86-465-A	E/S of Patapsco St., 32' N of Center St. (20 Patapsco St.) 12th Elec. Dist.
4/14/86	Variance - filing fee \$35.00 - Charles M. Ray
4/14/86 5/12/86	Hearing date set for $5/12/86$, at $9:45$ a.m. Advertising and Posting $-$ \$68.95
5/14/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit an accessory building to be located partially in the side yard in lieu of the required rear yard is GRANTED with restrictions.

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/wouldcared result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance requested will/will not adversely affect the health, safety, and general welfare of the community, the variance should should contains the granted.

- The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
 - 2. The proposed garage is found to be consistent with the Chesapeake Bay Critical Area statute, provided that the four existing major deciduous trees remain. However, if any of the existing trees is removed, it must be replaced with a major deciduous tree.

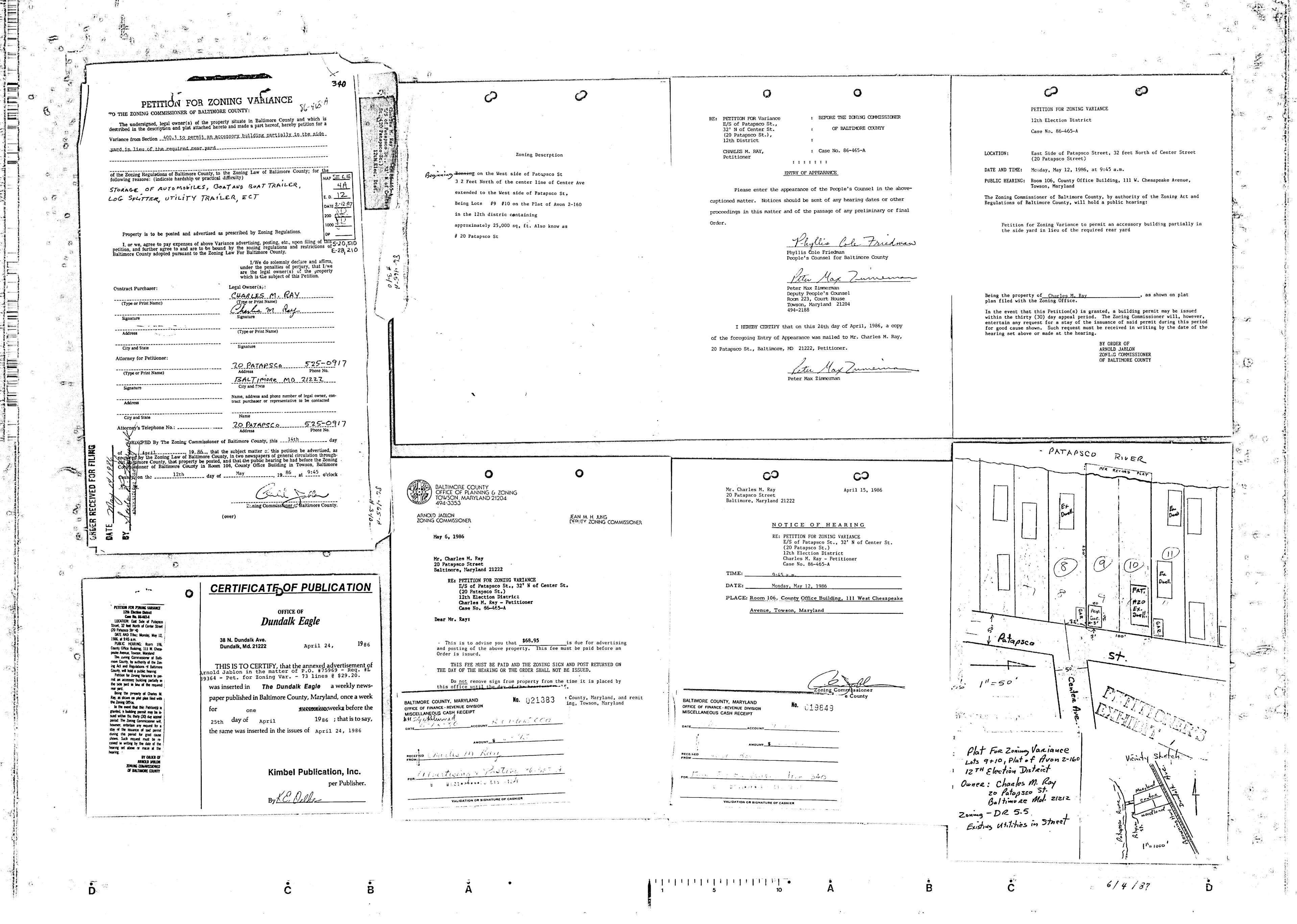
Zoning Commissioner of Baltimore County

AJ/srl

cc: Mr. Charles M. Ray

Mr. Marshall Goldsmith

People's Counsel



BATIMORE COUNTY, MAROLAND BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE INTER-OFFICE CORRESPONDENCE MR. ARNOLD JABLON Arnold Jablon April 30, 1986 TO Zoning Commissioner Date May 1, 1986 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING April 22, 1986 TO Zoning Commissioner NORMAN E. GERBER, AICP Norman E. Gerber, AICP, Director County Office Building COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 2120 FROM Director of Planning & Zoning 111 W. Chesapeake Avenue Towson, Maryland 21204 FROM Office of Planning and Zoning Chesapeake Bay Critical Area Findings - Charles M. Ray Mr. Charles M. Ray SUBJECT (86-465-A, Item 340) and Norman Sines et ux (86-457-A, 20 Patapaco Street Your petition has been received and accepted for filing this SUBJECT Zoning Case Nos. 86-457-A and 86-465-A Baltimore, Maryland 21222 Chairman RE: Item No. 340 - Case No. 86-465-A In regard to the Charles M. Ray petition, it is found that Charles M. Ray - Petitioner it is consistent with the Chesapeake Bay Critical Area statute, Variance Petition MEMBERS provided that four major deciduous trees be maintained on the lot. Please consider the Chesapeake Bay Critical Area Findings comments The four existing major deciduous trees will suffice to meet this Bureau of Engineering dated April 30, 1986 (Norman E. Gerber to Arnold Jablon) to be the Dear Mr. Ray: requirement. However, if any of these four existing trees is removed, Department of Traffic Engineering position of this office. ARNOLD ABLON
Zoning Commissioner it must be replaced by a major deciduous tree. +2/11/ye. With respect to the Norman Sines et ux petition, it is found State Roads Commission that the requirements of the Chesapeake Bay Critical Area statute will Roceived by: Comes G. Myer met Bureau of 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 feet area in which, for each 600 square The Zoning Plans Advisory Committee has reviewed the plans Petitioner Charles M. Ray Mairman, Zoning Flans submitted with the above-referenced petition. The following comments Petitioner's Advisory Committee Health Department are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans Project Planning NEG/JGH/sf or problems with regard to the development plans that may have a feet of area, one deciduous or two conifers or four minor deciduous trees must be planted and maintained. In addition, all runoff from Building Department bearing on this case. The Director of Planning may file a written Board of Education report with the Zoning Commissioner with recommendations as impervious surfaces should be directed to and spread over lawn areas Zoning Administration to the suitability of the requested zoning. so as to encourage maximum infiltration into the ground. Industrial 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 Norman E. Gerber, AICH NEG:PJS:vh petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly. CERTIFICATE OF PUBLICATION cy: Jean M. H. Jung Deputy Zoning Commissioner FETITION FOR ZONING VARIANCE James G. Hoswell, Planner TOWSON, MD., April 24 , 1986 Office of the Director GAMES E. DYER THIS IS TO CERTIFY, that the annexed advertisement was Chairman LOCATION: East Side of Patapaco Street, 32 feet North of Center Street Zoning Plans Advisory Committee Andrea Van Arsdale Coastal Zone Planner, OPZ published in THE JEFFERSONIAN, a weekly newspaper printed (20 Patapaco Street)
DATE AND TIME: Monday, May 12, JED:med Audrey L. Thier and published in Towson, Baltimore County, Md., appearing on Enclosures Asst. Coastal Zone Planner, OPZ April 2 ...86 Thomas L. Vidmar Public Works, Engineering ing Act and Regulations of County, will hold a public hearing:
Petition for Zoning Variance to permit an accessory building partially in the side yard in hers of the required rear Tim Dugan THE JEFFERSONIAN, Special Asst. to the Director Being the property of Charles M. Rev. as shown on rist plan filed with the Zoning Office. In the event that this Petition(s) is 18 Venetorli People's Council In the event that this return any be granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner with, increase, entertain any request for, a stay of the issuance of said permits a stay of the issuance of said permits. CPS-008 Cost of Advertising a stay of the maintenance of the period for good caus shown. Such request must be receive in writing by the date of the hearing to shove or made at the bearing. By Order Of ARNOLD JABLON, Service Marie 0 BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500 BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610 DALTIMORE COUNTY
OFFICE OF FLANNING AND ZONING
TOWSON MARYLAND 21204 April 30, 1986 Paul H. Reincke Chief TED ZALESKI, JR. DIRECTOR Mr. Arnold Jablon CERTIFICATE OF POSTING Zoning Commissioner ZONING DEPARTMENT OF BALTIMORE COUNTY 86-465-1 Office of Planning and Zoning Baltimore County Office Building Mr. arnold Jablon, Zoning Commissioner Mr. Arnold Jablon Office of Planning and Zoning Towson, Maryland 21204 Towson Maryland 21204 DORIL 21, 1986 Zoning Commissioner County Office Building Towson, Maryland 21201 (CRITICOLAREA) Date of Posting 4/18/86 Comments on Item # 340 Zoning Advisory Committee Meeting are as follows: Re: Zoning Advisor, Heating of ADRILI, 1986
Iten + 340
Property Owner: CHARLES M. RAY
Location: E/S PATAPSCO ST. 32' N. OF
THE & OF CENTER ST. EXT. Property Owner: Charles M. Ray - CRITICAL AREA Peritioner: Charles M. Ray RE: Property Owner: Charles M. Ray E/S Patapsco St., 32' North of the c/1 of Center Street Extended District: Location of property: E/3 Polapsio St. 32' N/Center St. Dear Mr. Jablon: Location: E/S Patapsco St.,32' North of the Centerline of Center St. APPLICABLE ITEMS ARE CIRCLED: The Division of Current Planning and Development has reviewed the subject Extended 340 All structures shall conform to the Beltimore County Building Code as adopted by Council Bill #17-85. the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards. 20 Potapsco st. Item No.: petition and offers the following comments. The items checked below are Zoning Agenda: Meeting of April 1, 1986 Location of Signe: Facing Paterson St., eppron 12' Fr. Too Supy on Property Gentlemen: B) A building and other miscellaneous permits shall be required before the start of any construction.)There are no site planning factors requiring comment. of Politioner)A County Review Group Meeting is required. Pursuant to your request, the referenced property has been surveyed by this)A County Review Group meeting was held and the minutes will be C. Residential: Two sate 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. forward by the Bureau of Public Services. Bureau and the comments below marked with an "X" are applicable and required ()This site is part of a larger tract; therefore it is defined as a to be corrected or incorporated into the final plans for the property. Subdivision. The plan must show the entire tract. Posted by ________ Date of return: 4/15/36 D. Commercial: Three sets of construction drawings scaled and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced scale are not acceptable. ()A record plat will be required and must be recorded prior to issuance of a building permit. () 1. Fire hydrants for the referenced property are required and shall be)The access is not satisfactory. located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Number of Signe: _ E. All Use Groups except R-h Single Family Detached Duellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-O to an interior lot line. R-h Use Groups require a one hour wall if closer than 3'-O to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table hOl, Section 1hO7, Section 1hO6.2 and Table 1hO2. No openings are permitted in an exterior wall within 3'-O of an interior lot line.)The circulation on this site is not satisfactory, The parking arrangement is not satisfactory. Parking calculations must be shown on the plan. Department of Public Works.)This property contains soils which are defined as wetlands, and development on these soils is prohibited.)Construction in or alteration of the floodolain is prohibited () 2. A second means of vehicle access is required for the site. under the provisions of Section 22-93 of the Development F. The structure does not appear to comply with Table 505 for permissable height/area. Peply 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. ()Development of this site may constitute a potential conflict with () 3. The vehicle dead end condition shown at the Baltimore County Master Plan.)The amended Development Plan was approved by the Planning Board G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.)Landscaping: Must comply with daltimore County Landscape Manual.
)The property is located in a deficient service area as defined by EXCEEDS the maximum allowed by the Fire Department. Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service 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 to Hixed Uses

