

87-31-A	SW/S of Riverside Dr., 225' SE of the c/l of Woodward Dr.	
#424	<u>Extended (608 Riverside Rd.)</u>	15th Elec. Dist.
6/24/86	Variance - filing fee \$35.00 - Donald G. Norris, et ux	
6/24/86	Hearing set for 8/4/86, at 9:15 a.m.	
8/4/86	Advertising and Posting - \$62.60	
8/5/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit an accessory structure (garage) height of 19' in lieu of the permitted maximum of 15' is GRANTED with restrictions.	

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would ~~would not~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance requested ~~will~~ will not adversely affect the health, safety, and general welfare of the community, the variance should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of August, 1986, that the Petition for Zoning Variance to permit an accessory structure (garage) height of 19 feet in lieu of the permitted maximum of 15 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following restrictions which are conditions precedent to the relief granted herein:

1. The second story of the garage may not be utilized for living quarters.
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: Mr. & Mrs. Donald G. Norris

People's Counsel

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-31-A

Date of Posting 7/10/86

District 15th

Posted for: Variance

Petitioner: Donald C. Morris, et al.

Location of property: SW/4 Riverside Drive, 775' SE / Woodward Dr., Ext.
608 Riverside Drive

Location of Signs: Facing Riverside Dr., approx. 10' E. of SW/4
Property of Petitioner

Remarks: _____

Date of return: 7/11/86

Posted by M. Stealy
Signature

Number of Signs: 1

**PETITION FOR ZONING
VARIANCE**
15th Election District
Case No. 87-31-A

LOCATION: Southwest Side of
Riverside Drive Extended (608
Riverside Road)
DATE AND TIME: Monday, August
4, 1986, at 9:15 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 an accessory Structure (garage) to be 19 feet in height in lieu of the required 15 feet.
Being the property of Donald G. Norris, 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
7/13/86 July 17.

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 17, 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 July 17, 1986.

