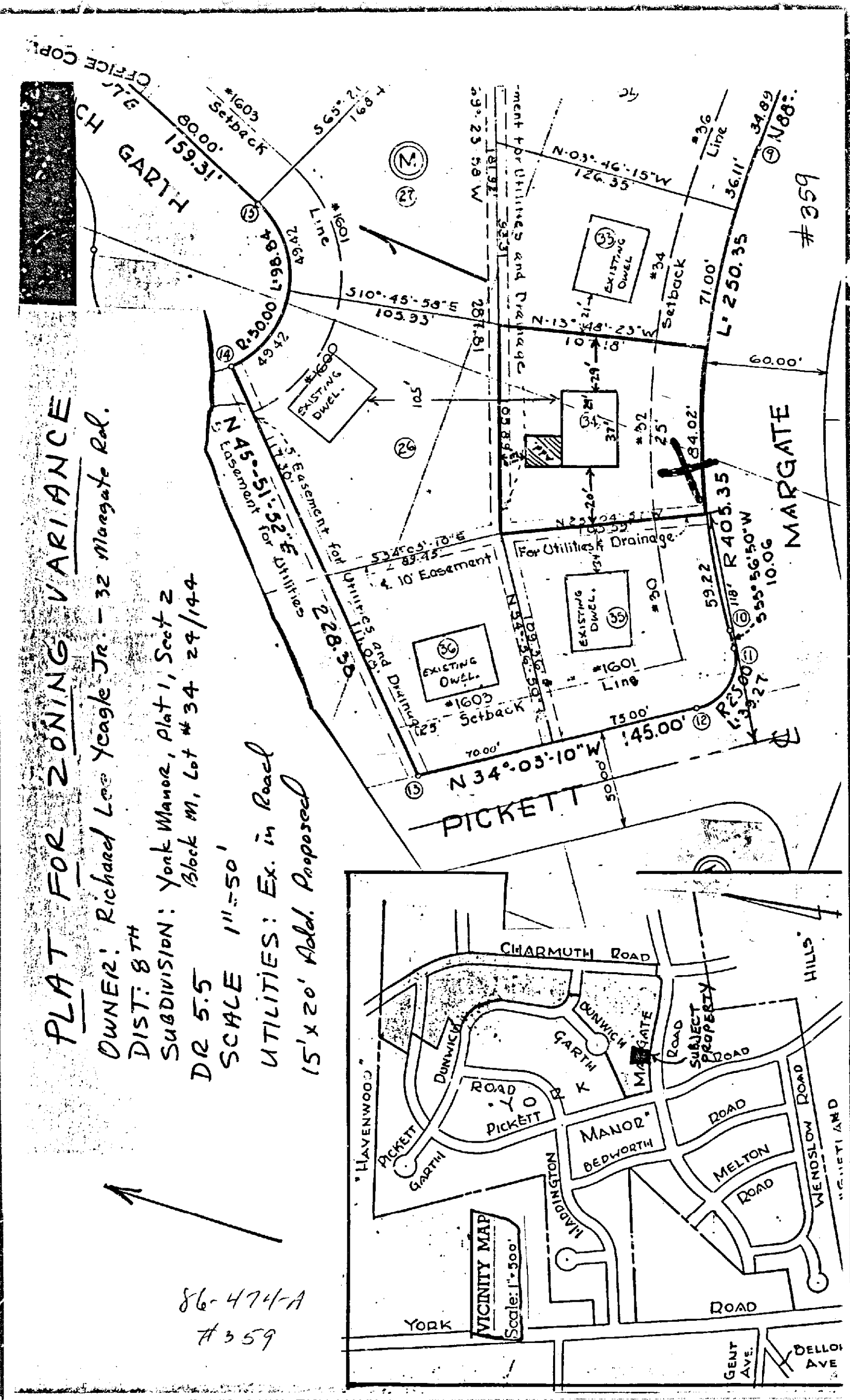




BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

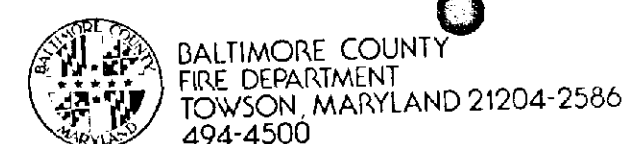
Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICF, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-474-A, 86-477-A, 86-479-A, 86-482-A, 86-485-A, 86-486-A, 86-488-A, 86-489-A, and 86-490-A

