

PETITION FOR SPECIAL HEARING
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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

The existence of (1) basement apartment built in 1951-1952 and (1) built in 1955 in an apartment house with (4) other suites erected prior to 1945, at 2516 Yorkway, Baltimore County, Maryland 21222. (6 units total)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing 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)	Legal Owner(s): Anita Cavoures (Type or Print Name)	MAP SE 4E 4A
Signature	Signature	E. D. 12
Address	(Type or Print Name)	DATE 5/12/86
City and State	Signature	200
City and State	Signature	7000
City and State	Signature	DP
Attorney for Petitioner: Michael I. Gilbert (Type or Print Name)	51 Yorkway Address Baltimore County, Maryland 21222 City and State	284-3719 Phone No. 5-12, 280 E 27, 190
Signature	Name, address and phone number of legal owner, contract purchaser or representative to be contacted	
1121 Merritt Boulevard Address Baltimore County, Maryland 21222 City and State	Contact attorney: Name	
Attorney's Telephone No.: 282-0600	Address	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th 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 15th day of April, 1986, at 10:00 o'clock

IN RE: PETITIONS SPECIAL HEARING * BEFORE THE
Anita Cavoures, * ZONING COMMISSIONER
Petitioner * OF BALTIMORE COUNTY
* Case Nos. 86-412-SPH and
* 86-413-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a nonconforming use for a multi-family dwelling in both cases, as more particularly described on Petitioner's Exhibits 1, respectively marked in each case.

The Petitioner appeared and testified and was presented by Counsel. Chris Lucas, a long-time resident of Dundalk who is intimately familiar with Yorkway, testified on her behalf. The Reverend Eva O'Diam, Dundalk Church of the Brethren, and Beverly Klein, Dundalk Community Council, appeared as observers. There were no Protestants.

Testimony indicated that the properties owned by the Petitioner, 2516 and 2525 Yorkway, zoned D.R.10.5, were purchased by her in 1949 and 1954, respectively. At the time of purchase, 2516 Yorkway had four units which were expanded to five units in 1952 and six units in 1954. When the Petitioner purchased 2525 Yorkway in 1954, it had five units. Mr. Lucas testified that he remembers when the dwellings on Yorkway were constructed, during World War II, and that they were constructed as four-unit dwellings. Mrs. Cavoures testified that each building has continued with its respective number of units continuously and without interruption since before 1955.

The Petitioner seeks relief from Section 104.1, Baltimore County Zoning Regulations (BCZR).

The uses described here predate the establishment of the first zoning regulations in 1945 and, therefore, are clearly nonconforming inasmuch as such

PETITION FOR SPECIAL HEARING
12th Election District

LOCATION: Southwest Side of Yorkway, 503.87 feet Northwest of Leeway (2516 Yorkway)

DATE AND TIME: Tuesday, April 15, 1986, at 10:00 a.m.

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

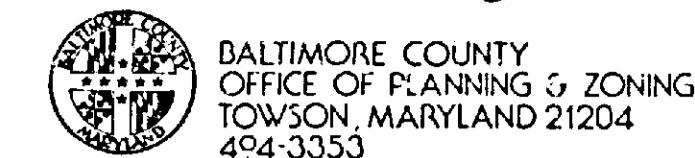
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing for a nonconforming use of a multiple family dwelling (6 apartments)

Being the property of Anita Cavoures, 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



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 9, 1986

Michael I. Gilbert, Esquire
1121 Merritt Boulevard
Baltimore County, Maryland 21222

RE: PETITION FOR SPECIAL HEARING
SW/S Yorkway, 503.87' NW of Leeway
(2516 Yorkway)
12th Election District
Anita Cavoures - Petitioner
Case No. 86-412-SPH

Dear Mr. Gilbert:

This is to advise you that \$55.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

Do not remove this receipt until the time it is placed by you.

