

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 8, 1986

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

Will'am M. Hesson, Jr., Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 420 - Case No. 87-19-A
Petitioner: Jeffrey L. Levin, et ux
Petition For Zoning Variance

Dear Mr. Hesson:

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:kbb

Enclosures

cc: Spotts, Stevens and McCoy, Inc.
698 Fairmount Avenue, Suite 105
Towson, Maryland 21204

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

PAUL H. REINCKE
Chief

June 3, 1986

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: Jeffrey Levin, et ux

Location: N/S Lightfoot Dr., 300 ft. E of Old Court Rd.

Item No.: 420 Zoning Agenda: Meeting of May 27, 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 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.

REVIEWER: *Paul H. Reincke*
Planning Group
Special Inspection Division

Noted and Approved:

John F. O'Neill
Fire Prevention Bureau

/mb

February 13, 1986

Mr. Jeffrey Levin
8137 Salt Lake Drive
Baltimore, MD 21207

Dear Mr. Levin:

We went to thank you and your architect for meeting with some of our Board members a couple of weeks ago. We are very much interested in your plans for the property as it clearly will have an impact on our Condominium.

At our most recent Board of Directors meeting, your request for an easement through the Condominium property was very carefully and thoroughly discussed. It was the consensus of our Board of Directors that there would be no chance of getting the required approval for your request from the necessary number of Condominium co-owners. There are a variety of reasons for this consensus, but generally there did not seem to be any incentive for the co-owners to approve your request.

It seems from our preliminary discussion with you and your architect in the field that the setting and location of your proposed residence will require considerable and significant changes to the topography of the property. These changes will affect the tree cover as well as the natural absorption of water along the tree cover as well as the edge of our primary entrance from Lightfoot Drive. We are naturally concerned, of course, with the visual impact of your developed areas viewed from our entry road. Due to the very steep slopes in some areas, 50% or more, and the 50-foot elevation difference between your site and our roadway, we are concerned about drainage and run-off resulting from the development of your property as well as potential erosion which may result. We are also concerned with the immediate protection of your trees along our property line during construction of your property. We hope that you and your architects and engineers have taken these issues into consideration in the development of your property and during its construction.

We went to wish you much success and wish you well as our new neighbor on Lightfoot Drive.

Sincerely yours,

Martin Greenbaum
Chairman, Board of Directors
Lightfoot, Inc.

MG/vs

PROTESTANT'S
EXHIBIT /

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

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

July 1, 1986

Re: Zoning Advisory Meeting of May 27, 1986
Item # 420
Property Owner: JEFFREY LEVIN, et al
Location: N/S LIGHTFOOT DR., 300'
E. OF OLD COURT 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 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 22-5B 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 _____.
- Landscaping must 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 property is located in a traffic area controlled by a "D" level intersection as defined by Bill 173-79, and its conditions change are re-evaluated annually by the County Council.
- Additional comments: _____

cc: James Haswell

Eugene A. Baber
Chief, Current Planning and Development

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

TED ZALESKI, JR.
DIRECTOR

July 9, 1986

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

Dear Mr. Jablon:

Comments on Item # 420 Zoning Advisory Committee Meeting are as follows:

Property Owner: Jeffrey Levin, et ux
Location: N/S Lightfoot Drive, 300 feet E of Old Court Road
District: 3rd.

APPLICABLE TYPES ARE CIRCLED:

- 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.S.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- 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.
- 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 1207, Section 1206.2 and Table 1202. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- 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.
- The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- 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 Use _____ See Section 312 of the Building Code.
- 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 finished floor levels including basement.
- Comments: _____
- 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 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

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

4/22/86

87-19-A
7/19/86

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 N/S of Lightfoot Dr., 300' : OF BALTIMORE COUNTY
 E of Old Court Rd. (3340 :
 Lightfoot Dr.), 3rd Dist.
 JEFFREY L. LEVIN, et ux, : Case No. 87-19-A
 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
 494-2188

I HEREBY CERTIFY that on this 20th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to William M. Hesson, Jr., Esquire, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioners; and Spotts, Stevens and McCoy, Inc., 698 Fairmount Ave., Suite 105, Towson, MD 21286, who requested notification.

