

MAP 11-12-P  
E.D. 8  
DATE 1-15-87  
ZOO 1/16  
1000  
DP

IN RE: PETITION ZONING VARIANCES \* BEFORE THE  
W/S of Greenspring Drive, \* ZONING COMMISSIONER  
201' N of Talbot Avenue - \* OF BALTIMORE COUNTY  
8th Election District \*  
Kathleen L. Rudzki, \* Case No. 86-389-A  
Petitioner \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein seeks variances to permit a front yard setback of 20 feet instead of the required 25 feet and a rear yard setback of 22 feet instead of the required 30 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified, as did the Contract Purchaser, by Glenn Charlow, its Vice President. Edward Stambaugh, Joan Bunn, Peggy Shearer, and Linda Werkheiser, adjacent property owners, appeared in opposition.

Testimony indicated that the subject property, zoned D.R.5.5 and located on Greenspring Drive, is unimproved. The Petitioner and her family have owned the property for over 30 years, but due to the odd shape of the lot, have been unable to sell it. To develop the approximately 100' x 25' x 123' x 97' lot with any home of a reasonable size would require that some sort of setback variance be granted. Mr. Charlow, who will reside in the dwelling, testified that he attempted to limit any potential impact the proposed setbacks would have by locating the home where proposed. Further, to move the house elsewhere on the lot would require increased variances. As proposed, a 20-foot front yard setback and 22-foot rear yard setback are requested.

The Protestants are concerned about drainage, increased traffic, and maintenance. They share the common concern that their neighborhood, mostly

undeveloped, will deteriorate with the increased construction and resultant traffic.

The Petitioner seeks relief from Section 1802.3.C.1, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- 1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2. whether the grant would do substantial injustice to the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the requested variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of April, 1986, that the Petition for Zoning Variances to permit a front yard setback of 20 feet instead of the required 25 feet and a rear yard setback of 22 feet instead of the required 30 feet be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2. The Petitioner shall exercise all precaution to ensure appropriate drainage in order that it does not adversely impact adjoining properties.

*[Signature]*  
Zoning Commissioner of Baltimore County

AJ/srl

cc: Ms. Kathleen Rudzki  
Mr. Glenn Charlow  
Edward Stambaugh  
Joan Bunn  
People's Counsel

UNDER RECEIVED FOR FILING  
DATE April 9, 1986  
BY *[Signature]*

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 1802.3C1 for a front yard variance of 20 feet in lieu of 25 feet and a rear yard variance of 22 feet in lieu of 30 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)  
Recorded Lot 23 contains 6,098 sq.ft. but is of irregular shape

MAP 11-12-P  
E.D. 8  
DATE 1-15-87  
ZOO 1/16  
1000

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: DAVID JONES, INC. (Type or Print Name)  
Signature: *[Signature]*  
Address: BOX 222, COCKEYSVILLE, MD 21030  
City and State: COCKEYSVILLE, MD 21030

Legal Owner(s): Kathleen L. Rudzki (Type or Print Name)  
Signature: *[Signature]*  
Address: (Type or Print Name)  
Signature: (Type or Print Name)

Attorney for Petitioner: 20 Cedar Knoll Road 667-0245 (Type or Print Name) Phone No.  
Cockeysville, Maryland 21030 (City and State)

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: GLENN CHARLOW (Name) 666-8100 (Phone No.)  
Address: BOX 222 COCKEYSVILLE MD 21030 (Address)

Attorney's Telephone No.: (Telephone No.)

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21284  
823-4470

Zoning Description January 3, 1986

All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the west side of Greenspring Drive distant 201 feet northerly measured along the west side of said drive from the centerline of Talbot Avenue and thence running and binding on the west side of Greenspring Drive, North 5 degrees 45 minutes 30 seconds West 100 feet, thence leaving Greenspring Drive and running for the property lines of the petitioner herein, the three following courses and distances viz: South 84 degrees 14 minutes 30 seconds West 96.88 feet, South 41 degrees 28 minutes 01 second East 123.19 feet and North 84 degrees 14 minutes 30 seconds East 25 feet to the place of beginning.

Containing 0.140 Acres of land more or less.

Known as Lot 23 Block E Plat 2 of Luther Villa.  
Plat Book W.P.C. No. 8 folio 13.

Being the property of the petitioner herein and shown on a plat filed with the Baltimore County Zoning Department.

