

357 86-475-A PETITION FOR ZONING VARIANCE

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 1802.3C.1 to permit a side setback of 4 feet in lieu of the required 10 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Enclosure of the patio is requested to necessitate additional living space for the present occupants, consisting of three (3) family members, and an additional three (3) family members who are moving back to this residence due to financial hardship. It would be impossible to accommodate these members without additional space.

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 petition, and further agree to and are to be bound by the zoning regulations and restrictions of 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 which is the subject of this Petition.

Contract Purchaser: Louis A. Asmusen, Jr.
(Type or Print Name)
Signature: *Louis A. Asmusen Jr.*
Address: Catherine Asmusen
(Type or Print Name)
City and State: *Baltimore, Md.*
Signature: *Catherine Asmusen*
Address: 6825 South River Dr. 335-8079
(Type or Print Name) Address Phone No.
Signature: Baltimore, Md. 21220
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address: Leo J. Konopacki, Jr.
City and State: Name
Address: 6724 S. River Dr. 335-5309
City and State: Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of April, 1986, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of May, 1986, at 9:45 o'clock.

(over)

IN RE: PETITION FOR VARIANCE *
NE/S of South River Drive, *
200' NW of Loyola Road *
(6724 South River Drive) *
15th Election District *
Louis A. Asmusen, Jr., *
et ux, *
Petitioner *

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-475-A

The Petitioners herein request a variance to permit a side setback of 4 feet in lieu of the required 10 feet.

Testimony on behalf of the Petitioners indicated that the person, who holds a sales contract and has resided on the property since 1982, proposes to enclose a 12' x 19'6" portion of an existing patio. The enclosed patio could not be located in the rear because of the difficulties of constructing a new door in a concrete block wall. Statements of support were submitted from the three neighbors who would be visually exposed to the enclosure. There were no protestants.

Pursuant to the advertisement, posting of property, and public hearing on the Petition; it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality, fish, wildlife, and plant habitat; and the granting of the requested variance not adversely affecting the health, safety, and general welfare of the community, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22nd day of June, 1986, that the herein Petition

for Variance to permit a side setback of 4 feet in lieu of the required 10 feet, in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restriction:

- 1) Trees, equivalent to the quantity and mix of deciduous and conifers currently on the property, shall be maintained at all times.

JMHJ:bjs



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494 3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 5, 1986

Mr. Louis A. Asmusen, Jr.
6825 South River Drive
Baltimore, Maryland 21220

Re: Petition for Variance
NE/S of South River Drive,
200' NW of Loyola Road
(6724 South River Drive)
15th Election District

Dear Mr. Asmusen:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCE

15th Election District

Case No. 86-475-A

LOCATION: Northeast Side of South River Drive, 200 feet Northwest of Loyola Road (6724 South River Drive)

DATE AND TIME: Tuesday, May 27, 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 Variance to permit a side yard setback of 4 feet in lieu of the required 10 feet

Being the property of Louis A. Asmusen, Jr., et ux, 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

DESCRIPTION FOR VARIANCE

Beginning at a point on the northeast side of South River Drive (30 feet wide), 200 feet from the northwest side of Loyola Road and being Lots 288 and 289 as shown on the Plat of Foxwood Park, which is recorded in the Land Records of Baltimore County in M.P.C. No. 7, Folio 131.
Known as 6724 South River Drive in the 15th Election District.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE/S of South River Dr., : OF BALTIMORE COUNTY
200' NW of Loyola Rd. :
(6724 South River Dr.) :
15th District :
LOUIS A. ASMUSEN, JR., : Case No. 86-475-A
et ux, Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned 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.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 2nd day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Louis A. Asmusen, Jr., 6825 South River Dr., Baltimore, MD 21220, Petitioners; and Mr. Leo J. Konopacki, Jr., 6724 S. River Dr., Baltimore, MD 21220, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

OFFICE COPY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
454-1353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 21, 1986

Mr. Leo J. Konopacki, Jr.
6724 South River Drive
Baltimore, Maryland 21220

RE: PETITION FOR ZONING VARIANCE
NE/S of South River Dr., 200' NW of
Loyola Rd. (6724 South River Dr.)
15th Election District
Louis A. Asmusen, Jr., et ux - Petitioners
Case No. 86-475-A

Dear Mr. Konopacki:

This is to advise you that \$61.40 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 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 this office until the day of the hearing itself.

