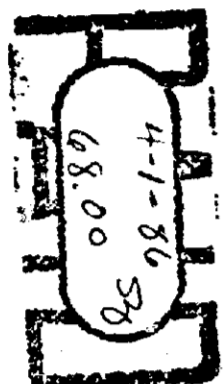


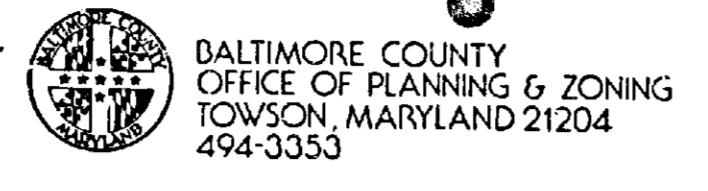
MAP NO. 10E
A.C.
E.D. 9
DATE 1/13/87
ZOO CR
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DP



V. Andrew Simantel, 86-378-A
 S/S of Maidbrook Rd., 505' W of the C/L
 of Northwind Rd., (9929 Maidbrook Rd.)
 11th Election District, Baltimore, Md.

86-378-A
 1228

FEB 4 4-80E-93



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 3, 1986

Mr. and Mrs. W. Andrew Simantel
9929 Maidbrook Road
Baltimore, MD 21234

RE: PETITION FOR VARIANCE
S/S of Maidbrook Road, 505'
W of the centerline of North-
wind Rd. (9929 Maidbrook Rd.)
11th Election District
W. Andrew Simantel, et ux,
Petitioners
Case No. 86-378-A

Dear Mr. and Mrs. Simantel:

I have this date passed my Order in the above captioned matter in accord-
ance with the attached.

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE : BEFORE THE
S/S of Maidbrook Road, 505' : DEPUTY ZONING COMMISSIONER
W of the centerline of North- : OF BALTIMORE COUNTY
wind Rd. (9929 Maidbrook Rd.) :
11th Election District :
W. Andrew Simantel, et ux, : Case No. 86-378-A
Petitioners :

The Petitioners herein request a variance of 320 square feet of private
yard space beyond an on-grade deck built onto a townhouse in lieu of the re-
quired 500 square feet.

Testimony by the Petitioners indicated that the rear yard provides only
eight feet of level ground before a 30° to 45° sloped remainder. With a young
child and the need for play and recreational areas, the Petitioners propose the
construction of an 8' x 10' deck section adjacent to the house then a step down
to a 10' x 14' deck section. There were no Protestants.

After due consideration of the testimony and evidence presented, and it ap-
pearing 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 af-
fect 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 3rd day of April, 1986, that the herein Petition for Vari-
ance to permit 320 square feet of private yard space beyond an on-grade deck
built onto a townhouse in lieu of the required 500 square feet, in accordance
with plan submitted and filed herein marked Petitioner's Exhibit 1, is here-
by GRANTED, from and after the date of this Order.

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

ORDER RECEIVED FOR FILING
 DATE 3/31/86
 BY *Richard A. Schindler*
 ADMINISTRATIVE ASSISTANT

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 1B01.2.C.6 (V.B.7) which requires that 500 sq. feet
of private yard space remain beyond an on grade deck built on a
townhouse. The proposed area would be 320 sq. feet.

- Entire back yard is on approximately 45 deg. slope.
 - Deck is necessary to provide safe place for our baby to play outdoors.
 - Deck is necessary to provide some practical use of our back yard.
 - A deck which would allow the 320 sq. feet would be only 9 feet wide. That small a deck would not provide any usable area over the slope.
- Property is to be posted and advertised as prescribed by Zoning Regulations.

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

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

Contract Purchaser: _____ Legal Owner(s): _____
 (Type or Print Name) M. Andrew Simantel
 Signature *M. Andrew Simantel*
 Address Denise L. Simantel
 (Type or Print Name)
 Signature *Denise L. Simantel*
 City and State _____
 Attorney for Petitioner: _____
 (Type or Print Name) 9929 Maidbrook Road, 661-0754
 Address Phone No.
 Baltimore, Md. 21234
 City and State
 Signature _____
 Name, address and phone number of legal owner, con-
 tract purchaser or representative to be contacted
 City and State Name
 Attorney's Telephone No.: _____
 Address Phone No.

ORDER RECEIVED FOR FILING
 DATE 3/31/86
 BY *Richard A. Schindler*
 ADMINISTRATIVE ASSISTANT

ORDERED By The Zoning Commissioner of Baltimore County, this 26th 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 through-
out 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 1st day of April, 1986, at 10:00 o'clock
A.M.
Arnold Jablon
Zoning Commissioner of Baltimore County.
(over)

ZONING DESCRIPTION
OWNERS: W. ANDREW & DENISE L. SIMANTEL

Beginning on the south side of Maidbrook Road 68 feet wide,
at the distance of 505 feet west of the centerline of
Northwind Road, being Lot #39 on amended plat 2 in the
Village of Nearbrook, Book E.H.K., JR. 44 Folio 89. Also
known as 9929 Maidbrook Road in the 11th Election District.

PETITION FOR ZONING VARIANCE
11th Election District

LOCATION: South Side of Maidbrook Road, 505 feet West of the Centerline of
Northwind Road (9929 Maidbrook Road)

DATE AND TIME: Tuesday, April 1, 1986, at 10:00 a.m.

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

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance for 320 square feet of private yard space
beyond an on grade deck built on a townhouse in lieu of the required
500 square feet

Being the property of W. Andrew Simantel, 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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Maidbrook Rd., 505' : OF BALTIMORE COUNTY
W of the C/L of Northwind :
Rd. (9929 Maidbrook Rd.) :
11th District :
W. ANDREW SIMANTEL, et ux, : Case No. 86-378-A
Petitioners

ENTRY OF APPEARANCE

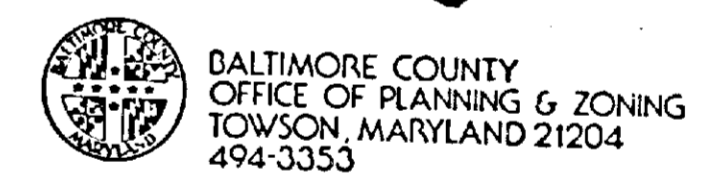
Please enter the appearance of the People's Counsel in the above-
captioned matter. Notices should be sent of any hearing dates or other
proceedings in this matter and of the passage of any preliminary or final
Order.

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

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

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy
of the foregoing Entry of Appearance was mailed to Mr. and Mrs. W. Andrew
Simantel, 9929 Maidbrook Rd., Baltimore, MD 21234, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 24, 1986

Mr. W. Andrew Simantel
Mrs. Denise L. Simantel
9929 Maidbrook Road
Baltimore, Maryland 21234

RE: PETITION FOR ZONING VARIANCE
S/S of Maidbrook Rd., 505' W of the C/L of
Northwind Rd. (9929 Maidbrook Rd.)
11th Election District
W. Andrew Simantel, et ux - Petitioners
Case No. 86-378-A

Dear Mr. and Mrs. Simantel:

This is to advise you that \$68.00 is due for advertising
and posting of the above property. This fee must be paid before an
Order is issued.

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

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

Please make the payment to Baltimore County, Maryland, and remit
to Building, Towson, Maryland.

BALTIMORE COUNTY, MARYLAND No. 018557
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 4/1/86 ACCOUNT W-01-615-000
SIGN & POST RETURNED 4/1/86 AMOUNT \$ 68.00

RECEIVED FROM W. Andrew Simantel

FOR Advertising & Posting re 86-378-A

FOR 8018*****8800146

VALIDATION OR SIGNATURE OF CASHIER

PAUL H. REINCKE
CHIEF

January 10, 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: W. Andrew Simantel, et ux

Location: SS Maidbrook Road, 505' W of centerline of Northwind Road

Item No.: 238 Zoning Agenda: Meeting of 12/31/85

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals 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: *[Signature]* 1-10-86
Planning Group
Special Inspection Division

Noted and Approved: *[Signature]*
Fire Prevention Bureau

/mb

February 7, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 238 Zoning Advisory Committee Meeting are as follows:

Property Owner: W. Andrew Simantel, et ux
Location: S side of Maidbrook Road, 505' W of c/l of Northwind Road
District: 11th.

