

86-391-11
#305

FINDINGS OF FACT AND CONCLUSIONS OF LAW

In Case No. 66-153-A, the Petitioners were granted a side yard setback of 3 feet and a rear yard setback of 22.27 feet for the existing building on the lot adjoining the subject property. Later, the building was expanded and its present configuration resembles an inverted "L". As a result of a growing business and its concomitant demands, the Petitioners realized that they needed to expand or relocate to either Baltimore County or Harford County. When the adjacent lot became available, they purchased it with the expectation to expand. They propose to add approximately 1,200 square feet of warehouse, office, and showroom space and join it to the existing building, in effect squaring off the existing building with the addition. A 3.3-foot side yard

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 relation 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)

- 2

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, 14th day of April, 1986, that the Petition for Zoning Variances to permit side and rear yard setbacks of 3.3 feet instead of the required 30 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Zoning Commissioner of
Baltimore County

3

ORDER RECEIVED FOR FILING

DATE: BY:

305
6-391-f

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

1. This petition is an extension of the variance granted in August, 1968 when I started the business, (See Baltimore County Variance file no.
2. Maximize the expansion of my facilities and land usage.
3. I have contacted my immediate neighbors and told them of my proposed building expansion and they have no objection.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

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

Contract Purchaser:

(Type or Print Name)

Signature _____

Address

City and State

Attorney for Petitioner

(Type or Print Name)

Signature _____

Address

City and State

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 4th _____ day of _____ March _____ 19 _____ 86, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, L Baltimore County, on the _____ 10th _____ day of _____ April _____ 19 _____ 86, at 10:30 a.m./o'clock.

Carl F. [Signature]
Zoning Commissioner of Baltimore County.

(over)

ZONING DESCRIPTION

Beginning on the northwest side of Pulaski Highway 150' wide at a distance of 452' from Batavia Farms Road and running the following course: north 71 degrees 10' 48", west 246.10'; thence north 71 degrees 10' 48", west 246.10'; thence south 18 degrees 40' 58", east 201.31' to the northwest right angle corner of Pulaski Highway; thence binding on the right of way, south 58 degrees 58' 00", west 202.93' to the point of beginning. Being known as 8220-8222 Pulaski Highway in the 15th election district. Containing 1.09 acres land.

PETITION FOR ZONING VARIANCES
15th Election District

LOCATION: Northwest Side of Pulaski Highway, 452 feet Northeast of Batavia Farm Road (8220-8222 Pulaski Highway)

DATE AND TIME: Thursday, April 10, 1986, at 10:30 a.m.

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

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

Petition for Zoning Variances to permit a side yard setback of 3.3 feet in lieu of the required 30 feet and a rear yard setback of 3.3 feet in lieu of the required 30 feet

Being the property of Frank J. Frallicciardi, 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 VARIANCES
NW/S Pulaski Highway,
452' NE of Batavia Farm
Rd. (8220-8222 Pulaski
Hwy.), 15th District
FRANK J. FRALICCIARDI,
et ux, Petitioners

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-391-A

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 19th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Frank J. Frallicciardi, 8220 Pulaski Hwy., Baltimore, MD 21237, Petitioners; and Mr. Jim Roche, 8422 Bellona Lane, Baltimore, MD 21204, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman



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

Mr. Frank J. Frallicciardi
Mrs. Adele A. Frallicciardi
8220 Pulaski Highway
Baltimore, Maryland 21237

RE: PETITION FOR ZONING VARIANCES
NW/S Pulaski Highway, 452' NE of Batavia Farm Rd.
(8220-8222 Pulaski Highway)
15th Election District
Frank J. Frallicciardi, et ux - Petitioners
Case No. 86-391-A

Dear Mr. and Mrs. Frallicciardi:

This is to advise you that \$69.35 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 Commissioner, Baltimore County, Maryland.

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

No. 018578

DATE 4/10/86 ACCOUNT 201-615-001

SIGN & POST RETURNED
4/10/86 AMOUNT \$ 69.35

RECEIVED FROM Frank J. Frallicciardi

Advertising & Posting re Case #86-391-A

FOR B 8723*****0335 8104F

VALIDATION OR SIGNATURE OF CASHIER

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,

Publisher
Cost of Advertising

24.75
86-391-A

PETITION FOR ZONING VARIANCES

15th Election District
LOCATION: Northwest Side of
Pulaski Highway, 452' NE of
Batavia Farm Road (8220-8222
Pulaski Highway)
DATE AND TIME: Thursday, April
10, 1986, at 10:30 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a side yard setback of 3.3 feet in lieu of the required 30 feet and a rear yard setback of 3.3 feet in lieu of the required 30 feet.

Being the property of Frank J. Frallicciardi, et ux, as shown on plat filed with the Zoning Office.

In the event that the Petitioner 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 or above or made at the hearing.