Please make this check payable to Baltimore County, Maryland, and remit to Towson, Maryland

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

DATE: 5/21/86 ACCOUNT: 021632

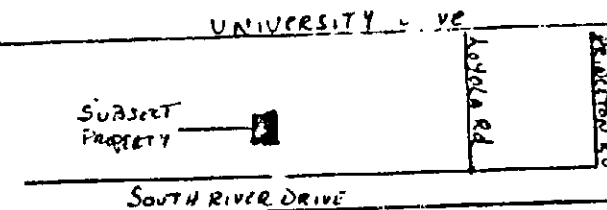
AMOUNT: \$ 61.40

RECEIVED FROM: [Signature]

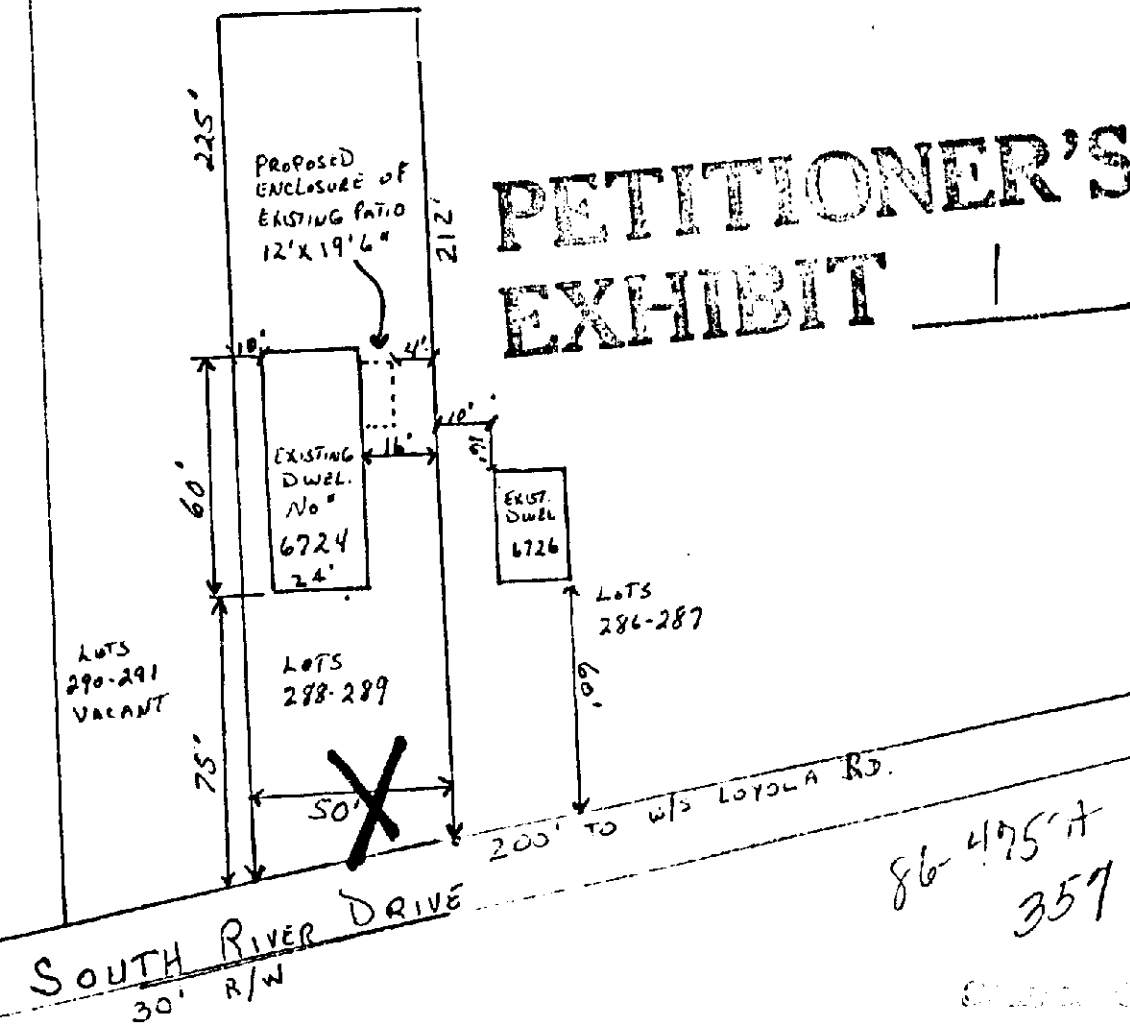
FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