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

No. 018591

DATE: 4/15/86 ACCOUNT: 100-1000000000

SIGN & POST TO BE RETURNED BY BOTH PARTIES AMOUNT: \$ 55.00

RECEIVED FROM: Anita Cavoures

FOR: Advertising & Posting re Case Nos. 86-412-SPH & 86-413-SPH

VALIDATION OR SIGNATURE OF CLERK

ORDER RECEIVED FOR FILING
DATE June 5, 1986
BY [Signature]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 3/15/86
Posted for: Special Hearing
Petitioner: Anita Cavoures
Location of property: SW/S Yorkway, 503.87' NW of Leeway
2516 Yorkway
Location of Signs: Front, Side, Rear, 15' from roadway, etc.
Remarks:
Posted by: [Signature] Date of return: 3/15/86
Number of Signs: 1

multi-family dwellings would not be permitted as of right in a D.R.10.5 Zone, which was created by the adoption of the 1955 zoning regulations. The lot areas are not sufficient to permit such uses. However, pursuant to the 1945 regulations, inasmuch as the expansion of 2516 Yorkway to include two more apartments and the expansion of 2525 Yorkway to include one more apartment occurred prior to 1955, a nonconforming use was permitted to be expanded "to an extent not more than once again the area of the land used in the original nonconforming use". Section XI, 1945 BCZR.

The uncontroverted testimony, which was amply supported, conclusively indicates that 2516 Yorkway and 2525 Yorkway have been used continuously and without interruption as six apartments and five apartments, respectively, since 1954. After due consideration of the testimony and evidence presented, it is clear that nonconforming uses exist.

Pursuant to the advertisement, posting of the properties, and public hearing on these Petitions held, and for the reasons given above, the approval prayed for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of June, 1986, that nonconforming uses as a six-apartment dwelling for 2516 Yorkway and a five-apartment dwelling for 2525 Yorkway be approved and, as such, the Petitions for Special Hearing are hereby GRANTED from and after the date of this Order.

[Signature]
Zoning Commissioner of Baltimore County

cc Michael I. Gilbert, Esquire
The Reverend Eva O'Diam
Ms. Beverly Klein
People's Counsel

ORDER RECEIVED FOR FILING
DATE June 5, 1986
BY [Signature]

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SW/S Yorkway, 503.87' NW of : OF BALTIMORE COUNTY
Leeway (2516 Yorkway) :
12th District :
ANITA CAVOURES, : Case No. 86-412-SPH
Petitioner(s) :
: : : : :

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
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
(301) 494 - 2188

I HEREBY CERTIFY that on this 26th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Michael I. Gilbert, Esquire, 1121 Merritt Blvd., Baltimore, MD 21222, Petitioner's Attorney.

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman

5304
5305

The following is a Deed description on the 2516 Yorkway property:

BEGINNING for the same at a point on the southwesterly line of Yorkway as now laid out distant five hundred three and eighty seven one hundredths feet northwesterly measured along the said southwesterly line of Yorkway from the northwesterly line of Leeway as now laid out sixty feet wide all as shown on Plat No. 4 of Dundalk, and running thence south thirty-four degrees twenty minutes fifty-five seconds west one hundred eleven and twenty-three one hundredths feet part of which distance is intended to be along the center line of a party wall there situate to intersect the northeasterly line of a fourteen foot alley there situate and as shown on said plat thence binding on the northeasterly line of said alley north fifty-six degrees ten minutes twenty-four seconds west fifty-eight and ninety one hundredths feet thence north thirty-two degrees forty-six minutes forty seconds east one hundred ten and ninety one hundredths feet to intersect the said southwesterly line of Yorkway, thence southeasterly binding on the said southwesterly line of Yorkway on a curve to the right with a radius of two thousand feet for a distance of sixty-one and ninety-four one hundredths feet to the place of beginning. The improvements thereon being known as 2516 Yorkway. Containing approximately 6552 square feet in the 12th Election District.

PETITION FOR SPECIAL HEARING
 12th Election District
 LOCATION: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 DATE AND TIME: Tuesday, April 15, 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 for a Petition for Special Hearing for a rezoning of a portion of a multiple family dwelling in accordance with the provisions of the Zoning Act and Regulations of Baltimore County, Maryland.
 Being the property of Anita Cavoures, as shown on plat filed with the Zoning Office.
 In the event that this Petitioner is granted a building permit, the same shall be subject to the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of such permit for a period of not more than 30 days. 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. 27, 1986

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 27, 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 27, 1986