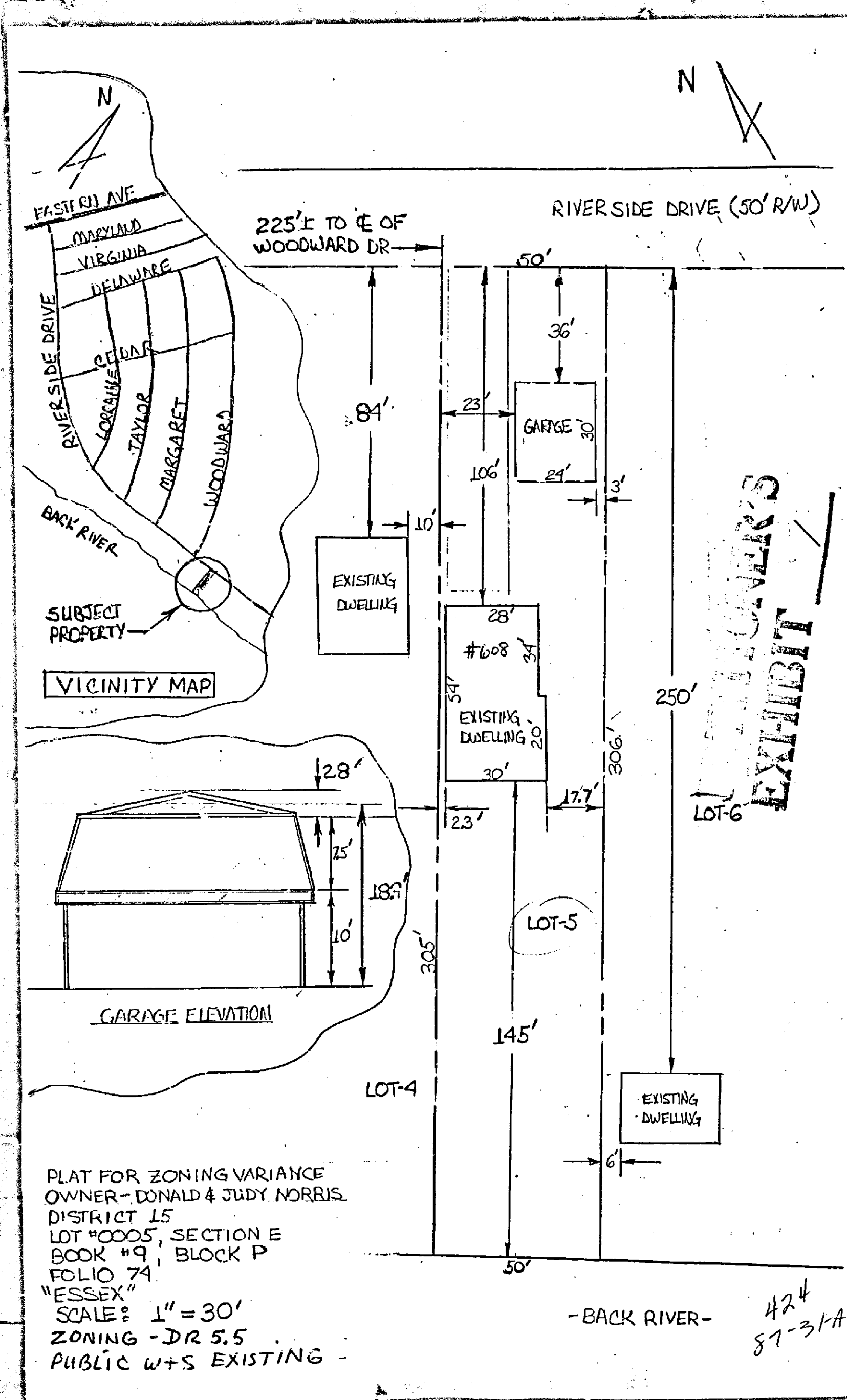
THE JEFFERSONIAN,

Susan Stender Obrecht

Publisher

Cost of Advertising

24.75



87-31-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
24th day of June, 1986.

Petitioner: Donald G. Norris, et ux
Petitioner's Attorney

ARNOLD JABLON
Zoning Commissioner

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
Date: July 18, 1986
SUBJECT: Zoning Petition No. 87-27-A, No. 87-28-A, 87-30-A, and 87-31-A

Please consider the Chesapeake Bay Critical Area Findings (See memo from Gerber to Jablon dated July 16, 1986) to be this office's comments.

Norman E. Gerber, AICP
Director

NEG:JGH:slm

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON
TO: Zoning Commissioner
NORMAN E. GERBER, AICP
FROM: Director of Planning & Zoning
Chesapeake Bay Critical Area Findings - Robert J. Romacka, Jr.,
et al (87-30-A, Item 444); Donald G. Norris, et al (87-31-A,
Item 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.

NEG:PJS:vh

Norman E. Gerber, AICP

CY: Jean Jung
Deputy Zoning Commissioner

People's Counsel

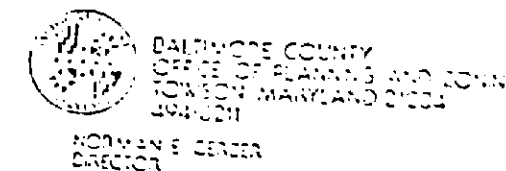
J. G. Hoswell, Planner
Office of the Director

David Fields, Acting Chief
Current Planning & Development

Tim Dugan
Special Asst. to the Director

Andrea Van Arsdale
Coastal Zone Planner, OP2

CPS-008



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

JULY 11, 1986
(CRITICAL AREA)

Dear Mr. Jablon:

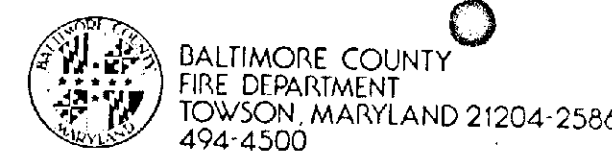
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- For use by the Bureau of Public Services.
- This site is part of a larger tract where 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.
- 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 22-53 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 10/15/85.
- Just comply with Baltimore County Landscape Manual.
- The property is located in a designated service area as defined by Bill 113-79. 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 flood plain area controlled by a 100 year flood capacity may exceed 100 years. The 100 year flood capacity may exceed 100 years. The 100 year flood capacity may exceed 100 years.
- Additional comments:

THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMMERCIAL DEVELOPMENT DIVISION.

CC: James Hoswell

Current Planning and Development



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: Donald G. Norris, et ux *
Location: SW/S Riverside Dr., 225 ft. SE of centerline
Woodward Drive Extended
Item No.: 424 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 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.
- 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.

EXCEEDS the maximum allowed by the Fire Department.

The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

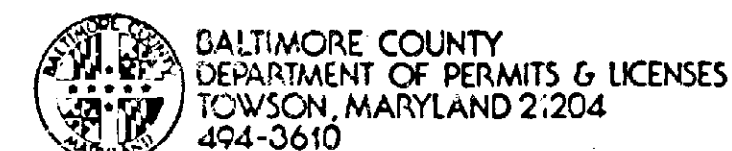
The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

Site plans are approved, as drawn.

The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb *CRITICAL AREA



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 # 424, Zoning Advisory Committee Meeting are as follows:

Property Owner: Donald G. Norris, et ux (Critical Area)
Location: SW/S Riverside Dr., 225 ft. SE of C/L Woodward Drive Extended
District: 15th.

APPLICABLE ITEMS ARE CHECKED

- 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. #11-71 - 1980) and other applicable Code 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-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All Use Groups require a one hour wall if closer than 7'-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 101.2, Section 101.2.2 and Table 101.2.2. No openings are permitted in an exterior wall within 7'-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 101 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 112 of the Building Code.

The proposed project appears to be located in a Flood Plain, Tidal Riverine. Please see the attached copy of Section 116.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

Comments: Flood/Tide elevations are not shown.

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

W/ZJ/RS

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

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tidewaters, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corp of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985