PLAT FOR ZONING VARIANCE
OWNER - LOUIS A. ASMUSEN, JR.
DISTRICT 15 ZONED D.P. 5.5
SUBDIVISION - HAREWOOD PARK
LOTS # 283 & 289
BOOK 07 FOLIO 131
SCALE: 1" = 50'
EXISTING LOT LINES EXIST IN
SOUTH RIVER DRIVE



VICINITY MAP



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: MR. ARNOLD JABLON, Zoning Commissioner Date: May 21, 1986
FROM: NORMAN E. GERBER, AICP, Director of Planning & Zoning
SUBJECT: Chesapeake Bay Critical Area Findings - Louis A. Asmusen, Jr., et ux (86-475-A, Item 357) and R. B. Adams (86-487-A, Item 371)

In regard to the petition of L. A. Asmusen, it has been determined that the project is consistent with the Critical Area statute without the need to require mitigating measures.

The petition of R. B. Adams is found to be consistent with the Critical Area statute provided that three major deciduous or six conifers or six minor deciduous trees be planted on the lot. Any combination of these three groups can be planted based on the rate of one major deciduous, two conifers or minor deciduous trees/1000 square feet. It has been determined that this site contains 3000 square feet of tree-planting area. (The 3000 square feet is based on the following formula: gross lot size minus impervious area minus setbacks from structures and lot lines divided by two.)

It is also recommended that stormwater runoff generated by impervious surfaces be infiltrated into the ground by spreading runoff over lawn and other pervious surfaces.

NEG:PJS:vh

cc: Ms. Jean Jung
Jim Roswell
People's Counsel
Tim Dugan
Tom Vidmar

Norman E. Gerber, AICP

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: May 22, 1986
FROM: Norman E. Gerber, AICP, Director of Planning and Zoning
SUBJECT: Zoning Petition No. 86-475-A

Please consider the Chesapeake Bay Critical Area Findings (see memo from Gerber to Jablon dated 5/21/86) to represent the views of this office.

Norman E. Gerber, AICP

NEG/JGH/sf

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: May 22, 1986
FROM: Norman E. Gerber, AICP, Director of Planning and Zoning
SUBJECT: Zoning Petition No. 86-475-A

Please consider the Chesapeake Bay Critical Area Findings (see memo from Gerber to Jablon dated 5/21/86) to represent the views of this office.

Norman E. Gerber, AICP

NEG/JGH/sf

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Posted for: [Signature]
Petitioner: [Signature]
Location of property: [Signature]
Location of Sign: [Signature]
Remarks: [Signature]
Posted by: [Signature]
Number of Signs: 1

Petition for Zoning Variance
15th Election District
Case No. 86-475-A
LOCATION: Northeast side of South River Drive, 200 feet Northwest of Loyola Road (6724 South River Drive)
DATE & TIME: Tuesday, May 27, 1986, at 9:45 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 Act and Regulations of Baltimore County, will hold a public hearing on the petition for zoning variance to permit a side yard setback of 4 feet in lieu of the required 10 feet.
Being the property of Louis A. Asmusen, Jr., et ux, as shown on the plat filed with 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, 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

The Times

Middle River, Md., May 8, 1986
This is to certify that the annexed was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the day of the month of May, 1986.
James E. Dyer, Publisher

Mr. Louis A. Asmusen, Jr.
Mrs. Catherine Asmusen
6825 South River Drive
Baltimore, Maryland 21220

April 25, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NE/S of South River Dr., 200' NW of
Loyola Rd. (6724 South River Dr.)
15th Election District
Louis A. Asmusen, Jr., et ux - Petitioners
Case No. 86-475-A

TIME: 9:45 a.m.

DATE: Tuesday, May 27, 1986

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

Arnold Jablon
Zoning Commissioner
Baltimore County

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

No. 319377

DATE: 4/25/86 ACCOUNT: 01-612

AMOUNT: \$ 39.00

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

86-475-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 22nd day of April, 1986.

Arnold Jablon
Zoning Commissioner

Petitioner: Louis Asmusen, et ux
Petitioner's Attorney: [Signature]

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 8, 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 May 8, 1986.