See Section 312 of the Eucliding Code. () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. The property is recated in a traffic area controlled by a "D" level intersection as defined by 3:11 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas (χ) 5. The buildings and structures existing or proposed on the site shall (I.) The proposed project appears to be located in a Flood Plain, Tidal/Hivarine. 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. are re-evaluated annually by the County Council. comply with all applicable requirements of the National Fire Protection Additional compents:

THIS SITE IS LOCATED IN THE CHESAPEAKE BOY

CRITICAL AREA ADDITIONAL COMMENTS WILL BE
PROVIDED BY THE COMPREHENSIVE RADINING DUISION Association Standard No. 101 "Life Safety Code", 1976 edition prior J. Comments: ') 6. Site plans are approved, as drawn. 1) 7. The Fire Prevention Bureau has no comments, at this time. 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 construent are obtained additionally information by ministers Book 122 of the County Office Building at 133 Eugene A. Bober Chief, Current Planning and Development CC: James Hosaell the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204. Charles & Sumban Fire Prevention Bureau Special Inspection Division C. E. Burnham, Thief Building Plans Review /mb * CRITICAL AREA And the residual properties and the second s

The state of

The second

18

and Market San Commenced Control

3 5 E

SPECIONOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984 EFFECTIVE - AFRIL 22, 1985

SEJTION 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 tidewaters, 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. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corp 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 RITERIE AREAS SUBJECT TO INCIDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD FLAIM.
- 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 waterched 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 chall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

C. 5 13/80/80