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86-396-XA
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86-396-XA
4-11-86



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 11, 1986

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, MD 21221

RE: PETITIONS SPECIAL EXCEPTION
AND VARIANCE
SE/S of Pulaski Highway, 1010'
NE of the centerline of
Holly Drive
15th Election District
Grimaldi, Inc. - Petitioner
Case No. 86-396-XA

Dear Mr. Gontrum:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jeann M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

Ms. Mary Ginn
Alliance of Baltimore County
Community Councils, Inc.
606 Horncrest
Towson, MD 21204

PETITION FOR SPECIAL EXCEPTION AND VARIANCES

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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the outdoor advertising sign and variance from Section 413.3 of the Baltimore County Zoning Regulations allowing said sign to be located 250 feet from an existing sign located on the same side of the street, instead of the required 1000 feet and see attached Letter A.

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

I, or we, agree to pay expenses of above Special Exception 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 that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
FORWARD DEVELOPMENT
(JEAN KONZELMAN)
(Type or Print Name)

Jeann M. H. Jung
Signature

10504 Vincent Road
Address

White Marsh, MD 21162
City and State

Attorney for Petitioner:
John B. Gontrum
(Type or Print Name)

John B. Gontrum
Signature

809 Eastern Boulevard
Address

Baltimore, Maryland 21221
City and State

Attorney's Telephone No.: 686-8274

Legal Owner(s):

GRIMALDI, INC.

(Type or Print Name)

Grimaldi, Inc.
Signature

(Type or Print Name)

8125 Philadelphia Road
Address

Baltimore, Maryland 21237
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

John B. Gontrum
Name

809 Eastern Boulevard 686-8274
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of March, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 8th day of April, 1986, at 10:00 o'clock.

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)

IN RE: PETITIONS SPECIAL EXCEPTION AND VARIANCE
SE/S of Pulaski Highway, 1010'
NE of the centerline of
Holly Drive
15th Election District
Grimaldi, Inc., Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-396-XA

The Petitioner herein requests a special exception for an 8' x 8' outdoor advertising sign and, additionally, variances to permit a sign to be located 250' away from an existing sign on the same side of the street in lieu of the required 1,000 feet and to permit said sign to be 10 feet from the right-of-way of a dual highway in lieu of the required 100 feet and 10 feet from the street right-of-way in lieu of the required 50 feet.

Testimony indicated that the site is wooded except for frontage where three billboards, existing since prior to 1950, and two signs, advertising the availability of the site for lease, are located. The contract lease proposes to locate a temporary two-sided sign as indicated on the plan prepared by Bafitis and Associates, revised February 3, 1986 and marked Petitioner's Exhibit 1, for the purpose of advertising Brier Wood Mobile Home Park on Bletzer Road, a park now being developed and rented. There were no Protestants.

Pursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the Petitioner, the requirements of Section 502.1, BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected, and, therefore, the special exception and variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 11th day of April, 1986, that the herein Petition for Special

ORDER RECEIVED FOR FILING
DATE April 11, 1986
BY *Robert A. Bellard*

Description of Sign Envelope for Special Exception and Variance for Proposed 2 Outdoor Signs 8' x 8' for Forward Development Company.

Beginning at a point South 42°-38' East 10 feet from the east side of Pulaski Highway, 150 feet wide, said point being North 47°-22' East 1,010 feet, more or less, from the center of the intersection of Holly Drive and the east side of Pulaski Highway; thence running the following four courses:

1. South 42°-38' East 14 feet to a point; thence
2. North 47°-22' East 14 feet to a point; thence
3. North 42°-38' West 14 feet to a point; thence
4. South 47°-22' West 14 feet to the point of beginning.

Containing 196 square feet or 0.004 acres of land, more or less.



William N. Bafitis
William N. Bafitis, P.E. #11641

Exception for an 8' x 8' outdoor advertising sign and, additionally, the Petition for Variances to permit a sign to be located 250 feet away from an existing sign on the same side of the street in lieu of the required 1,000 feet and to permit said sign to be 10 feet from the right-of-way of a dual highway in lieu of the required 100 feet and 10 feet from the street right-of-way in lieu of the required 50 feet, in accordance with Petitioner's Exhibit 1, are hereby GRANTED, from and after the date of this Order, subject, however, to the following:

1. The sign shall be removed within twelve (12) months from the date of this Order.

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

JMHJ:bg

ORDER RECEIVED FOR FILING
DATE April 11, 1986
BY *Robert A. Bellard*

PETITION FOR SPECIAL EXCEPTION AND VARIANCES

15th Election District

LOCATION: Southeast Side of Pulaski Highway, 1010 feet Northeast of the Centerline of Holly Drive

DATE AND TIME: Tuesday, April 8, 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 Special Exception for an advertising sign 8 feet by 8 feet in size

Petition for Variances to permit a sign to be located 250 feet away from an existing sign on the same side of the street in lieu of the required 1,000 feet, to permit said sign to be 10 feet from the right-of-way of a dual highway in lieu of the required 100 feet and 50 feet

Being the property of Grimaldi, Inc., 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 SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
SE/S Pulaski Hwy., 1010' NE of : OF BALTIMORE COUNTY
C/L Holly Dr., 15th District
GRIMALDI, INC., Petitioner Case No. 86-396-XA
: : : : :
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 18th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to John B. Contrum, Esquire, 809 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioner; and Jean Gunzelman, Forward Development, 10504 Vincent Rd., White Marsh, MD 21162, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: March 11, 1986
FROM: Norman E. Gerber, Director, Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-396-XA

This office is opposed to the granting of the subject request. Section 413.3 contains very explicit standards on the spacing of off-premise signs. We see no reason here to ignore them. The site plan delineates three billboards and a "For Lease" sign along the frontage of the subject property. The State Highway Administration's representative to the Zoning Plans Advisory Committee stated that the subject site plan has been forwarded to the S.H.A. Beautification Section... for comments. This office believes that the granting of the subject petition would not be in keeping with the State's program.

