



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. # 75299 - Reg. #LB7648 - 72 lines @ \$28.80. was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 28th day of March 1986; that is to say, the same was inserted in the issues of March 27, 1986

Kimbel Publication, Inc. per Publisher. By K.C. Deike

PETITION FOR SPECIAL HEARING 12th Election District LOCATION: Southwest side of Yorkway, 332' NW of Leeway (2522 Yorkway) DATE & TIME: Tuesday, April 15, 1986, at 10:00 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Md. 21284 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 Special Hearing for a re-zoning of a multiple family dwelling (5 apartments) being the property of Audra Urtes, as shown on plat plan 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 the period for good cause shown. Such requests must be made in writing by the date of the hearing set above or made at the hearing.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

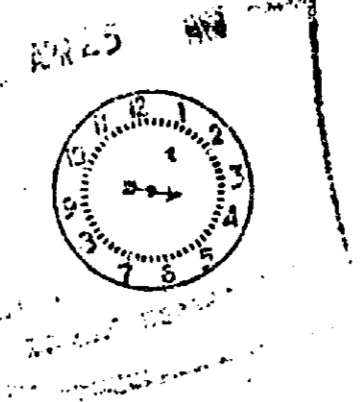
TO: Arnold Jablon, Zoning Commissioner Date: March 2, 1986 FROM: Norman E. Gerber, Director Office of Planning & Zoning SUBJECT: Zoning Petition Nos. 86-409-SPH, 86-412-SPH, 86-413-SPH, 86-414-SPH

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

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

NEG/JGH/dmi

76-21300



April 23, 1986

Mr. Nev Klein 3032 Crooked Road Dundalk, Md. 21222

Re: Zoning for 2515 Yorkway, 2522 Yorkway, and 2523 Yorkway

Dear Mr. Klein:

This letter confirms that I advised you that the hearing for zoning petitions on the above matters would be at 9:30a.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/saa ccc Baltimore County Zoning Comm.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 21, 1986

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

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

RE: Item No. 276 - Case No. 86-414-SPH Audra Urtes - Petitioner Special Hearing Petition

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

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, Chairman Zoning Plans Advisory Committee

JED:nr

Enclosures

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

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

86-414 SPH

District: 12th Date of Posting: 3/27/86 Posted for: Special Hearing Petitioner: Audra Urtes Location of property: 2515 Yorkway, 332' NW of Leeway, 2522 Yorkway Location of Signs: 2515 Yorkway, corner 15' E. of Yorkway, on property of Baltimore Remarks: Posted by: [Signature] Date of return: 3/27/86 Number of Signs: 1



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 Cavoires - Petitioner Case No. 86-412-SPH

NE/S Yorkway, 165.23' NW of Leeway (2525 Yorkway) Anita Cavoires - 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:

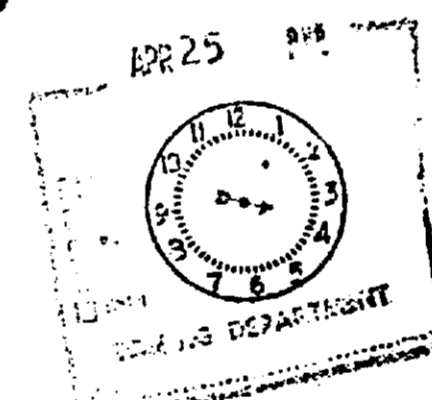
Pursuant to our telephone conversation of April 22nd, this letter is to confirm the fact that the above-captioned cases have been rescheduled for hearing before Commissioner Jablon on Monday, June 2, 1986, at the below-listed times:

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

76-21304 See file



April 23, 1986

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

Re: Zoning for 2515 Yorkway, 2522 Yorkway, and 2523 Yorkway

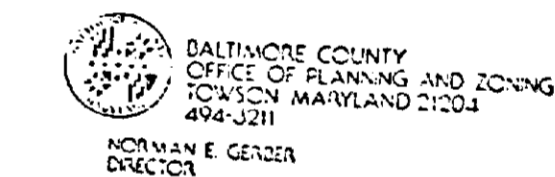
Dear Rev. O'Brien:

This letter confirms that I advised you that the hearing for zoning petitions on the above matters would be at 9:30a.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/saa ccc Baltimore County Zoning Comm.



