

MAP 1E-31  
48  
E. D. 15  
DATE 1-19-87  
200  
1000  
DP

Charles Wesley Bland  
15th Election District  
86-390-ASPH

IN RE: PETITIONS ZONING VARIANCE AND \* BEFORE THE  
SPECIAL HEARING \* ZONING COMMISSIONER  
N/S of Orens Road, 165' W of \* OF BALTIMORE COUNTY  
of Stephen Drive (1116 Orens \*  
Road) - 15th Election District \*  
Charles Wesley Bland, \* Case No. 86-390-ASPH  
Petitioner \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit an accessory structure (garage) height of 22'4" instead of the permitted maximum height of 15 feet and, additionally, permission to construct a garage larger than the existing dwelling, as more particularly described on Petitioner's Exhibit 1. The Petitioner appeared and testified. There were no Protestants. At the onset of the hearing, the Petitioner moved to amend the Petition to also request a variance to permit a side yard setback for the garage of 2 feet instead of the required 2 1/2 feet. The motion was granted. Testimony indicated that the subject property, zoned D.R.5.5 and located on Orens Road, is improved with a dwelling in which the Petitioner has resided for over 14 years. The 50' x 125' lot is improved with a 25' x 30'7" dwelling and a 24' x 24' two-car garage in the rear yard, which is located 2 feet from the east property line and 3 feet from the rear property line. The Petitioner proposes to attach a 28' x 20' two-story addition to the garage, thereby increasing the size to 28' x 44'. The primary purpose is so that the Petitioner may store a classic automobile, two other automobiles used for daily transportation, and a 16' x 6' travel trailer. The Petitioner wishes to keep the vehicles off the street and under cover in order to protect them. The second floor will be used for other storage because his home does not have adequate space. The existing east side and rear setbacks of 2 feet and

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

3 feet, respectively, will be extended by the proposed addition and a west side setback of 4 feet will be created. The existing double garage door will be maintained. A wider entrance is unnecessary since the vehicles will be stored lengthwise within the building.

The Petitioner has spoken with the neighbors on both sides and to the rear, and they do not object to the proposed expansion.

The Petitioner seeks relief from Sections 400.1 and 400.3, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

Although the size of the enlarged garage is unusual, it constitutes less than 40% of the rear yard. It will contain 1,232 square feet, while the rear yard totals 3,300 square feet, which is less than the permitted maximum of 40%. As the Board of Appeals for Baltimore County stated in *In Re: Chullin*, Case No. 85-62-SPH, the collateral concern is the intended use of the proposed structure. That case also concerned a large accessory structure, and after reconsideration, the Board approved its construction with restrictions. This Commissioner is convinced that the building will not be used for commercial or business purposes and such similar restrictions shall be adopted herein.

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 applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

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BY [Signature]

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 instant 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 and relief should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of April, 1986, that the Petition for Zoning Variances to permit an accessory structure (garage) height of 22'4" instead of the permitted 15 feet and a side yard setback for the garage of 2 feet instead of the required 2 1/2 feet be and is hereby GRANTED and, additionally, construction of a garage larger than the existing dwelling is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until

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DATE April 17, 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 400.3 to permit an accessory building of 22'4" in height instead of the required 15 ft. maximum and to permit an accessory building larger than the dwelling.

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

- Need storage space
- To maintain the value of vehicles
- Keep property clean
- Keep vandalism at a minimum

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)	Charles Wesley Bland
Signature	[Signature]
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	1116 Orens Road 686-1508
(Type or Print Name)	Address Phone No.
Signature	Baltimore, Maryland 21220
Address	City and State
City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Attorney's Telephone No.:	Name
Address	Address Phone No.