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 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 B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire 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: Construction shall comply with Code Memo #1 attached.
- 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.

1/22/85

[Signature]
By: C. E. Burman, Chief
Building Plans Review

BALTIMORE COUNTY BUILDING CODE

1984 BOCA, SECTION 110.6

CODE MEMORANDUM #1

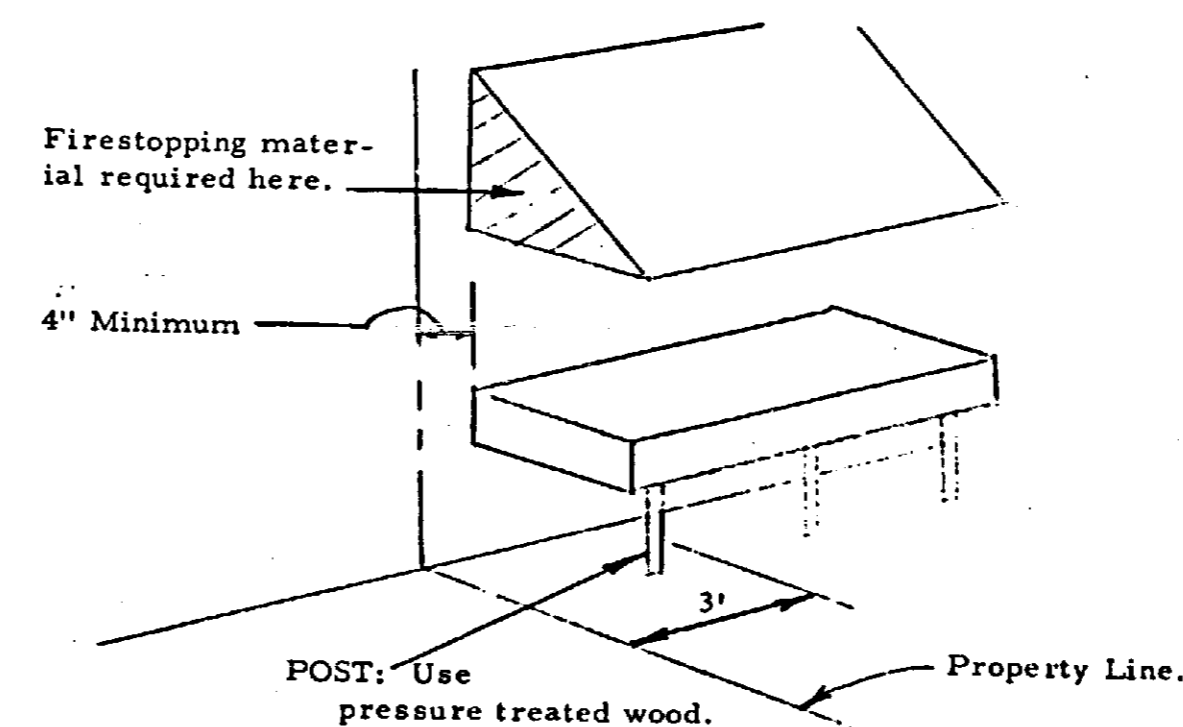
Effective 4-22-85

SUBJECT:

A. Rear Porches

Rear open porches may be constructed of combustible materials up to 3 feet from a property line without any additional fire protection requirements.

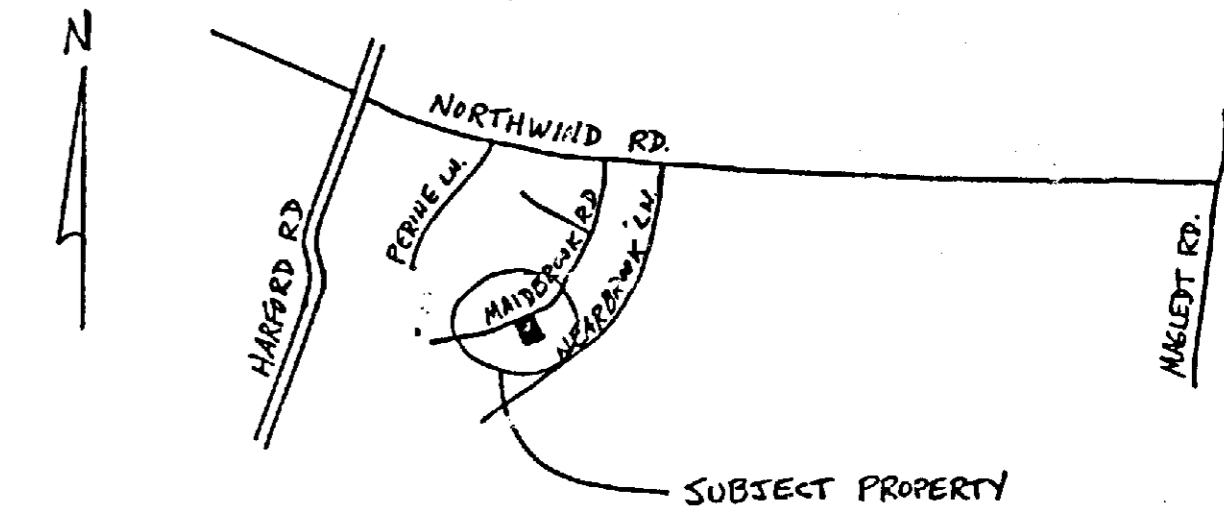
Rear open porches may be constructed of combustible materials up to 4" from a property line if facing surfaces shown (see diagram) are protected by a layer of drywall, fire retardant treated plywood, or other approved firestopping material and any exposed supporting members within 3 feet are non-combustible, or pressure treated wood.



