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 Variance from Section 1802.3.C.1 (301.1) to permit rear yard setbacks of 16 and 8 feet in lieu of the required 30 and 22.5 feet respectively and a front yard setback of 0' in lieu of the required average of 7'. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the MAP VIDLO following reasons: (indicate hardship or practical difficulty) Please see Attachment A. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this N-36,945 petition, and further agree to and are to be bound by the zoning regulations and restrictions of w-365 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 Contract Purchaser: Legal Owner(s): (Type or Print Name) (Tyre or Print Name) Loran D. (Type or Print Name) Mary amo 6. City and State Attorney for Petitioner: 10 Burnbrae Road (Type or Print Name) Towson, Maryland 21204 Name, address and phone number of legal owner, contract purchaser or representative to be contacted ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of _____April_____, 19_86, 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 Columb success of Baltimore County in Room 106, County Office Building in Towson, Baltimore oning Commissioner of Baltimore County. BALTIMORE COUNTY BALTIMORE COUNTY
OFFICE OF PLA. INING & ZONING
TOWSON, MARYLAND 21204
494-3353 ARNOLD JABLON ZONING COMMISSIONER JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER May 15, 1986 Mr. and Mrs. Loren D. Jenser 10 Burnbrae Road Towson, Maryland 21204 RE: PETITION FOR VARIANCE NW/corner of Chesapeake Ave. and Burnbrae Road 9th Election District Loren D. Jensen, et ux. Petitioners Case No. 86-458-A Dear Mr. and Mrs. Jensen: I have this date passed my Order in the above captioned matter in accordance with the attached. Deputy Zoning Commissioner JMHJ:bg Attachments

1. The property is located in Burnbrae, an existing subdivision that was developed in the late 1930's. The parcel is separately deeded, described and has access to existing County water and sewer service in Burnbrae Road. Its size is approximately .5 acre (over 20,000 square feet) and is presently zoned DR 3.5. Burnbrae is composed of approximately 18 single dwelling residences. Approximately 50% of these homes have setbacks less than those required by existing zoning regulations. 2. The property is a heavily wooded, hillside corner lot that could accommodate a single dwelling structure without the specific zoning variance as requested above. Such an accommodation would require, however, the cutdown and removal of a number of large hardwood trees that are aesthetically valued by the nearby property owners. The protection, as shown above, will require a modest clearing of smaller trees and removal of one larger dead tree on the property. 3. This hillside property is bordered at the east by Towson Run, and the

ATTACHMENT A

existing placement of the proposed structure meets the floodplain restrictions as they currently exist in Baltimore County. The proposed variance facilitates complete avoidance of any floodplain utilization by site improvements and structures - in conformance with county requirements.

. The structure as proposed will present the neighborhood with a single dwelling unit that will be of a size, finished value, and aesthetic point of view consistent with immediately adjacent structures. By contrast, a structure that could be placed without seeking the above variance could present a much less desirable (by some standards) addition to the neighborhood.

IN RE: PETITION FOR VARIANCE NW/corner of Chesapeake Ave. and Burnbrae Road 9th Election District Loren D. Jensen, et ux,

DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 86-458-A

The Petitioners herein request variances to permit rear yard setbacks of 16 feet and 8 feet in lieu of the required 30 feet and 22.5 feet respectively and a front yard setback of zero feet in lieu of the required average of 7 feet.

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Petitioners

Testimony by the Petitioner indicated that he proposes to construct for his family a residence smaller than the one they currently inhabit on adjacent property. As a PhD ecologist, he wishes to minimize disruption to the large trees, and indeed the other vegetation, on the site and to cause as little negative impact as possible on the 100-year flood plain and stream in the rear. A flood plain study was supplied by the Petitioner and is included in the Zoning Plans Advisory Comittee comments. Burnbrae Road has an undeeded 40 foot right-of-way with an existing 19-foot wide road surface.

