87-30-A #444	NE/cor. of Greenbank Rd. and Chesapeake Rd. (13219 E. Greenbank Rd.) 15th Elec. Dist.
6/24/86	Variance - filing fee \$35.00 - Robert J. Romadka, Jr., et ux
6/24/86	Hearing set for 8/4/86, at 9:00 a.m.
8/4/86	Advertising and Posting - \$62.60
8/5/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit side yard setbacks of 5' and 10' in lieu of the 10' and 25' respectively is GRANTED with restrictions.

1987-0030 - A

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 would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should / Sh

- 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2. Compliance with the Chesapeake Bay Critical Area comments from the Office of Planning, dated July 16, 1986.

Zoning Commissioner of Baltimore County

AJ/srl

cc: John B. Gontrum, Esquire

People's Counsel

	policy #S-14 to permit side yard the required 10 ft. and 25 ft.	et ux
		Greenb *d. (1
the Zoning Regulations of Baltimore County, to lowing reasons: (indicate hardship or practical county)	MAP 121 7 7	321
Lot of ground is 50' wide and obtained to meet current zoning	additional land cannot be 58 page regulations.  E.D. 15 page 3-21-97	Rd, and East
	200	
Property is to be posted and advertised as	prescribed by Zoning Regulations.	
I, or we, agree to pay expenses of above Varietition, and further agree to and are to be bound altimore County adopted pursuant to the Zoning	ance advertising, posting, etc., upon filing of this law the zoning regulations and restrictions of Law For Baltimore County.  N-Z6, 910  E-77, 855	
•	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:	Legal Owner(s): Robert J. Romadka, Jr.	
(Type or Print Name)	(Type or Print Name)	A.
Signature	Signature  Jody Lee Romadka	14/4
Actiress	(Type or Print Name)  Aug Su LMINA	<b>+</b> 3
City and State	Signature	6
Attorney for Petitioner:  Robert J. Romadka, Esquire  (Type or Print Name)	13219 E. Greenbank Rd. 335-2475 Address Phone No.	The second second
oignature (Type or Print Name)	Baltimore, Maryland 21220  City and State	
809 Eastern Blvd.	Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted	
Baltimore, Maryland 21221 City and State	Robert J. Romadka, Esquire Name	
Attorney's Telephone No.: _686-8274	809 Eastern Blvd. 686-8274  Address Phone No.  f Baltimore County, this day	
out Battmore County, that property be posted,	ty, in two ewspapers of general circulation throughand that the public hearing be had before the Zoning 106, County Office Building in Towson, Baltimore August 9:00  August 9:00  August 9:00	
	Cali Jable	Lance deficiency
	Zoning Commissioner of Baltimore County.	ice executive and the contraction of the contractio
	(Over)	v. especial internals
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	The same of the sa	
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CEPTIEN		
ZONING DEPARTM	CATE OF POSTING ENT OF BALTIMORE COUNTY 87-30-A	
ZONING DEPARTM To	ENT OF BALTIMORE COUNTY 87-30- A	time of the state
District 157h  Posted for: Variance	ENT OF BALTIMORE COUNTY 87-30- A  reson, Maryland  Date of Posting 7/10/86	tion of the control o
District 157h  Posted for: Varianco  Petitioner: Point J. Romad  Location of property: NE/cor, 6ree	Date of Posting 7/10/56  Ka, In., a tur	tion of the second desired desired to the second desired to the se
District 157h  Posted for: Variance  Petitioner: Roisot J. Romad  Location of property: NE/Cox, Green  13219 Ea	ENT OF BALTIMORE COUNTY 87-30-A  Wroon, Maryland  Date of Posting 7/10/56  Ka, In, a tuy  MANY Rd. & Chasapank, Rd.  of Groom bonk Rd.  WRd. approx. 10' fr. youd way on	in a second and desired desired of the second secon
District 15 Th  Posted for: Varianco  Petitioner: Point J. Romad  Location of property: NE/cor, 6 rec  13219 Fo  Location of Signs: Facing 6 reambond  Property of Potitioner  Remarks:	ENT OF BALTIMORE COUNTY 87-30-A  Woon, Maryland  Date of Posting 7/10/86  Ka, In., of uv  A bay K Rd. & Chosapoak, Rd.  of Groon bank Rd.  WRd. apazes, 10' Fr. 700 d way on	The second desired expects of the second sec
District 157h  Posted for: Varianco  Petitioner: Point J. Romad  Location of property: NE/Cox, Green Location of Signs: Facing Granbond  Property of Sofitioner  Remarks:  Posted by MA Jouley  Signature	ENT OF BALTIMORE COUNTY 87-30-A  Wroon, Maryland  Date of Posting 7/10/56  Ka, In, a tuy  MANY Rd. & Chasapank, Rd.  of Groom bonk Rd.  WRd. approx. 10' fr. youd way on	The second distributed and the second
District 157h  Posted for: Varianco  Petitioner: Roisot J. Romad  Location of property: NE/Cox, Green bond  Location of Signs: Forty Granbond  Property of Shitioner  Remarks:  Posted by ML Stealey	ENT OF BALTIMORE COUNTY 87-30-A  Woon, Maryland  Date of Posting 7/10/86  Ka, In., of uv  A bay K Rd. & Chosapoak, Rd.  of Groon bank Rd.  WRd. apazes, 10' Fr. 700 d way on	The second desired desired and the second desired d

