

MAP 20-1-6  
2A  
E. D. 13  
DATE 1-15-87  
ZONING  
1000  
DP

53174  
65-01-81-2

Richard H. O'Connell, 86-358-A  
at ux  
SW/cor. Baltimore Street and  
Michigan Ave. (4100 Baltimore St.)  
13th Election District

ORDER RECEIVED FOR FILING  
DATE March 12, 1986  
BY JMHJ/bg

IN RE: PETITION FOR VARIANCE  
SW corner of Baltimore Street  
and Michigan Avenue  
(4100 Baltimore Street) -  
13th Election District  
Richard H. O'Connell, et ux,  
Petitioners  
BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-358-A

The Petitioners herein request a variance for a side street setback of 17 feet in lieu of the required 25 feet.

Testimony by the Contract Purchaser indicated that he proposes to construct a modular dwelling, 24' x 40' in size, to accommodate the family of four. Traffic is minimized by the fact that Michigan Avenue dead-ends at Baltimore Street and a park is located across Baltimore Street from the subject property. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of March, 1986, that the herein Petition for Variance to permit a side street setback of 17 feet in lieu of the required 25 feet, in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

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

MICROFILMED



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

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

March 12, 1986

Mr. and Mrs. Richard H. O'Connell  
3019 Michigan Avenue  
Baltimore, MD 21227

RE: PETITION FOR VARIANCE  
SW/corner of Baltimore Street  
and Michigan Avenue  
(4100 Baltimore Street) -  
13th Election District  
Richard H. O'Connell, et ux,  
Petitioners  
Case No. 86-358-A

Dear Mr. and Mrs. O'Connell:

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. and Mrs. Charles A. Sturm, Jr.  
2929 Louisiana Avenue  
Baltimore, MD 21227

MICROFILMED

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 1802.3.C.1 to permit a side street setback of 17 feet instead of the required 25 feet.

MAP 20-1-6  
2A  
E. D. 13  
DATE 1-15-87  
ZONING  
1000  
DP

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- 1). From the Michigan Avenue side of Lot 96 - Block - 2, a setback of 17 feet is needed in lieu of the required 25 feet. This is needed due to the presence of the dwelling that is to be constructed for a family consisting of two adults and two teen-aged males, ages 16 years and 14 years.
- 2). 24' x 40' - B1-Level

Property is to be posted and advertised as prescribe 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: Charles A. & Linda L. Sturm Jr.  
Legal Owner(s): Richard H. O'Connell  
Signature: Charles A. Sturm Jr. / Linda L. Sturm Jr.  
Signature: Richard H. O'Connell  
Address: 2929 Louisiana Avenue  
Address: 3019 Michigan Avenue  
City and State: Baltimore, Maryland 21227  
City and State: Baltimore, Maryland 21227  
Attorney for Petitioner: [Signature]  
Address: 3019 Michigan Avenue  
City and State: Baltimore, Maryland 21227  
Attorney's Telephone No.: [Number]  
Name: Charles A. Sturm Jr.  
Address: 2929 Louisiana Avenue  
City and State: Baltimore, Maryland 21227  
Phone No.: 789-2735

ORDER RECEIVED FOR FILING  
DATE March 12, 1986  
BY JMHJ/bg

ORDERED BY The Zoning Commissioner of Baltimore County, this 12th day of February, 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 12th day of March, 1986, at 11:00 o'clock A.M.

MICROFILMED

ZONING DESCRIPTION

Beginning on the S/W Cor. of Baltimore Street and Michigan Ave. Being lots # 96, 97, and 1 of 98, Block No. 2, on the plat of Baltimore Highlands Book #3, Folio 2, in the 13th. Election District. Containing 8437.5 Sq. Ft. (.193 Ac.). Also would be known as 4100 Baltimore St.

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 20, 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 February 20, 1986

THE JEFFERSONIAN,  
18 Kenton  
Publisher

Cost of Advertising  
24.75

PETITION FOR ZONING VARIANCE  
LOCATION: Southwest Corner of Baltimore Street and Michigan Avenue (4100 Baltimore Street)  
DATE AND TIME: Wednesday, March 12, 1986, at 11:00 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

PETITION FOR ZONING VARIANCE  
13th Election District

LOCATION: Southwest Corner of Baltimore Street and Michigan Avenue (4100 Baltimore Street)

DATE AND TIME: Wednesday, March 12, 1986, 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:

Petition for Zoning Variance for a side street setback of 17 feet in lieu of the required 25 feet

Being the property of Richard H. O'Connell, 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 JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

MICROFILMED

RE: PETITION FOR VARIANCE  
SW/Corner Baltimore St.  
& Michigan Ave. (4100  
Baltimore St.), 13th Dist.  
RICHARD H. O'CONNELL,  
et ux, Petitioners  
BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-358-A

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 25th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Richard H. O'Connell, 3019 Michigan Avenue, Baltimore, MD 21227, Petitioners; and Mr. and Mrs. Charles A. Sturm, Jr., 2929 Louisiana Avenue, Baltimore, MD 21227, Contract Purchasers.

Peter Max Zimmerman  
Peter Max Zimmerman

MICROFILMED



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

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

March 5, 1986

Mr. Richard H. O'Connell  
Mrs. Dolores J. O'Connell  
3019 Michigan Avenue  
Baltimore, Maryland 21227

RE: PETITION FOR ZONING VARIANCE  
SW/cor. Baltimore Street and Michigan Avenue  
(4100 Baltimore Street)  
13th Election District  
Richard H. O'Connell, et ux - Petitioners  
Case No. 86-358-A

Dear Mr. and Mrs. O'Connell:

This is to advise you that \$44.85 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

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

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 018535  
DATE 3/12/86  
SIGN & Post Returned 3/12/86  
AMOUNT \$ 44.85  
FOR Advertising & Posting re Case #86-358-A  
VALID-ON OR SIGNATURE OF CARRIER

MICROFILMED

**Office of PATUXENT Publishing Corp.**  
10750 Little Patuxent Pkwy.  
Columbia, MD 21044

February 20 19 86

THIS IS TO CERTIFY that the annexed advertisement of

PETITION FOR VARIANCE

was inserted in the following:

Catsville Times  
 Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 22 day of February 19 86, that is to say, the same was inserted in the issues of

February 20, 1986

PATUXENT PUBLISHING CORP.  
By: *[Signature]*

PETITION FOR ZONING VARIANCE

LOCATION: Baltimore County Office Building, Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

DATE AND TIME: Wednesday, February 20, 1986, 11:00 a.m.

Petition for Zoning Variance to a use shall be subject to 17 feet of the required 20 feet. Being an accessory of the use, the use shall be subject to the same as the use to which the zoning change is being applied. The Zoning Commission shall, however, be authorized to grant a zoning variance if the use is accessory to the use to which the zoning change is being applied and if the use is not prohibited by the zoning ordinance. The use shall be subject to the same as the use to which the zoning change is being applied.

OFFICE OF ZONING COMMISSIONER  
BALTIMORE COUNTY  
821-A-18 St.

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF

March 12, 1986

To Whom It May Concern:

Due to illness, I will not be able to attend the zoning variance concerning the property on Baltimore Street and Michigan Avenue. I give my permission for Charles A. Sturm Jr. to represent me at the hearing.