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

MAP 1E-31  
48  
E. D. 15  
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200  
1000  
DP

ZONING DESCRIPTION

Beginning on the M/S of Orens Road 165 Ft. W. of the Centerline of Stephen Dr., Being Lot #33 on the Plat of Dallman Terrace Book #14 Folio 6 in the 15th. Election District Baltimore County, Maryland. Containing .13 Ac/ Also known as 1116 Orens Road

PETITION FOR ZONING VARIANCE

15th Election District

LOCATION: North Side of Orens Road, 165 feet West of Stephen Drive (1116 Orens Road)

DATE AND TIME: Thursday, April 10, 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 to permit an accessory building of 22 feet 4 inches in height in lieu of the required 15 feet and Special Hearing to permit an accessory building larger than the dwelling

Being the property of Charles Wesley Bland, 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

257

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of April, 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 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, Maryland, on the 10th day of April, 1986, at 10:00 o'clock

[Signature]  
Zoning Commissioner of Baltimore County.

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

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 accessory structure shall not be used for any commercial or business purpose, and in conjunction therewith, the Petitioner shall permit a zoning inspector to enter the premises at any reasonable time to ensure compliance with this Order.

[Signature]  
Zoning Commissioner of Baltimore County

cc: Mr. Charles Wesley Bland  
People's Counsel

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

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
 PETITION FOR VARIANCE : OF BALTIMORE COUNTY  
 N/S Orens Rd., 165' W of :  
 Stephen Dr. (1116 Orens Rd.) :  
 15th District

CHARLES WESLEY BLAND, : Case No. 86-390-ASPH  
 Petitioner

ENTRY OF APPEARANCE

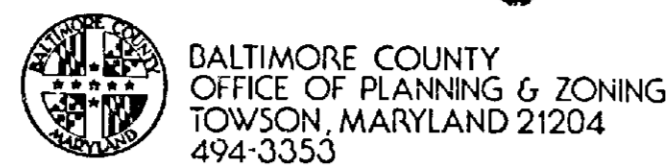
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing date or other proceedings in this matter and of the passage of any preliminary or final Order.

*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, MD 21204  
 434-2188

I HEREBY CERTIFY that on this 19th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Charles W. Bland, 1116 Orens Rd., Baltimore, MD 21220, Petitioner.

*Peter Max Zimmerman*  
 Peter Max Zimmerman



ARNOLD JABLON  
 ZONING COMMISSIONER

JEAN M. H. JUNG  
 DEPUTY ZONING COMMISSIONER

April 2, 1986

Mr. Charles W. Bland  
 1116 Orens Road  
 Baltimore, Maryland 21220

RE: PETITION FOR ZONING VARIANCE AND SPECIAL HEARING  
 NS/Orens Rd., 165' W of Stephen Dr.  
 (1116 Orens Rd.)  
 15th Election District  
 Charles Wesley Bland - Petitioner  
 Case No. 86-390-ASPH

Dear Mr. Bland:

This is to advise you that \$77.60 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

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

Please make the check payable to Baltimore County, Maryland, and remit to the Zoning Department, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 No. 018577

DATE 4/10/86 ACCOUNT 86-31-612-002

SIENS & POSTS  
 RETURNED 4/10/86 AMOUNT \$ 77.60

RECEIVED FROM Charles Wesley Bland

Advertising & Posting re Case #86-390-ASPH

86390\*\*\*\*\*77601\$ 5108F

VALIDATION OR SIGNATURE OF CASHIER

Petition for Zoning Variance

15th Election District  
 LOCATION: North side of Orens Road, 165 feet West of Stephen Drive (1116 Orens Road)

DATE & TIME: Thursday, April 10, 1986 at 10:00 a.m.

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

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

Petition for Zoning Variance to permit an accessory building of 22 feet 4 inches in height in lieu of the required 18 feet and Special Hearing to permit an accessory building larger than the dwelling.

Being the property of Charles Wesley Bland, as shown on plat plan filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of  
 Arnold Jablon  
 Zoning Commissioner  
 of Baltimore County

The Times

Middle River, Md., March 20, 1986

This is to Certify, That the annexed

*Petition - Bland*  
*Reg - 87588*

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of *two* successive weeks before the *20th* day of

*June* *April*, 1986  
*86-390-ASPH* Publisher.