PETITION FOR ZONING VARIANCES

8th Election District

LOCATION: West Side of Greenspring Drive, 201 feet North of Talbot Avenue

DATE AND TIME: Monday, April 7, 1986, at 10:15 a.m.

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

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

Petition for Zoning Variances to permit a front yard setback of 20 feet in lieu of the required 25 feet and a rear yard setback of 22 feet in lieu of the required 30 feet

Being the property of Kathleen L. Rudzki, 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 VARIANCES : BEFORE THE ZONING COMMISSIONER  
W/S Greenspring Dr., 201' : OF BALTIMORE COUNTY  
N of Talbot Ave., 8th Dist. : Case No. 86-389-A  
KATHLEEN L. RUDZKI, :  
Petitioner :  
: : : : :  
ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 18th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Kathleen L. Rudzki, 20 Cedar Knoll Rd., Cockeysville, MD 21030, Petitioner; and Mr. Glenn Charlow, David Jones, Inc., Box 222, Cockeysville, MD 21030, Contract Purchaser.

*[Signature]*  
Peter Max Zimmerman  
Peter Max Zimmerman

UNDER RECEIVED FOR FILING  
DATE April 9, 1986  
BY *[Signature]*

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

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

April 2, 1986

Ms. Kathleen L. Rudzki  
20 Cedar Knoll Road  
Cockeysville, Maryland 21030

RE: PETITION FOR ZONING VARIANCE  
WS/Greenspring Dr., 201' N of Talbot Ave.  
8th Election District  
Kathleen L. Rudzki - Petitioner  
Case No. 86-389-A

Dear Ms. Rudzki:

This is to advise you that \$75.25 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 send the check payable to Baltimore County, Maryland, and remit to the Zoning Department, 111 West Chesapeake Avenue, Towson, Maryland 21286.

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

No. 018565

DATE: 4/7/86 ACCOUNT: R-01-615-000

SIGN & POST RETURNED 4/7/86 AMOUNT: \$ 75.25

RECEIVED FROM: Kathleen L. Rudzki

FOR: Advertising & Posting re Case #86-389-A

0 0025\*\*\*\*\*7525ta 2074f

VALIDATION OR SIGNATURE OF CASHIER

**PETITION FOR ZONING VARIANCE**  
88 Election District

LOCATION: West Side of Greenspring Drive, 201' N of Talbot Ave.

DATE AND TIME: Monday, April 7, 1986, at 10:15 a.m.

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

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above-captioned petition for zoning variance to permit a front setback of 20 feet to the lot of the proposed 21 feet and a rear setback of 22 feet to the lot of the proposed 20 feet.

Being the property of Kathleen L. Rudzki, as shown on plan filed with the Zoning Office.

In the event that this Petitioner is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission 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 set above.

BY ORDER OF:  
ARNOLD JABLON,  
Zoning Commissioner  
of Baltimore County  
Mar. 20, 1986

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., March 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 March 20, 1986.

THE JEFFERSONIAN,  
J.B. Kentzsch  
Publisher

Cost of Advertising  
22.00

86-389-A

Ms. Kathleen L. Rudzki  
20 Cedar Knoll Road  
Cockeysville, Maryland 21030

March 7, 1986

**NOTICE OF HEARING**

RE: PETITION FOR ZONING VARIANCE  
WS/Greenspring Dr., 201' N of Talbot Ave.  
8th Election District  
Kathleen L. Rudzki - Petitioner  
Case No. 86-389-A

TIME: 10:15 a.m.

DATE: Monday, April 7, 1986

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

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

No. 016105

DATE: 4/7/86 ACCOUNT: 01-615,000

AMOUNT: \$ 35.00

RECEIVED FROM: Daniel J. Jones (Kathleen L. Rudzki)

FOR: Filing Fee Variance # 256

0 0013\*\*\*\*\*3500ta 2074f

VALIDATION OR SIGNATURE OF CASHIER

**BALTIMORE COUNTY, MARYLAND**  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: March 24, 1986

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

SUBJECT: Zoning Petition Nos. 86-388A, 86-387A, 86-388A, 86-389A, 86-394A, 86-395A, 86-397A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/JGH/dal

**PETITION FOR ZONING VARIANCE**  
88 Election District

LOCATION: West Side of Greenspring Drive, 201' N of Talbot Ave.

DATE AND TIME: Monday, April 7, 1986, at 10:15 a.m.