Sincerely,

Richard H. O'Connell

*Richard H O'Connell*

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

District 13th Date of Posting 2-22-86

Posted for: Variance

Petitioner: Richard H. O'Connell

Location: SW/Cor. Baltimore St. and Michigan Ave. 4100 Baltimore Street

Location of Sign: SW/Cor. of Baltimore St. and Michigan

Remarks: [Signature]

Posted by: [Signature] Date of return: Feb 24 - 86

Number of Signs: 1

February 7, 1986

Mr. Richard H. O'Connell  
Mrs. Dolores J. O'Connell  
3019 Michigan Avenue  
Baltimore, Maryland 21227

**NOTICE OF HEARING**

RE: PETITION FOR ZONING VARIANCE  
SW/Cor. Baltimore Street and Michigan Avenue  
(4100 Baltimore Street)  
13th Election District  
Petitioners: Richard H. O'Connell, et ux  
Case No. 86-358-A

TIME: 11:00 a.m.

DATE: Wednesday, March 12, 1986

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

*[Signature]*  
Zoning Commissioner  
of Baltimore County

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

No. 016179

DATE 1/14/86 ACCOUNT 01.615.000

AMOUNT \$ 35.00

RECEIVED FROM: Charles Sturm Jr. Richard H. O'Connell

FOR: Variance # 258

VALIDATION OR SIGNATURE OF CASHIER

JAN - 14, 1986

To: ZONING COMMISSIONER  
Mr. ARNOLD JABLON  
From: Mr. CHARLES A. STURM JR.

*Richard H. O'Connell*

We are requesting an early hearing date for this variance for the following reason:

Due to our combined income and the mortgage interest rate that is available through the Ryland Mortgage Co we qualify to purchase the land and the dwelling. If the mortgage rates were to rise, we would be financially unable to qualify.

We are asking you to consider this early hearing date so we can get started with the financing and the building permit.

Respectfully,  
Mr. Charles A. Sturm Jr.  
*Mr. Charles A. Sturm Jr.*  
Mrs. Charles A. Sturm Jr.  
*Mrs. Charles A. Sturm Jr.*

Item # 258

JAN 20 1986

ZONING DEPARTMENT

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: February 14, 1986

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

SUBJECT: Zoning Petitions No. 86-349-SpHA, 86-350-A, 86-351-XA, 86-354-XpH, 86-355-A, 86-356-A, 86-357-A, and 86-358-A

There are no comprehensive planning factors requiring comment on these petitions.

*Norman E. Gerber*  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm

Case No. 86-358-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 day of February, 1986.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner: Richard H. O'Connell, et ux Received by: James E. Dyer  
Petitioner's Attorney: [Signature] Chairman, Zoning/Plans Advisory Committee

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**  
February 14, 1986

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

Mr. and Mrs. Richard H. O'Connell  
3019 Michigan Avenue  
Baltimore, Maryland 21227

RE: Item No. 258 - Case No. 86-358-A  
Petitioners - Richard H. O'Connell, et ux  
Variance Petition

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Dear Mr. and Mrs. O'Connell:

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*  
JAMES E. DYER  
Chairman,  
Zoning Plans Advisory Committee

JED:nr  
Enclosures

cc: Mr. Charles A. Sturm, Jr.  
2929 Louisiana Avenue  
Baltimore, Maryland 21227

**BALTIMORE COUNTY DEPARTMENT OF PLANNING AND ZONING**  
TOWSON, MARYLAND 21204  
494-3211

FEBRUARY 13, 1986

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

Re: Zoning Advisory Meeting of January 21, 1986  
Item # 258 RICHARD H. O'CONNELL et al  
Property Owner:  
Location: SW/CORNER BALTIMORE ST. & MICHIGAN AVE.

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.
- 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, so 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 construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended Development Plan was approved by the Planning Board on [Date].
- Landscaping must comply with Baltimore County Landscape Manual.
- The property is located in a deficient service area as defined by Capacity Use Certificate has been issued. The deficient service is [Type].
- The property is located in a traffic area controlled by a "D" level intersection as defined by S111 173-79, and as conditions change traffic capacity may become more limited. The Basic Services Area shall be re-evaluated annually by the County Council.

Elaine A. Huber  
Chief, Current Planning and Development

cc: James Hoswell

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

JANUARY 27, 1986

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

Item No. -ZAC- Meeting of January 22, 1986  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbers 258, 259, 260, 261, and 263.

*Michael S. Planagan*  
Michael S. Planagan  
Traffic Engineer, Associates II

MSF/blf



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

PAUL H. REINCKE  
CHIEF

January 22, 1986

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: Richard H. O'Connell

Location: SW corner Baltimore Street and Michigan Avenue

Item No.: 258 Zoning Agenda: Meeting of 1-21-86

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.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Capt. Joseph Tully 1-22-86  
Planning Group  
Special Inspection Division

Noted and  
Approved:

John F. O'Neil  
Fire Prevention Bureau

/mb



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

February 11, 1986

TED ZALESKI, JR.  
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 258 Zoning Advisory Committee Meeting are as follows:

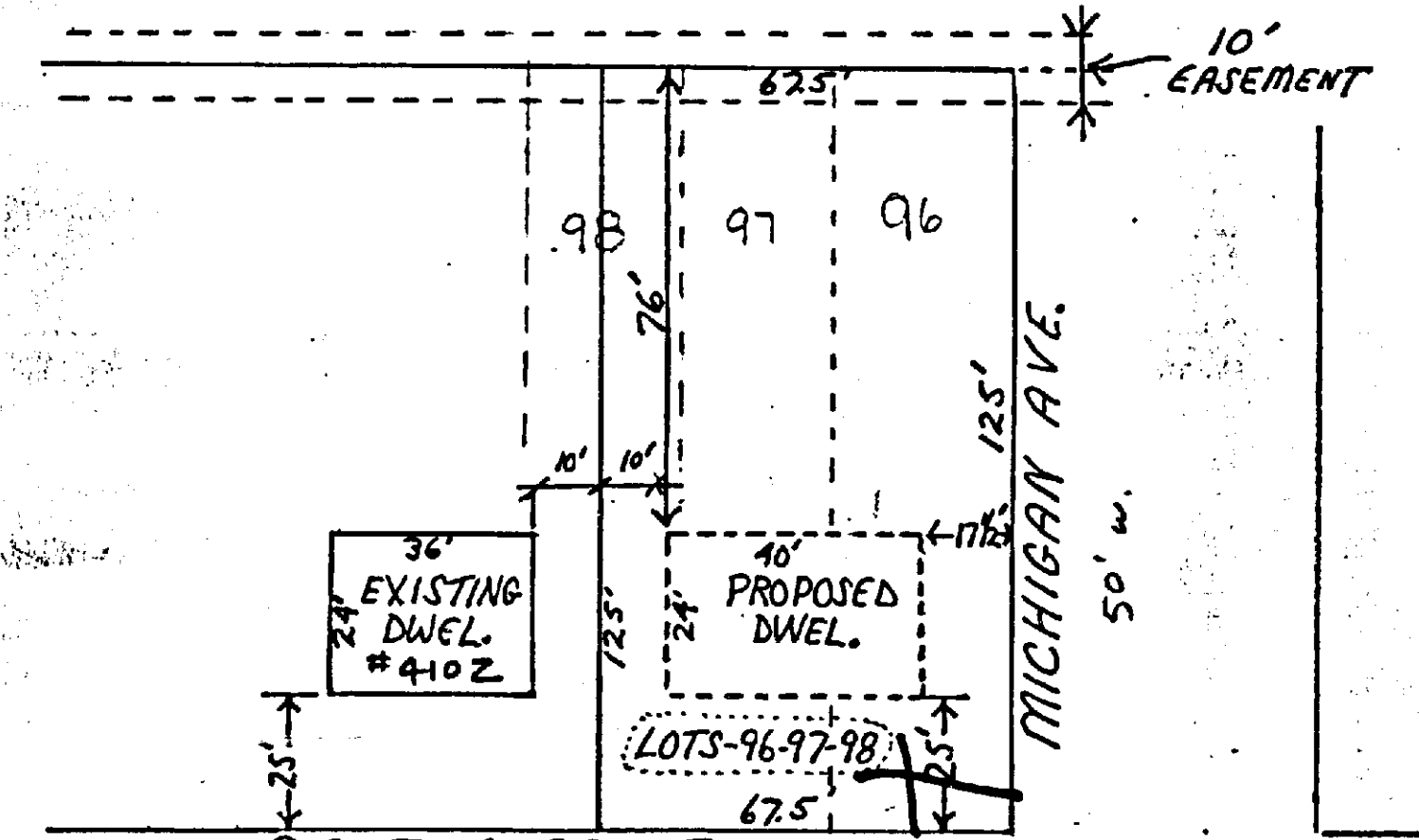
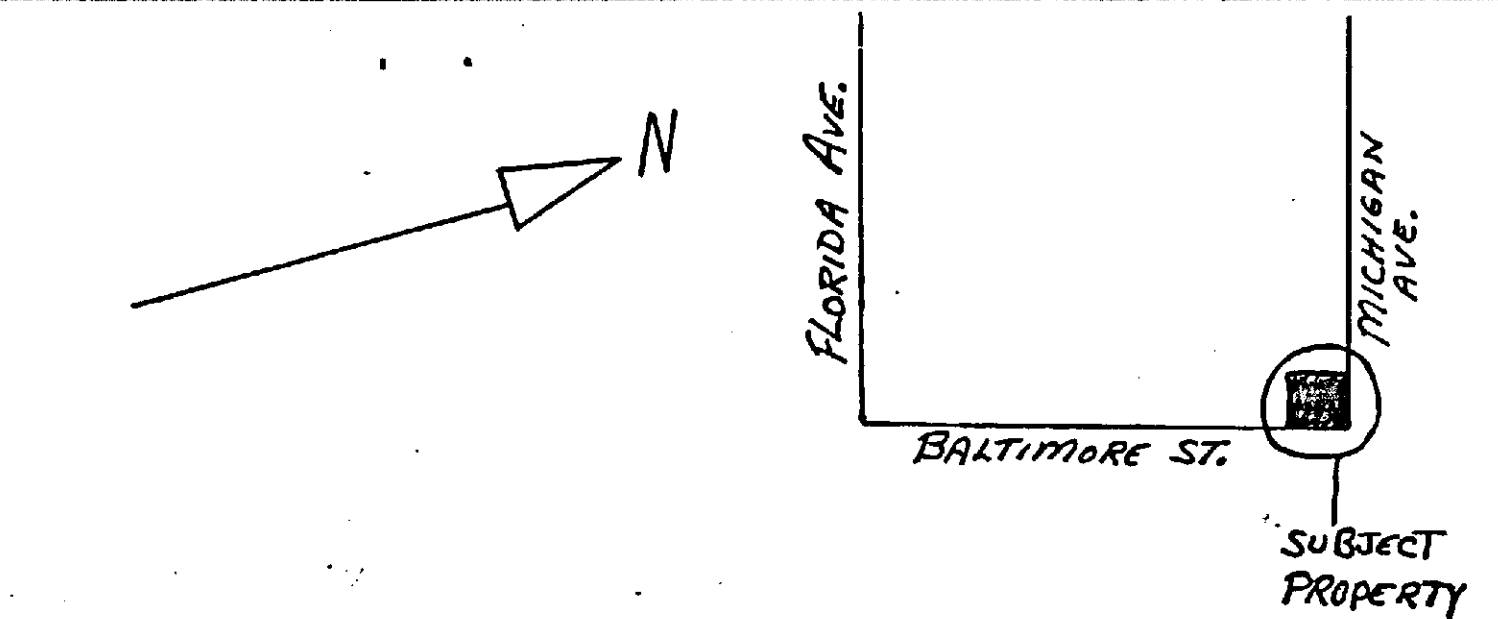
Property Owner: Richard H. O'Connell, et ux  
Location: SW corner Baltimore Street and Michigan Avenue  
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- (C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. 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 U-3 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 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) \_\_\_\_\_, \_\_\_\_\_, of the Baltimore County Building Code.
- H. When filing for a required Change of 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 Uses \_\_\_\_\_. See Section 312 of the Building Code.
- I. 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.
- J. Comments:
- 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 111 W. Chesapeake Avenue, Towson, Maryland 21204.

3/12  
86-358-A  
4/22/85

Charles E. Burnham  
By: C. E. Burnham, Chief  
Building Plans Review



BALTIMORE ST.  
PLAT FOR ZONING VARIANCE  
OWNER - RICHARD H O'CONNELL & DOLORES J. O'CONNELL  
DISTRICT - 13, ZONED DR.S.5  
SUBDIVISION - BALTIMORE HIGHLANDS - 3/2  
LOTS - 96, 97, AND 1/2 OF 98 - BLK-2  
BOOK NO. 7017 FOLIO 231-232 - LOT-96-BLK-2  
BOOK NO. 5914 FOLIO 415-417 - LOT-97-BLK-2  
BOOK NO. 6833 FOLIO 34-36 - 1/2 OF LOT-98-BLK-2  
EXISTING UTILITIES IN BALTIMORE ST.  
SCALE - 1"=30'  
REFICA COPY # 258

MAP 20-1-6  
2A  
E. D. 13  
DATE 1-15-87  
ZONING  
1000  
DP

53174  
65-91-81-C

Richard H. O'Connell, 86-358-A  
at ux  
SW/cor. Baltimore Street and  
Michigan Ave. (4100 Baltimore St.)  
13th Election District

ORDER RECEIVED FOR FILING  
DATE March 12, 1986  
BY JMHJ/bg  
JANUARY-SANITARY ASSISTANT

IN RE: PETITION FOR VARIANCE  
SW corner of Baltimore Street  
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BEFORE THE  
DEPUTY ZONING COMMISSIONER  
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Case No. 86-358-A

The Petitioners herein request a variance for a side street setback of 17 feet in lieu of the required 25 feet.

Testimony by the Contract Purchaser indicated that he proposes to construct a modular dwelling, 24' x 40' in size, to accommodate the family of four. Traffic is minimized by the fact that Michigan Avenue dead-ends at Baltimore Street and a park is located across Baltimore Street from the subject property. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of March, 1986, that the herein Petition for Variance to permit a side street setback of 17 feet in lieu of the required 25 feet, in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

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

MICROFILMED



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

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

March 12, 1986

Mr. and Mrs. Richard H. O'Connell  
3019 Michigan Avenue  
Baltimore, MD 21227

RE: PETITION FOR VARIANCE  
SW/corner of Baltimore Street  
and Michigan Avenue  
(4100 Baltimore Street) -  
13th Election District  
Richard H. O'Connell, et ux,  
Petitioners  
Case No. 86-358-A

Dear Mr. and Mrs. O'Connell:

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. and Mrs. Charles A. Sturm, Jr.  
2929 Louisiana Avenue  
Baltimore, MD 21227

MICROFILMED

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 1802.3.C.1 to permit a side street setback of 17 feet instead of the required 25 feet.