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,

*JB Ventak*  
 Publisher

Cost of Advertising

*24.75*

*86-390-A*

PETITION FOR ZONING VARIANCE

15th Election District

LOCATION: North Side of Orens Road, 165 feet West of Stephen Drive (1116 Orens Road)

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

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

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

Petition for Zoning Variance to permit an accessory building of 22 feet 4 inches in height in lieu of the required 18 feet and Special Hearing to permit an accessory building larger than the dwelling.

Being the property of Charles Wesley Bland, as shown on the plat plan filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of  
 Arnold Jablon  
 Zoning Commissioner  
 of Baltimore County

Mar. 20

CERTIFICATE OF POSTING  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

*86-390-ASPH*

District: *15th*

Date of Posting: *3/15/86*

Posted for: *Variances & Special Hearings*

Petitioner: *Charles Wesley Bland*

Location of property: *N/S Orens Rd., 165' W of Stephen Drive*  
*1116 Orens Rd.*

Location of Signs: *Leaving Orens Rd. approx. 20' from road way, on property of C.W. Bland*

Remarks:

Posted by: *M. J. Davis*

Date of return: *3/21/86*

Number of Signs: *7*

Mr. Charles Wesley Bland  
 1116 Orens Road  
 Baltimore, Maryland 21220

March 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE AND SPECIAL HEARING  
 NS/Orens Rd., 165' W of Stephen Dr.  
 (1116 Orens Rd.)  
 15th Election District  
 Charles Wesley Bland - Petitioner  
 Case No. 86-390-ASPH

TIME: 10:00 a.m.

DATE: Thursday, April 10, 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. 018888

DATE 3/20/86 ACCOUNT 86-31-612-002

AMOUNT \$ 35.00

RECEIVED FROM *Charles Wesley Bland*

FOR *Advertising & Posting re Case #86-390-ASPH*

86390\*\*\*\*\*35000\$ 5108F

VALIDATION OR SIGNATURE OF CASHIER

DATE 1/9/86 ACCOUNT 01.615.000

AMOUNT \$ 35.00

RECEIVED FROM *Charles Bland*

FOR *Variances # 257*

86391\*\*\*\*\*35000\$ 5302F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

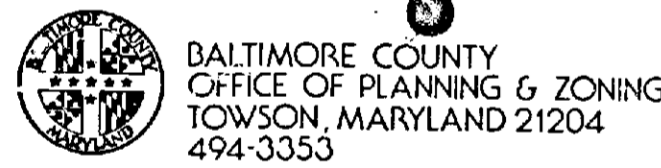
FROM: Norman E. Gerber, Director, Office of Planning & Zoning

SUBJECT: Zoning Petition No. 86-390-ASPH

This office does not support the requested variance. We believe that the size of the proposed building is not in keeping with the character of the neighborhood.

*Norman E. Gerber*  
 NORMAN E. GERBER, AICP, Director  
 Office of Planning & Zoning

NED/JGH/dst



ARNOLD JABLON  
 ZONING COMMISSIONER

JEAN M. H. JUNG  
 DEPUTY ZONING COMMISSIONER

March 13, 1986

Mr. Charles W. Bland  
 1116 Orens Road  
 Baltimore, Maryland 21220  
 Case No. 86-390-ASPH

Dear Mr. Bland:

This letter is to advise you an additional fee of \$35.00 is due for your Special Hearing Petition. We have receipt of your Variance Petition filing fee.

Please remit immediately prior to your hearing.

Sincerely yours

*Carl Richards*  
 Carl Richards

*not paid as of 4-8-86*

Case No. 86-390-ASPH

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*  
 ARNOLD JABLON  
 Zoning Commissioner

Petitioner Charles Wesley Bland  
 Petitioner's Attorney

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 14, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21284

Mr. Charles Wesley Bland  
1116 Orem Road  
Baltimore, Maryland 21220

RE: Item No. 257 - Case No. 86-390-ASP  
Petitioner - Charles Wesley Bland  
Variance and Special Hearing  
Petition

Dear Mr. Bland:

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.

