

PG-457-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
14th day of April, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Norman Sines, Jr., et ux Received by: James E. Dyer, Chairman
Petitioner's Attorney: Zoning Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 24, 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
April 24, 1986.

THE JEFFERSONIAN,

Cost of Advertising
24.75

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 1, 1986

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

SUBJECT: Zoning Case Nos. 86-457-A and 86-465-A

Please consider the Chesapeake Bay Critical Area Findings comments
dated April 30, 1986 (Norman E. Gerber to Arnold Jablon) to be the
position of this office.

Norman E. Gerber
Norman E. Gerber, AICP

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 30, 1986

County Office Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. Norman Sines, Jr.
7327 Gunpowder Road
Baltimore, Maryland 21220

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

RE: Item No. 350 - Case No. 86-457-A
Petitioner: Norman Sines, Jr., et ux
Variance Petition

Dear Mr. & Mrs. Sines:

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:hscc
Enclosures

cc: Terry Buttermore
P.O. Box 8
Chase, Md. 21027

William N. Rafitis
3482 Dunhaven Road 21222

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

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

APRIL 21, 1986

(CRITICAL AREA)

Re: Zoning Advisory Meeting of April 21, 1986
Item # 350
Petitioner: NORMAN SINES, JR. & UX
Location: 5/5 CHESAPEAKE AVE. 121
E. OF GUNPOWDER 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.
- ☒ 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.
- ☒ 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: Just comply with Baltimore County Landscape Manual,
1111 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
area is _____.
- ☒ The property is located in a traffic area controlled by a "T" level
traffic capacity may become more limited. The deficient service
area is _____.
- ☒ Additional comments: _____

**THIS SITE IS LOCATED IN THE CHESAPEAKE BAY
CRITICAL AREA. ADDITIONAL COMMENTS WILL BE
FORWARDED BY THE CHESAPEAKE BAY CRITICAL AREA DIVISION.**

cc: James Howell

Evelyn A. Soper
Chief, Current Planning and Development

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-457-A

District: 15th Date of Posting: 4/28/86

Posted for: Variance

Petitioner: Norman Sines, et ux

Location of property: 5/5 Chesapeake Rd., 121' E. of Gunpowder Rd.

7325 Chesapeake Rd.

Location of Signs: Facing Chesapeake Rd. Signs 12' E. of Gunpowder Rd.

Remarks: See Remarks

Posted by: [Signature] Date of return: 4/28/86

Number of Signs: 1

Petition for
Zoning Variance

15th District
LOCATION: South side of Chesapeake Road, 121 feet east of the
centerline of Gunpowder Road (7300
Chesapeake Road)

DATE & TIME: Wednesday, May
14, 1986 at 8:00 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 Ordinance of Baltimore County, will hold a public hearing
on the following petition for zoning variance to permit a building setback of 17 feet to a
lot boundary in lieu of the required
35 feet.

Being the property of Norman Sines,
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, consider 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., April 19 86

This is to certify, that the annexed

Petition, Sines

Reg # 2 88348

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of one successive

weeks before the 24th day of

April, 1986

James Brown, Publisher.



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

PAUL H. RENCKE
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: Norman Sines, et ux

Location: 5/5 Chesapeake Avenue, 121 feet E of centerline of

Gunpowder Road Zoning Agenda: Meeting of April 15, 1986

Item No.: 350

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.
- (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 comment at this time.

REVIEWER: [Signature] Noted and Approved:
Planning Group
Special Inspection Division

John F. O'Neill
John F. O'Neill
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON
TO: Zoning Commissioner Date: April 30, 1986

NORMAN E. GERBER, AICP
FROM: Director of Planning & Zoning

SUBJECT: Chesapeake Bay Critical Area Findings - Charles M. Ray
(86-465-A, Item 340) and Norman Sines et ux (86-457-A,
Item 350)

In regard to the Charles M. Ray petition, it is found that
it is consistent with the Chesapeake Bay Critical Area statute,
provided that four major deciduous trees be maintained on the lot.
The four existing major deciduous trees will suffice to meet this
requirement. However, if any of these four existing trees is removed,
it must be replaced by a major deciduous tree.

With respect to the Norman Sines et ux petition, it is found
that the requirements of the Chesapeake Bay Critical Area statute will
be satisfied if four major deciduous or eight conifers or 16 minor
deciduous trees be planted and maintained. Any combination of these
three categories of trees will be acceptable. Such a combination must
be based on a 2,400 square foot area in which, for each 600 square
feet of area, one deciduous or two conifers or four minor deciduous
trees must be planted and maintained. In addition, all runoff from
impervious surfaces should be directed to and spread over lawn areas
so as to encourage maximum infiltration into the ground.

