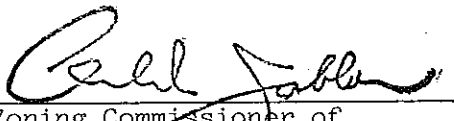


87-34-A #427	W/S Park Ave., 75' S of the c/l of Prospect Ave. <u>(1802 and 1804 Park Ave.)</u>	13th Elec. Dist.
6/24/86	Variance - filing fee \$35.00 - William F. Eline, et ux	
6/24/86	Hearing set for 8/4/86, at 10:00 a.m.	
8/4/86	Advertising and Posting - \$74.00	
8/5/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit lot widths of 50' in lieu of the required 55' for Lots 382 and 384 is GRANTED with conditions.	

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(s) requested ~~will/will~~ not adversely affect the health, safety, and general welfare of the community, the variance(s) 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 Variances to permit lot widths of 50 feet in lieu of the required 55 feet for Lots 382 and 384 be and is hereby GRANTED, from and after the date of this Order, subject to the following:

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.



Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. William F. Eline

People's Counsel

Mr. William F. Eline
Mrs. Dawn E. Eline
1804 Park Avenue
Baltimore, Maryland 21227

June 27, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S Park Ave., 75' S of the c/l of Prospect Ave.
(1802 and 1804 Park Ave.)
13th Election District
William F. Eline, et ux - Petitioners
Case No. 87-34-A

TIME: 10:00 a.m.

DATE: Monday, August 4, 1986

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1986

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

Chairman

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

Mr. William F. Eline
1804 Park Avenue
Baltimore, Maryland 21227

RE: Item No. 427 - Case No. 87-34-A
Petitioner: William F. Eline, et ux
Petition for Zoning Variance

Dear Mr. Eline:

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: Lewis & Selby Land Surveyors
1205 Hillshire Road
Baltimore, Maryland 21222

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: William F. Eline, et ux
Location: W/S Park Ave., 75 ft. S of centerline of Prospect Ave.
Item No.: 427 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* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

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

No. 021632

DATE: 5/10/86 ACCOUNT: 01-613
AMOUNT: \$ 35.00

RECEIVED FROM: WILLIAM F. ELINE

FOR: FILING FEE FOR VARIANCE Item No 427

B 5065*****30306 5150F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 18, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-24-A, 87-25-A, 87-26-A, 87-29-A, 87-32-A,
87-34-A and 87-36-A

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

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:alm

BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GERBER
DIRECTOR

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

JULY 11, 1986

Re: Zoning Advisory Meeting of MAY 27, 1986
Item # 427
Property Owner: WILLIAM F. ELINE, et al
Location: W/S OF PARK AVE., 75'S
OF E OF PROSPECT AVE.

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.

- (X) There are no site planning factors requiring comment.
- (X) 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 22-53 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.
- () Landscaping: Must comply with Baltimore County Landscape Manual, 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 "top level" intersection as defined by Bill 173-79, and its conditions change are re-evaluated annually by the County Council.
- () Additional comments:

cc: James Howell

Norman E. Gerber
Chair, 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 # 427 Zoning Advisory Committee Meeting are as follows:

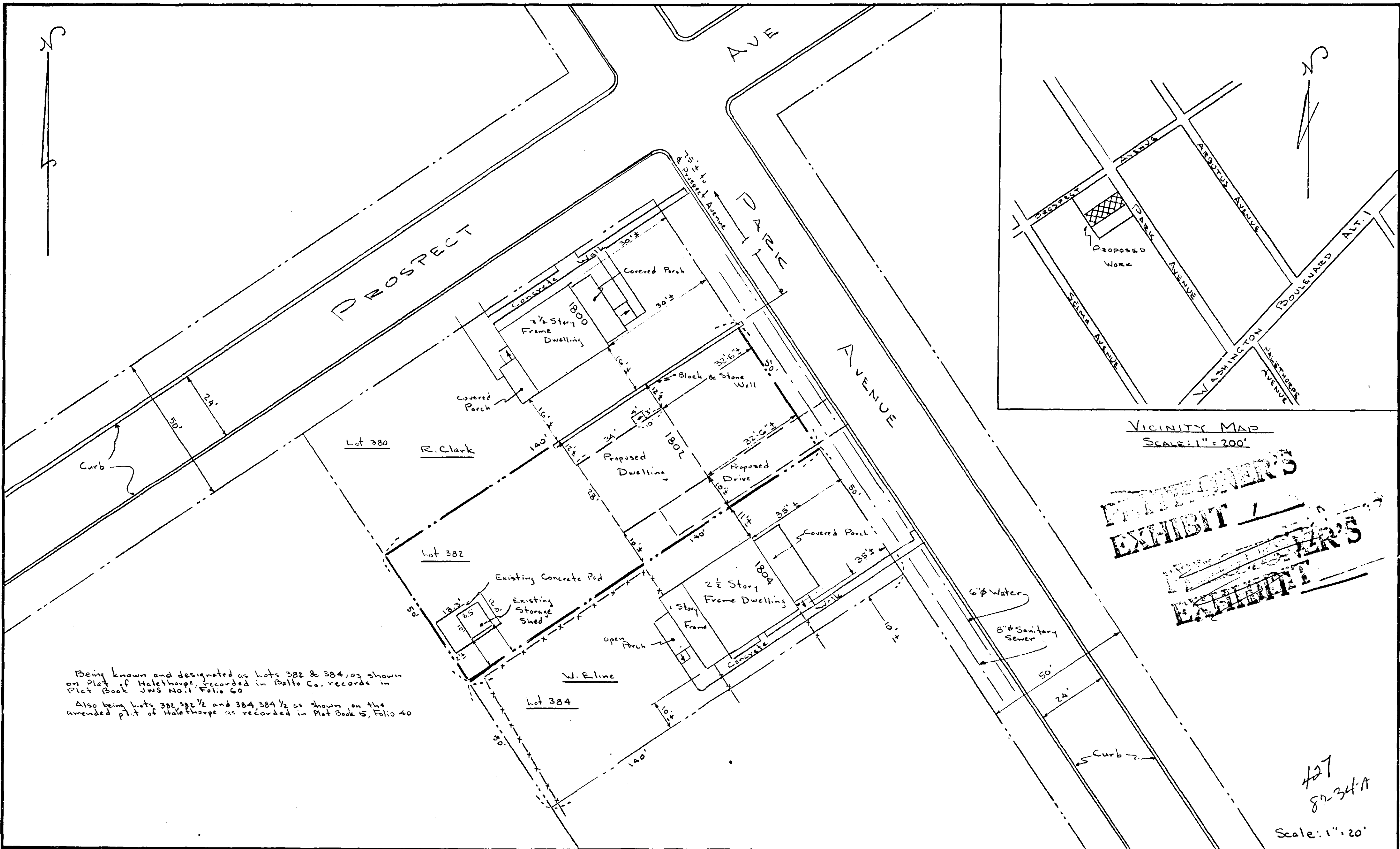
Property Owner: William F. Eline, et ux
Location: W/S Park Avenue, 75 feet S of c/l of Prospect Avenue
District: 13th.

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.M.S.A. #17-1 - 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/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 B-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. B-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.
- 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 1201 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 finish 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. The applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

L/22/86



APPROVED, BALTIMORE COUNTY PLANNING BOARD		APPROVED, DEPUTY STATE & COUNTY HEALTH OFFICER		APPROVED, COUNTY ROADS ENGINEER		PLAT FOR ZONING VARIANCE FOR LOT WIDTH OF 50' LOTS 382, 384 - 1802, 1804 PARK AVENUE HALETHORPE - BALTIMORE COUNTY, MD. ELECTION DISTRICT 13 ZONING - DE-5.5 4.9.86	
DIRECTOR	DATE	OFFICER	DATE	ENGINEER	DATE		
NOTE: STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only and the same are not intended to be dedicated to public use the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached their heirs and assigns.		NOTE: COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations.		OWNERS CERTIFICATE: The requirements of Section 3-108 Article 21 of the Annotated Code of Maryland, 1973 Edition as far as they relate to the preparation of this plat have been complied with.		SURVEYORS CERTIFICATE: I MILTON C. LEWIS a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill #459, Chapter 1016 of the Acts of 1945 and subsequent amendatory acts. Milton C. Lewis 4.10.86 REGISTERED LAND SURVEYOR NO. 9438 DATE	
						LEWIS & SELBY LAND SURVEYORS 1205 HILLSHIRE ROAD BALTIMORE, MARYLAND 21222 DRAWN BY mcl CHECKED J.O. #040584-1	