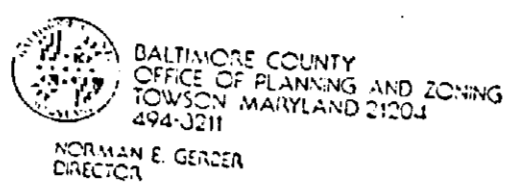
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing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



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

March 19, 1986

RE: Zoning Advisory Meeting of January 21, 1986  
Item # 257 - CHARLES WESLEY BLAND  
Location: N/S OREM RD. 165' W OF  
STEPHEN DRIVE

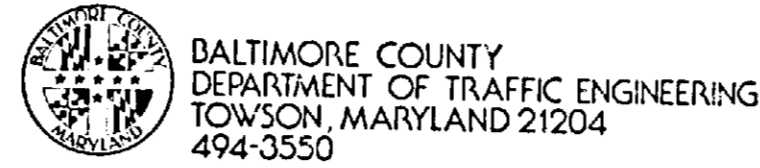
Dear Mr. Jablon:

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.
- 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.
- This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the floodplain is prohibited.
- The proposed development is in violation of the Baltimore County Zoning 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 1/27/86.
- The property is located in a deficient service area as defined by Section 117-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is located in a traffic area controlled by a "T" level intersection as defined by 2111 178-79, and as conditions change the evaluation annually by the County Council.
- Additional comments:

cc: James H. Hall

Euonne A. Sobor  
Chief, Current Planning and Development



STEPHEN E. COLLINS  
DIRECTOR

January 17, 1986

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

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

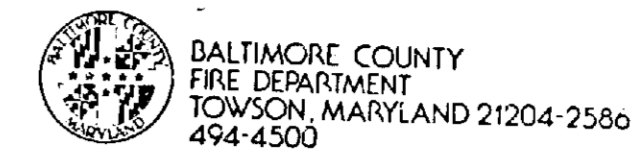
Acres:  
District:

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



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 Cusumani, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Charles Wesley Bland

Location: N/S Orem Road, 165' W of Stephen Drive

Item No.: 257 Zoning Agenda: Meeting of 1-21-86

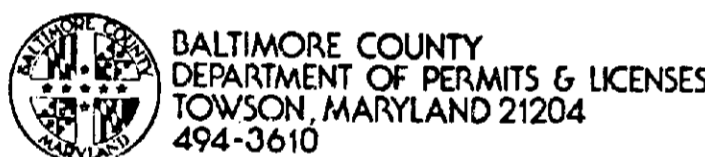
Gentlemen:

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: *John F. O'Neill* Noted and Approved:  
Planning Group  
Special Inspection Division  
Fire Prevention Bureau

/mb



TED ZALESKI, JR.  
DIRECTOR

February 11, 1986

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

Dear Mr. Jablon:  
Comments on Item # 257 Zoning Advisory Committee Meeting are as follows:  
Property Owner: Charles Wesley Bland  
Location: N/S Orem Road, 165' West W of Stephen Drive

APPLICABLE ITEMS ARE CHECKED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.S.S.I. Bill #17-85) and other applicable Code and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer 18/18 not required on plans and technical data.
- Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- All Two Group except 2-4 Single Family Detached dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. 2-4 Two Group require a one hour wall if closer than 3'-0" to an interior lot line. All walls built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1106.2 and Table 1107. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.
- When filing for a required Change of Use/Accessory 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 the Group are from the \_\_\_\_\_ to the \_\_\_\_\_ as listed in \_\_\_\_\_.
- The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 210.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- Comments: It is assumed the structure is an accessory structure to a single family dwelling such as a private garage and is not to be used for commercial purposes. Otherwise more stringent regulations will be involved.
- 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 312 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21284.

*Charles E. Burman*  
C. E. Burman, Chief  
Building Plans Review

1/22/86

