
**Dundalk Eagle**

38 N. Dundalk Ave.  
Dundalk, Md. 21222

January 30, 1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #73234 Reg. # 84164 - 76 lines @ \$30.40, was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 31st day of January 1986; that is to say, the same was inserted in the issues of Jan. 30, 1986

Kimbel Publication, Inc.  
per Publisher.

By: [Signature]

PETITION FOR ZONING VARIANCES  
15th Election District

LOCATION: Beginning at North Side of North Cove Road, 220 feet east of the centerline of East Avenue (7855 North Cove Road).

DATE AND TIME: Tuesday, February 18, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a detached single-family dwelling on a lot of 30 feet in width and front setback of 30 feet in front of 10 feet.

Being the property of Benjamin William Pierce, Jr., et ux, as shown on the plat filed with the Zoning Office in the office of the Zoning Commissioner, a building permit may be issued without the necessity of any appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of such 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

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 1574 Date of Posting: 1/28/86

Posted for: Variance

Petitioner: Benjamin W. Pierce, Jr., et ux

Location of property: N/S North Cove Rd., 220' E of East Ave.  
19.05' N. Cove Rd.

Location of Signs: Lawn, Mainly, across 1st St. road, on property of Baltimore

Remarks: [Signature]

Posted by: [Signature] Date of return: 1/31/86

Number of Signs: 1

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

STEPHEN E. COLLINS  
DIRECTOR

January 7, 1986

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

Item No. 160 - Case No. 86-304-A  
Property Owner: Meeting of November 12, 1985  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 162, 163, 165, and 167.

NSP/blb

7/4  
86-304-A

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
Zoning Commissioner  
Date: February 13, 1986

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

SUBJECT: Zoning Petitions No. 86-304-A, 86-314-A and 86-324-A

Please consider the Chesapeake Critical Area Review comments (see memo dated 2/10/86, Gerber to Jablon) to be the comments of this office.

[Signature]  
Norman E. Gerber, AICP  
Director

NEG:JGR:slm

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

PAUL H. RENCKE  
CHIEF

November 21, 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 Owners: Benjamin W. Pierce, Jr., et ux (Critical Area)

Location: N/S North Cove Road, 220' E of centerline of East Avenue

Item No.: 160 Zoning Agenda: Meeting of November 12, 1985

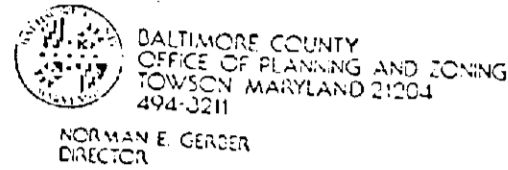
Gentlemen:  
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

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: [Signature] Noted and Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb





Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21284

**JANUARY 24, 1986**  
**(CRITICAL AREA)**

Re: Zoning Advisory Meeting of **NOVEMBER 12, 1985**  
Item # **160**  
Property Owner: **BENJAMIN W. PIERCE, JR. ETUX**  
Location: **N/S NORTH COVE ROAD, 220' E OF c/1 OF EAST AVENUE.**

Dear Mr. Jablon:

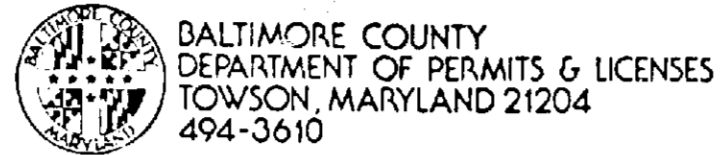
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- 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.
- 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 22-93 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 \_\_\_\_\_.
- 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 \_\_\_\_\_.
- The property is located in a traffic area controlled by a "g" level intersection as defined by Bill 173-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

**ADDITIONAL COMMENTS:**  
**THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.**

cc: James Roswell

Eugene A. Bobor  
Chief, Current Planning and Development



November 21, 1985

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21284

Dear Mr. Jablon:

Comments on Item # 160 Zoning Advisory Committee Meeting are as follows:

Property Owner: Benjamin W. Pierce, Jr., et ux (CRITICAL AREA)  
Location: N/W North Cove Road, 220' E of c/1 of East Avenue  
District: 15th.

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.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- 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 R-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. R-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 or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. 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 401 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 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 seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_, or to 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 516.0 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.