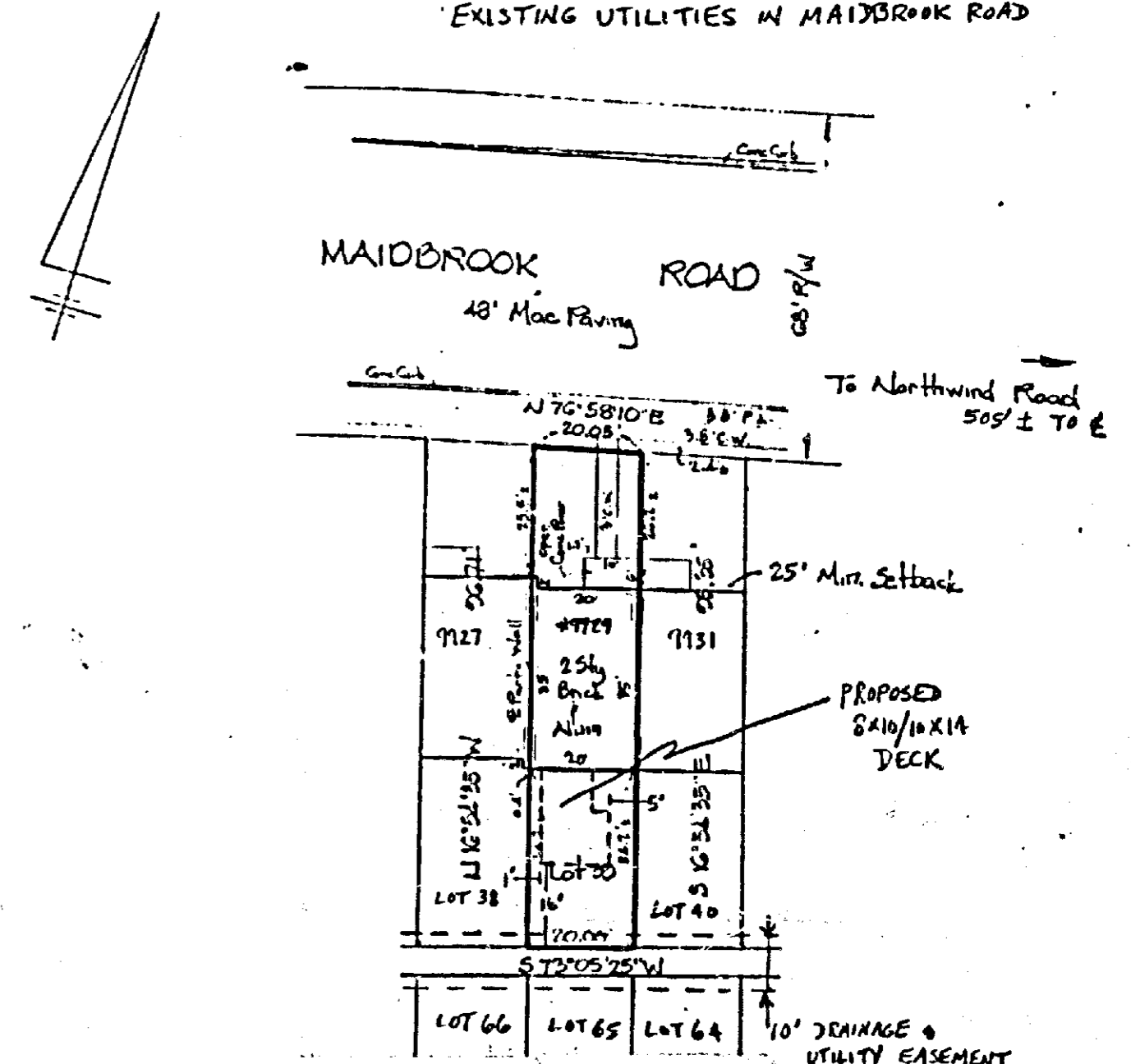
OVER

VICINITY MAP

ITEM # 238
CASE NO. 86-378-A



Survey of property known as #9929 Maidbrook Road, also known as Lot#39 as shown on Amended Plat 2 "VILLAGE OF NEARBROOK" and recorded among the Land Records of Baltimore County in Plat Book E.H.K., JR. 44 Folio 89. PLAT FOR ZONING VARIANCE OWNERS - W. ANDREW & DEANISE L. SIMANTEL DISTRICT - 11 ZONED DR3.5 EXISTING UTILITIES IN MAIDBROOK ROAD



BUTTHORNER'S
EXHIBIT 1

SCALE: 1" = 30'

238 3/21/86

REVISED PLANS

CODE MEMORANDUM #1 (Cont'd.)

B. Front Porches

Front awnings and porches may be continuous across property lines and of combustible construction if:

1. They are properly fire stopped with non-combustible materials at each interior property line.
2. They have no combustible or untreated supporting members within 36" of the interior property line.
3. They are limited to one story in height.
4. The adjoining owners agree in writing.
5. The porch is open front and sides.

Drywall and sheet metal are examples of non-combustible materials which are acceptable for fire stopping.

C. All Porches

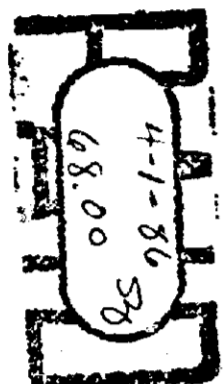
If any porch is to be closed, it shall be considered a habitable part of the dwelling's interior and shall be subjected to all of the applicable requirements that pertain to one and two family dwellings in the Baltimore County Building Code.

This does not in any way waive any requirements, such as setbacks of other County or State Departments, which may also be applicable.

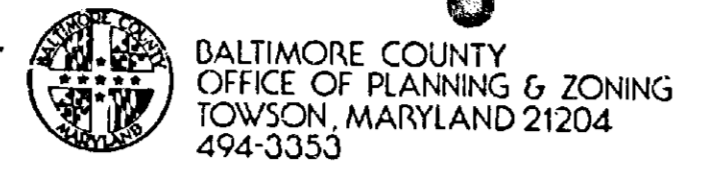

John R. Reisinger, P. E.
Buildings Engineer

JRR:es

MAP NO. 10E
A.C.
E.D. 9
DATE 1/13/87
ZOO CR
1000
DP



V. Andrew Simantel
 86-378-A
 S/S of Maidbrook Rd., 505' W of the C/L
 of Northwind Rd. (9929 Maidbrook Rd.)
 11th Election District, Baltimore, MD
 21234
 86-378-A
 1228
 FEB 4 4-80E-93



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

ARNOLD JARLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 3, 1986

Mr. and Mrs. W. Andrew Simantel
9929 Maidbrook Road
Baltimore, MD 21234

RE: PETITION FOR VARIANCE
S/S of Maidbrook Road, 505'
W of the centerline of North-
wind Rd. (9929 Maidbrook Rd.)
11th Election District
W. Andrew Simantel, et ux,
Petitioners
Case No. 86-378-A

Dear Mr. and Mrs. Simantel:

I have this date passed my Order in the above captioned matter in accord-
ance with the attached.

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE : BEFORE THE
S/S of Maidbrook Road, 505' : DEPUTY ZONING COMMISSIONER
W of the centerline of North- : OF BALTIMORE COUNTY
wind Rd. (9929 Maidbrook Rd.) :
11th Election District :
W. Andrew Simantel, et ux, : Case No. 86-378-A
Petitioners :

The Petitioners herein request a variance of 320 square feet of private
yard space beyond an on-grade deck built onto a townhouse in lieu of the re-
quired 500 square feet.

Testimony by the Petitioners indicated that the rear yard provides only
eight feet of level ground before a 30° to 45° sloped remainder. With a young
child and the need for play and recreational areas, the Petitioners propose the
construction of an 8' x 10' deck section adjacent to the house then a step down
to a 10' x 14' deck section. There were no Protestants.

After due consideration of the testimony and evidence presented, and it ap-
pearing 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 af-
fect 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 3rd day of April, 1986, that the herein Petition for Vari-
ance to permit 320 square feet of private yard space beyond an on-grade deck
built onto a townhouse in lieu of the required 500 square feet, in accordance
with plan submitted and filed herein marked Petitioner's Exhibit 1, is here-
by GRANTED, from and after the date of this Order.

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

ORDER RECEIVED FOR FILING
 DATE 3/31/86
 BY *Richard A. Stubbins*
 ADMINISTRATIVE ASSISTANT

238
86-378-A

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 1B01.2.C.6 (V.B.7) which requires that 500 sq. feet
of private yard space remain beyond an on grade deck built on a
townhouse. The proposed area would be 320 sq. feet.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the
following reasons: (indicate hardship or practical difficulty)
1. Entire back yard is on approximately 45 deg. slope.
 2. Deck is necessary to provide safe place for our baby to play outdoors.
 3. Deck is necessary to provide some practical use of our back yard.
 4. A deck which would allow the 320 sq. feet would be only 9 feet wide.
That small a deck would not provide any usable area over the slope.
- Property is to be posted and advertised as prescribed by Zoning Regulations.

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

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

Contract Purchaser: _____ Legal Owner(s): _____
 (Type or Print Name) _____
 Signature: *W. Andrew Simantel* _____
 Signature: _____
 Address: _____
 (Type or Print Name) _____
 City and State: _____
 Signature: *Denise L. Simantel* _____
 Signature: _____
 Attorney for Petitioner: _____
 (Type or Print Name) _____
 Address: 9929 Maidbrook Road, 661-0754 _____
 Baltimore, Md. 21234 _____
 City and State: _____
 Signature: _____
 Name, address and phone number of legal owner, con-
 tract purchaser or representative to be contacted
 City and State: _____
 Name: _____
 Address: _____
 Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 26th 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 through-
out 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 1st day of April, 1986, at 10:00 o'clock
A.M.