PETITION FOR ZONING VARIANCE

444

## ZONING DESCRIPTION

Beginning on the NE/Cor of Greenbank Road and Chesapeake Road. Being Lot # 50, Section A, on the plat of Oliver Beach 9/97. Also known as 13219 East Greenbank Road in the 15th. election district. containing 11,024 sq. ft. PETITION FOR ZONING VARIANCE

15th Election District

Case No. 87-30-A

LOCATION: Northeast Corner of Greenbank Road and Chesapeake Road (13219 East Greenbank Road)

DATE AND TIME: Monday, August 4, 1986, at 9:00 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 side yard setbacks of 5 feet and 10 feet in lieu of the required 10 feet and 25 feet respectively

Being the property of Robert J. Romadka, Jr., et ux 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

RE: PETITION FOR VARIANCES NE/Corner of Greenbank Rd. and Chesapeake Rd. (13219 East Greenbank Rd.), 15th District

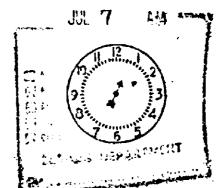
: BEFORE THE ZONING COMMISSIONER

: OF BALTIMORE COUNTY

ROBERT J. ROMADKA, JR., : Case No. 87-30-A et ux, Petitioners :::::::

## EVIRY 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 People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 3rd day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Robert J. Romadka, Esquire, 809 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioners.

Peter Max Zimmerman

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

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

0

July 29, 1986

Robert J. Romadka, Esquire 809 Eastern Boulevard Baltimore, Maryland 21221

> RE: PETITION FOR ZONING VARIANCE
> NE/cor. of Greenbank Rd. and Chesapeake Rd. (13219 E. Greenbank Rd.) 15th Election District Robert J. Romadka, Jr., et ux - Petitioners Case No. 87-30-A

Dear Mr. Romadka:

This is to advise you that \$62.60 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST ER 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 e County, Maryland, and remit ling, Towson, Maryland

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT R-01-615-000 SIGN & POST RETURNED ADVERTISING & POSITING RE CASE NO. 87-30-A B012\*\*\*\*\*620011 0022F

Robert J. Romadka, Esquire 809 Eastern Boulevard Baltimore, Maryland 21221

June 27, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE NE/cor. of Greenbank Rd. and Chesapeake Rd. (13219 East Greenbank Rd.) 15th Election District Robert J. Romadka, Jr., et ux - Petitioners

Case No. 87-30-A Monday, August 4, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

INTER-OFFICE CORRESPONDENCE

BALTIMORE COUNTY, MARYLAND

Arnold Jablon Date\_\_\_\_Iuly\_18\_\_1986\_\_\_\_\_ TO Zoning Commissioner .. Norman E. Gerber, AICP, Director FROM Office of Planning and Zoning