By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Mar. 20

CERTIFICATE OF PUBLICATION

OFFICE OF

Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 March 21, 1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #75245 - Reg. #L 87600 - Pet. for Zoning Var. - 74 lines @ \$29.60.

was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the

21st day of March 1986; that is to say, the same was inserted in the issues of March 20, 1986

Kimbel Publication, Inc.

per Publisher.

By K.C.O.

PETITION FOR ZONING VARIANCES

15th Election District
LOCATION: Northwest Side of
Pulaski Highway, 452' NE of
Batavia Farm Road (8220-8222
Pulaski Highway)

DATE AND TIME: Thursday, April
10, 1986, at 10:30 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a side yard setback of 3.3 feet in lieu of the required 30 feet and a rear yard setback of 3.3 feet in lieu of the required 30 feet.

Being the property of Frank J. Frallicciardi, et ux, as shown on plat filed with the Zoning Office.

In the event that the Petitioner 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 or above or made at the hearing.

By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 15th Date of Posting 3/15/86

Posted for Variance

Petitioner: Frank J. Frallicciardi, et ux

Location of property: NW/S Pulaski Hwy, 452' NE of Batavia Farm Rd.

8220-8222 Pulaski Hwy.

Location of Sign: NW/S Pulaski Hwy, at corner of 15th St. Roadway, on property of Baltimore

Remarks:

Posted by M. J. Jablon

Date of return: 3/21/86

Number of Signs: 1

Mr. Frank J. Frallicciardi
Mrs. Adele A. Frallicciardi
8220 Pulaski Highway
Baltimore, Maryland 21237

March 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
NW/S Pulaski Highway, 452' NE of Batavia Farm Rd.
(8220-8222 Pulaski Highway)
15th Election District
Frank J. Frallicciardi, et ux - Petitioners
Case No. 86-391-A

TIME: 10:30 a.m.

DATE: Thursday, April 10, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

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

No. 018397

DATE 3/23/86 ACCOUNT 201-615

AMOUNT \$ 100.00

RECEIVED FROM Jim Roche

FOR: Entry for Variance - Item 305

FRALICCIARDI B 8723*****0335 8104F

VALIDATION OR SIGNATURE OF CASHIER

Case No. 86-391-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

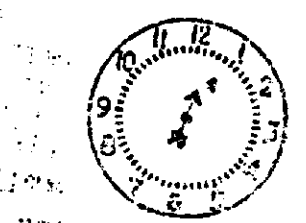
Petitioner Frank J. Frallicciardi, et ux Received by: James E. Ryan
Petitioner's Attorney Chairman, Zoning Planning Advisory Committee

POWER TOOLS
SALES & SERVICE

State SAW AND MACHINERY COMPANY

8220-22 PULASKI HWY. BALTIMORE, MD. 21237 FFB 24

PHONE: (301) 684-7300



Gentlemen:

I am requesting that you review and expedite our request for variance as shown on the petition # 305 under the following hardship:

We have our bank loans arranged and they have put a time limit on our signing and accepting the terms agreed upon. If we delay settlement, the whole bank proposal will be void and have to be renegotiated. The legal cost of this will go up and the fixed interest rates will be more costly.

The cost of the building has been established and agreed upon. Any delays at this time will cost an approximate increase of 3% in the construction cost of our building. This would represent about \$20,000 and our budget cannot stand this. The contractor cannot hold prices indefinitely.

We are committed to some of the manufacturers we represent to hold in-house machinery shows in the late summer and early fall. The commitment is based on our sales volume to these manufacturers and we must do these shows in order to keep the lines of distribution, otherwise, they will pull the lines from us. This is why we are in need of our building now. The mailing and planning for these shows is being done now. It is vital to fulfill our promises. Our credibility will be questioned and is at stake!

We have several containers of machinery, purchased at a fixed price, scheduled to arrive for our sales shows. We would not have the space to receive these containers without our new building. Any delay on our part and the manufacturers will not honor the fixed price and delivery schedule agreed upon. This would cause an extreme crisis to our business planning and sales commitments.

Our subsidiary, Winchester Carbide Saw Co., Winchester, Va., is dependent upon us for their inventory for their sales. We purchased that company approximately two years ago and the success of that costly investment depends on us, here at the parent Company, keeping our plans and commitments on schedule.



Nothing Cuts Costs Like SHARP SAWS

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. 86-391-A

This office does not support the granting of this request believing that the proposal tends to overbuild the site. Further, contrary to the requirements of the Landscape Manual, there appears to be no space for landscaping if the subject proposal is constructed as shown on the submitted site plan.