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

NEG/JGR/dmi



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

John B. Contrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCES
SE/S Pulaski Highway, 1010' NE of the c/l Holly Dr.
15th Election District
Grimaldi, Inc. - Petitioner
Case No. 86-396-X

Dear Mr. Contrum:

This is to advise you that \$81.55 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

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

BALTIMORE COUNTY, MARYLAND No. 019899
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 4-14-86 ACCOUNT R-01-615-000

AMOUNT \$ 81.55

RECEIVED FROM Forward Mobile Sales, Inc.

FOR Advertising & Posting 86-396-X

3 B071*****815511 5162F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 14, 1986

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

ooo

John B. Contrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Item No. 266 - Case No. 86-396-XA
Grimaldi, Inc. - Petitioner
Special Exception and Variances
Petition

Dear Mr. Contrum:

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

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

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Baffis and Associates
3482 Dunhaven Road
Baltimore, Maryland 21222

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

27.50

86-396-XA

PETITION FOR SPECIAL EXCEPTION AND VARIANCES
15th Election District
LOCATION: Southeast Side of Pulaski Highway, 1010 feet Northeast of the centerline of Holly Drive
DATE & TIME: Tuesday, April 8, 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 Special Exception for an advertising sign 8 feet by 8 feet in size. Petition for Variances to permit a sign to be located 250 feet away from an existing sign on the same side of the street in line of the required 1,000 feet, to permit said sign to be 18 feet from the right-of-way of a dual highway in line of the required 100 feet and 80 feet. Being the property of Grimaldi, Inc., as shown on the plat 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

Petition for Special Exception and Variances

15th Election District
LOCATION: Southeast side of Pulaski Highway, 1010 feet Northeast of the centerline of Holly Drive.
DATE & TIME: Tuesday, April 8, 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 Special Exception for an advertising sign 8 feet by 8 feet in size. Petition for Variances to permit a sign to be located 250 feet away from an existing sign on the same side of the street in line of the required 1,000 feet, to permit said sign to be 18 feet from the right-of-way of a dual highway in line of the required 100 feet and 80 feet. Being the property of Grimaldi, Inc., as shown on the plat 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 Reg. L 57610

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

of one successive

weeks before the 20th day of

March, 1986

John B. Contrum Publisher.

86-396-XA

John B. Contrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

March 7, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCES
SE/S Pulaski Highway, 1010' NE of the c/l Holly Dr.
15th Election District
Grimaldi, Inc. - Petitioner
Case No. 86-396-X

TIME: 10:00 a.m.

DATE: Tuesday, April 8, 1986

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND No. 018308
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 3/21/86 ACCOUNT 01-615-000

AMOUNT \$ 200.00

RECEIVED FROM Forward Mobile Sales

FOR SE/Variances #266

8 B071*****200001 5212F

VALIDATION OR SIGNATURE OF CASHIER

Case No. 86-396-XA

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: Grimaldi, Inc.
Petitioner's Attorney: John B. Contrum, Esquire

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



Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

February 6, 1986

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

Re: Baltimore County
Item No. 266
Property Owner: Grimaldi
Incorporated
Location: SE/S Pulaski
Highway, (Route 40-E)
1010' NE of centerline
Holly Drive
Existing Zoning: M.L.

CS-1
Proposed Zoning: Spec.
exception & Variance
for outdoor advertising
sign 8' by 8' and Var.
allowing said sign to be
located 250' from an
existing sign located on
the same side of the street
instead of the required
1000' and to permit said
sign 10' instead of 100'
from the right-of-way
of any dual highway
& variance from Section
413.3 c to permit 10'
instead of 50'
Acres: .004
District 15th

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal for sign variance for
Outdoor Advertising, the site plan has been forward to
the S.H.A. Beautification Section, c/o Morris Stein
(659-1642) for all comments relative to zoning.

Very truly yours,

Charles Lee

Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL:GW:es

cc: J. Ogle
M. Stein
My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5762 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERZER
DIRECTOR

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

MARCH 19, 1986

Re: Zoning Advisory Meeting of FEBRUARY 4, 1986
Item # 266
Property Owner: GRIMALDI, INC.
Location: SE/S PULASKI HIGHWAY, 1010'
NE of HOLLY 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.
- ☐ A County Review Group meeting was held and the minutes will be
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 on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-99 of the Development
Regulations.
- ☐ Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board
on _____.
- ☐ Landscaping: Must comply with Baltimore County Landscape Manual.
Bill 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is _____.
- ☐ The property is located in a traffic area, controlled by a "D" level
intersection as defined by Bill 178-79, and as conditions change
are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Hoswell

Eugene A. Bober
Chief, Current Planning and Development



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

PAUL H. REINCKE
CHIEF

February 18, 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: Grimaldi, Inc.

Location: SE/S Pulaski Highway, 1010' NE of centerline Holly Drive

Item No.: 266

Zoning Agenda: Meeting of 2-4-86

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.

() 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.

() 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.

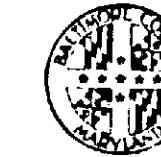
(X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and
Approved:

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 # 266 Zoning Advisory Committee Meeting are as follows:

Property Owner: Grimaldi, Inc.
Location: SE/S Pulaski Highway, 1010' NE of c/l of Holly Drive
District: 15th.

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.M.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 B-1 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 101, 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 101 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: Signs shall comply with Article 19 and the amended Sections
in Bill #17-85 of the County Council.

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
N. Chesapeake Avenue, Towson, Maryland 21204.

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

4/22/86