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

Norman E. Gerber, AICF, Director
Director

NEG:JGH:slm

CPS-008



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: Richard L. Yeagle
Location: N/S Margate Road, 118 feet E of centerline of Pickett Road
Item No.: 359 Zoning Agenda: Meeting of April 15, 1986

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 100 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 XXXXXX 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.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: John F. O'Neill Noted and Approved: John F. O'Neill
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 6, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
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

Mr. Richard Lee Yeagle, Jr.
Mrs. Joyce Lee Yeagle
32 Margate Road
Lutherville, Maryland 21093

RE: Item No. 359 - Case No. 86-474-A
Richard Lee Yeagle, Jr., et ux - Petitioners
Petition for Zoning Variance

Dear Mr. and Mrs. Yeagle:

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.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:med
Enclosures



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 # 359 Zoning Advisory Committee Meeting are as follows:

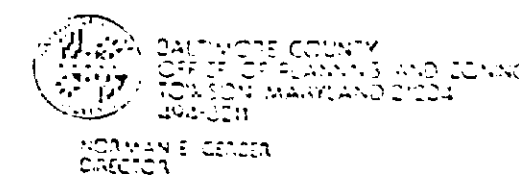
Property Owner: Richard L. Yeagle
Location: N/S Margate Road, 118 feet E of c/l of Pickett Road
District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 412-85, the Maryland Code for the Handicapped and Age (A.B.S.1, 411-1 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
4. 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.
5. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-1 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 101.1, and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for maximum 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.
7. The requested variance appears to conflict with Section(s) XXXXXX of the Baltimore County Building Code.
8. When filing for a required Change of Use/Accessory 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 XXXXXX to Use XXXXXX or to Mixed Use XXXXXX. See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill 417-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
10. Comments:
11. 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 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Dyer, Jr.
Baltimore County
Building Plans Bureau

4/27/86



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

MAY 12, 1986

Re: Zoning Advisory Meeting of APRIL 15, 1986
Item # 359 RICHARD L. YEAGLE, JR.
Location: N/S MARGATE RD. 118' E.
OF E. OF PICKETT 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:

1. There are no site planning factors requiring comment.
2. County Review Group Meeting is required.
3. County Review Group Meeting was held and the minutes will be filed by the Bureau of Public Services.
4. This site is part of a larger tract therefore it is defined as a subdivision. The plan must show the entire tract.
5. A record plat will be required and must be recorded prior to issuance of a building permit.
6. The access is not satisfactory.
7. The circulation on this site is not satisfactory.
8. The driveway arrangement is not satisfactory.
9. Parking calculations must be shown on the plan.
10. This property contains soils which are defined as wetlands, and development on these soils is prohibited.
11. Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
12. Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
13. The amended Development Plan was approved by the Planning Board on XXXXXX.
14. Nondiscrimination: Just Copy with Baltimore County Land Use Manual.
15. The property is located in a deficient service area as defined by 1911 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is XXXXXX.
16. The property is located in a traffic area controlled by a "T" level intersection as defined by 2111 173-79. No building permit may be issued until a traffic capacity study has been completed. The traffic capacity study is XXXXXX.
17. The property is located in a traffic area controlled by a "T" level intersection as defined by 2111 173-79. No building permit may be issued until a traffic capacity study has been completed. The traffic capacity study is XXXXXX.
18. Additional comments:

CC: James Howell

Eugene A. Boser
Chief, Current Planning and Development

IN RE: PETITION FOR VARIANCE
N/S Margate Road, 118' E
of the c/l of Pickett Road
(32 Margate Road)
8th Election District
Richard Lee Yeagle, Jr.,
et ux,
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-474-A

The Petitioners herein request a variance to permit a rear yard setback of 13 feet in lieu of the required 30 feet.

Testimony by the Petitioners indicates that they propose to construct a 15' x 20' bedroom and bathroom addition needed to house an elderly and ill parent. The placement of the dwelling on the lot as well as the location of the existing plumbing dictate the proposed site of the addition. There were no protestants.

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of June, 1986, that the herein Petition for Variance to permit a rear yard setback of 13 feet in lieu of the required 30 feet, in accordance with the plan submitted and filed herein, is hereby GRANTED, from the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

RECEIVED FOR FILING
DATE 6/6/86
BY Betty G. Sullivan
ASSISTING CLERK

JUN 12 1987