Peter Max Zimmerman
 Peter Max Zimmerman

LEGAL NOTICE

PETITION FOR ZONING VARIANCE
 3rd Election District
 Case No. 87-19-A

LOCATION: North Side of Lightfoot Drive, 300 feet East of Old Court Road (3340 Lightfoot Drive)
 DATE AND TIME: Tuesday, July 15, 1986, at 9:30 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF PUBLICATION
 77870

Pikesville, Md., June 25 19 86

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 rear yard setback of 22 feet in lieu of the required 40 feet, shown on said plan filed with the Zoning Office.

In the event that the 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

THE NORTHWEST STAR
Phyllis Cole Friedman
 manager
 Cost of Advertisement \$20.00

the first publication appearing on the 25th day of June, 19 86
 the second publication appearing on the _____ day of _____, 19 _____
 the third publication appearing on the _____ day of _____, 19 _____

87-20-A
 87-19

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 3rd
 Date of Posting: June 24, 1986

Posted for: *Norman E. Gerber*
 Petitioner: *Jeffrey L. Levin, et ux*
 Location of property: *N/S of Lightfoot Dr., 300' E of Old Court Rd. (3340 Lightfoot Dr.)*
 Location of Signs: *N/S of Lightfoot Dr. approx. 325' E of Old Court Rd.*

Remarks: _____
 Posted by: *S. J. Grata* Signature
 Date of return: *June 27, 1986*
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD, June 26, 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., once in each of 3 successive weeks, the first publication appearing on June 12, 1986.

THE JEFFERSONIAN,
Susan Sinden O'Brien
 Publisher
 Cost of Advertising 22.00

PETITION FOR ZONING VARIANCE
 3rd Election District
 Case No. 87-19-A

LOCATION: North Side of Lightfoot Drive, 300 feet East of Old Court Road (3340 Lightfoot Drive)
 DATE AND TIME: Tuesday, July 15, 1986, at 9:30 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 rear yard setback of 22 feet in lieu of the required 40 feet.

Being the property of Jeffrey L. Levin, et ux, as shown on the plan filed with the Zoning Office.

In the event that the 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
 6127 June 26

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

Arnold Jablon
 TO: Zoning Commissioner Date: July 8, 1986

Norman E. Gerber, AICP
 FROM: Director, Office of Planning & Zoning

SUBJECT: Petitions for Zoning Variances:
 No. 87-13-A
 No. 87-14-A
 No. 87-18-A
 No. 87-19-A
 No. 87-20-A
 No. 87-21-A
 No. 87-22-A

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

Norman E. Gerber
 Norman E. Gerber, AICP

NEG:JGH:bjs

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

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

July 9, 1986

William M. Hesson, Jr., Esquire
 Nolan, Plumhoff & Williams, Chartered
 204 West Pennsylvania Avenue
 Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
 N/S of Lightfoot Dr., 300' E of Old Ct. Rd.
 (3340 Lightfoot Dr.)
 3rd Election District
 Jeffrey L. Levin, et ux - Petitioners
 Case No. 87-19-A

Dear Mr. Hesson:

This is to advise you that \$57.00 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 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 the check payable to Baltimore County, Maryland, and remit to the following address:
 Baltimore County, Maryland
 Building, Towson, Maryland

No. 021791

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

DATE: 7/14/86 ACCOUNT: P-01-615-009

SIGN & POST RETURNED AMOUNT \$ 37.00

RECEIVED FROM: Nolan, Plumhoff & Williams, Chartered, 204 West Pennsylvania Ave., Towson, MD 21204

FOR: Advertising & Posting re Case No. 87-19-A

VOR: B003*****E76044 0158F

VALIDATION OR SIGNATURE OF CASHIER

William M. Hesson, Jr., Esquire June 13, 1986
 Nolan, Plumhoff & Williams, Chartered
 204 West Pennsylvania Avenue
 Towson, Maryland 21204

