

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations ~~would~~ would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/would not adversely affect the health, safety, and general welfare of the community, the variance(s) ~~should~~ should not be granted.

Therefore, it IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of April, 1986, that the Petition for Zoning Variance to permit side yard setbacks of zero feet in lieu of the required 10 feet be and is hereby DENIED.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl
cc: Ms. Mildred Mary Elliott
People's Counsel

COPIES RECEIVED FOR THE
DATE April 22, 1986
BY John R. Lange *ck*

BALTIMORE COUNTY, MARYLAND

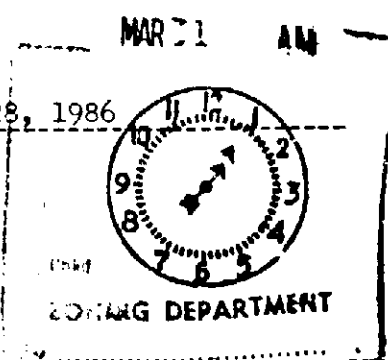
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner

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

SUBJECT: Zoning Petition No. 86-424-A

Date: March 28, 1986

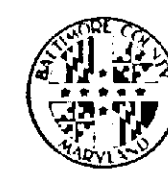


There are no comprehensive planning factors requiring comment on this petition.

[Signature]
NORMAN E. GERBER, Director
Office of Planning and Zoning

NEG/JGH/dai

CPS-008



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

March 14, 1986

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

Item No. -ZAC- Meeting of February 25, 1986
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 269, 290, 291, 292, 294, 295, 296 297, 298, 299, 300, and 301.

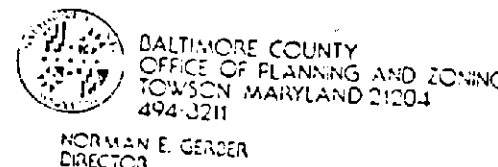
[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld

5/16/86

Telephone call received from Mr. Martin Dodd this date. He was wondering why he was not sent a copy of the final Order in Case No. 86-424. I informed him I would mail him a copy of it this date.

B. du Bois



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

MARCH 26, 1986

Re: Zoning Advisory Meeting of February 25, 1986
Item # 292
Property Owner: MILDRED M. ELLIOTT
Location: 1647 MUSSULA RD. 715.35' E.
OF PLEASANT PLAINS 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.
- ☒ 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 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 22-58 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The proposed Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, B111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlling by a "D" level traffic capacity as defined by B111 178-79, and as conditions change are re-evaluated annually by the County Council.
- ☐ Additional comments:

cc: James Howell

Eugene A. Sobor
Chief, Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 28, 1986

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

cc:

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

Ms. Mildred Mary Elliott
1647 Mussula Road
Towson, Maryland 21204

RE: Item No. 292 - Case No. 86-424-A
Petitioner - Mildred Mary Elliott
Variance Petition

Dear Ms. Elliott:

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,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nf

Enclosures

cc: Hugh A. Elliott
1647 Mussula Road
Towson, Maryland 21204

[Handwritten note:]
Martin B. Dodd 4/18/86 MARY ELLIOTT
1647 Mussula Rd
Towson Md 21204 86-3008
823-4176
Hon. Arnold Jablon:
Dear Sir:
I am writing in reference to
Zoning Notice hearing 86-424A
to be held April 21, 1986 at 11:30
AM. in room 106.
My neighbor, Mr. Elliott has
applied to reduce side yard set
backs to zero ft from 10 ft.
He intends to build an in ground
enclosed pool that will extend
from his house.
Following are my concerns
and complaints against this
proposed pool.
There is a natural drain
through our yards that starts
at Pleasant Plains Rd and at times

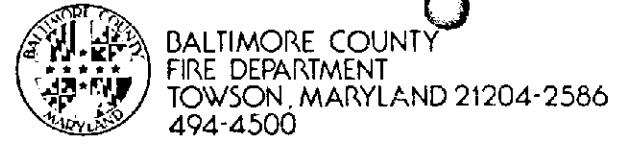
saturates our yards about 1 ft deep every building across this drain will fill our basements with water.

There are large trees on my side of the line that will have 1/2 of their roots removed which will necessitate their removal as they are approximately 90 ft high.

Sidewalls of the building will have to be 8-10 ft high which will restrict air flow in my yard and also my view.

I think this enclosed pool will also depreciate my property value.

Sincerely yours,
Martin B. Dodd



PAUL H. REINCKE
CHIEF

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: Mildred M. Elliott

Location: S/S Mussula Road, 715.35' E of Pleasant Plains Road

Item No.: 292 Zoning Agenda: Meeting of 2-25-86

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 of _____ 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: *Carl J. Hoff* 2-25-86 Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

February 28, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 292 Zoning Advisory Committee Meeting are as follows:

Property Owner: Mildred M. Elliott
Location: S/S Mussula Road, 715.35 feet E of Pleasant Plains Road
District: 9th.

APPLICABLE TYPES 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.D.C. #17-1 - 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-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 101, Section 1407, Section 1406.2 and Table 1402. 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.

- NOTE PROBLEM: (D) The requested variance appears to conflict with Section(s) 616.4 _____, 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: Inground pools require a minimum of 6'-0" set back from any rear or side yard property line. There are no amendments to this section which would be more lenient.

- 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 11 W. Chesapeake Avenue, Towson, Maryland 21204.

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

4/22/85