Arnold Jarlon
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
 DATE 3/31/86
 BY *Richard A. Stubbins*
 ADMINISTRATIVE ASSISTANT

ZONING DESCRIPTION
OWNERS: W. ANDREW & DENISE L. SIMANTEL

Beginning on the south side of Maidbrook Road 68 feet wide,
at the distance of 505 feet west of the centerline of
Northwind Road, being Lot #39 on amended plat 2 in the
Village of Nearbrook, Book E.H.K., JR. 44 Folio 89. Also
known as 9929 Maidbrook Road in the 11th Election District.

PETITION FOR ZONING VARIANCE
11th Election District

LOCATION: South Side of Maidbrook Road, 505 feet West of the Centerline of
Northwind Road (9929 Maidbrook Road)

DATE AND TIME: Tuesday, April 1, 1986, at 10:00 a.m.

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

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance for 320 square feet of private yard space
beyond an on grade deck built on a townhouse in lieu of the required
500 square feet

Being the property of W. Andrew Simantel, et ux, as shown on plat
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In the event that this Petition(s) is granted, a building permit may be issued
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entertain any request for a stay of the issuance of said permit during this period
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BY ORDER OF
ARNOLD JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Maidbrook Rd., 505' : OF BALTIMORE COUNTY
W of the C/L of Northwind :
Rd. (9929 Maidbrook Rd.) :
11th District :
W. ANDREW SIMANTEL, et ux, : Case No. 86-378-A
Petitioners :

ENTRY OF APPEARANCE

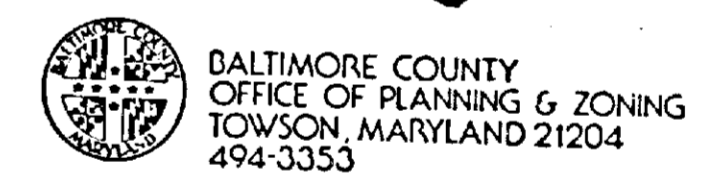
Please enter the appearance of the People's Counsel in the above-
captioned matter. Notices should be sent of any hearing dates or other
proceedings in this matter and of the passage of any preliminary or final
Order.

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

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

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy
of the foregoing Entry of Appearance was mailed to Mr. and Mrs. W. Andrew
Simantel, 9929 Maidbrook Rd., Baltimore, MD 21234, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JARLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 24, 1986

Mr. W. Andrew Simantel
Mrs. Denise L. Simantel
9929 Maidbrook Road
Baltimore, Maryland 21234

RE: PETITION FOR ZONING VARIANCE
S/S Maidbrook Rd., 505' W of the c/l of
Northwind Rd. (9929 Maidbrook Rd.)
11th Election District
W. Andrew Simantel, et ux - Petitioners
Case No. 86-378-A

Dear Mr. and Mrs. Simantel:

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Order is issued.

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

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

Please make the payment to _____, Baltimore County, Maryland, and remit
to _____, Baltimore County, Maryland, and remit
to _____, Baltimore County, Maryland, and remit
to _____, Baltimore County, Maryland, and remit

BALTIMORE COUNTY, MARYLAND No. 018557
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 4/1/86 ACCOUNT W-01-615-000
SIGN & POST RETURNED 4/1/86 AMOUNT \$ 68.00

RECEIVED FROM W. Andrew Simantel

FOR Advertising & Posting re 86-378-A

FOR 86-378-A *****014F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 12, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 19, 1986.

TOWSON TIMES, 18 Keutank, Publisher

3825

86-378-A

NOTICE FOR PUBLIC HEARING... LOCATION: South Side of Maidbrook Road, 505 feet West of the center of Northwind Road (9229 Maidbrook Road) DATE AND TIME: Tuesday, April 1, 1986, at 10:00 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 13, 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 March 13, 1986.

THE JEFFERSONIAN, 18 Keutank, Publisher

Cost of Advertising 24.75

86-378-A

PETITION FOR ZONING VARIANCE 11th Election District LOCATION: South Side of Maidbrook Road, 505 feet West of the center of Northwind Road (9229 Maidbrook Road) DATE AND TIME: Tuesday, April 1, 1986, at 10:00 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Mr. W. Andrew Simantel Mrs. Denise L. Simantel 9929 Maidbrook Road Baltimore, Maryland 21234 February 28, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE S/S Maidbrook Rd., 505' W of the c/l of Northwind Rd. (9929 Maidbrook Rd.) 11th Election District W. Andrew Simantel, et ux - Petitioners Case No. 86-378-A

TIME: 10:00 a.m. DATE: Tuesday, April 1, 1986 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND No. 016074 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE: 12-16-85 ACCOUNT: 86-01-615-070 AMOUNT: \$ 35 RECEIVED FROM: Arnold Jablon FOR: Filing fee for Item 238 - Simantel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon To, Zoning Commissioner Date: March 10, 1986 Norman E. Gerber, AICP, Director FROM: Office of Planning and Zoning SUBJECT: Zoning Petitions No. 86-371-A, 86-376-A, 86-378-A, 86-379-A, 86-381-A, 86-382-A and 86-384-A

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

Norman E. Gerber, AICP, Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 7, 1986

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

Mr. and Mrs. W. A. Simantel 9929 Maidbrook Road Baltimore, Maryland 21234

RE: Item No. 238 - Case No. 86-378-A Petitioners - W. Andrew Simantel, et ux Variance Petition

Dear Mr. and Mrs. Simantel:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file.

Very truly yours,

James E. Dyer, Jr. Chairman Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Paul Lee Engineering, Inc. 304 West Pennsylvania Avenue Towson, Maryland 21204

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1174 Date of Posting: 3/14/86

Posted for: Variance

Petitioner: W. Andrew Simantel, et ux

Location of property: S/S Maidbrook Rd., 505' W/Northwind Rd. 9929 Maidbrook

Location of Signs: Facing Maidbrook, across 13' to 22nd way on property of Petitioner

Remarks: 11/14/85

Posted by: [Signature] Date of return: 3/14/86

Number of Signs: 1

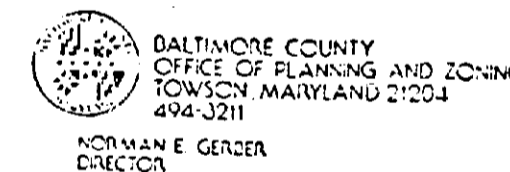
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 26th day of Feb., 1986.

Arnold Jablon Zoning Commissioner

Petitioner: W. Andrew Simantel, et ux Attorney: James E. Dyer, Jr. Chairman, Zoning Plans Advisory Committee



MARCH 5, 1986

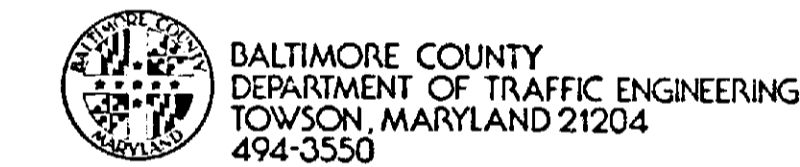
Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Zoning Advisory Meeting of December 31, 1985 Item # 238 Property Owner: W. ANDREW SIMANTEL, et ux Location: S/S MAIDBROOK RD., 505' W. OF E OF NORTHWIND RD.