An area resident spoke in protest, expressing her concern for the flood plain and the long-term efforts of the community to revive the stream.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCTR) would result in practical difficulty and unreasonable hardship upon the Pet goners, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 15 day of May, 1986, that the herein Petition for Variances rmit rear yard setbacks of 16 feet and 8 feet in lieu of the required 30 feet and 22.5 feet respectively and a front yard setback of zero feet in lieu of the required average of 7 feet, in accordance with the plan prepared by EA Engineering, Science, and Technology, Inc., revised April 2, 1986 and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

RE: PETITION FOR VARIANCES NW/Corner of Chesapeake Ave. and Burnbrae Rd., 9th Dist. LOREN D. JENSEN, et ux,

Petitioners

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: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY : Case No. 86-458-A

ENTRY OF APPEARANCE

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Please enter the appearance of the People's Counsel in the abovecaptioned 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.

People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 28th day of April, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Loren D. Jensen, 10 Burnbrae Road, Towson, MD 21204, Petitioners.

Peter Max Zimmerman

PROPERTY DESCRIPTION

BEGINNING for the same at the Northwest intersection of the center line of Chesapeake Avenue with the center line of Burnbrae Road, as said Avenue and Road are laid out on the Plat of "Burnbrae", recorded among the Land Records of Baltimore County in Plat Book L.Mcl.M. No. 9, folio 111, and running thence binding on the center line of Burnbrae Road, the four following courses and distances, namely: North 67 degrees, 1 minute and 25 seconds West 53.69 feet; Northwesterly, by a line curving toward the right, with a radius of 32.50 feet, the distance of 40.62 feet, to a point of reverse curve; Northeasterly, by a line curving toward the left, with a radius of 3055.60 feet, the distance of 172.17 feet to a point of compound curve, and Northwesterly, by a line curving toward the left, with a radius of 29 feet, the distance of 34.25 feet; thence leaving the center line of Burnbrae Road, and running for new line of division, crossing the division line between Parcel "A" and a lot marked "Reserved", on said Plat, South 61 degrees, 51 minutes and 34 seconds East 103.21 feet, to intersect and outline of said lot marked "Reserved", thence binding on the outlines thereof, two following courses and distances, namely; South 7 degrees and 13 minutes West 55.95 feet and South 84 degrees, East 87 feet, to the center line of Chesapeake Avenue, as laid out on said plat, and thence binding on said center line of Chesapeake Avenue the four following courses and distances namely; South 51 degrees and 6 minutes West 50 feet; South 30 degrees and 38 minutes West 50 feet; South 22 degrees and 2 minutes West 50 feet, and South 18 degrees and 56 minutes West 21.77 feet, to the place of beginning. This property is in the 9th Election District.

PETITION FOR ZONING VARIANCES 9th Election District

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Case No. 86-458-A

Northwest Corner of Chesapeake Avenue and Burnbrae Road LOCATION:

Wednesday, May 14, 1986, at 9:45 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 Zoning Variances to permit rear yard setbacks of 16 feet and 8 feet in lieu of the required 30 feet and 22.5 feet respectively and a front yard setback of O feet in lieu of the required average of 7 feet

Being the property of <u>Loren D. Jensen, et ux</u>, 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