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

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above-captioned petition for zoning variance to permit a front setback of 20 feet to the lot of the proposed 21 feet and a rear setback of 22 feet to the lot of the proposed 20 feet.

Being the property of Kathleen L. Rudzki, as shown on plan filed with the Zoning Office.

In the event that this Petitioner is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission 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 set above.

BY ORDER OF:  
ARNOLD JABLON,  
Zoning Commissioner  
of Baltimore County  
Mar. 20, 1986

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., March 19, 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,  
J.B. Kentzsch  
Publisher

38-25

86-389-A

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

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

Ms. Kathleen L. Rudzki  
20 Cedar Knoll Road  
Cockeysville, Maryland 21030

RE: Item No. 256 - Case No. 86-389-A  
Petitioner - Kathleen L. Rudzki  
Variance Petition

Dear Ms. Rudzki:

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

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

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

JED:mr

Enclosures

cc: Mr. Glenn Charlow  
Box 222  
Cockeysville, Maryland 21030

Gerhold, Cross & Etzel  
412 Delaware Avenue  
Towson, Maryland 21204

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

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

MARCH 19, 1986

Re: Zoning Advisory Meeting of JANUARY 21, 1986  
Item # 256  
Petitioner: KATHLEEN L. RUDZKI  
Location: WS/GREENSPRING DRIVE, 201' N. OF TALBOT 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.

A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.

This site is part of a larger tract therefore it is defined as a subdivision. The plan must show the entire tract.

A record plat will be required and must be recorded prior to issuance of a building permit.

The access is not satisfactory.

The circulation on this site is not satisfactory.

The parking arrangement is not satisfactory.

The parking calculations must be shown on the plan.

This property contains soils which are defined as wetlands, and development on these soils is prohibited.

Construction in or attraction of the floodplain is prohibited under the provisions of Section 20-58 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 [blank].

Landscaping: Must comply with Baltimore County Landscape Manual, 3113 128-10. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].

The property is located in a traffic area controlled by a top level intersection as defined by 3113 128-27, and its conditions change the annual evaluation of the traffic. The traffic services areas are [blank].

Additional comments: [blank]

cc: James Howell  
Eugene A. Dyer  
Chief, Current Planning and Development

4/7  
86-389-A

Case No. 86-389-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 4th day of March, 1986.

ARNOLD JABLON  
Zoning Commissioner

Petitioner Kathleen L. Rudzki  
Petitioner's Attorney

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

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

District: 8th Date of Posting: March 18, 1986

Posted for: Daniel J. Jones

Petitioner: Kathleen L. Rudzki

Location of property: WS/Greenspring Dr., 201' N. of Talbot Ave.

Location of Sign: WS/Greenspring Dr. Opposite 201' N. of Talbot Ave.

Remarks: [blank]

Posted by: Daniel J. Jones Date of return: March 21, 1986

Number of Signs: 1

86-389-A



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

STEPHEN E. COLLINS  
DIRECTOR

January 17, 1986

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

Item No. -ZAC- Meeting of January 21, 1986  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 254, 256, and 257.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Associate II

MSF/bld



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

PAUL H. REINCKE  
CHIEF

January 20, 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: Kathleen L. Pudzki

Location: W/S Greenspring Drive, 201' N of Talbot Avenue

Item No.: 256 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 1-20-86*  
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 # 256 Zoning Advisory Committee Meeting are as follows:

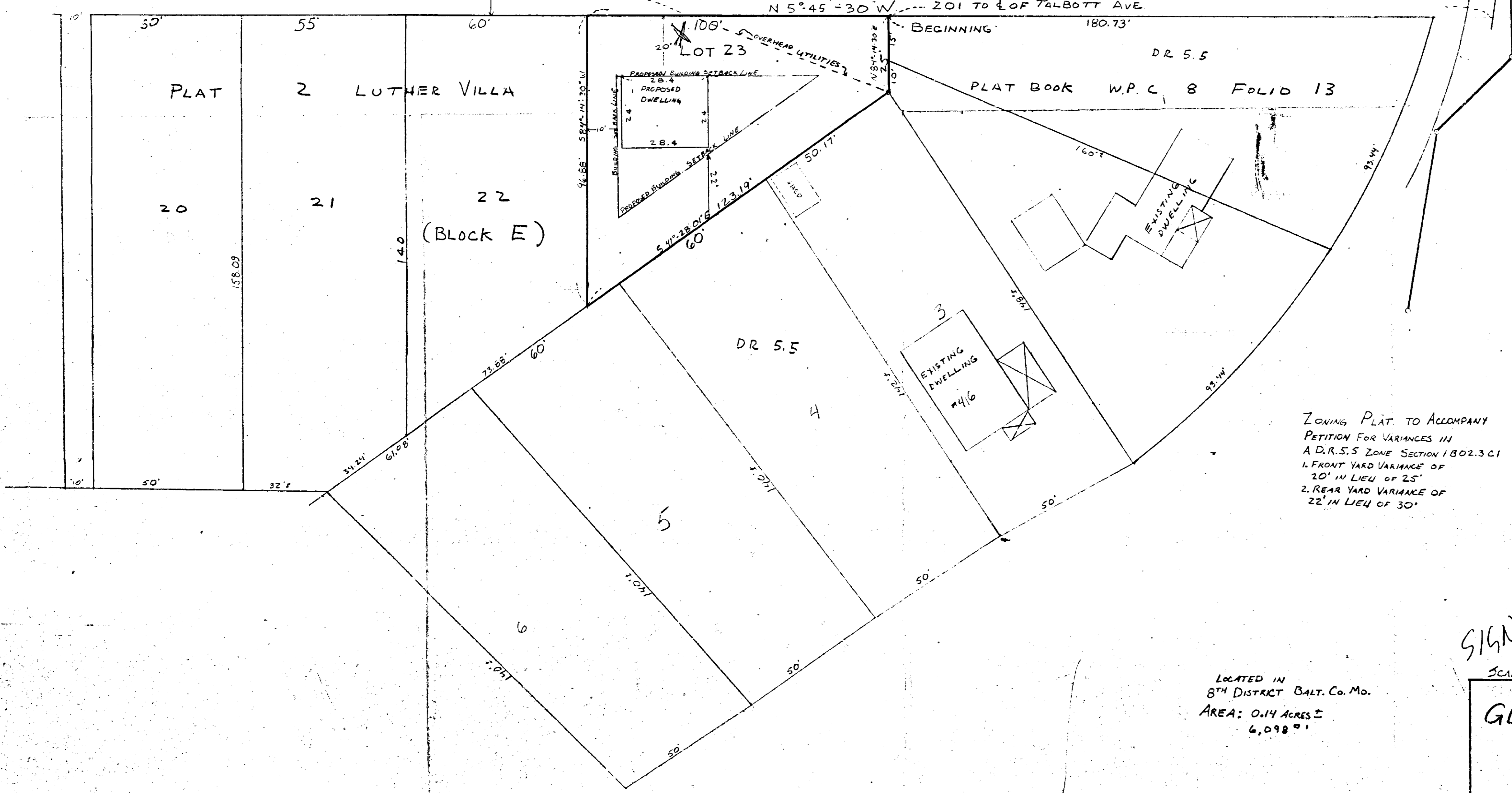
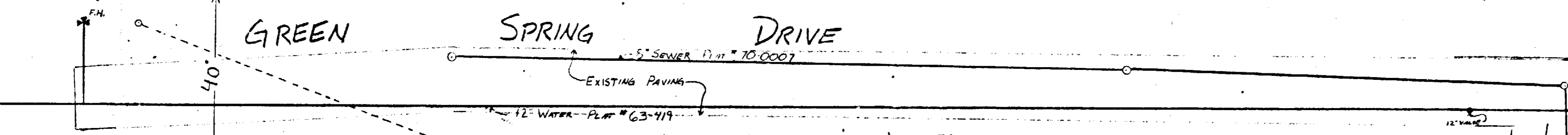
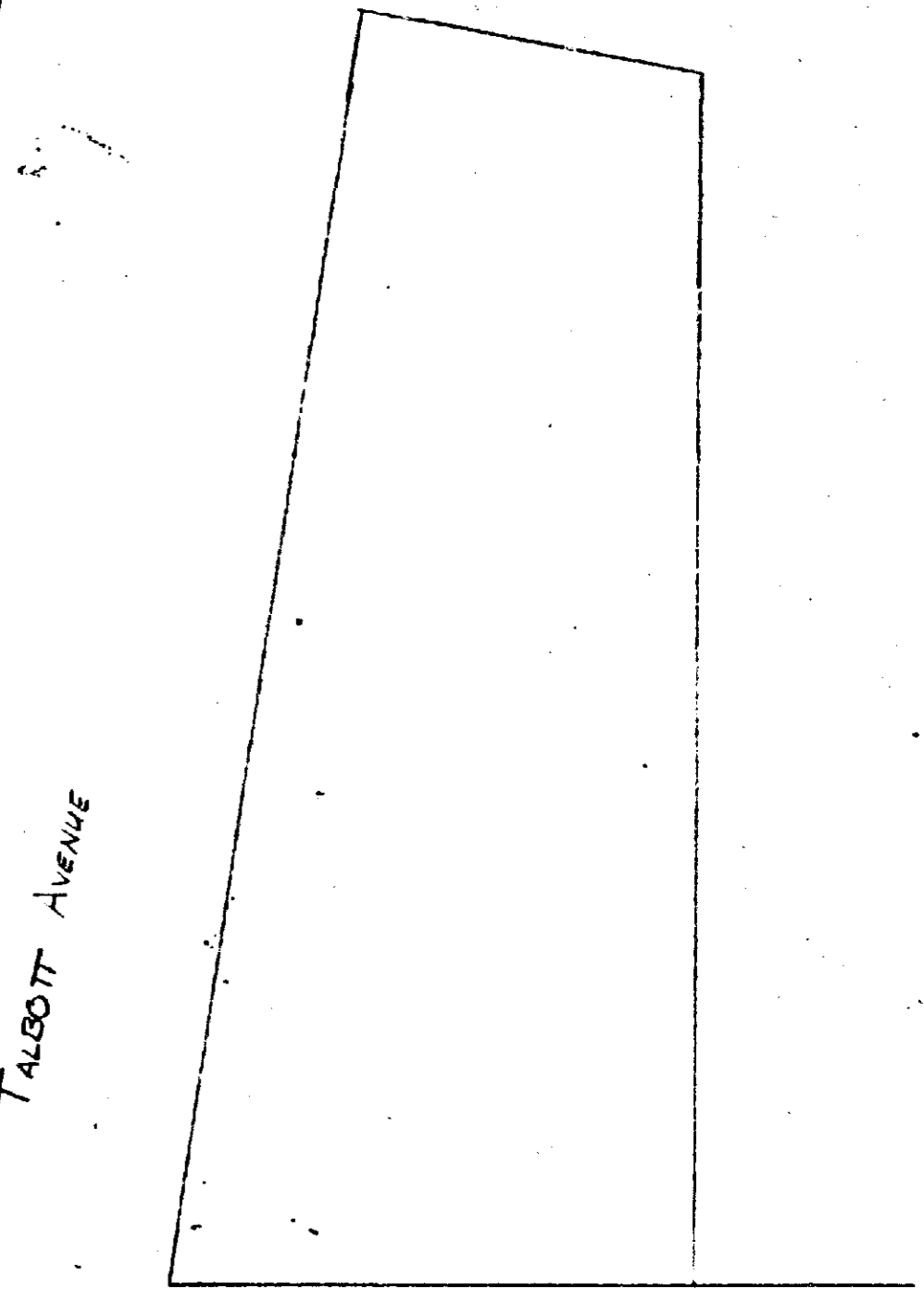
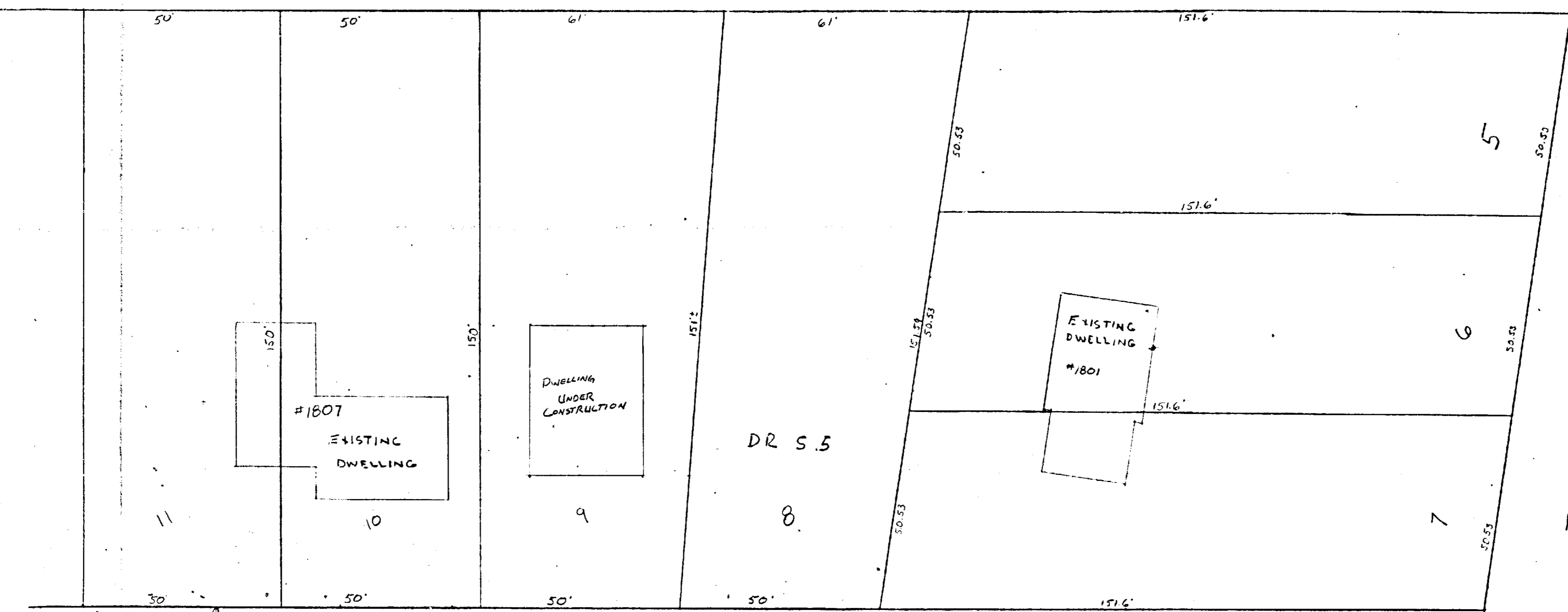
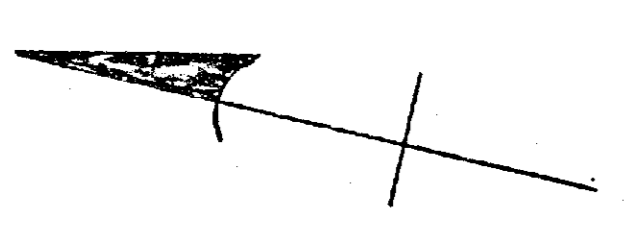
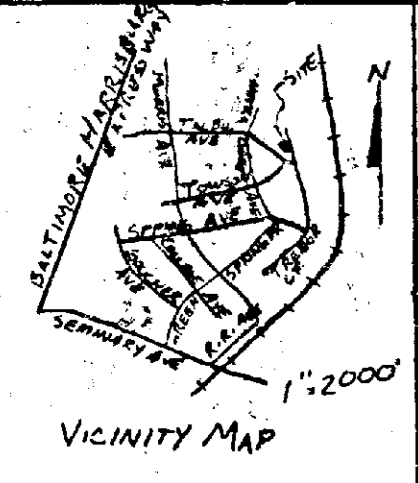
Property Owner: Kathleen L. Rudski  
Location: W side Greenspring Drive, 201 feet N of Talbot Avenue  
District: 8th.

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 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- 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.

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

L/22/85



ZONING PLAT TO ACCOMPANY  
 PETITION FOR VARIANCES IN  
 A D.R. 5.5 ZONE SECTION 1802.3C1  
 1. FRONT YARD VARIANCE OF  
 20' IN LIEU OF 25'  
 2. REAR YARD VARIANCE OF  
 22' IN LIEU OF 30'

**PETITIONER'S  
 EXHIBIT**

EXISTING ZONING DR. 5.5  
 DEED REF. E.H.K. JR. 6915-657  
 OWNER: KATHLEEN L. RUDEKI  
 20 CEDAR KNOLL RD  
 COCKEYSVILLE, MD 21030

256

SIGN

DIMENSIONS REVISED JAN. 1, 1986  
 DATE: DEC. 30, 1985

LOCATED IN  
 8TH DISTRICT BALT. CO. MD.  
 AREA: 0.14 ACRES ±  
 6,098 sq ft

SCALE 1"=20'

**GERHOLD, CROSS & ETZEL**  
 REGISTERED LAND SURVEYORS  
 412 DELAWARE AVE.  
 TOWSON, MD. 21204

OFFICE COPY