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

- There are no site planning factors requiring comment. [X] A County Review Group Meeting is required. [X] A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services. [X] This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract. [X] A record plat will be required and must be recorded prior to issuance of a building permit. [X] The access is not satisfactory. [X] The circulation on this site is not satisfactory. [X] The parking arrangement is not satisfactory. [X] Parking calculations must be shown on the plan. [X] This property contains soils which are defined as wetlands, and development on these soils is prohibited. [X] Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations. [X] Development of this site may constitute a potential conflict with the Baltimore County Master Plan. [X] The amended Development Plan was approved by the Planning Board on [X] Landscaping: Must comply with Baltimore County Landscape Manual, B111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [X] The property is located in a traffic area controlled by a "D" level intersection as defined by S111 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. [X] Additional comments:

cc: James Hovell Eugene A. Boler Chief, Current Planning and Development



STEPHEN E. COLLINS DIRECTOR

January 16, 1986

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

Item No. -ZAC- Meeting of December 31, 1985 Property Owner: Location: Existing Zoning: Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 237, (238) + 241.

Michael S. Flanigan Traffic Engineer Associate II

MSE/blm

PAUL H. REINCKE
CHIEF

January 10, 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: W. Andrew Simantel, et ux

Location: SS Maidbrook Road, 505' W of centerline of Northwind Road

Item No.: 238 Zoning Agenda: Meeting of 12/31/85

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals 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: *[Signature]* 1-10-86
Planning Group
Special Inspection Division

Noted and Approved: *[Signature]*
Fire Prevention Bureau

/mb

February 7, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 238 Zoning Advisory Committee Meeting are as follows:

Property Owner: W. Andrew Simantel, et ux
Location: S side of Maidbrook Road, 505' W of c/l of Northwind Road
District: 11th.

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 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 B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire 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 Use. 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: Construction shall comply with Code Memo #1 attached.
- 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.

1/22/85

[Signature]
By: C. E. Burman, Chief
Building Plans Review

BALTIMORE COUNTY BUILDING CODE

1984 BOCA, SECTION 110.6

CODE MEMORANDUM #1

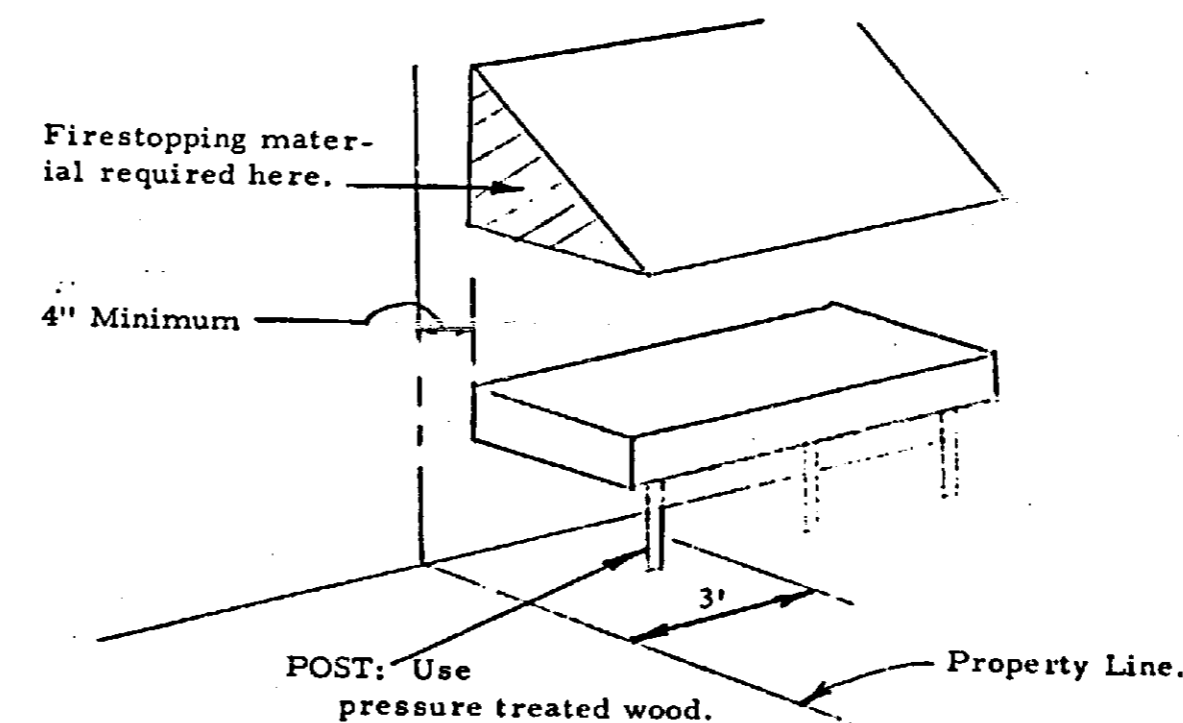
Effective 4-22-85

SUBJECT:

A. Rear Porches

Rear open porches may be constructed of combustible materials up to 3 feet from a property line without any additional fire protection requirements.

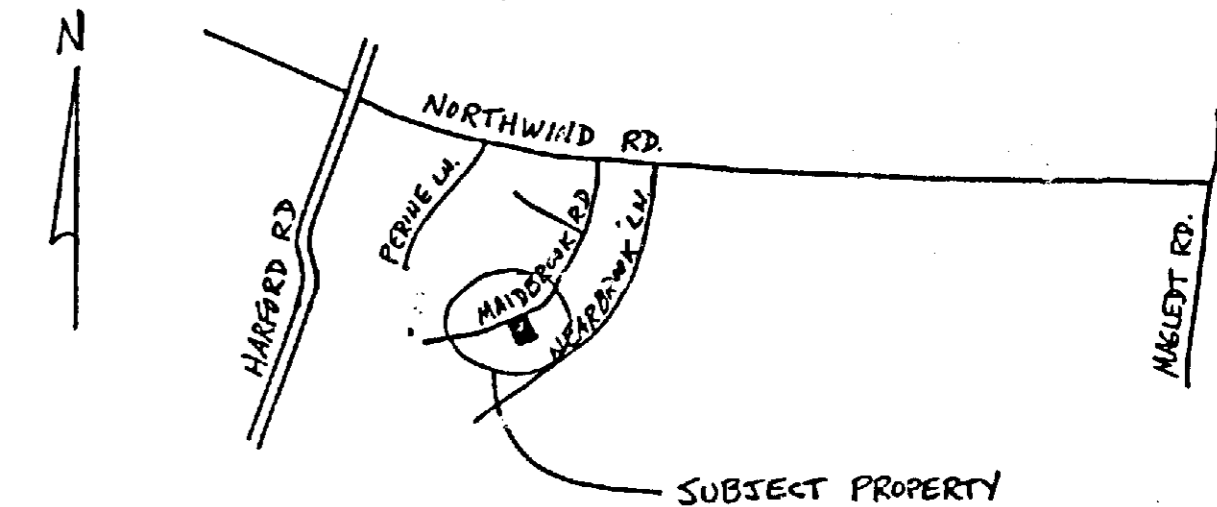
Rear open porches may be constructed of combustible materials up to 4" from a property line if facing surfaces shown (see diagram) are protected by a layer of drywall, fire retardant treated plywood, or other approved firestopping material and any exposed supporting members within 3 feet are non-combustible, or pressure treated wood.