SUBJECT Zoning Petition No. 87-27-A, No. 87-28-A, 87-30-A, and 87-31-A

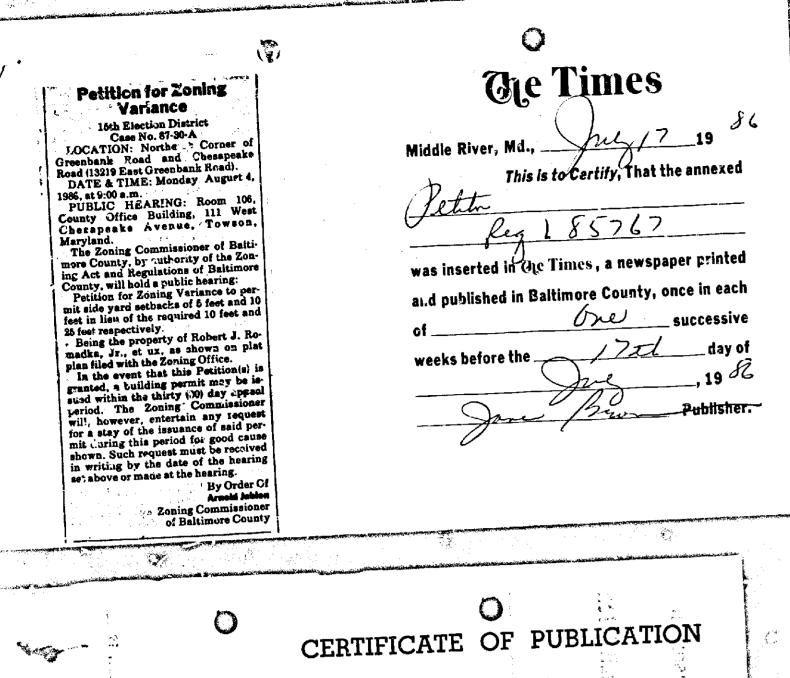
Gerber to Jablon dated July 16, 1986) to be this office's comments.

Please consider the Chesapeake Bay Critical Area Findings (See memo from

NEG:JGH:slm

of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION OFFICE OF FINANCE - REVENUE DIVISION	
MISCELLANEOUS CASH RECEIPT  DATE 5/78/86 ACCOUNT 01-615-000	
35.00	
RECEIVED Romantha C. H+F	
FRCH:	
FOR: Vancourt # 494.  Concer Bak Ref.	
B BESSHANNERSCHEN WOOD	_
VALIDATION OR SIGNATURE OF CASHIER	=-



TOWSON, MD., \_\_\_\_\_July 17 \_\_\_\_\_, 19\_\_\_\_

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 July 17 19 86

> THE JEFFERSONIAN, Susan Sudue Obrect. Cost of Advertising

0 BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE July 15, 1986 COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Robert J. Romadka, Esquire 809 Eastern Blvd. Baltimore, Maryland 21221

RE: Item No. 444 - Case No. 87-30-A Petitioner: Robert J. Romadka, Jr., Petition for Zoning Variance

Engineering Dear Mr. Romadka: Department of

Chairman

MEMBERS

Bureau of Fire Prevention

Hea. Department

Project Planning

Building Department

Board of Education

Industrial

Zoning Administration

State Roads Commission

Bureau of

PETITION FOR ZONING VARIANCE

Greenbank Road and Chesapeak Road 13219 East Greenban

DATE AND TIME: Monday, Augus

4, 1986, at 9:00 a.m. PUBLIC HEARIN'S: Rooms 100

County Office Building, 111 W. Chesapeake Avenue, Towson

more County, by authority of the Zoring Act and Regularions of Baltimor

ong Act and Regulations of Bastingt County, will hold a public hearing: Petition for Zoning Variance to permit side yard setbacks of 5 feet and 10 feet in lieu of the required 10 feet and

feet respectively
Being the property of Robert J Ro

filed with the Zoning Office.

In the event that this Petition(s) is

garated, a building permit may be issued within the thirty (30) day ap sal

a stay of the issuance of said permit

By Order Of
ARNOLD ABLON,
Zoning Commissioner
of Raltimore County

15th Election Dietrict Case No. 87-30-72

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, box Chairman Zoning Plans Advisory Committee

JED:kkb Enclosures

> cc: Bafitis & Associates 3482 Dunhaven Road Baltimore, Maryland 21222

BALLIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON July 16, 3 36 TO.\_\_Zoning Commissioner CHAMPLE NORMAN E. GERBER, AICP FROM Director of Planning & Zoning

Chesapeake Bay Critical Area Findings - Robert J. Romadka, Jr., SUBJECT 1tem 424); William M. Prkna, et al (87-27-A, Item 437); Richard Murray, et ux (87-28-A, Item 438)

It has been determined that all of the above-referenced petitions are consistent with the requirements of the Chesapeake Bay Critical Area Statute, provided that the number of major and minor deciduous and conifer trees, which existed before construction or the filing of a petition, are maintained.