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

NRG/JOH/dml

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 14, 1986

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

Chairman

MEMBERS

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

Mr. and Mrs. Frank J. Frallicciardi
8220 Pulaski Highway
Baltimore, Maryland 21237

RE: Item No. 305 - Case No. 86-391-A
Frank J. Frallicciardi, et ux -
Petitioners
Variance Petition

Dear Mr. and Mrs. Frallicciardi:

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:nrr

Enclosures

cc: Mr. Jim Roche
8422 Bellona Lane
Baltimore, Maryland 21204



Maryland Department of Transportation

State Highway Administration

William K. Hellmuth
Secretary
Hal Kessoff
Administrator

March 6, 1986

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

Att: James Dyer

Re: Baltimore County
Item #305
Property Owner: Frank
J. Frallicciardi, et ux
Location: NW/4 Pulaski
Hwy, (Route 40-E) 452'
NE of Batavia Farm Rd.
Existing Zoning: B.R.
CS-1
Proposed Zoning: Var.
to permit a side and rear
yard setback of 3.3
feet in lieu of the
required 30'
Acres: 1.09
District 15th

Dear Mr. Dyer:

On review of the submittal of 2/13/86, and field inspection, the State Highway Administration finds the site plan generally acceptable.

However, the S.H.A. Bureau of Engineering Access Permits will require the developer or owner to repair or replace any and all deteriorated conditions that exist within the S.H.A. Right-of-Way.

Very truly yours,

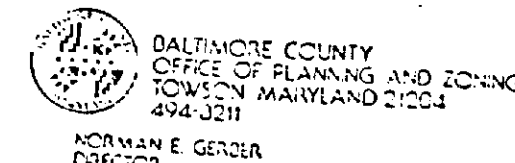
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350

383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-452-5042 Statewide Toll Free
P.O. Box 717 707 North Carver St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

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

March 19, 1986

Re: Zoning Advisory Meeting of March 4, 1986
Item # 305
Property Owner: FRANK J. FRALICCIARDI, et ux
Location: NW/4 PULASKI HIGHWAY, 452' NE OF BATAVIA FARM 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.
- ☒ A County Review Group Meeting is required.
- ☒ Forward by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development in or alteration of the floodplain is prohibited under the provisions of Section 22-23 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 1/15/86.
- ☒ Landscaping must comply with Baltimore County Landscape Manual, Item 128-75. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a top level intersection as defined by Bill 128-79, and as conditions change the re-evaluation annually by the County Council. The deficient service is:
- ☒ The property is located in a deficient service area as defined by Bill 128-75. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a deficient service area as defined by Bill 128-75. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:

cc: James Hossell

Ernest A. Soper
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550STEPHEN E. COLLINS
DIRECTOR

March 14, 1986

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

Item No. -ZAC- Meeting of March 4, 1986
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Access:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 302, 303, 305, 306, 307, 308, 309, and 310.

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

MSE/bld

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500PAUL H. REINCKE
CHIEF

March 7, 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: Frank J. Frallicciardi

Location: NW/4 Pulaski Highway, 452' NE of Batavia Farm Road

Item No.: 305 Zoning Agenda: Meeting of 3-4-86

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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 on this time.

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

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010TED ZALESKI, JR.
DIRECTOR

March 6, 1986

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

Dear Mr. Jablon:

Comments on Item # 305 Zoning Advisory Committee Meeting are as follows:

Property Owner: Frank J. Frallicciardi, et ux
Location: NW/4 Pulaski Highway, 452 feet NE of Batavia Farm Road
District: 15th

APPLICABLE TYPES ARE CHECKED

- () 1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 411-85, the Maryland Code for the Building and Code (B.C.C.) 21-1-1, 1980 and other applicable Codes and Standards.
- () 2. A building and other miscellaneous permits shall be required before the start of any construction.
- () 3. 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.
- () 4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer are required to file a permit application. Reproduced seals are not acceptable.
- () 5. All One Group except B-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls other than 6'-0" to an interior lot line. B-1 One Group 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 exterior wall within 3'-0" of an interior lot line.
- () 6. The structure does not appear to comply with Table 505 for partition 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 501 and 505 and have your Architect/Engineer contact this department.
- () 7. The requested variance appears to conflict with Section (a) _____ of the Baltimore County Building Code.
- () 8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed 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 and use for the lot and the finish floor levels including basement. See Section 312 of the Building Code.
- () 9. The proposed project appears to be located in a Flood Plain. Flood/riverine. Please see the attached copy of Section 514.0 of the Building Code as adopted by Bill 411-85. Site plan shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- () 10. Comments: Please advise how the existing structure plus the new addition will meet the height/area requirements of Section 502, 503, 504, Table 501 and how the exiting from the rear of the building will be provided exit discharge to the public way as required by Section 511.1. True firewalls as in Section 1107.0 and/or sprinklers as in Section 1107.0 or both may be required to satisfy the Code.
- () 11. 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 review of any permit. The applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

1/22/86

If proper exiting and compliance to the height and area cannot be accomplished, a permit will not be granted.