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
 N/S of Lightfoot Dr., 300' E of Old Ct. Rd.
 (3340 Lightfoot Dr.)
 3rd Election District
 Jeffrey L. Levin, et ux - Petitioners
 Case No. 87-19-A

TIME: 9:30 a.m.
 DATE: Tuesday, July 15, 1986
 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
 Zoning Commissioner
 of Baltimore County

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

No. 021627

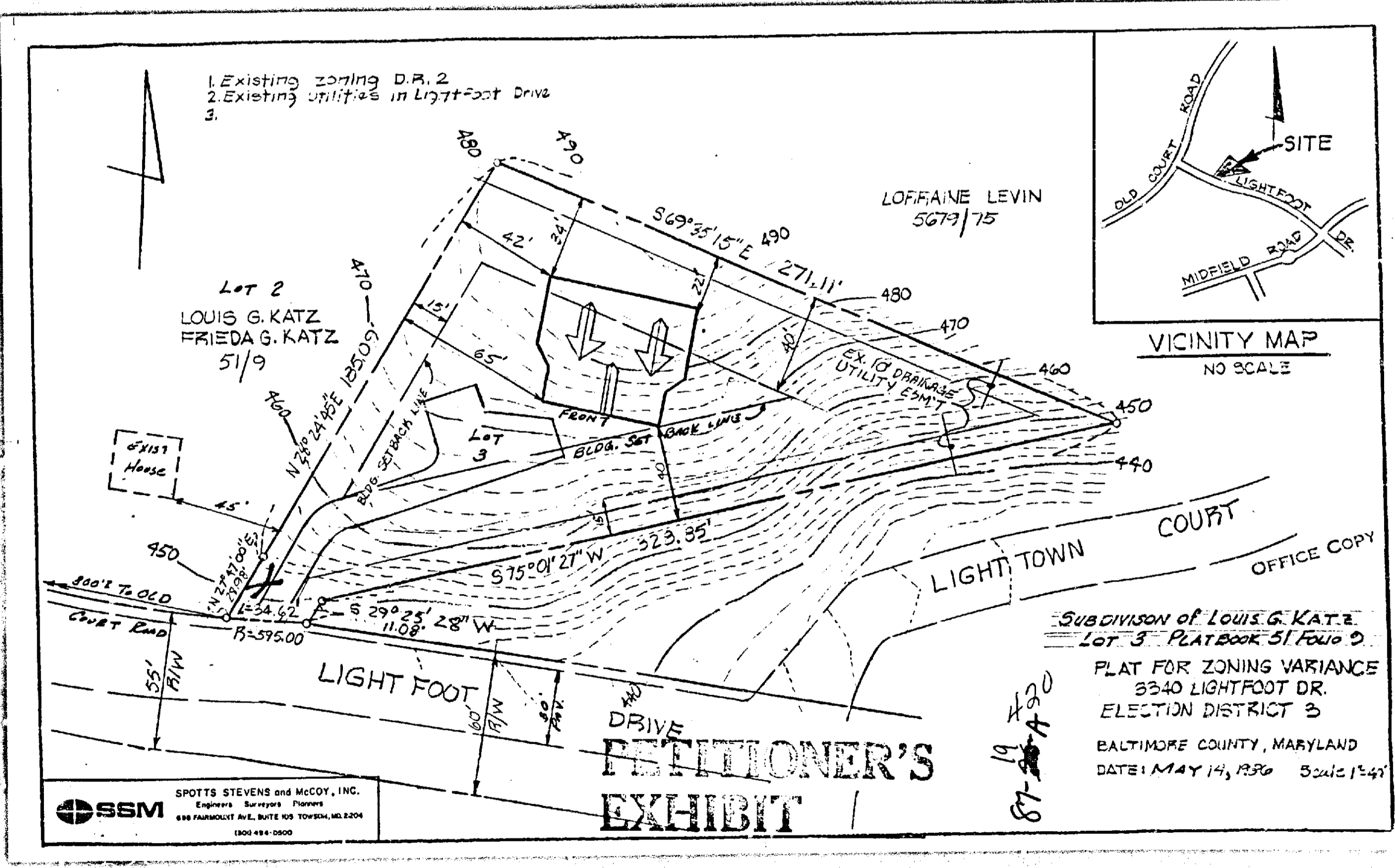
DATE: 5/13/86 ACCOUNT: 01-615

AMOUNT \$ 35.00

RECEIVED FROM: _____

FOR: VARIANCE ITC#420

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 8, 1986

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

Will'am M. Hesson, Jr., Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 420 - Case No. 87-19-A
Petitioner: Jeffrey L. Levin, et ux
Petition For Zoning Variance

Dear Mr. Hesson:

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:kbb

Enclosures

cc: Spotts, Stevens and McCoy, Inc.
698 Fairmount Avenue, Suite 105
Towson, Maryland 21204

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

PAUL H. REINCKE
Chief

June 3, 1986

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: Jeffrey Levin, et ux

Location: N/S Lightfoot Dr., 300 ft. E of Old Court Rd.

Item No.: 420 Zoning Agenda: Meeting of May 27, 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 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.

REVIEWER: *Paul H. Reincke*
Planning Group
Special Inspection Division

Noted and

Approved:

John F. O'Neill
Fire Prevention Bureau

/mb

February 13, 1986

Mr. Jeffrey Levin
8137 Salt Lake Drive
Baltimore, MD 21207

Dear Mr. Levin:

We went to thank you and your architect for meeting with some of our Board members a couple of weeks ago. We are very much interested in your plans for the property as it clearly will have an impact on our Condominium.

At our most recent Board of Directors meeting, your request for an easement through the Condominium property was very carefully and thoroughly discussed. It was the consensus of our Board of Directors that there would be no chance of getting the required approval for your request from the necessary number of Condominium co-owners. There are a variety of reasons for this consensus, but generally there did not seem to be any incentive for the co-owners to approve your request.