Runoff from impervious surfaces resulting from new construction should be infiltrated into the ground by spreading over lawn and wooded areas, to the extent practical.

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Item # 444, Zoning Advisory Committee Meeting of JUNE 10 1966

Location: NE lears Greenborn Rd I Change to Ed District 1515

( ) Prior to approval of a Building Permit for construction, renovation and/or

( ) Prior to new installation/s of fuel burning equipment, the owner should

installation of equipment for any existing or proposed food service facility,

contact the Division of Air Pollution Control, 494-3775, to obtain require-

for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts

for any charbroiler operation which has a total cooking surface area of five

complete plans and specifications must be submitted to the Plans Review

Section, Environmental Support Services, for final review and approval.

ments for such installation/s before work begins.

( ) A permit to construct from the Division of Air Pollution Control is required

into the atmosphere.

( ) A permit to construct from the Division of Air Pollution Control is required

( ) Prior to approval of a Building Permit Application for renovations to exist-

ing or construction of new health care facilities, complete plans and

( ) Prior to any new construction or substantial alteration of public swimming

of Health and Mental Hygiene for review and approval.

the Division of Maternal and Child Health.

with Water Resources Administration requirements.

specifications of the building, food service area and type of equipment to

be used for the food service operation must be submitted to the Plans Review

and Approval Section, Division of Engineering and Maintenance, State Department

pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage

facilities or other appurtenances pertaining to health and safety; two (2)

copies of plans and specifications must be submitted to the Baltimore County

Department of Health for review and approval. For more complete information,

contact the Recreational Hygiene Section, Division of Environmental Support

( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact

method providing for the elimination of waste oil must be in accordance

( ) If lubrication work and oil changes are performed at this location, the

Sewage Disposal Police

Property Owner: Rabbert J. Gomadna , Co. [10]x.

the state of the s

JINE 12,1986

Milicul 7-18-86

CY: VJean Jung Deputy Zoning Commissioner

NEG:PJS:vh

CPS-008

Zoning Commissioner

County Office Building

Towson, Maryland 21204

COMMENTS ARE AS FOLLOWS:

(5) square feet or more.

Services.

SS 20 1082 (1)

Office of Planning and Zoning

People's Counsel

J. G. Hoswell, Planner Office of the Director

David Fields, Acting Chief Current Planning & Development

Special Asst. to the Director

Andrea Van Arsdale Coastal Zone Planner, OPZ

the minimum Baltimore County Standards must be drilled. well yield test shall be valid until WWQ 2 4/86

Management at 494-3768.

The results are valid until Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required. Where water wells are to be used as a source of water supply, a well meeting ) In accordance with Section 13-117 of the Baltimore County Code, the water is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

(X) Prior to razing of existing structure/s, petitioner must contact the Division

( ) Any abandoned underground storage tanks containing gasoline, waste oil, sol-

abandonment, owner must contact the Division of Water Quality and Waste

disposal of potentially hazardous materials and solid wastes.

( ) Soil percolation tests (have been/must be) conducted.

of Water Quality and Waste Management at 494-3768, regarding removal and/or

vents, etc., must have the contents removed by a licensed hauler and either

be removed from the property or properly backfilled. Prior to removal or

Mr. Arnold Jablon JULY 11, 1986 Zoning Commissioner County Office Building (CRITICAL AREA) (Owson, Maryland 2120) Item: 444
Property Owner: ROBERTJ. ROMADKA, JR. Dear Mr. Jablon:

NE/COR OF GREENBONK RO. 4

The Division of Current Planning and Development has reviewed the subject
applicable.

The Division of Current Planning and Development has reviewed the subject

The items checked below are

)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 forward by the Bureau of Public Services.

