

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
Zoning Commissioner

Petitioner: Patricia Roth
Received by: James E. Dyer, Chairman
Zoning Plans 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,
Publisher
Cost of Advertising
24.75

EX. ZONING - DR. S-5
PROPOSED ZONING - S-1
AREA OF LOT - 20,000 SQ. FT.
PUBLIC WATER - SEWERAGE

OWNED BY
PATRICIA ROTH
335 HOMBERG AVE.
BALTIMORE, MD. 21204
681-8158

PLAT TO ACCOMPANY PETITION FOR A
LOT WITH A VARIANCE OF 50 FEET IN
+ S.D. AND SETBACKS OF 6' 4" IN L.I.E.
FRANK S. DIER OF THE REG. 10 FT.
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21204
681-6722

1ST DISTRICT BALTIMORE CO. MARYLAND
DATE 1-31-86

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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner

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

Zoning Petition Nos. 86-459-A, 86-460-A, 86-461-A, 86-462-A, 86-463-A, 86-464-A and 86-465-A

SUBJECT: 86-461-A, 86-462-A, 86-463-A, 86-464-A and 86-465-A

There are no comprehensive planning factors requiring comment on these petitions.

NSG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 30, 1986

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

Ms. Melissa Roth-Swecker
28 Center Road #2
Towson, Maryland 21204

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. 325 - Case No. 86-460-A
Petitioner - Patricia Roth
Variance Petition

Dear Ms. Roth-Swecker:

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, Jr.
SME'S F. DYER
Chairman
Zoning Plans Advisory Committee

JED:sc
Enclosures
cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237

Thursday, April 24, 1986

Petition for
Zoning Variance

1st Election District
Case No. 86-460-A

LOCATION: Southwest side of
Homberg Avenue, 325 feet NW of SE/S E. Homberg Avenue
628 Homberg Avenue
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

DATE & TIME: Wednesday, May
14, 1986 at 10:15 a.m.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above-captioned petition for a zoning variance at the time and place specified above.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above-captioned petition for a zoning variance at the time and place specified above.

By Order of
ARNOLD JABLON,
Zoning Commissioner
BALTIMORE COUNTY

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 157A
Date of Posting: 4/22/86

Posted for: Variance

Petitioner: Patricia Roth

Location of property: SW/S E. Homberg Ave. 325' NW of SE/S E. Homberg Ave.
325' NW of SE/S E. Homberg Ave.

Location of Signs: SW/S E. Homberg Ave. 325' NW of SE/S E. Homberg Ave.
325' NW of SE/S E. Homberg Ave.

Remarks:

Posted by: [Signature]
Number of Signs: 1

Date of return: 4/28/86

BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

STEPHEN E. COLLINS
DIRECTOR

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

April 18, 1986

Re: Zoning Advisory Meeting of March 25, 1986
Item # 325
Property Owner: Patricia Roth
Location: SW/S E. Homberg Ave. 325' NW of SE/S E. Homberg Ave.

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 to 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.

☒ The parking calculations must be shown on the plan.

☒ The property contains soils which are defined as wetlands, and development on these soils is prohibited.

☒ Construction in or alteration of the floodplain is prohibited.

☒ The provisions of Section 22-93 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 [Date].

☒ Landscaping: Not comply with Baltimore County Landscape Manual.

☒ The property is located in a deficient service area as defined by Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [Description].

☒ The property is located in a traffic area controlling by a "T" level intersection as defined by Bill 173-79, and as conditions change the intersection may become more involved. The Traffic Services Bureau will re-evaluate annually by the County Council.

☒ Additional comments:

cc: James Howell
Eugene A. Rober
Chief, Current Planning and Development

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

STEPHEN E. COLLINS
DIRECTOR

April 1, 1986

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

Item No. -2AC- Meeting of March 25, 1986

Property Owner: Patricia Roth
Location: SW/S E. Homberg Ave. 325' NW of SE/S E. Homberg Ave.
Existing Zoning: S-1
Proposed Zoning: S-1

Acres: [Blank]
District: [Blank]

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 324, 325, 326, 327, 328, 329, and 330.

MSF/bld

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

PAUL H. REINCKE
CHIEF

March 27, 1986

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

Attention: Nick Commodori, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Patricia Roth
Location: SW/S Homberg Avenue, 325 feet NW of SE/S E. Homberg Avenue
Item No.: 325
Zoning Agenda: Meeting of 3/25/86

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 [Blank] 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 [Blank] 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.

REVIEWER: [Signature] Noted and
Planned, Group Approved: [Signature]
Special Inspection Division Fire Prevention Bureau

/mb



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

April 23, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 325 Zoning Advisory Committee Meeting are as follows:

Property Owner: Patricia Roth
Location: SW/S Homberg Avenue, 325 feet NW of SE/S E. Homberg Avenue
District: 15th.

APPLICABLE ITEMS 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.N.S.I. #117-1 - 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 R-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. R-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 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 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.
- 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 Uses _____. 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:
- 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 111 E. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
Ch: C. E. Burnham, Chief
Building Plans Review

4/23/86