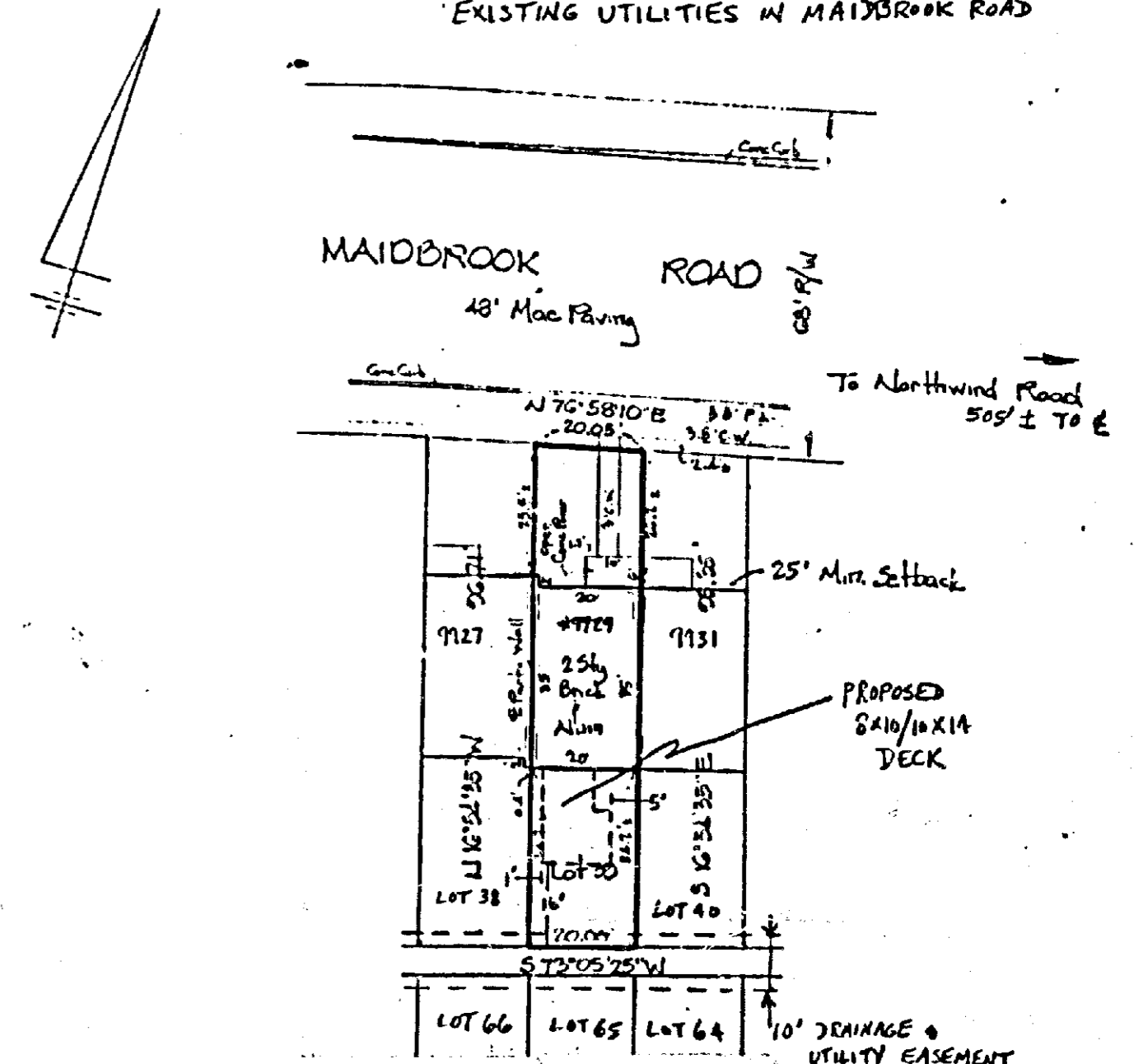
OVER

VICINITY MAP

ITEM # 238
CASE NO. 86-378-A



Survey of property known as #9929 Maidbrook Road, also known as Lot#39 as shown on Amended Plat 2 "VILLAGE OF NEARBROOK" and recorded among the Land Records of Baltimore County in Plat Book E.H.K., JR. 44 Folio 89. PLAT FOR ZONING VARIANCE OWNERS - W. ANDREW & DEANISE L. SIMANTEL DISTRICT - 11 ZONED DR3.5 EXISTING UTILITIES IN MAIDBROOK ROAD



BUTTHORNER'S
EXHIBIT 1

238 3/21/86

SCALE: 1" = 30'

REVISED PLANS

CODE MEMORANDUM #1 (Cont'd.)

B. Front Porches

Front awnings and porches may be continuous across property lines and of combustible construction if:

1. They are properly fire stopped with non-combustible materials at each interior property line.
2. They have no combustible or untreated supporting members within 36" of the interior property line.
3. They are limited to one story in height.
4. The adjoining owners agree in writing.
5. The porch is open front and sides.

Drywall and sheet metal are examples of non-combustible materials which are acceptable for fire stopping.

C. All Porches

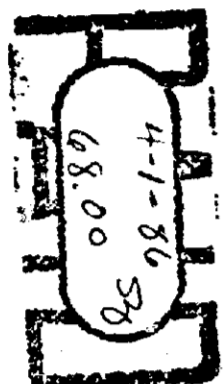
If any porch is to be closed, it shall be considered a habitable part of the dwelling's interior and shall be subjected to all of the applicable requirements that pertain to one and two family dwellings in the Baltimore County Building Code.

This does not in any way waive any requirements, such as setbacks of other County or State Departments, which may also be applicable.


John R. Reisinger, P. E.
Buildings Engineer

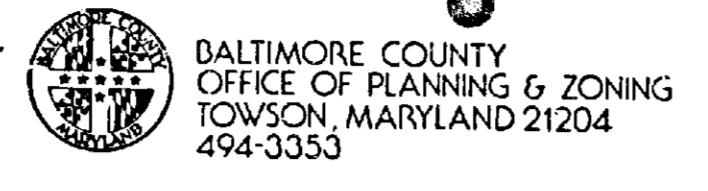
JRR:es

MAP NO. 10E
A.C.
E.D. 9
DATE 1/13/87
ZOO CR
1000
DP



V. Andrew Simantel, 86-378-A
 S/S of Maidbrook Rd., 505' W of the C/L
 of Northwind Rd., (9929 Maidbrook Rd.)
 11th Election District, Baltimore, Md.

86-378-A
 1228
 FEB 4 4-80E-93



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

ARNOLD JARLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 3, 1986

Mr. and Mrs. W. Andrew Simantel
9929 Maidbrook Road
Baltimore, MD 21234

RE: PETITION FOR VARIANCE
S/S of Maidbrook Road, 505'
W of the centerline of North-
wind Rd. (9929 Maidbrook Rd.)
11th Election District
W. Andrew Simantel, et ux,
Petitioners
Case No. 86-378-A

Dear Mr. and Mrs. Simantel:

I have this date passed my Order in the above captioned matter in accord-
ance with the attached.

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE : BEFORE THE
S/S of Maidbrook Road, 505' : DEPUTY ZONING COMMISSIONER
W of the centerline of North- : OF BALTIMORE COUNTY
wind Rd. (9929 Maidbrook Rd.) :
11th Election District :
W. Andrew Simantel, et ux, : Case No. 86-378-A
Petitioners :

The Petitioners herein request a variance of 320 square feet of private
yard space beyond an on-grade deck built onto a townhouse in lieu of the re-
quired 500 square feet.

Testimony by the Petitioners indicated that the rear yard provides only
eight feet of level ground before a 30° to 45° sloped remainder. With a young
child and the need for play and recreational areas, the Petitioners propose the
construction of an 8' x 10' deck section adjacent to the house then a step down
to a 10' x 14' deck section. There were no Protestants.

After due consideration of the testimony and evidence presented, and it ap-
pearing 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 af-
fect 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 3rd day of April, 1986, that the herein Petition for Vari-
ance to permit 320 square feet of private yard space beyond an on-grade deck
built onto a townhouse in lieu of the required 500 square feet, in accordance
with plan submitted and filed herein marked Petitioner's Exhibit 1, is here-
by GRANTED, from and after the date of this Order.

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

ORDER RECEIVED FOR FILING
 DATE 3/31/86
 BY *Richard A. Stitt*
 ADMINISTRATIVE ASSISTANT

238
86-378-A

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 1B01.2.C.6 (V.B.7) which requires that 500 sq. feet
of private yard space remain beyond an on grade deck built on a
townhouse. The proposed area would be 320 sq. feet.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the
following reasons: (indicate hardship or practical difficulty)
1. Entire back yard is on approximately 45 deg. slope.
 2. Deck is necessary to provide safe place for our baby to play outdoors.
 3. Deck is necessary to provide some practical use of our back yard.
 4. A deck which would allow the 320 sq. feet would be only 9 feet wide.
That small a deck would not provide any usable area over the slope.
- Property is to be posted and advertised as prescribed by Zoning Regulations.