It seems from our preliminary discussion with you and your architect in the field that the setting and location of your proposed residence will require considerable and significant changes to the topography of the property. These changes will affect the tree cover as well as the natural absorption of water along the tree cover as well as the edge of our primary entrance from Lightfoot Drive. We are naturally concerned, of course, with the visual impact of your developed areas viewed from our entry road. Due to the very steep slopes in some areas, 50% or more, and the 50-foot elevation difference between your site and our roadway, we are concerned about drainage and run-off resulting from the development of your property as well as potential erosion which may result. We are also concerned with the immediate protection of your trees along our property line during construction of your property. We hope that you and your architects and engineers have taken these issues into consideration in the development of your property and during its construction.

We went to wish you much success and wish you well as our new neighbor on Lightfoot Drive.

Sincerely yours,

Martin Greenbaum
Chairman, Board of Directors
Lightfoot, Inc.

MG/vs

PROTESTANT'S
EXHIBIT /

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

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

July 1, 1986

RE: Zoning Advisory Meeting of May 27, 1986
Item # 420
Property Owner: JEFFREY LEVIN, et al
Location: N/S LIGHTFOOT DR., 300'
E. OF OLD COURT 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 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.
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- Parking calculations must be shown on the plan.
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- 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 _____.
- Landscaping must 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 _____.
- The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 173-79, and its conditions change are evaluated annually by the County Council.
- Additional comments: _____

cc: James Haswell

Eugene A. Rohrer
Chief, Current Planning and Development

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

July 9, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 420 Zoning Advisory Committee Meeting are as follows:

Property Owner: Jeffrey Levin, et ux
Location: N/S Lightfoot Drive, 300 feet E of Old Court Road
District: 3rd.

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.S.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/are 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.
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- 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 Use _____ 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 finished 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 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

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

4/22/86

87-19-A
7/19/86