This site is part of a larger tract: therfore 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 or 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 22-93 of the Development Regulations.
[ )Development of this site may constitute a potential conflict with Development of this site may constitute a potential confidence the Bultimore County Haster Plan.

( )The amended Development Plan was approved by the Planning Sound )Landscaping: Must comply with dailimore County Lindscape Manual.
)The property is located in a deficient service area as defined by Othe property is located in a deficient service area as cerined by Bill 173-79. No building parmit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is

() The property is noticed in a training dred controlled by a "0" level intersection as defined by 3ill 172-79, and as conditions change traifing capacity may become more limited. The 3asic Services Areas

(X) Additional comments:

Chair, Current Planning and Development

Zoning Item # 444 Coning Advisory Committee Meeting of June 10,1986 (X) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal cr abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768. ( ) Soil percolation tests (have been/must be) conducted. The results are valid until Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required. ( ) Where water wells are to be used as a source of water supply, a vell meeting the minimum Baltimore County Standards must be drilled. ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

JUNE 13,1986

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Item # 444, Zoning Advisory Committee Meeting of June 10,1986

Location: NE/LOR OSCENDANK Rd & Chesapeake Rd District 15th

( ) Prior to approval of a Building Permit for construction, renovation and/or

( ) Prior to new installation/s of fuel burning equipment, the owner should

ments for such installation/s before work begins.

of Health and Mental Hygiene for review and approval.

the Division of Maternal and Child Health.

with Water Resources Administration requirements.

complete plans and specifications must be submitted to the Plans Review

Section, Environmental Support Services, for final review and approval.

( ) A permit to construct from the Division of Air Pollution Control is required

( ) Prior to approval of a Building Permit Application for renovations to exist-

ing or construction of new health care facilities, complete plans and

( ) Prior to any new construction or substantial alteration of public swimming

( ) Prior to approval for a nursery school, owner or applicant must comply with

method providing for the elimination of waste oil must be in accordance

( ) If lubrication work and oil changes are performed at this location, the

all Baltimore County regulations. For more complete information, contact

specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review

and Approval Section, Division of Engineering and Maintenance, State Department

pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage

facilities or other appurtenances pertaining to health and safety; two (2)

copies of plans and specifications must be submitted to the Baltimore County

Department of Health for review and approval. For more complete information,

contact the Recreational Hygiene Section, Division of Environmental Support

installation of equipment for any existing or proposed food service facility,

contact the Division of Air Pollution Control, 494-3775, to obtain require-

for such items as spray paint processes, underground gasoline storage tank/s

(5,000 gallons or more) and any other equipment or process which exhausts

A permit to construct from the Division of Air Pollution Control is required

for any charbroiler operation which has a total cooking surface area of five

Sewage Disposal Public

Property Owner: Robert J. Romadka Jr. Et.Ux.

Zoning Commissioner

County Office Building

Towson, Maryland 21204

Water Supply \_ Fublic

COMMENTS ARE AS FOLLOWS:

into the atmosphere.

(5) square feet or more.

SS 20 1082 (1)