THE JEFFERSONIAN,
 Publisher
 Cost of Advertising
 22.00

86-412-SPH

PETITION FOR SPECIAL HEARING
 12th Election District
 LOCATION: Southwest Side of York Ave. 503.87 feet Northwest of Leeway 2516 Yorkway
 DATE AND TIME: Tuesday, April 15, 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 for a Petition for Special Hearing for a rezoning of a portion of a multiple family dwelling in accordance with the provisions of the Zoning Act and Regulations of Baltimore County, Maryland.
 Being the property of Anita Cavoures, as shown on plat filed with the Zoning Office.
 In the event that this Petitioner is granted a building permit, the same shall be subject to the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of such permit for a period of not more than 30 days. 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. 27, 1986

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle
 38 N. Dundalk Ave.
 Dundalk, Md. 21222
 March 27, 1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Zoning Hrgs. - P.O. # 75295 - Req. #L87644 - 70 lines @ \$28.00. was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~thirty~~ **two** weeks before the 28th day of March 1986; that is to say, the same was inserted in the issues of March 27, 1986

86-412-SPH Kimbel Publication, Inc.
 per Publisher.
 By *K. C. Oller*



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353
 (494-3391)

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

April 23, 1986

Michael I. Gilbert, Esquire
 1121 Merritt Boulevard
 Baltimore, Maryland 21222

- RE: SW/S Yorkway, 503.87' NW of Leeway (2516 Yorkway) Anita Cavoures - Petitioner Case No. 86-412-SPH
 NE/S Yorkway, 165.23' NW of Leeway (2525 Yorkway) Anita Cavoures - Petitioner Case No. 86-413-SPH
 SW/S Yorkway, 332' NW of Leeway (2522 Yorkway) Audra Urtes - Petitioner Case No. 86-414-SPH

Dear Mr. Gilbert:

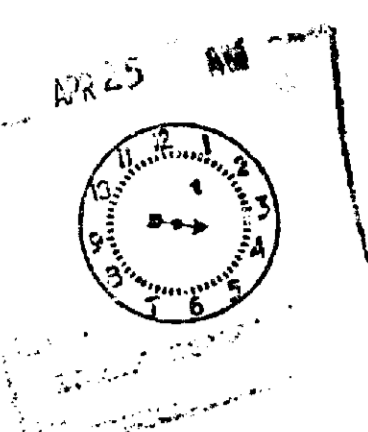
Pursuant to our telephone conversation of April 22nd, this letter is to confirm the fact that the above-captioned cases have been rescheduled for hearing before Commissioner Jablon on Monday, June 2, 1986, at the below-listed times:

- 86-412-SPH 9:30 a.m.
 86-413-SPH 10:00 a.m.
 86-414-SPH 10:30 a.m.

Very truly yours,

Margaret E. du Bois
 Zoning Office

86-2135



Ms. M. F. Klein
 2632 Oriwood Road
 Dundalk, Md. 21222

Re: Zoning for 2516 Yorkway, 2522 Yorkway, and 2525 Yorkway

Dear Ms. Klein:

This letter confirms that I advised you that the hearing for zoning petitions on the above matters would be at 9:30 a.m. on June 2, 1986 in Room 106 of the Baltimore County Office Building and that you have advised me that the above time and date is agreeable.

Very truly yours,

Michael I. Gilbert

MIC/duB
 ccc Baltimore County Zoning Comm.

Case No. 86-412-SPH
 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 13th day of March, 1986.

ARNOLD JABLON
 Zoning Commissioner

Petitioner Anita Cavoures
 Petitioner's Attorney Michael I. Gilbert, Esq.
 Received by James E. Dyer
 Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: March 28, 1986

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

SUBJECT: Zoning Petition Nos. 86-409-SPH, 86-412-SPH, 86-413-SPH, 86-414-SPH

In view of the subject of this petition, this office offers no comment.