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The last the second second

cc: People's Counsel

Ms. Kay Turner

616 W. Chesapeake Avenue Towson, Maryland 21204

OB BALTIMORE COUNTY, MARYLAND 00 00 88-458-2 00 Apr. 14, 1986 INTER-OFFICE CORRESPONDENCE Mr. Loren D. Jensen BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 Mrs. Mary Ann E. Jensen 10 Burnbrae Road Arnold Jablon Towson, Maryland 21204 TO Zoning Commissioner Date April 30, 1986 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Norman E. Gerber, AICP, Director ARNOLD JABLON JE://N M. H. JUNG DEPUTY ZONING COMMISSIONER County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 NOTICE OF HEARING FROM Office of Planning and Zoning ZONING COMMISSIONER RE: PETITION FOR ZONING VARIANCES NW/cor. of Chesapeake Ave. and Burnbrae Road SUBJECT Zoning Petiition No. 86-458-A May 6, 1986 Your petition has been received and accepted for filing this 9th Election District _____deh day of april , 1986 . Loren D. Jensen, et ux - Petitioners Case No. 86-458-A Mr. Loren D. Jensen Mrs. Mary Ann E. Jensen 10 Burnbrae Road Assuming compliance with the conditions set forth in the letter to Mr. Jonathon C. Yost from James A. Markle dated August 20, 1985, this office Towson, Maryland 21204 Wednesday, May 14, 1986 offers no additional comment. RE: PETITION FOR ZONING VARIANCES PLACE: Room 106, County Office Building, 111 West Chesapeake Zoning Commissioner NW/cor. of Chesapeake Ave. and Burnbrae Rd. 9th Election District Petitioner Loren Jensen, et un Received by: James E. Dyer, Chairman Loren D. Jensen, et ux - Petitioners Avenue, Towson, Maryland Petitioner's Zoning Plans Advisory Coumittee Case No. 86-458-A Attorney Dear Mr. and Mrs. Jensen: NEG/JGH/sf This is to advise you that \$78.00 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 CERTIFICATE OF PUBLICATION 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 PETITION FOR ZONING this office until the day of the hearing itself. of Baltimore County April 24 TOWSON, MD., _____ LOCATION: Northwest Corner of Chesapeake Avenue and Burnbrae, Road re County, Maryland, and remit BALTIMORE COUNTY, MARYLAND No. 005354 BALTIMORE COUNTY, MARYLAND lding, Towson, Maryland THIS IS TO CERTIFY, that the annexed advertisement was OFFICE OF FINANCE - REVENUE DIVISION Road DATE AND TIME: Wednesday, Mo OFFICE OF CHANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT 14, 1986, at 9:45 a.m. PUBLIC HEARING: Room 106 MISCELLANEOUS CASH RECEIPT published in THE JEFFERSONIAN, a weekly newspaper printed County Office Building, 111 W Chesapeake Avenue, Toward Maryland 201-615-000 R-01-615-000 and published in Towson, Baltimore County, Md., appearing on The Zoning Commissioner of But April 24 19 86 SICN & POST RETURNED County, will hold a public hearing: Petition for Zoning Variances to pe TO ZOVING OFFICE mit rear yard serbacks of 16 teet and 8 FROM: DYEN cer in lieu of the required 30 feet and 22.5 feet respectively and a front yar setback of 0 feet in lies of the require THE JEFFERSONIAN. average of 7 feet.