Norman E. Gerber
Norman E. Gerber, AICP

NEG:PJS/vh

cc: Jean M. H. Jung
Deputy Zoning Commissioner

James G. Howell, Planner
Office of the Director

Andrea Van Arsdale
Coastal Zone Planner, OPZ

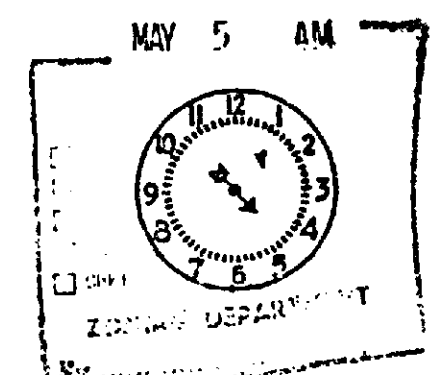
Audrey L. Thier
Asst. Coastal Zone Planner, OPZ

Thomas L. Vidmar
Public Works, Engineering

Tim Dugan
Special Asst. to the Director

People's Council

CPS-008



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

May 1, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 350 Zoning Advisory Committee Meeting are as follows:

Property Owner: Norman Sines, et ux
Location: 5/5 Chesapeake Avenue, 121 feet E of c/l Gunpowder Road
District: 15th.

- APPLICABLE STANDARDS 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 Funded and Aged (A.A.C.) #11-7-1 - 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/are 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. Approved 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 4'-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 on party
wall. See Table 101, Section 1107, Section 1106.2 and Table 102. 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/Compunity 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 the Groups are from the _____ to the _____
or to listed time _____ See Section 101 of the Building Code.
- (I) The proposed project appears to be located in a Flood Plain, Flood 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: The structure shall carry the State Seal of Approval for
Industrialized Housing.
- (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 an approval or denial of the petition. The
applicant may obtain additional information by visiting Room 102 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Soper
Charles E. Soper, Chief
Building Plans Review

5/1
86-457-A

4/29/86

SPECIAL NOTES FOR CONSTRUCTION IN TIDAL RIVERINE AREAS
BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984
EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Gravel spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

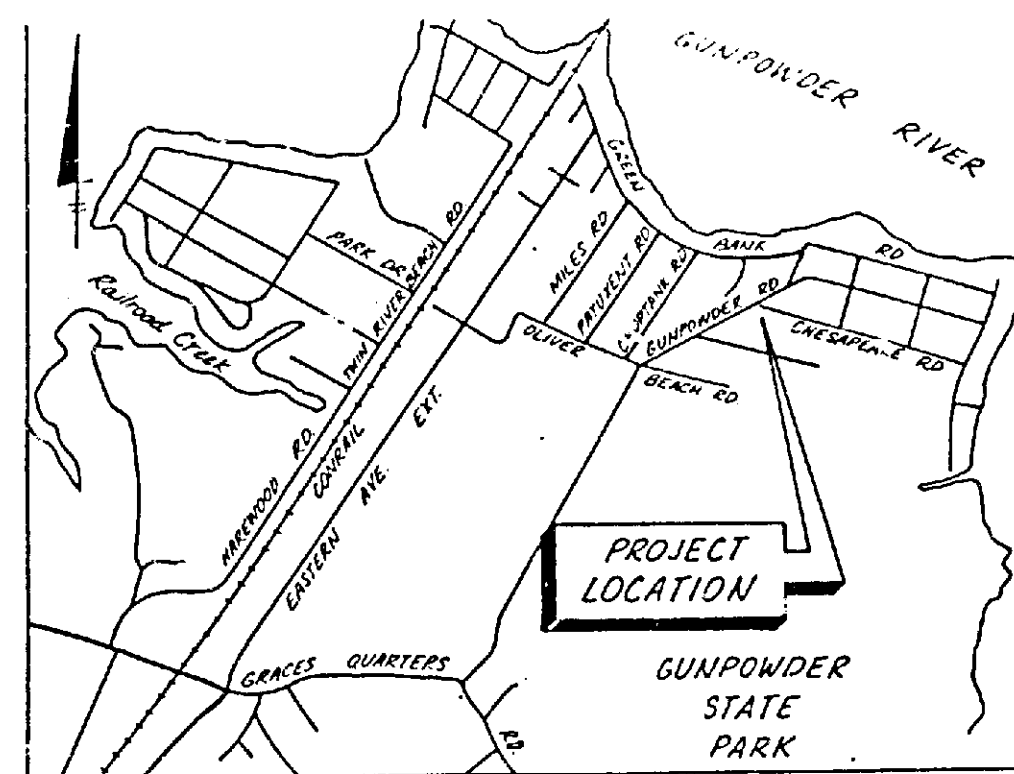
516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985

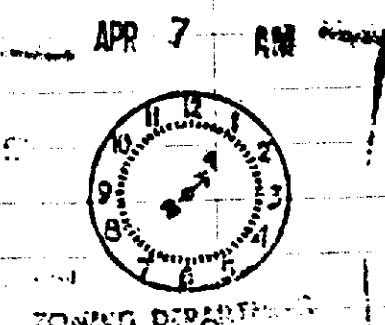


VICINITY MAP
 SCALE: 1" = 2000'

April 6, 1986

To whom it may concern,
 We are requesting an early hearing on case number 350. We request this due to the fact that I am in the U.S. Army and have been transferred to Aberdeen Proving Grounds. We plan on making Maryland our home. We are leaving with relatives until our house is built. There are nine of us living in a three bedroom house. The sooner we can have our house built the better it would be. A favorable response to this request will greatly be appreciated.