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

MARCH 24, 1986

Re: Zoning Advisory Meeting of February 11, 1986 Property Owner: AUDRA URTES Location: SE/S YORKWAY, 332' 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.

- [X] There are no site planning factors requiring comment. [X] A County Review Group Meeting is required. [X] A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services. [X] This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract. [X] The access is not satisfactory. [X] The circulation on this site is not satisfactory. [X] The parking arrangement is not satisfactory. [X] This property contains soils which are defined as wetlands, and development on these soils is prohibited. [X] Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations. [X] Development of this site may constitute a potential conflict with the Baltimore County Master Plan. [X] The amended Development Plan was approved by the Planning Board on [X] Landscaping: Must comply with Baltimore County Landscape Manual. [X] The property is located in a deficient service area as defined by S111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [X] The property is located in a traffic area controlling by a top level intersection as defined by S111 178-79, and its conditions change are re-evaluated annually by the County Council. [X] Additional comments:

cc: James Hoswell

Eurome A. Sobor Chair, Current Planning and Development

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

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING SW/S Yorkway, 332' NW of Leeway (2522 Yorkway) 12th Election District Audra Urtes - Petitioner Case No. 86-414-SPH

TIME: 10:00 a.m.

DATE: Tuesday, April 15, 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. 018339 1/30/86 ACCOUNT 01-615-000 AMOUNT \$ 100.00 AUDRA URTES 7756 34 11/20/86 EQ. Fee for SPH # 276 2522 Yorkway

PAUL H. RENCKE  
CHIEF

February 20, 1986

Mr. Arnold Jablo  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Combari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Audra Urtes

Location: SE/S Yorkway, 332' NW Leeway

Item No.: 276 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: John F. O'Neill Noted and Approved: John F. O'Neill  
Planning Group U. Fire Prevention Bureau  
Special Inspection Division

/mb

AFFIDAVIT

I, THEO MC CINNEY, being duly sworn, depose and say:

1. I am of the age of majority, I have personal knowledge of the facts stated in this Affidavit, and I am competent to testify to that facts stated in this Affidavit.
2. The apartment building commonly known as 2522 Yorkway, Baltimore County, Maryland 21222 previously was owned by my sister-in-law Mary Katherine McInney.
3. In 1949 or 1950, a basement apartment was built at 2522 Yorkway, and Ella Mae Arnold moved into the basement apartment and lived there until the building was sold to Mr. and Mrs. Hans Urtes in approximately 1960.
4. During the period that the building was owned by my sister-in-law Mary Katherine McInney, the building was used as an apartment house, with apartments on the first floor, second floor, and the above mentioned basement apartment.

I DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE FACTS AND STATEMENTS IN THE ABOVE AFFIDAVIT ARE TRUE AND CORRECT.

April 25, 1986  
Theo McInney  
THEO MC CINNEY  
2805 Graymont Terrace  
Baltimore, Md. 21222  
282-8694

PETITIONER'S  
EXHIBIT 2

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 # 276 Zoning Advisory Committee Meeting are as follows:

Property Owner: Audra Urtes  
Location: SE/S Yorkway, 332 feet NW of Leeway  
District: 12th.

APPLICABLE ITEMS ARE CIRCLED:

- 1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #17-1 - 1980) and other applicable Codes and Standards. required
- 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. For any alteration that may be required to comply with the Code, Comments: 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.
- 5. All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. All Use Groups require a one hour wall if closer than 5'-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 1108.2 and Table 1102. No openings are permitted in an exterior wall within 5'-0" of an interior lot line.
- 6. 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.
- 7. The requested variance appears to conflict with Section(s) \_\_\_\_\_ 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 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 \_\_\_\_\_ See Section 312 of the Building Code.
- 9. 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 finished floor levels including basement.
- 10. 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 1, Section 809.4, bedroom windows/emergency
- 11. These abbreviated comments reflect only on the information provided by the developer submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired and agreed, the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

U. E. Burman, Chief  
Building Plans Review

L/22/85

CC: Capt. J. Kelly

Case No. 86-414-SPE

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.

Petitioner Audra Urtes  
Petitioner's Attorney Michael J. Gilbert, Esquire

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