THE JEFFERSONIAN

18 Kenton
Publisher

Cost of Advertising

24.75

JUN 12 1986

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 6, 1986

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

cc:

Chairman

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads CommissionBureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Mr. Louis A. Asmusen, Jr.
Mrs. Catherine Asmusen
6825 South River Drive
Baltimore, Maryland 21220
RE: Item No. 357, Case No. 86-475-A
Louis A. Asmusen, Jr., et al - Petitioners
Petition for Zoning Variance

Dear Mr. and Mrs. Asmusen:

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:med
Enclosures

cc: Mr. Leo J. Konopacki, Jr.
6724 South River Drive
Baltimore, Maryland 21220

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

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: Louis A. Asmusen, Jr. et ux
Location: NE/S South River Drive, 200 feet NW Loyola Road
Item No.: 357
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 _____ 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.

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

/mb

TO: BALTIMORE COUNTY ZONING COMMISSIONER

I/We Steve and Loraine Upda owners and residents of
6727 South River Drive, Baltimore, Baltimore County, Maryland 21220,
do hereby agree that the additional construction, namely the enclosure
of the existing patio, requested to be done at 6724 South River Drive,
located on the opposite side of South River Drive from our residence,
would not result in any practical difficulty or unreasonable hardship
and would not adversely affect the health, safety or general welfare of
us or the community.

Steve Upda
Witness

Steve Upda 3/21/86
Legal Owner Date
Loraine Upda 3-21-86
Legal Owner Date

PETITIONER'S
EXHIBIT 2a

TO: BALTIMORE COUNTY ZONING COMMISSIONER

I/We Wesley and Dorothy Jones owners and residents of
6726 South River Drive, Baltimore, Baltimore County, Maryland 21220, do
hereby agree that the additional construction, namely the enclosure of the
patio, requested to be done at 6724 South River Drive, located on the North/West
corner, adjacent to and approximately ten (10) feet beyond the rear of our
residence, would not result in any practical difficulty or unreasonable hardship
and would not adversely affect the health, safety or general welfare of us or
the community.

Wesley Jones
Witness

Wesley Jones 3-17-86
Legal Owner Date
Dorothy Jones 3-17-86
Legal Owner Date

PETITIONER'S
EXHIBIT 2c

TO: BALTIMORE COUNTY ZONING COMMISSIONER

I/We John and Irene Riser owners and residents of 6729 South
River Drive, Baltimore, Baltimore County, Maryland 21220, do hereby agree that
the additional construction, namely the enclosure of the existing patio,
requested to be done at 6724 South River Drive, located on the opposite side
of South River Drive from our residence, would not result in any practical
difficulty or unreasonable hardship and would not adversely affect the health,
safety or general welfare of us or the community.

John Riser
Witness

John Riser 3/23/86
Legal Owner Date
Irene Riser 3/23/86
Legal Owner Date

PETITIONER'S
EXHIBIT 2b

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

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

MAY 12, 1986
(CRITICAL AREA)

RE: Zoning Advisory Meeting of April 15, 1986
Item # 357
Property Owner: Louis A. Asmusen, Jr.
Location: NE/S South River Dr. 200' ETL
NE/S South River Dr. 200' ETL

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 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.
() Parking calculations must be shown on the plan.
() 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 22-58 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.
() Landscaping: Must comply with Baltimore County Landscape Manual.
() The property is located in a deficient service area as defined by
Bill 115-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is _____.

(X) THIS SITE IS LOCATED IN THE CHESAPEAKE
CRITICAL AREA. ADDITIONAL COMMENTS
WILL BE PROVIDED BY THE COMPREHENSIVE
PLANNING DIVISION.

cc: James Roswell

Emmie A. Osher
Chief, Current Planning and Development

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 # 357 Zoning Advisory Committee Meeting are as follows:

Property Owner: Louis A. Asmusen, Jr. et ux
Location: NE/S South River Drive, 200 feet NW Loyola Road
District: 15th.

APPLICABLE TYPES AND CODES:

- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85,
the Maryland Code for the Handicapped and Age (A.L.D. #117-1 - 1980) and other applicable Codes and Standards.

- () 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 101, Section 107, Section 106.2 and Table 1102. 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/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 the _____ to the _____ or
to Mixed Use. See Section 312 of the Building Code.

- I. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached
copy of Section 516.6 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.

- () Comments: Patio footings shall extend down 30" below finish grade (front line)
if this is to become a habitable space. Frost will cause the roof and slab
to heave if such protection is not provided.

- 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 110 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Smith
By: C. E. Smith, Chief
Building Plans Review

4/22/86