Yours truly,
 Mr. & Mrs. Terry Butterworth



Mr. Norman Sines
 Mrs. Victoria D. Sines
 7327 Gunpowder Road
 Baltimore, Maryland 21220

April 14, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
 S/S of Chesapeake Rd., 121' E of the c/l of Gunpowder Rd. (7305 Chesapeake Rd.)
 15th Election District
 Norman Sines, et ux - Petitioners
 Case No. 86-457-A

TIME: 9:30 a.m.

DATE: Wednesday, May 14, 1986

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

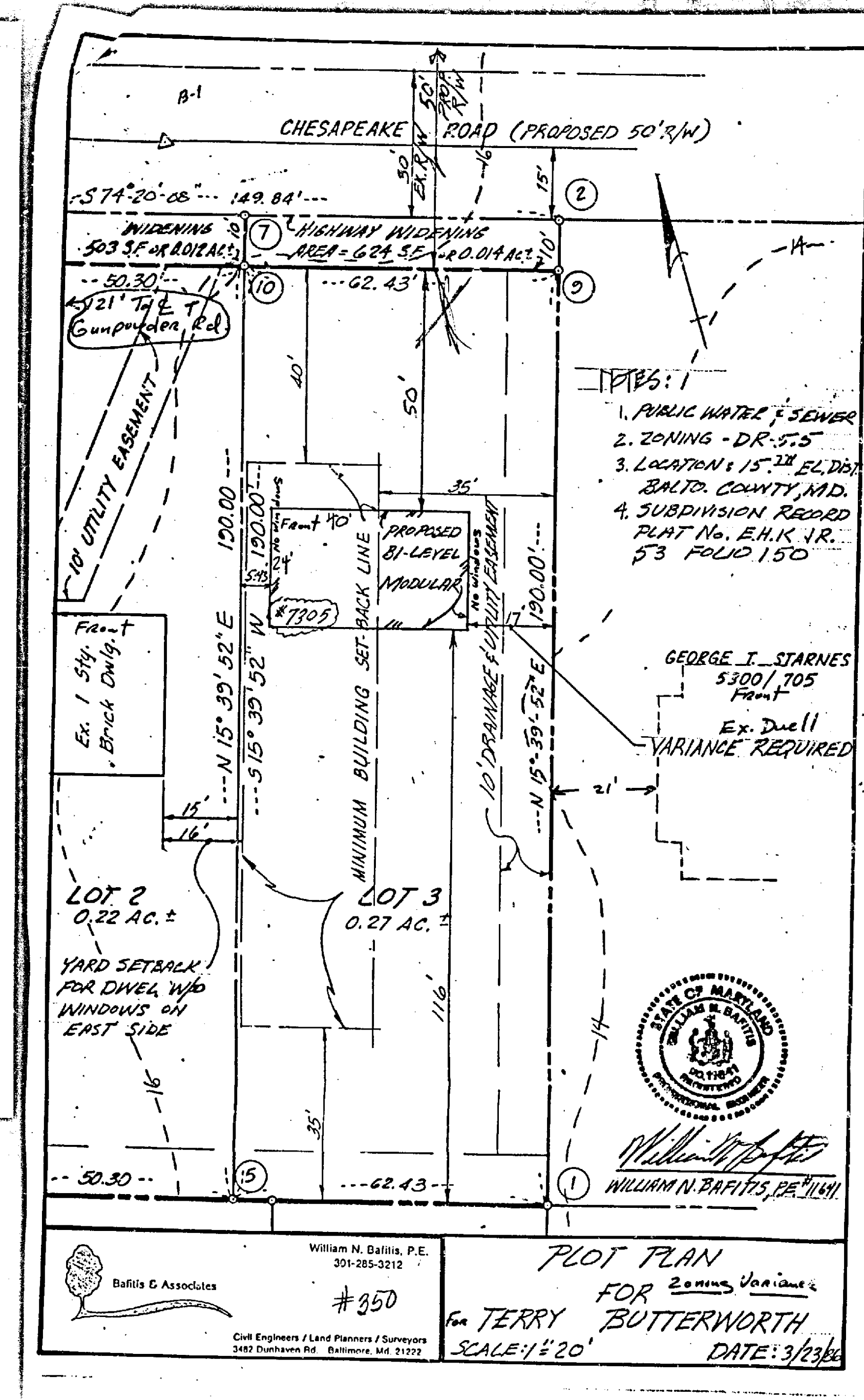
BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE: 5/17/86 ACCOUNT: 01-615-000

RECEIVED FROM: Terry Butterworth AMOUNT: \$ 55.00

FOR: Variance # 350

VALIDATION OR SIGNATURE OF CASHIER



PLOT PLAN
 FOR Zoning Variance
 for TERRY BUTTERWORTH
 SCALE: 1/4" = 20'
 DATE: 3/23/86