MAP 20-1-6  
2A  
E. D. 13  
DATE 1-15-87  
ZONING  
1000  
DP

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- 1). From the Michigan Avenue side of Lot 96 - Block - 2, a setback of 17 feet is needed in lieu of the required 25 feet. This is needed due to the presence of the dwelling that is to be constructed for a family consisting of two adults and two teen-aged males, ages 16 years and 14 years.
- 2). 24' x 40' - B1-Level

Property is to be posted and advertised as prescribe 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: Charles A. & Linda L. Sturm Jr.  
Signature: Charles A. Sturm Jr.  
Address: 2929 Louisiana Avenue  
City and State: Baltimore, Maryland 21227  
Attorney for Petitioner: Charles A. Sturm Jr.  
Address: 3019 Michigan Avenue  
City and State: Baltimore, Maryland 21227  
Attorney's Telephone No.: 789-2735  
Legal Owner(s): Richard H. O'Connell  
Signature: Richard H. O'Connell  
Address: Dolores J. O'Connell  
City and State: Baltimore, Maryland 21227  
Name: Charles A. Sturm Jr.  
Address: 2929 Louisiana Avenue  
Phone No.: 789-7826

ORDER RECEIVED FOR FILING  
DATE March 12, 1986  
BY JMHJ/bg  
JANUARY-SANITARY ASSISTANT

ORDERED BY The Zoning Commissioner of Baltimore County, this 6th day of February, 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 12th day of March, 1986, at 11:00 o'clock A.M.

MICROFILMED

ZONING DESCRIPTION

Beginning on the S/W Cor. of Baltimore Street and Michigan Ave. Being lots # 96, 97, and 1 of 98, Block No. 2, on the plat of Baltimore Highlands Book #3, Folio 2, in the 13th. Election District. Containing 8437.5 Sq. Ft. (.193 Ac.). Also would be known as 4100 Baltimore St.

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 20, 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 February 20, 1986

THE JEFFERSONIAN,  
18 Kenton  
Publisher

Cost of Advertising  
24.75

PETITION FOR ZONING VARIANCE  
1802.3.C.1  
LOCATION: Southwest Corner of Baltimore Street and Michigan Avenue (4100 Baltimore Street)  
DATE AND TIME: Wednesday, March 12, 1986, 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: Being the property of Richard H. O'Connell, 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 JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

MICROFILMED

PETITION FOR ZONING VARIANCE  
13th Election District

LOCATION: Southwest Corner of Baltimore Street and Michigan Avenue (4100 Baltimore Street)

DATE AND TIME: Wednesday, March 12, 1986, 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:

Petition for Zoning Variance for a side street setback of 17 feet in lieu of the required 25 feet

Being the property of Richard H. O'Connell, 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 JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

MICROFILMED

RE: PETITION FOR VARIANCE  
SW/Corner Baltimore St.  
& Michigan Ave. (4100  
Baltimore St.), 13th Dist.  
RICHARD H. O'CONNELL,  
et ux, Petitioners  
BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-358-A

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 25th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Richard H. O'Connell, 3019 Michigan Avenue, Baltimore, MD 21227, Petitioners; and Mr. and Mrs. Charles A. Sturm, Jr., 2929 Louisiana Avenue, Baltimore, MD 21227, Contract Purchasers.

Peter Max Zimmerman  
Peter Max Zimmerman

MICROFILMED



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

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

March 5, 1986

Mr. Richard H. O'Connell  
Mrs. Dolores J. O'Connell  
3019 Michigan Avenue  
Baltimore, Maryland 21227

RE: PETITION FOR ZONING VARIANCE  
SW/cor. Baltimore Street and Michigan Avenue  
(4100 Baltimore Street)  
13th Election District  
Richard H. O'Connell, et ux - Petitioners  
Case No. 86-358-A

Dear Mr. and Mrs. O'Connell:

This is to advise you that \$44.85 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

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

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 018535  
DATE 3/12/86  
SIGN & Post Returned 3/12/86  
AMOUNT \$ 44.85  
FOR Advertising & Posting re Case 86-358-A  
VALIDATION OR SIGNATURE OF CASHIER

**Office of PATUXENT Publishing Corp.**  
10750 Little Patuxent Pkwy.,  
Columbia, MD 21044

February 20 19 86

THIS IS TO CERTIFY, that the annexed advertisement of  
PETITION FOR VARIANCE

was inserted in the following:  
 Catsville Times  
 Arbutus Times  
weekly newspapers published in Baltimore County, Maryland  
once a week for one successive weeks before  
the 22 day of February 19 86, that is to say,  
the same was inserted in the issues of

February 20, 1986

PATUXENT PUBLISHING CORP.  
By *[Signature]*

**PETITION FOR ZONING VARIANCE**  
1. The Board of Zoning Appeals of Baltimore County, Maryland, is hereby notified that the following zoning variance has been requested by the undersigned:  
2. The zoning variance is requested for the following property:  
3. The zoning variance is requested for the following use:  
4. The zoning variance is requested for the following reason:  
5. The zoning variance is requested for the following reasons:  
6. The zoning variance is requested for the following reasons:  
7. The zoning variance is requested for the following reasons:  
8. The zoning variance is requested for the following reasons:  
9. The zoning variance is requested for the following reasons:  
10. The zoning variance is requested for the following reasons:

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff  
vs.  
Defendant

CERTIFICATE OF PUBLICATION OF

To Whom It May Concern:  
March 12, 1986  
Due to illness, I will not be able to attend the zoning variance concerning the property on Baltimore Street and Michigan Avenue. I give my permission for Charles A. Sturm Jr. to represent me at the hearing.  
Sincerely,  
Richard H. O'Connell

*Richard H O'Connell*

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

District: 13th  
Date of Posting: 2-22-86  
Petitioner: *Richard H. O'Connell*  
Location: 1 property: *SW/cor. Baltimore St. and Michigan Ave. 4100 Baltimore Street*  
Location of Sign: *SW/cor. of Baltimore St. and Michigan*  
Remarks:  
Posted by: *[Signature]*  
Number of Signs: 1

Mr. Richard H. O'Connell  
Mrs. Dolores J. O'Connell  
3019 Michigan Avenue  
Baltimore, Maryland 21227  
February 7, 1986

**NOTICE OF HEARING**

RE: PETITION FOR ZONING VARIANCE  
SW/cor. Baltimore Street and Michigan Avenue  
(4100 Baltimore Street)  
13th Election District  
Petitioners: Richard H. O'Connell, et ux  
Case No. 86-358-A

TIME: 11:00 a.m.  
DATE: Wednesday, March 12, 1986

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

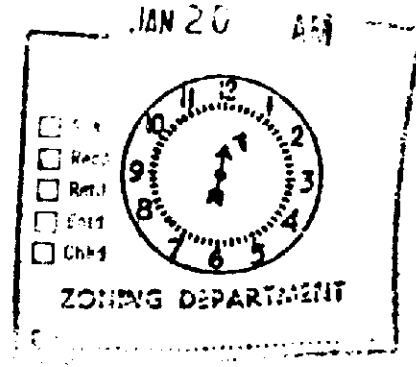
*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 016179  
DATE: 1/14/86 ACCOUNT: 01.615.000  
AMOUNT: \$ 35.00  
RECEIVED FROM: *Charles Sturm Jr., Richard H. O'Connell*  
FOR: *Variance # 258*

JAN - 14, 1986  
To: ZONING COMMISSIONER  
Mr. ARNOLD JABLON  
From: Mr. CHARLES A. STURM JR.  
*RICHARD H. O'CONNELL*

We are requesting an early hearing date for this variance for the following reason:  
Due to our combined income and the mortgage interest rate that is available through the Ryland Mortgage Co. we qualify to purchase the land and the dwelling. If the mortgage rates were to rise, we would be financially unable to qualify.  
We are asking you to consider this early hearing date so we can get started with the financing and the building permit.