Being the property of Loren D devertising & Posting re Case #96-458-A Jensen, et ux, as shown on plat platfiled with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be assued within the thirty (30) day appeal period. The Zoning Commissioner will be assued with the commissioner will be assued to the property of the Zoning Commissioner will be assued to the property of the Zoning Commissioner will be assued to the plant of the Zoning Commissioner will be assued to the plant of the Zoning Commissioner will be assued to the plant of the Zoning Commissioner will be assued to the plant of the Zoning Commissioner will be a supplied to the plant of the Zoning Commissioner will be a supplied to B BQ48*****7800:a 3146F 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 Cost of Advertising VALIDATION OR SIGNATURE OF CASHIZE VALIDATION OR SIGNATURE OF CASHIER in writing by the date of the hearing ac above or made at the hearing. By Order Of ARNOLD JABLON, 24.75 Zoning Commissioner of Baltimore County 0 BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204 BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE DALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON MARYLAND 21204 HARRY J. PISTEL, P. E. April 30, 1986 0 DIRECTOR August 20, 1985 NORMAN E. GERBER DIRECTOR COUNTY OFFICE BLDG. CERTIFICATE OF PUBLICATION Mr. & Mrs. Loren D. Jensen Mr. Jonathan C. Yost 10 Burnbrae Road Scientist, Environmental Engineering Baltimore, Maryland 21204 E.A. Engineering Sciences and Technology, Inc. Case No. 86-456-A Hunt Valley/Loveton Center TOWSON, MD., _______, 19_86 RE: Xtem No. 285 - Case No. 86-458-A **LOCATION: Northwest Corner of** 15 Loveton Circle Chesapeake Avenue and Burntyrat Petitioner - Loren D. Jensen, et ux Mr. Arnold Jablon Chairman DECEMBER 11, 1985 Sparks, Maryland 21152 THIS IS TO CERTIFY, that the annexed advertisement was DATE AND TIME Wadnesday, May Zoning Commissioner Variance Petition DATE AND TIME: Wednesday, May 14, 1986, at 9-45 a.m. PUBLIC HEARING: Room 106, County Office Building, 11: W. Ches-aceale Avanue, Towson, Maryland County Office Building Towson, Maryland 21204 published in the TOWSON TIMES, a weekly newspaper printed MEMBERS Re: Loren D. Jensen Property Dear Mr. & Mrs. Jensen: The Zoning Commissioner of Bati-more County, by authority of the Zoning Act and Regulations of Bati-more County, will hold a public hear-Re: Zoning Advisory Meeting of APRIL 9, 1985
Item + 285
Property Owner: LOREN D. JEUSEN, etux
Location: LV. Chesapeake Ave. & Bureau of and published in Towson, Baltimore County, Md., appearing on Engineering Burnbrae Road Flood Plain Study Department of Location: NW/COR. CHESAPERKE AVE.+ April 23, 19 86 Traffic Engineering Petition for Zoning Variances to permit rear yard setbacks of 16 feet and 6 feet in treu of the re-quired 30 feet and 22.5 feet re-Dear Mr. Jablon: Dear Sir: BURNBRAE RD. State Roads Commission The Division of Current Planning and Development has reviewed the subject In reference to your letter of July 18, 1985 requesting a spectively and a front yard net-back of 0 feet in key of the required average of 7 feet petition and offers the following comments. The items checked below are The Zoning Plans Advisory Committee has reviewed the plans Fire Prevention variance approval of the rear yard setback from the flood plain. submitted with the above-referenced petition. The following comments Being the property of Loren D. Jensen, et ut. as shown on plot plan Med with the Zoning Office. A study of the subject property was made by the Storm Water Health Department (X)There are no site planning factors requiring connent. are not intended to indicate the appropriateness of the zoning action Management Division of the Baltimore County, Bureau of Engineering)A County Review Group Meeting is required.
)A County Review Group Meeting is required.
)A County Review Group meeting was held and the minutes will be forward by the Eureau of Public Services. TOWSON, TIMES, Project Planning requested, but to assure that all parties are made aware of plans to determine the 100 year flood plain elevation and to consider reducing the normally required 20 foot setback from the flood plain. in the event that this Pettion(s) it granted, a building permit may be statud within the thirty (30) day appeal penol. The Zoning Commissioner will, however, entertain any request for a stey of the issuance of said permit during this penol for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. or problems with regard to the development plans that may have a Ruilding Department)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.

()A record plat will be required and must be recorded prior bearing on this case. The Director of Planning may file a written Board of Education report with the Zoning Commissioner with recommendations as to As a result of this study certain conditions were recommended Zoning Administratio the suitability of the requested zoning. if the rear yard setback is to be reduced to five foot as requested. to issuance of a building permit. Industrial)The access is not satisfactory. These conditions are as follows:)The circulation on this site is not satisfactory. Development Enclosed are all comments submitted from the members of the The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan. Committee at this time that offer or request information on your BY ORDER OF 1. To set the lowest floor no lower than elevation 375.0. APINOLD JABLON ZOMING COMMISSIONER OF BALTIMORE COUNTY petition. If similar comments from the remaining members are)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 22-93 of the Development received, I will forward them to you. Otherwise, any comment that 2. To agree that no construction will occur within the flood 75958-L86350 April 23 is not informative will be placed in the hearing file. This plain including grading and/or filling. petition was accepted for filing on the date of the enclosed 3. To agree to remove the existing bridge, in the future if Development of this site may constitute a potential conflict with filing certificate and a hearing scheduled accordingly. the Baltimore County Master Plan.