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

NBG/JCH/dai

Michael I. Gilbert, Esquire
 1121 Merritt Boulevard
 Baltimore County, Maryland 21222
 March 14, 1986

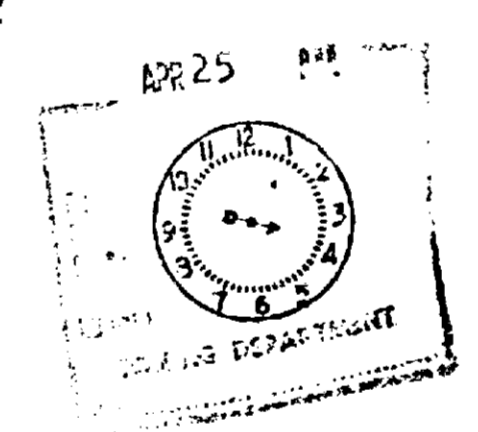
NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
 SW/S Yorkway, 503.87' NW of Leeway (2516 Yorkway)
 12th Election District
 Anita Cavoures - Petitioner
 Case No. 86-412-SPH

TIME: 10:00 a.m.
 DATE: Tuesday, April 15, 1986
 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

86-2135
 Case files

4/23/86



April 23, 1986

Rev. Ed. O'Brien
 The Dundalk Church of the Brethren
 Yorkway & Leeway
 Dundalk, Md. 21222

Re: Zoning for 2516 Yorkway, 2522 Yorkway, and 2525 Yorkway

Dear Rev. O'Brien:

This letter confirms that I advised you that the hearing for zoning petitions on the above matters would be at 9:30 a.m. on June 2, 1986 in Room 106 of the Baltimore County Office Building and that you have advised me that the above time and date is agreeable.

Very truly yours,

Michael I. Gilbert

MIC/duB
 ccc Baltimore County Zoning Comm.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 21, 1986

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

Michael I. Gilbert, Esquire
 1121 Merritt Boulevard
 Baltimore, Maryland 21222

Chairman

RE: Item No. 277 - Case No. 86-412-SPH
 Anita Cavoures - Petitioner
 Special Hearing Petition

MEMBERS

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

Dear Mr. Gilbert:

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: Silbermann & Associates
 1703 East Joppa Road
 Baltimore, Maryland 21234

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 018340
 DATE: 1/30/86
 AMOUNT: \$ 100.00
 RECEIVED FROM: Anita Cavoures
 FOR: Filing fee for SPH # 277
 VALIDATION OR SIGNATURE OF CARRIER
 2516 Yorkway

PAUL H. REINCKE
CHIEF

February 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: Anita Cavoures

Location: SW/S Yorkway, 503.87' NW of Leeway

Item No.: 277 Zoning Agenda: Meeting of 2-11-86

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. Bedroom & living room windows shall be in accordance with Sec. 22.2.2.1

() 6. Site plans are approved, as drawn.

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

REVIEWER: *[Signature]*
Planning Group
Special Inspection Division

Noted and Approved:

[Signature: John F. O'Neill]
Fire Prevention Bureau

/mb

NORMAN E. GEISER
DIRECTOR

MARCH 24, 1986

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

Re: Zoning Advisory Meeting of FEBRUARY 11, 1986
Item # 277
Property Owner: ANITA CAVOURES
Location: SW/S YORKWAY, 503.87' NW OF LEEWAY

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 arrangements 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 22-58 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 _____.
- 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 traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- Additional comments: _____

cc: James Hoswell

Eugene A. Boher
Chief, Current Planning and Development

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 # 277 Zoning Advisory Committee Meeting are as follows:

Property Owner: Anita Cavoures
Location: SW/S Yorkway, 502.87 feet NW of Leeway
District: 12th.

APPLICABLE ITEMS 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 Aged (A.M.D.I. #11-1 - 1980) and other applicable codes 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 is/is not required on plans and technical data.
- For any alterations that may be required to comply with the Code, _____: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 401.1, Section 406.2 and Table 402. 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.
- E. 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 Mixed Use _____.
- I. The proposed project appears to be located in a Flood Plain. Tidal/Riverine. Please see the attached copy of Section 21.0 of the Building Code as adopted by Bill #17-85. Five plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- Comments: Light-ventilation-exits fire separations, smoke detectors, etc. shall comply with the Code. If additional rental units are being created a separate permit shall be required. If the structure was not listed as an apartment building a change of occupancy may also be required. See Section 103.1 amended, Table 401 amended, Article 7, Section 809.4 bedroom windows/emergency access.
- E. 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 112 of the County Office Building at 111 and egress, V. Chesapeake Avenue, Towson, Maryland 21286.

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

1/22/85

CC: Capt. J. Kelly