Respectfully,  
Mr. Charles A. Sturm Jr.  
*Mr. Charles A. Sturm Jr.*  
Mrs. Charles A. Sturm Jr.  
*Mrs. Charles A. Sturm Jr.*



**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner  
Date: February 14, 1986  
Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petitions No. 86-349-SpHA, 86-350-A, 86-351-XA, 86-354-XSPH, 86-355-A, 86-356-A, 86-357-A, and 86-358-A

There are no comprehensive planning factors requiring comment on these petitions.  
*Norman E. Gerber*  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

February 14, 1986

Mr. and Mrs. Richard H. O'Connell  
3019 Michigan Avenue  
Baltimore, Maryland 21227

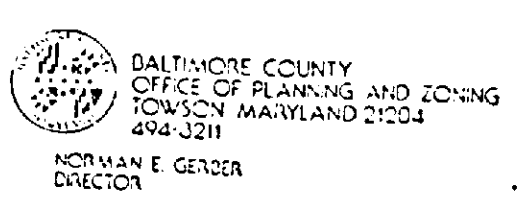
RE: Item No. 258 - Case No. 86-358-A  
Petitioners - Richard H. O'Connell, et ux  
Variance Petition

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Dear Mr. and Mrs. O'Connell:  
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*  
JAMES E. DYER  
Chairman, Zoning/Plans Advisory Committee

JED:mr  
Enclosures  
cc: Mr. Charles A. Sturm, Jr.  
2929 Louisiana Avenue  
Baltimore, Maryland 21227

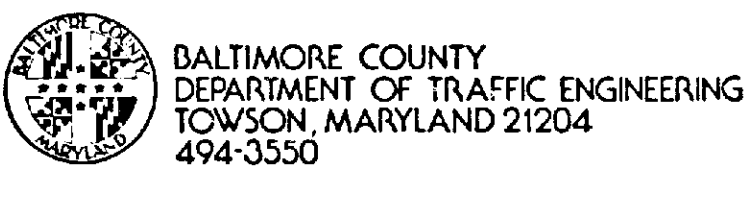


Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21284  
FEBRUARY 13, 1986

Dear Mr. Jablon:  
Re: Zoning Advisory Meeting of January 21, 1986  
Item # 258 RICHARD H. O'CONNELL et al  
Location: SW/corner BALTIMORE ST. + MICHIGAN AVE.

- 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.
  - 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, so 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 construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
  - Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
  - The amended Development Plan was approved by the Planning Board on [ ]
  - Landscaping must comply with Baltimore County Landscape Manual.
  - The property is located in a deficient service area as defined by Capacity Use Certificate has been issued. The deficient service is [ ]
  - The property is located in a traffic area controlled by a 'D' level intersection as defined by S111 173-79, and as conditions change traffic capacity may become more limited. The Basic Services Area shall be re-evaluated annually by the County Council.
  - Additional comments:

cc: James Hoswell  
Elaine A. Ueber  
Chief, Current Planning and Development



STEPHEN E. COLLIS  
DIRECTOR  
January 27, 1986

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

Dear Mr. Jablon:  
Item No. -ZAC- Meeting of January 22, 1986  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

The Department of Traffic Engineering has no comments for items numbered 258, 259, 260, 261, and 263.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer, Associates II

MSF/blj

Case No. 86-358-A  
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21284  
Your petition has been received and accepted for filing this  
4th day of February 1986.  
ARNOLD JABLON  
Zoning Commissioner  
Petitioner: *Richard H. O'Connell, et ux* Received by: *James E. Dyer*  
Petitioner's Attorney: *James E. Dyer*  
Chairman, Zoning/Plans Advisory Committee

3/12  
86-358



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

PAUL H. REINCKE  
CHIEF

January 22, 1986

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: Richard H. O'Connell

Location: SW corner Baltimore Street and Michigan Avenue

Item No.: 258 Zoning Agenda: Meeting of 1-21-86

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.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Capt. Joseph Kelly 1-22-86  
Planning Group  
Special Inspection Division

Noted and  
Approved:

John F. O'Neill  
Fire Prevention Bureau

/mb



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

February 11, 1986

TED ZALESKI, JR.  
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 258 Zoning Advisory Committee Meeting are as follows:

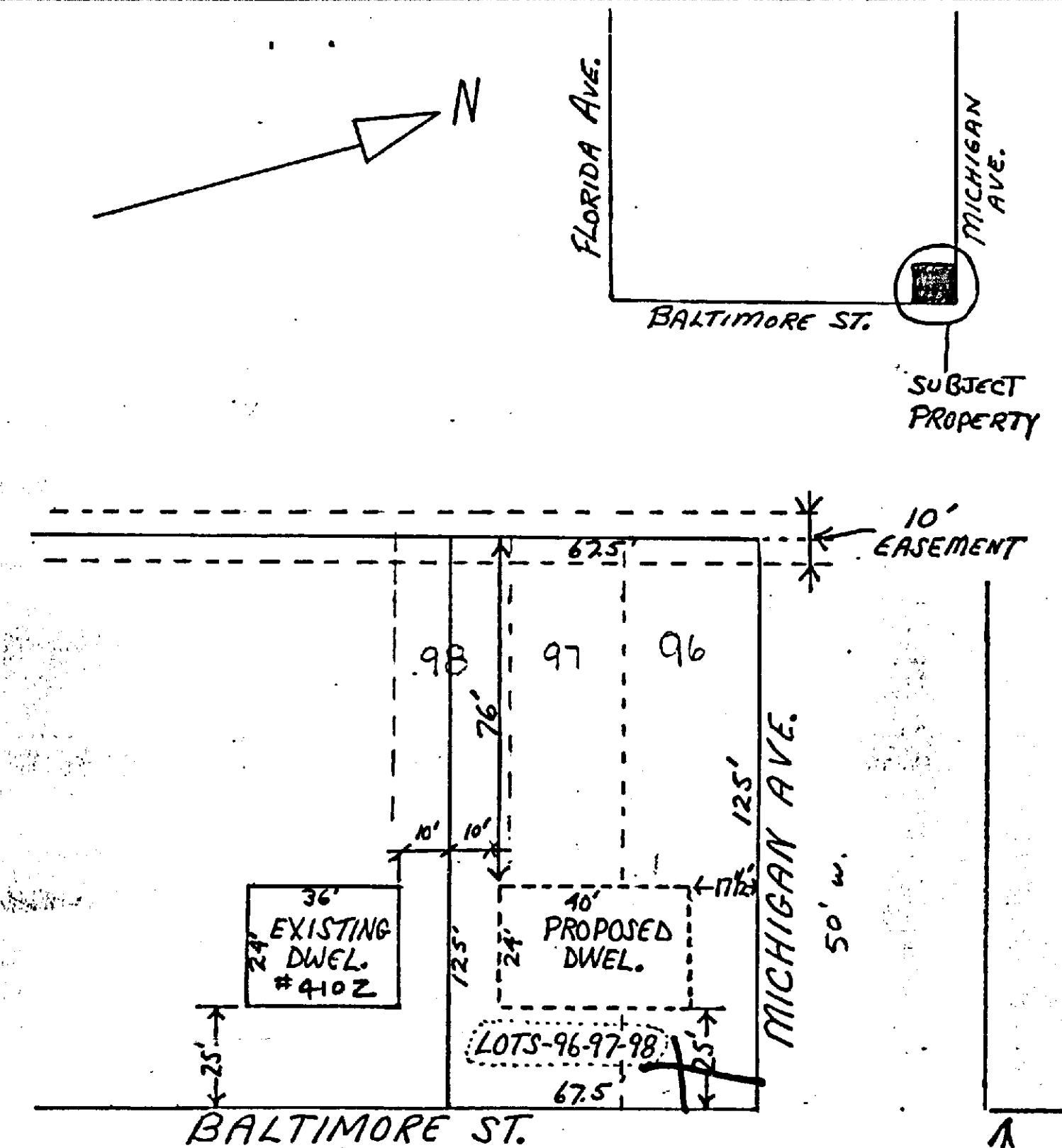
Property Owner: Richard H. O'Connell, et ux  
Location: SW corner Baltimore Street and Michigan Avenue  
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- (C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. 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 U-3 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 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) \_\_\_\_\_, \_\_\_\_\_, of the Baltimore County Building Code.
- H. When filing for a required Change of 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 Uses \_\_\_\_\_. See Section 312 of the Building Code.
- I. 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.
- J. Comments:
- 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 111 W. Chesapeake Avenue, Towson, Maryland 21204.