WWQ 2 4/86

Office of Planning and Zoning

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 day of June, 1986

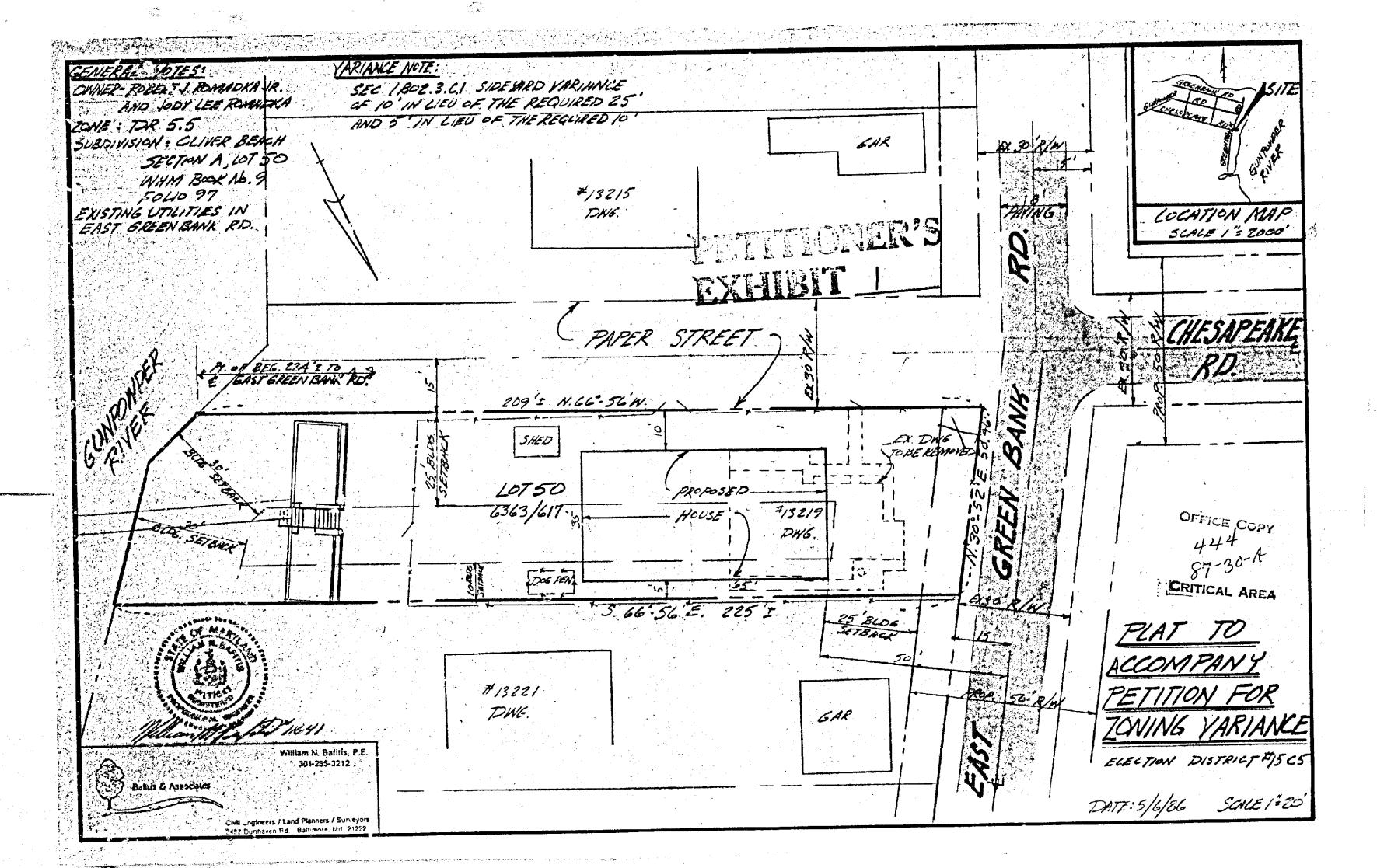
Zoning Commissioner

Petitioner Robert J. Romadka, Jr., et Received by:

James E. Dyer

Petitioner's Attorney

Chairman, Zoning Plans Advisory Committee





PAUL H. REINCKE CHIEF

June 24, 1986

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

RE: Property Owner: Robert J. Romadka, Jr. et ux (CRITICAL AREA)

Location: NE Corner Greenbank Road and Chesapeake Road

Item No.: 444

Zoning Agenda: 6/10/86

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 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 comment

Fire Prevention Bureau

Planning Group Special Inspection Division



July 9, 1986

TED ZALESKI, JR. DIRECTOR

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

Comments on Item # 1111 Zoning advisory Committee Meeting are as follows:

Robert J. Romadka, Jr., et ux (CRITICAL AREA) NE Corner Greenbank Road and Chesapeake Road Districts

APPLICABLE ITEMS 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.M.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 parait application. The seal of a registered in Manyland architect on Projects in Manyland architect on Projects in Manyland architect on Projects
- B. 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-b 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-b 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 h01, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line. R-4 indicates use of the One and Two Family Dwelling Code.
- F. The structure does not appear to comply with Table 505 for permissable 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 501 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.
- 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 see level for the lot and the finish floor levels including basement.
- or tidal inundation area. None are indicated on the plan submitted.
- 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 Marks P. Osember —
  By: C. E. Burnhan, Chief
  Building Plans Review W. Chesapeake Avenue, Towson, Maryland Zi 204.

4/22/85