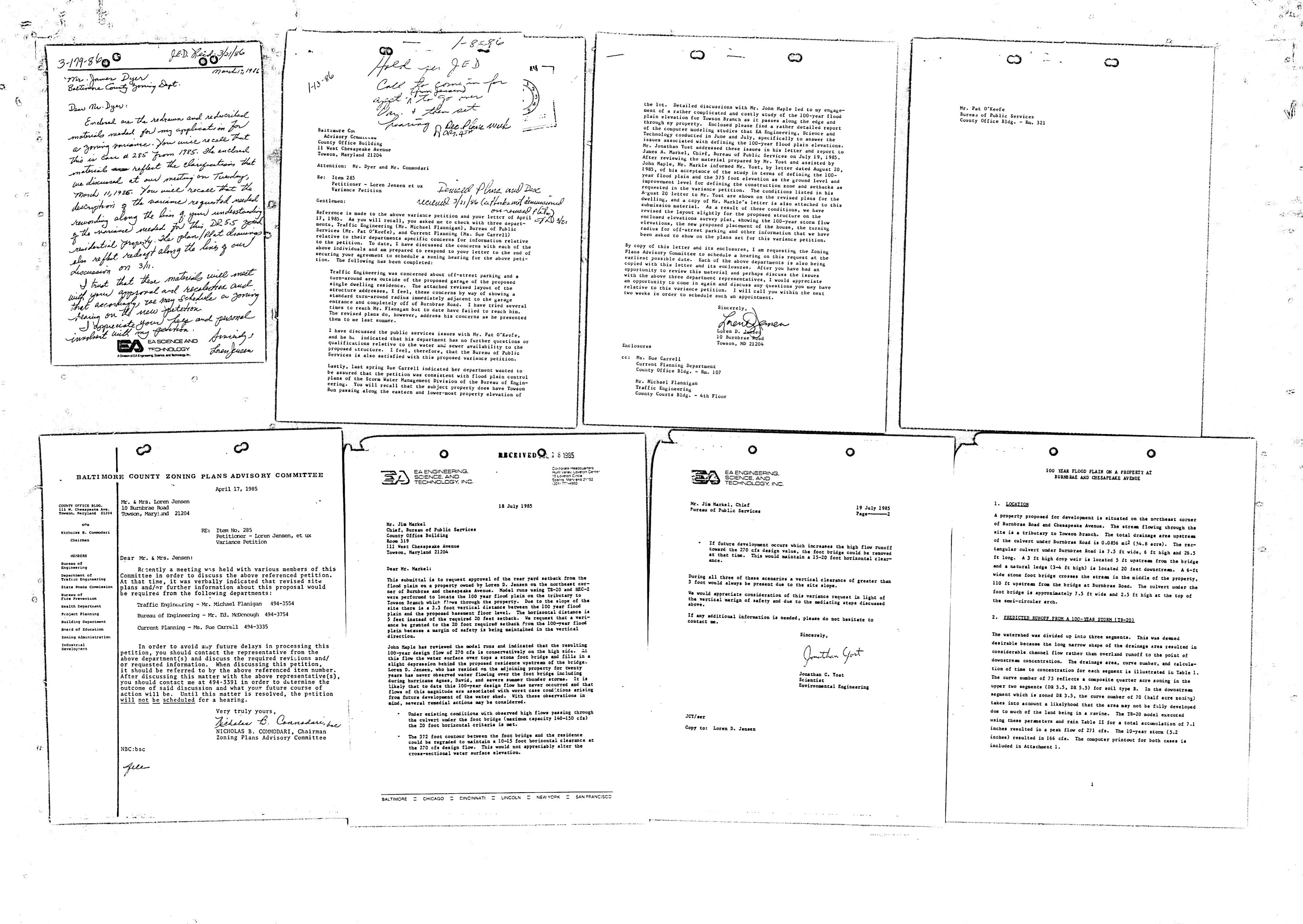
()The amended Development Plan was approved by the Planning Board necessary, to reduce flooding on the property. 4. To inform, prior to sale of the property, purchasers of Very truly yours,)Landscaping: Must comply with Baltimore County Landscape Manual. the potential problems from flooding. Jance E. Dejer fore The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve 5. To hold Baltimore County harmless from any future flooding Capacity Use Certificate has been issued. The deficient service problems due to upstream development. JAMES F. DYFR 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 Chairman In addition, the above conditions should be made a part of any 9 9 Zoning Plans Advisory Committee traffic capacity may become more limited. The Basic Services Areas are re-evaluated innually by the County Council. drawings that may be prepared for the subject property. JED:bsc THIS OFFICE HAS NO COMMENT SUBJECT If these conditions are acceptable to Mr. Jensen: approval of Fnclosures a variance for a 5 foot horizontal setback from the flood plain TO COMPUNEE WITH ATTACHED CONDITIONS will be granted. OF THE BUREAU OF PUBLIC SERVICES. CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