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

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

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	Address
City and State	City and State
Attorney for Petitioner:	
(Type or Print Name)	
Address	
City and State	
Signature	
Address	
City and State	
Attorney's Telephone No.:	
Address	
Phone No.	

ORDERED By The Zoning Commissioner of Baltimore County, this 26th 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 through-
out 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 1st day of April, 1986, at 10:00 o'clock
A.
M.
ADMINISTRATIVE ASSISTANT
Call John
Zoning Commissioner of Baltimore County.
(over)

ORDER RECEIVED FOR FILING
 DATE 3/31/86
 BY *Richard A. Stitt*
 ADMINISTRATIVE ASSISTANT

ZONING DESCRIPTION
OWNERS: W. ANDREW & DENISE L. SIMANTEL

Beginning on the south side of Maidbrook Road 68 feet wide,
at the distance of 505 feet west of the centerline of
Northwind Road, being Lot #39 on amended plat 2 in the
Village of Nearbrook, Book E.H.K., JR. 44 Folio 89. Also
known as 9929 Maidbrook Road in the 11th Election District.

PETITION FOR ZONING VARIANCE
11th Election District

LOCATION: South Side of Maidbrook Road, 505 feet West of the Centerline of
Northwind Road (9929 Maidbrook Road)

DATE AND TIME: Tuesday, April 1, 1986, at 10:00 a.m.

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

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance for 320 square feet of private yard space
beyond an on grade deck built on a townhouse in lieu of the required
500 square feet

Being the property of W. Andrew Simantel, 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 JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Maidbrook Rd., 505' : OF BALTIMORE COUNTY
W of the C/L of Northwind :
Rd. (9929 Maidbrook Rd.) :
11th District :
W. ANDREW SIMANTEL, et ux, : Case No. 86-378-A
Petitioners :

ENTRY OF APPEARANCE

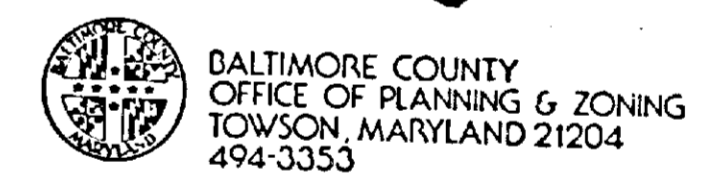
Please enter the appearance of the People's Counsel in the above-
captioned matter. Notices should be sent of any hearing dates or other
proceedings in this matter and of the passage of any preliminary or final
Order.

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

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

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy
of the foregoing Entry of Appearance was mailed to Mr. and Mrs. W. Andrew
Simantel, 9929 Maidbrook Rd., Baltimore, MD 21234, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JARLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 24, 1986

Mr. W. Andrew Simantel
Mrs. Denise L. Simantel
9929 Maidbrook Road
Baltimore, Maryland 21234

RE: PETITION FOR ZONING VARIANCE
S/S Maidbrook Rd., 505' W of the c/l of
Northwind Rd. (9929 Maidbrook Rd.)
11th Election District
W. Andrew Simantel, et ux - Petitioners
Case No. 86-378-A

Dear Mr. and Mrs. Simantel:

This is to advise you that \$68.00 is due for advertising
and posting of the above property. This fee must be paid before an
Order is issued.

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

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

Please make the payment to Zoning Baltimore County, Maryland, and remit
to Building, Towson, Maryland.

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

No. 018557

DATE 4/1/86 ACCOUNT W-01-615-000
SIGN & POST RETURNED 4/1/86 AMOUNT \$ 68.00

RECEIVED FROM W. Andrew Simantel

FOR Advertising & Posting re 86-378-A

FOR 86-378-A *****0146

VALIDATION OR SIGNATURE OF CASHIER

PAUL H. REINCKE
CHIEF

January 10, 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: W. Andrew Simantel, et ux

Location: SS Maidbrook Road, 505' W of centerline of Northwind Road

Item No.: 238 Zoning Agenda: Meeting of 12/31/85

Gentlemen:

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals 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: *[Signature]* 1-10-86
Planning Group
Special Inspection Division

Noted and Approved: *[Signature]*
Fire Prevention Bureau

/mb

February 7, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 238 Zoning Advisory Committee Meeting are as follows:

Property Owner: W. Andrew Simantel, et ux
Location: S side of Maidbrook Road, 505' W of c/l of Northwind Road
District: 11th.

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 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 B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire 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 Use. 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: Construction shall comply with Code Memo #1 attached.

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.

[Signature]
By: C. E. Burman, Chief
Building Plans Review

1/22/85

BALTIMORE COUNTY BUILDING CODE

1984 BOCA, SECTION 110.6

CODE MEMORANDUM #1

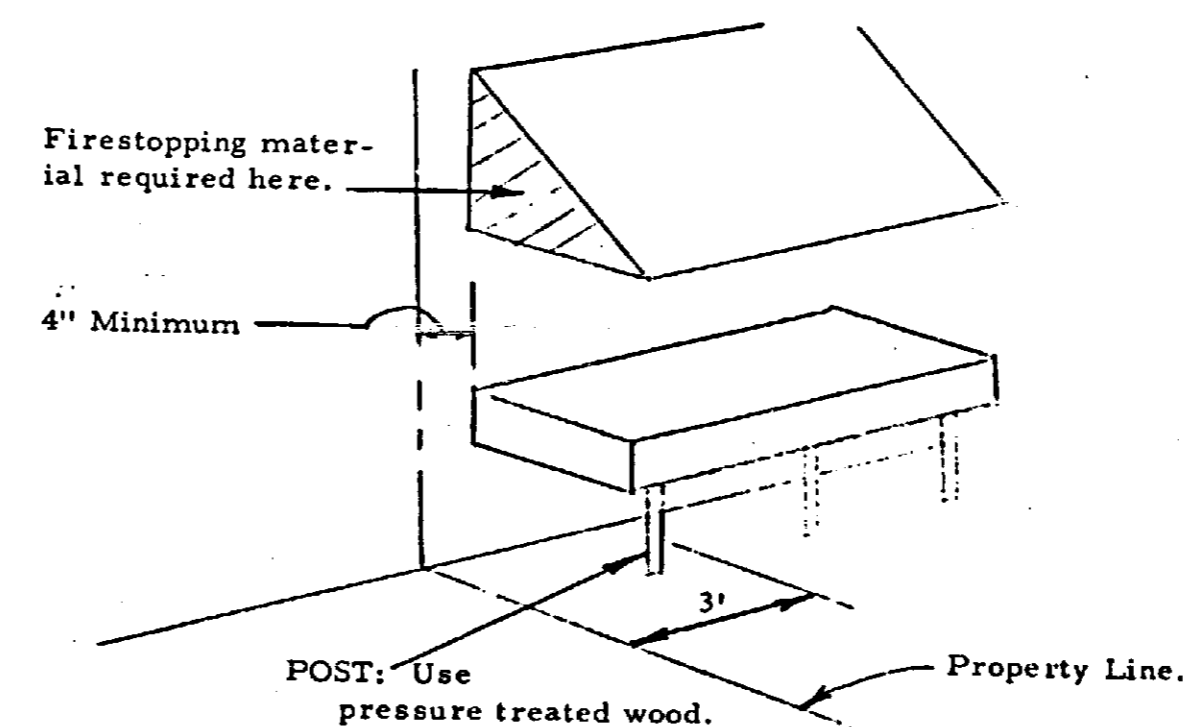
Effective 4-22-85

SUBJECT:

A. Rear Porches

Rear open porches may be constructed of combustible materials up to 3 feet from a property line without any additional fire protection requirements.