3/12  
86-358-A  
4/22/85

Charles E. Burnham  
By: C. E. Burnham, Chief  
Building Plans Review



BALTIMORE ST.  
PLAT FOR ZONING VARIANCE  
OWNER - RICHARD H O'CONNELL & DOLORES J. O'CONNELL  
DISTRICT - 13, ZONED DR.S.5  
SUBDIVISION - BALTIMORE HIGHLANDS - 3/2  
LOTS - 96, 97, AND 1/2 OF 98 - BLK-2  
BOOK NO. 7017 FOLIO 231-232 - LOT-96-BLK-2  
BOOK NO. 5914 FOLIO 415-417 - LOT-97-BLK-2  
BOOK NO. 6833 FOLIO 34-36 - 1/2 OF LOT-98-BLK-2  
EXISTING UTILITIES IN BALTIMORE ST.  
SCALE - 1"=30'  
OFFICE COPY # 258

MAP 20-1-6  
2A  
E. D. 13  
DATE 1-15-87  
ZONING  
1000  
DP

53174  
65-01-81-2

Richard H. O'Connell, 86-358-A  
at ux  
SW/cor. Baltimore Street and  
Michigan Ave. (4100 Baltimore St.)  
13th Election District

ORDER RECEIVED FOR FILING  
DATE March 12, 1986  
BY JMHJ/bg

IN RE: PETITION FOR VARIANCE  
SW corner of Baltimore Street  
and Michigan Avenue  
(4100 Baltimore Street) -  
13th Election District  
Richard H. O'Connell, et ux,  
Petitioners  
BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-358-A

The Petitioners herein request a variance for a side street setback of 17 feet in lieu of the required 25 feet.

Testimony by the Contract Purchaser indicated that he proposes to construct a modular dwelling, 24' x 40' in size, to accommodate the family of four. Traffic is minimized by the fact that Michigan Avenue dead-ends at Baltimore Street and a park is located across Baltimore Street from the subject property. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of March, 1986, that the herein Petition for Variance to permit a side street setback of 17 feet in lieu of the required 25 feet, in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

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

MICROFILMED



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

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

March 12, 1986

Mr. and Mrs. Richard H. O'Connell  
3019 Michigan Avenue  
Baltimore, MD 21227

RE: PETITION FOR VARIANCE  
SW/corner of Baltimore Street  
and Michigan Avenue  
(4100 Baltimore Street) -  
13th Election District  
Richard H. O'Connell, et ux,  
Petitioners  
Case No. 86-358-A

Dear Mr. and Mrs. O'Connell:

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. and Mrs. Charles A. Sturm, Jr.  
2929 Louisiana Avenue  
Baltimore, MD 21227

MICROFILMED

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 1802.3.C.1 to permit a side street setback of 17 feet instead of the required 25 feet.

MAP 20-1-6  
2A  
E. D. 13  
DATE 1-15-87  
ZONING  
1000  
DP

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- 1). From the Michigan Avenue side of Lot 96 - Block - 2, a setback of 17 feet is needed in lieu of the required 25 feet. This is needed due to the presence of the dwelling that is to be constructed for a family consisting of two adults and two teen-aged males, ages 16 years and 14 years.
- 2). 24' x 40' - B1-Level

Property is to be posted and advertised as prescribe 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: Charles A. & Linda L. Sturm Jr.  
Legal Owner(s): Richard H. O'Connell  
Signature: Charles A. Sturm Jr. / Linda L. Sturm Jr.  
Signature: Richard H. O'Connell  
Address: 2929 Louisiana Avenue  
Address: 3019 Michigan Avenue  
City and State: Baltimore, Maryland 21227  
City and State: Baltimore, Maryland 21227  
Attorney for Petitioner: Charles A. Sturm Jr.  
Address: 3019 Michigan Avenue  
City and State: Baltimore, Maryland 21227  
Attorney's Telephone No.: 789-2735  
Name: Charles A. Sturm Jr.  
Address: 2929 Louisiana Avenue  
City and State: Baltimore, Maryland 21227  
Phone No.: 789-7826

ORDER RECEIVED FOR FILING  
DATE March 12, 1986  
BY JMHJ/bg

ORDERED BY The Zoning Commissioner of Baltimore County, this 12th day of February, 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 12th day of March, 1986, at 11:00 o'clock.

MICROFILMED

ZONING DESCRIPTION

Beginning on the S/W Cor. of Baltimore Street and Michigan Ave. Being lots # 96, 97, and 1 of 98, Block No. 2, on the plat of Baltimore Highlands Book #3, Folio 2, in the 13th. Election District. Containing 8437.5 Sq. Ft. (.193 Ac.). Also would be known as 4100 Baltimore St.

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 20, 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 February 20, 1986

THE JEFFERSONIAN,  
18 Kenton  
Publisher

Cost of Advertising  
24.75

PETITION FOR ZONING VARIANCE  
BALTIMORE COUNTY  
LOCATION: Southwest Corner of Baltimore Street and Michigan Avenue (4100 Baltimore Street)  
DATE AND TIME: Wednesday, March 12, 1986, 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 12th day of March, 1986, at 11:00 a.m. at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

PETITION FOR ZONING VARIANCE  
13th Election District

LOCATION: Southwest Corner of Baltimore Street and Michigan Avenue (4100 Baltimore Street)

DATE AND TIME: Wednesday, March 12, 1986, 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:

Petition for Zoning Variance for a side street setback of 17 feet in lieu of the required 25 feet

Being the property of Richard H. O'Connell, 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 JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

MICROFILMED

RE: PETITION FOR VARIANCE  
SW/Corner Baltimore St.  
& Michigan Ave. (4100  
Baltimore St.), 13th Dist.  
RICHARD H. O'CONNELL,  
et ux, Petitioners  
BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-358-A

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 25th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Richard H. O'Connell, 3019 Michigan Avenue, Baltimore, MD 21227, Petitioners; and Mr. and Mrs. Charles A. Sturm, Jr., 2929 Louisiana Avenue, Baltimore, MD 21227, Contract Purchasers.