86-458-A Sincerely, Eugane A. Bober James. Markh Chier, Current Planning and Development cc: James Haswell James A. Markle, P.E., Chief District 9th Bureau of Public Services JAM:WDD:blp Date of Posting 4 -23 -86 Posted for: 2/wiene cc: Mr. Loren D. Jensen Petitioner: Loren D. Jensen et ux John Maple Location of property: NW/ Corner of Cheraporte are and Burnbrae

A ...

2044



It is worth noting that in a small watershed such as the one under study, neither the total accumulation or duration of the 100 year storm is associated with the peak flow. Due to the small time of concentration the water very quickly runs off such that the peak flow is more closely associated with the maximum rate of rainfall. During a 100 year storm (rain Table II, 7.1 inches total accumulation) there is a 15 minute period during which 1.96 inches of rain accumulates. The accumulation was 0.74 inches during the preceeding 15 minutes and only 0.31 inches during the following 15 minutes. The 100 year peak flow is determined by this one cloud burst of 1.% inches in 15 minutes at the height of the

To illustrate the dependency of the peak flow on the rainfall rate, TR-20 was executed using the same parameters defined above but with the hourly accumulation of rainfall as measured at the Baltimore/Washington Airport during hurricane Agnes in June 1972 (5.24 inches in 22 hour). The resulting peak flow was only 32 cfs as compared to the theatrical 100 year storm of 7.1 inches in 24 hours which resulted in 270 cfs.

3. 100 YEAR FLOOD PLAIN (HEC-2)

HEC-2 was executed using the special bridge method starting with a critical depth at the drop weir 5 ft above the culvert under Brunbrae Road. The computer printout for a 100 year peak runoff of 270 cfs and a 200 cfs case is included as Attachment 2. A scamatic of the station locations and longitudinal elevations is illustrated in Figure 1. The 100 year flood plain is shown upon a topographical survey of the property in Figure 2.

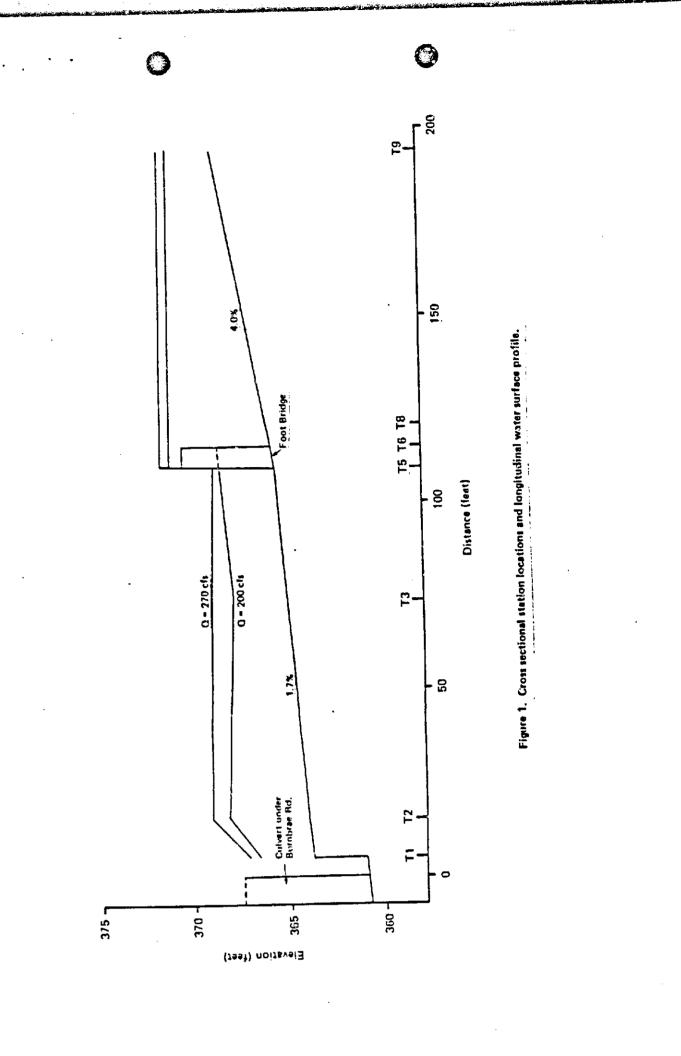
The weir flow over the foot bridge is at an elevation of 371.7 feet (top of foot bridge = 370.5 ft). This elevation is 3.3 ft below the proposed basement floor level of 375 feet. The horizontal distance between the natural 371.7 foot contour and foundation wall is 5 feet. The natural contour lines form a slight depression behind the house. A regrading to straighten the 372 ft contour would result in maintaining a 15 ft horizontal distance behind the house without noticeably altering the model