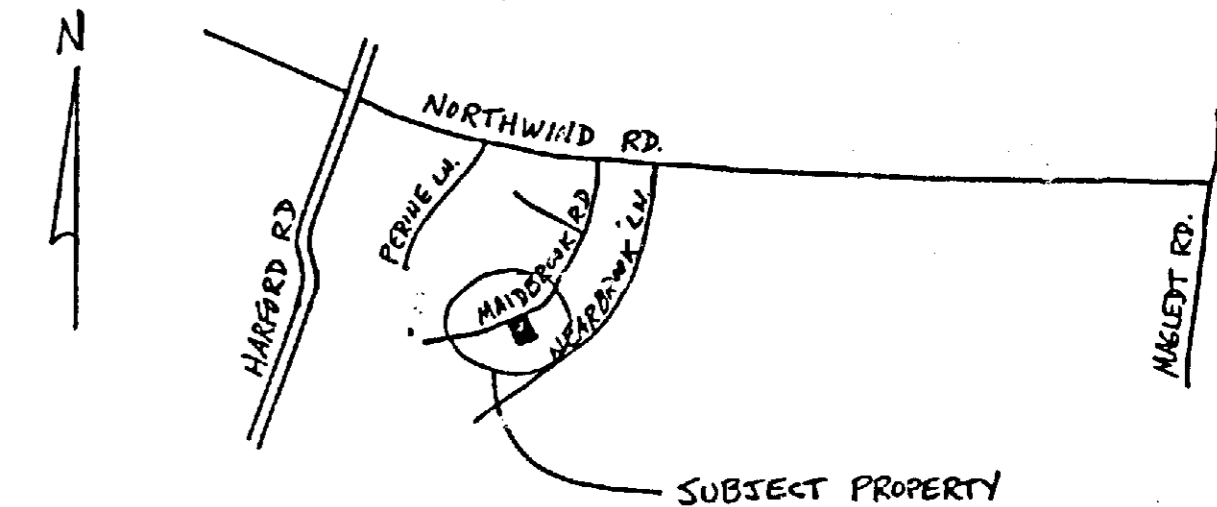
Rear open porches may be constructed of combustible materials up to 4" from a property line if facing surfaces shown (see diagram) are protected by a layer of drywall, fire retardant treated plywood, or other approved firestopping material and any exposed supporting members within 3 feet are non-combustible, or pressure treated wood.



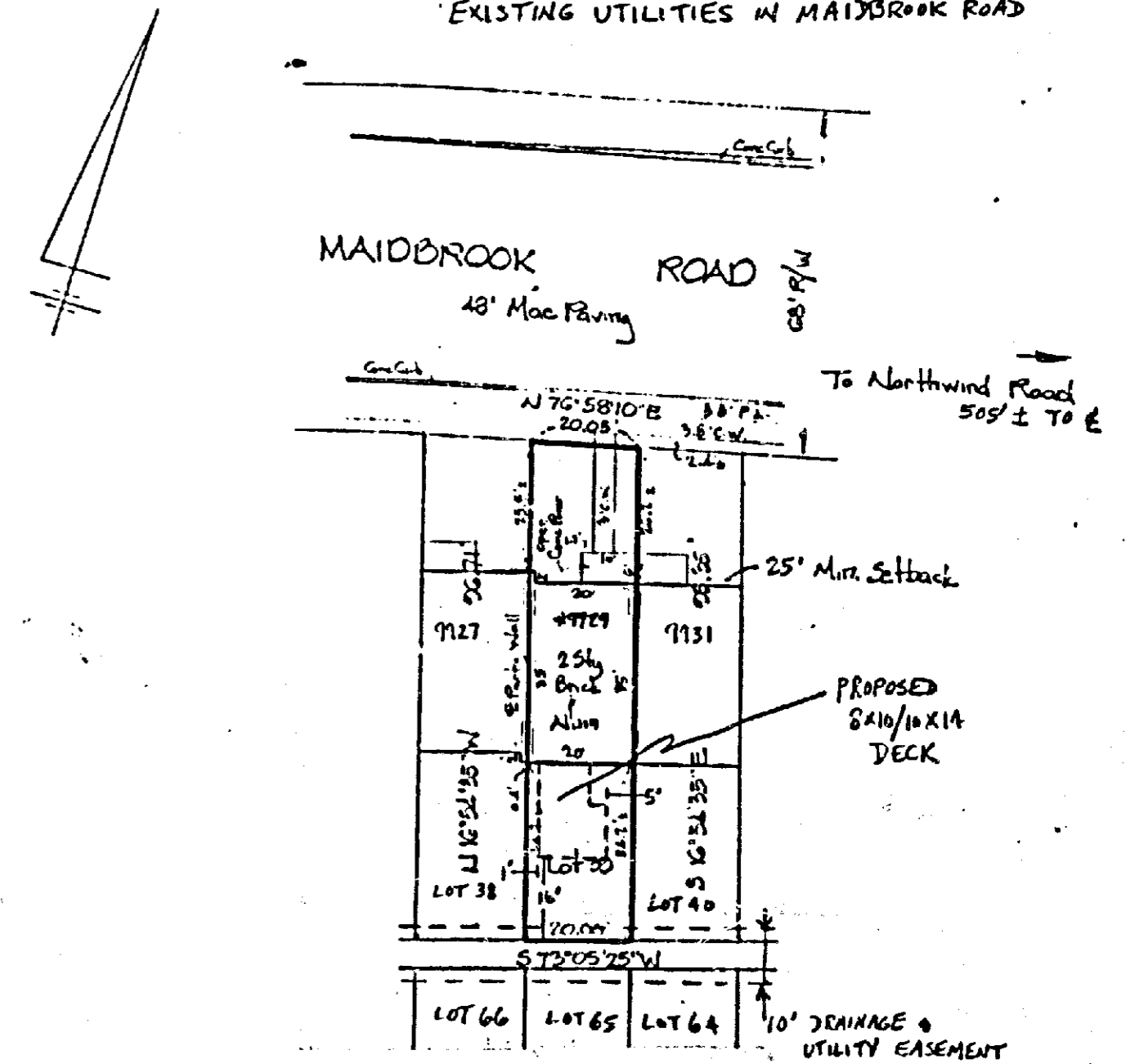
OVER

VICINITY MAP

ITEM # 238
CASE NO. 86-378-A



Survey of property known as #9929 Maidbrook Road, also known as Lot#39 as shown on Amended Plat 2 "VILLAGE OF NEARBROOK" and recorded among the Land Records of Baltimore County in Plat Book E.H.K., JR. 44 Folio 89. PLAT FOR ZONING VARIANCE OWNERS - W. ANDREW & DEANISE L. SIMANTEL DISTRICT - 11 ZONED DR3.5 EXISTING UTILITIES IN MAIDBROOK ROAD



BUTTHORNER'S
EXHIBIT 1

238 3/21/86

SCALE: 1" = 30'

REVISED PLANS

CODE MEMORANDUM #1 (Cont'd.)

B. Front Porches

Front awnings and porches may be continuous across property lines and of combustible construction if:

1. They are properly fire stopped with non-combustible materials at each interior property line.
2. They have no combustible or untreated supporting members within 36" of the interior property line.
3. They are limited to one story in height.
4. The adjoining owners agree in writing.
5. The porch is open front and sides.

Drywall and sheet metal are examples of non-combustible materials which are acceptable for fire stopping.

C. All Porches

If any porch is to be closed, it shall be considered a habitable part of the dwelling's interior and shall be subjected to all of the applicable requirements that pertain to one and two family dwellings in the Baltimore County Building Code.

This does not in any way waive any requirements, such as setbacks of other County or State Departments, which may also be applicable.


John R. Reisinger, P. E.
Buildings Engineer

JRR:es