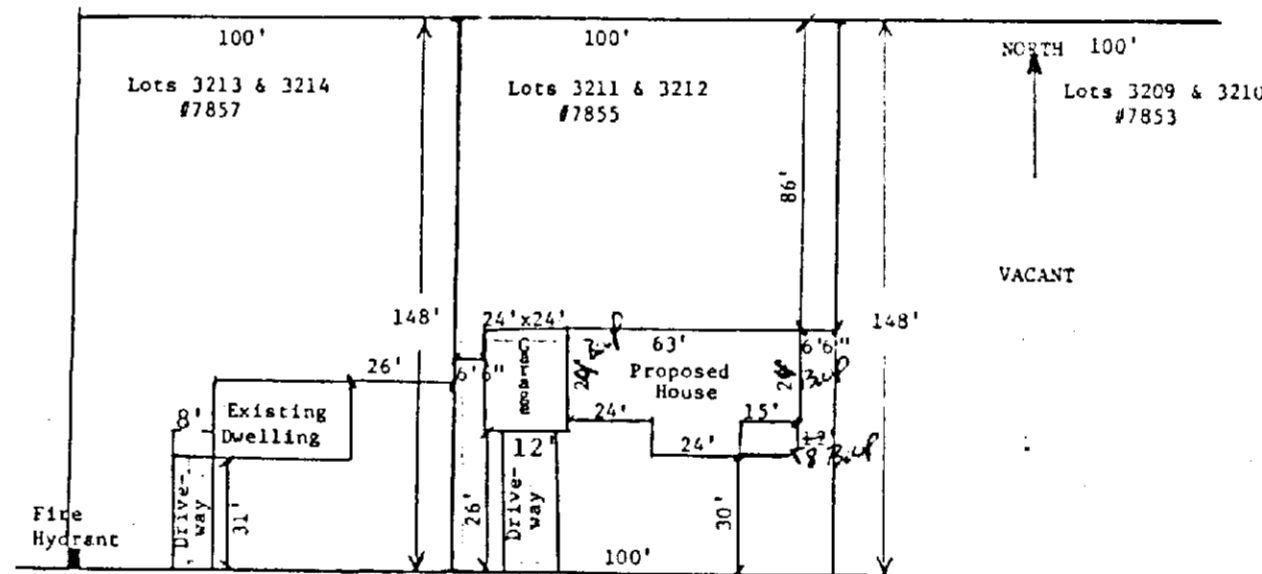
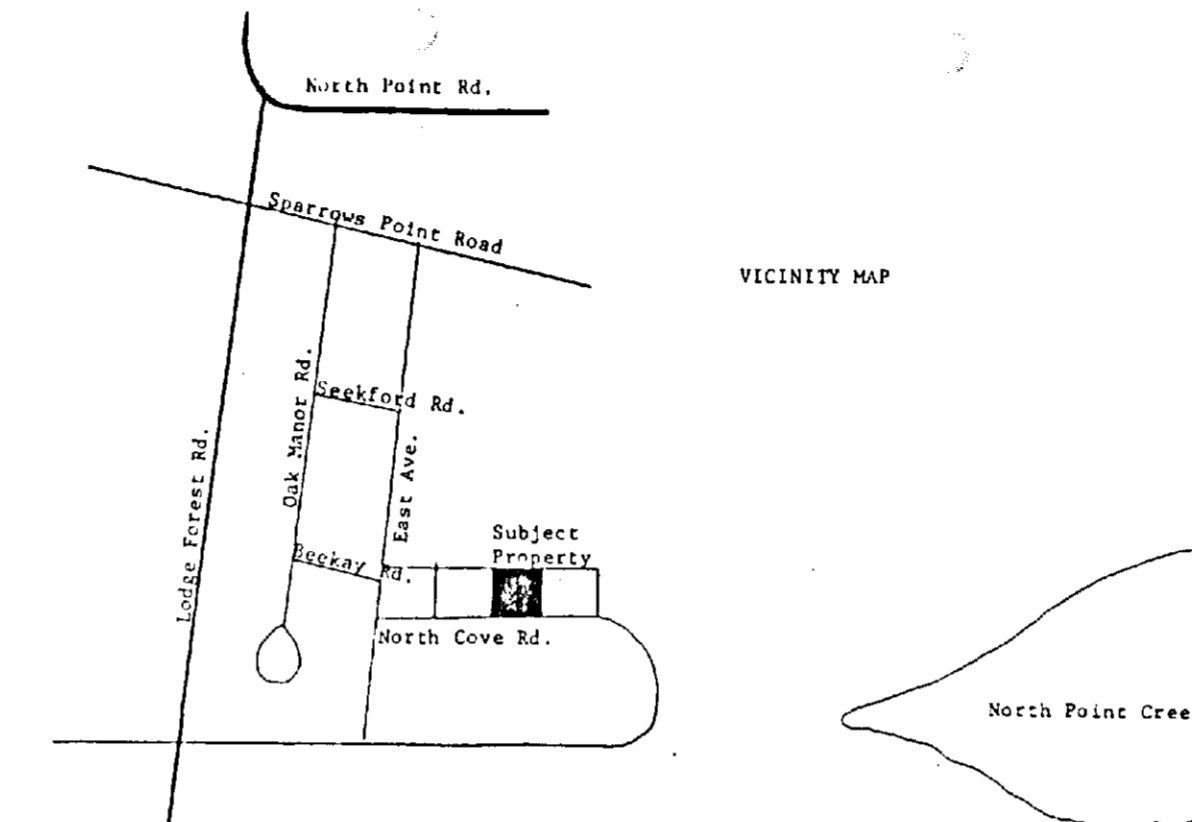
NOTE:

- Comments: Elevations of grade and of dwelling floors is not indicated on the plans. See the attached copy of Section 516.0 as amended by Bill #17-85.

- 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 122 of the County Office Building at 11 Chesapeake Avenue, Towson, Maryland 21284.

*Mark E. Burman*  
By: C. E. Burman, Chief  
Building Plans Review

L/22/85



Plat for Zoning Variance  
Owners - Benjamin and Elizabeth Pierce  
District 15 Zoned D.R. 5.5  
Subdivision - Lodge Forest  
Lots 3211 & 3212 Liber No. 7 Folio 152  
Existing Utilities in North Cove Road  
Scale 1" = 40'

NOV 21 1985  
160