Peter Max Zimmerman  
Peter Max Zimmerman

MICROFILMED



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

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

March 5, 1986

Mr. Richard H. O'Connell  
Mrs. Dolores J. O'Connell  
3019 Michigan Avenue  
Baltimore, Maryland 21227

RE: PETITION FOR ZONING VARIANCE  
SW/cor. Baltimore Street and Michigan Avenue  
(4100 Baltimore Street)  
13th Election District  
Richard H. O'Connell, et ux - Petitioners  
Case No. 86-358-A

Dear Mr. and Mrs. O'Connell:

This is to advise you that \$44.85 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

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

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 018535  
DATE 3/12/86  
SIGN & Post Returned 3/12/86  
AMOUNT \$ 44.85  
FOR Advertising & Posting re Case 86-358-A  
VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

**Office of PATUXENT Publishing Corp.**  
10750 Little Patuxent Pkwy., Columbia, MD 21044

February 20 19 86

THIS IS TO CERTIFY, that the annexed advertisement of  
**PETITION FOR VARIANCE**

was inserted in the following:  
 Catsville Times  
 Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 22 day of February 19 86, that is to say, the same was inserted in the issues of

February 20, 1986

PATUXENT PUBLISHING CORP.  
By: *[Signature]*

**PETITION FOR ZONING VARIANCE**  
 The Zoning Commission of Baltimore County, Maryland, is hereby notified that the following petition for zoning variance was filed with the Zoning Commission on the date indicated below. The zoning variance is requested for the property described below. The zoning variance is requested for the property described below. The zoning variance is requested for the property described below.

**IN THE CIRCUIT COURT FOR BALTIMORE COUNTY, IN EQUITY**

Plaintiff \_\_\_\_\_

vs.

Defendant \_\_\_\_\_

CERTIFICATE OF PUBLICATION OF

March 12, 1986

To Whom It May Concern:

Due to illness, I will not be able to attend the zoning variance concerning the property on Baltimore Street and Michigan Avenue. I give my permission for Charles A. Sturm Jr. to represent me at the hearing.

Sincerely,  
Richard H. O'Connell

*Richard H O'Connell*

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

District 13th Date of Posting 2-22-86

Posted for: Richard H. O'Connell

Petitioner: Richard H. O'Connell

Location: SW/Cor. Baltimore St. and Michigan Ave. 4100 Baltimore Street

Location of Sign: SW/Cor. of Baltimore St. and Michigan

Remarks: \_\_\_\_\_

Posted by: [Signature] Date of return: Feb 24 - 86

Number of Signs: 1

86-358-A

February 7, 1986

Mr. Richard H. O'Connell  
Mrs. Dolores J. O'Connell  
3019 Michigan Avenue  
Baltimore, Maryland 21227

**NOTICE OF HEARING**

RE: PETITION FOR ZONING VARIANCE  
SW/Cor. Baltimore Street and Michigan Avenue  
(4100 Baltimore Street)  
13th Election District  
Petitioners: Richard H. O'Connell, et ux  
Case No. 86-358-A

TIME: 11:00 a.m.

DATE: Wednesday, March 12, 1986

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

*[Signature]*  
Zoning Commissioner  
of Baltimore County

AJ:med

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

No. 016179

DATE 1/14/86 ACCOUNT 01.615.000

AMOUNT \$ 35.00

RECEIVED FROM: Charles Sturm Jr. Richard H. O'Connell

FOR: Variance # 258

VALIDATION OR SIGNATURE OF CASHIER

JAN - 14, 1986

To: ZONING COMMISSIONER  
Mr. ARNOLD JABLON  
From: Mr. CHARLES A. STURM JR.

*Richard H. O'Connell*

We are requesting an early hearing date for this variance for the following reason:  
Due to our combined income and the mortgage interest rate that is available through the Ryland Mortgage Co we qualify to purchase the land and the dwelling. If the mortgage rates were to rise, we would be financially unable to qualify.

We are asking you to consider this early hearing date so we can get started with the financing and the building permit.

Respectfully,  
Mr. Charles A. Sturm Jr.  
*Mr. Charles A. Sturm Jr.*  
Mrs. Charles A. Sturm Jr.  
*Mrs. Charles A. Sturm Jr.*

Item # 258

JAN 20 1986  
ZONING DEPARTMENT

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

To: Zoning Commissioner  
Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

Date: February 14, 1986

SUBJECT: Zoning Petitions No. 86-349-SpHA, 86-350-A, 86-351-XA, 86-354-XpH, 86-355-A, 86-356-A, 86-357-A, and 86-358-A

There are no comprehensive planning factors requiring comment on these petitions.

*Norman E. Gerber*  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm

**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 day of February, 1986.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner: Richard H. O'Connell, et ux Received by: James E. Dyer  
Petitioner's Attorney: \_\_\_\_\_ Chairman, Zoning/Plans Advisory Committee

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

February 14, 1986

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

Mr. and Mrs. Richard H. O'Connell  
3019 Michigan Avenue  
Baltimore, Maryland 21227

RE: Item No. 258 - Case No. 86-358-A  
Petitioners - Richard H. O'Connell, et ux  
Variance Petition

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Dear Mr. and Mrs. O'Connell:

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*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:mr  
Enclosures

cc: Mr. Charles A. Sturm, Jr.  
2929 Louisiana Avenue  
Baltimore, Maryland 21227

**BALTIMORE COUNTY DEPARTMENT OF PLANNING AND ZONING**  
TOWSON, MARYLAND 21204  
494-3211

FEBRUARY 13, 1986

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

Re: Zoning Advisory Meeting of January 21, 1986  
Item # 258 RICHARD H. O'CONNELL et al  
Property Owner:  
Location: SW/CORNER BALTIMORE ST. & MICHIGAN AVE.

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.  
 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 construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.  
 Development of this site may constitute a potential conflict with the Baltimore County Master Plan.  
 The amended Development Plan was approved by the Planning Board on \_\_\_\_\_  
 Landscaping must comply with Baltimore County Landscape Manual.  
 The property is located in a deficient service area as defined by Section 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 "D" level intersection as defined by 5111 173-79, and as conditions change traffic capacity may become more limited. The Basic Services Area shall be reevaluated annually by the County Council. Additional comments: \_\_\_\_\_

cc: James Hoswell

Elaine A. Huber  
Chief, Current Planning and Development

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

JANUARY 27, 1986

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

Item No. 258 - Meeting of January 22, 1986  
Property Owner: \_\_\_\_\_  
Location: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_  
Proposed Zoning: \_\_\_\_\_

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 258, 259, 260, 261, and 263.

*Michael S. Planfom*  
Michael S. Planfom  
Traffic Engineer, Associates II

MSF/blf

3/12  
86-358





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

PAUL H. REINCKE  
CHIEF

January 22, 1986

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: Richard H. O'Connell

Location: SW corner Baltimore Street and Michigan Avenue

Item No.: 258 Zoning Agenda: Meeting of 1-21-86

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.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Capt. Joseph Kelly 1-22-86  
Planning Group  
Special Inspection Division

Noted and  
Approved:

John F. O'Neill  
Fire Prevention Bureau

/mb



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

February 11, 1986

TED ZALESKI, JR.  
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 258 Zoning Advisory Committee Meeting are as follows:

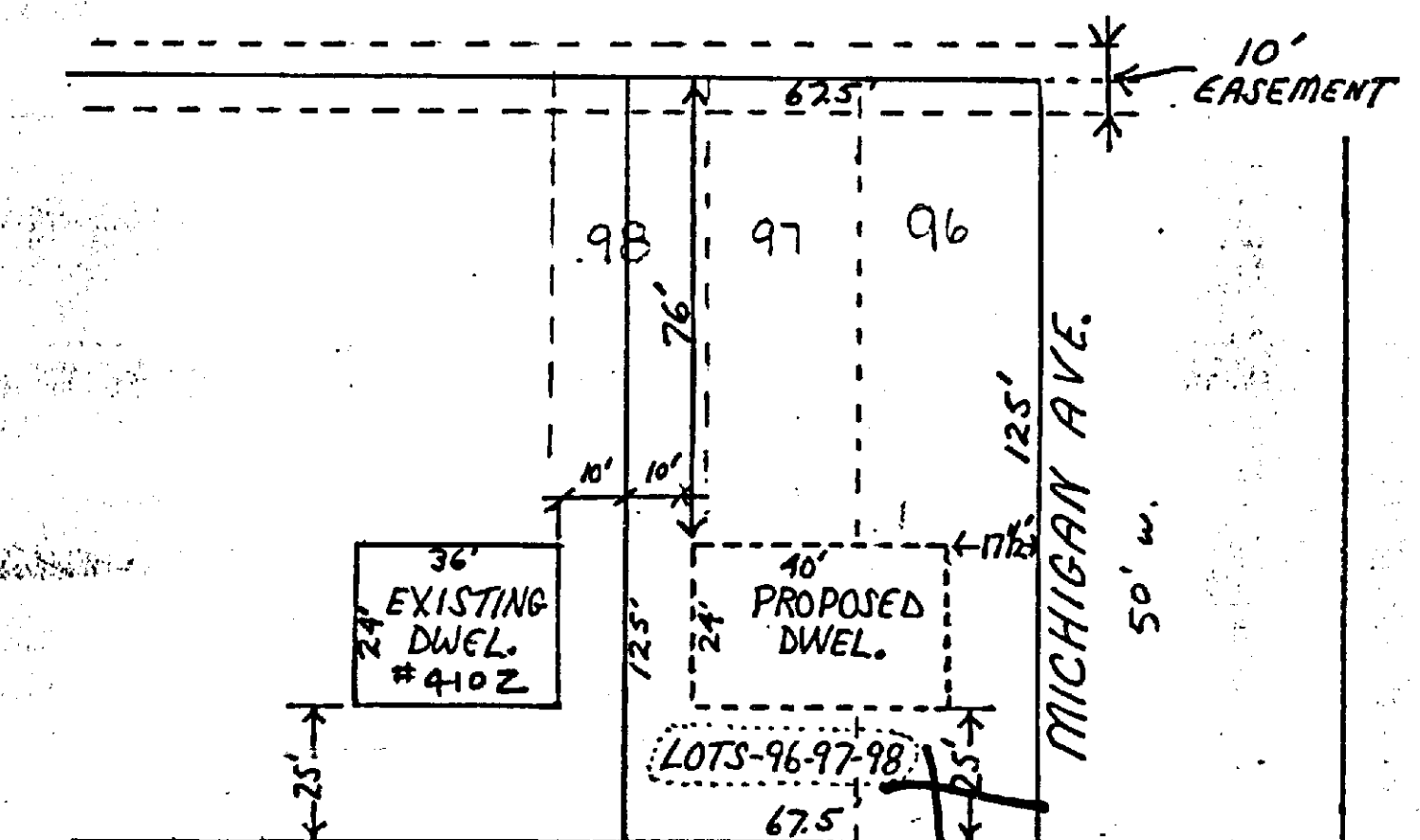
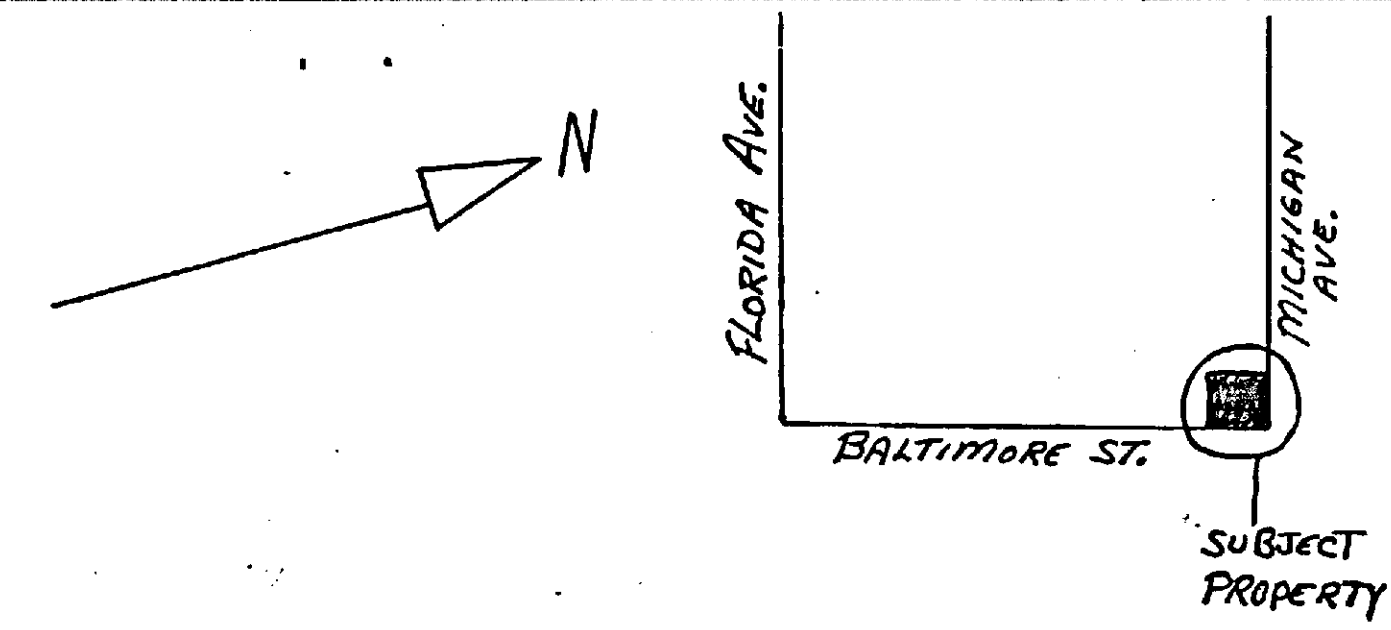
Property Owner: Richard H. O'Connell, et ux  
Location: SW corner Baltimore Street and Michigan Avenue  
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- (C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. 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 U-3 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 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) \_\_\_\_\_, \_\_\_\_\_, of the Baltimore County Building Code.
- H. When filing for a required Change of 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 Uses \_\_\_\_\_. See Section 312 of the Building Code.
- I. 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.
- J. Comments:
- 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 111 W. Chesapeake Avenue, Towson, Maryland 21204.

3/12  
86-358-A  
4/22/85

Charles E. Burnham  
By: C. E. Burnham, Chief  
Building Plans Review



BALTIMORE ST.  
PLAT FOR ZONING VARIANCE  
OWNER - RICHARD H O'CONNELL & DOLORES J. O'CONNELL  
DISTRICT - 13, ZONED DR.S.5  
SUBDIVISION - BALTIMORE HIGHLANDS - 3/2  
LOTS - 96, 97, AND 1/2 OF 98 - BLK-2  
BOOK NO. 7017 FOLIO 231-232 - LOT-96-BLK-2  
BOOK NO. 5914 FOLIO 415-417 - LOT-97-BLK-2  
BOOK NO. 6833 FOLIO 34-36 - 1/2 OF LOT-98-BLK-2  
EXISTING UTILITIES IN BALTIMORE ST.  
SCALE - 1"=30'  
REFICA COPY # 258