results for the cross-section. Due to the slope of the site the margin of safety with respect to the 100 year flood plain is being maintained in the vertical rather than horizontal direction.

At the design flow of 270 cfs weir flow accounted for 112 cfs and pressure flow for 159 cfs. This implies that the stream flow would probably need to be 140-150 cfs to pass through the culvert under the foot bridge and stay within the channel.

TABLE 1 DRAINAGE AREA, CURVE NUMBER AND TIME OF

Segment	Area (mi ²)	CN	Flow Type	Distance (ft)	Slope (%)	Velocity (fps)	Time (hour)
Upstream	0.0409	75	Lawn	400	1.5	0.8	0.14
		Grassed waterway		y 900	3.7	2.8	0.09
							0.23
Middle	0.0305	75	Lawn	370	4.6	1.5	0.07
		Grasse	d waterwa	у 170	5.9	3.5	0.02
		Gully/st	ream flow	940	4.2	5 .	0.05
							0.14
own-							
stream	0.0142	70	Lawn	100	6	1.6	0.017
			Lawn	40	25	3.5	0.003
			Lawn	200	5	1.5	0.037
		Grassed	waterway	100	25	7	0.004
		Stre	m flow	700	3.6	6	0.032
							0.1



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

STEPHEN E. COLLINS DIRECTOR

April 8, 1985

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

Item No. 285 -ZAC- Meeting of April 9, 1985 Property Owner: Loren D. Jensen, et ux NW/Cor. Chesapeake Ave. & Burnbrae Road Existing Zoning: D.R. 3.5 Proposed Zoning: Variance to permit a rear yard of 16' and 8' in lieu of required 30' and 22.5' and a front setback of 0' in lieu of the required 7'.

> Acres: District:

Dear Mr. Jablon:

The property owner must have two on site parking spaces and a turn-around area on site.

The property owner must provide a grading plan of the

dirveway and turnaround area and a flood plan study.

Due to the severe vertical, and horizontal curve and the narrow street this site can be expected to cause traffic problems during construction.

The bridge on Burnbrae Road should be checked by the Department of Public Works for a weight limit.

Traffic Engineering Assoc. II

MSF/ccm

PAUL H. REINCKE CHIEF

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

April 15, 1985

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Loren D. Jensen, et ux

Location: NW/Cor. Chesapeake Ave. and Burnbrae Road

Zoning Agenda: Meeting of 4/9/85 Item No.: 285

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.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Planning Group

Special Inspection Division Fire Prevention Bureau

DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204

April 15, 1985

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building

Towson, Maryland 21204

Comments on Item # 285 Zoning Advisory Committee Meeting are as follows:

Loren D. Jensen, et ux NW/Cor. Chesapeake Avenue & Burnbrae Road Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a rear yard of 16' and 8' in lieu of the required 30' and 22.5' and a front setback of 0' in lieu of the

- (A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other appli-
- (B) A building/& other / permit shall be required before beginning construction Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

and signatures are required on Plans and Technical Data.

- E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s ______
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will neet the Code requirements for the proposed change. Drawings may require
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required con-

NOTE: These 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, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,

c B A B C 6/4/87 b

