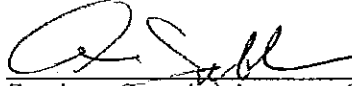


87-51-A #446 6/30/86	<u>E/S of Oak Forest Ave., 160' N of Ridge Rd. (Central Ave.)</u> Variance - filing fee \$35.00 - J. Rodney Baker, et ux	1st Elec. Dist.
6/30/86	Hearing set for 8/12/86, at 10:30 a.m.	
8/27/86	Advertising and Posting - \$59.00	
8/28/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit a side yard setback of 14' in lieu of the required 15', a sum of the side yard setbacks of 31' in lieu of the required 40', and a front yard setback of 30' in lieu of 37.5' 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 28th day of August, 1986, that the Petition for Zoning Variances to permit a side yard setback of 14 feet in lieu of the required 15 feet, a sum of the side yard setbacks of 31 feet in lieu of the required 40 feet, and a front yard setback of 30 feet in lieu of 37.5 feet 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. J. Rodney Baker

People's Counsel

PETITION FOR ZONING VARIANCE 446
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 87-51-A

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 1802.3.C.1 to permit a sideyard setback of 14 feet in lieu of the required 15 feet and a sideyard setback total of 31 feet in lieu of the required 40 feet and a front setback of 30 feet in lieu of 37.5 feet.

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

As parents of a growing family it has become essential to expand our living facilities. After establishing our childrens roots in such a tranquil community it has become important for us to remain. The size and design of the proposed addition is unobtrusive and we feel only tends to enhance the surroundings.

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: Legal Owner(s): MAPSW-16
J. Rodney Baker, et ux. 2A
(Type or Print Name) E.D. 1st
Signature DATE 3-27-86
Address 200
City and State 1000
Attorney for Petitioner: 215 Oak Forest Ave. 747-1636
(Type or Print Name) Address Phone No.
Signature Baltimore, Md. 21228
Address Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State Rodney J. & Carol L. Baker
Name
Attorney's Telephone No.: 215 Oak Forest Ave. 747-1636
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of August, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of August, 1986, at 10:30 o'clock.

By *Carl J. J. J.*
Zoning Commissioner of Baltimore County.

(over)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: August 8, 1986
Post for: Variance
Petitioner: J. Rodney Baker, et ux.
Location of property: E/S of Oak Forest Ave., 160' N of Ridge Rd.
(Central Ave.)
Location of Sign: In front of subject property at 215 Ridge Rd.
Remarks: S. J. J. J.
Posted by: S. J. J. J. Date of return: August 18, 1986
Number of Signs: 1

PETITION FOR ZONING VARIANCE
1st Election District
Case No. 87-51-A

LOCATION: East Side of Oak Forest Avenue, 160 feet North of Ridge Road (Central Avenue)
DATE AND TIME: Tuesday, August 12, 1986, at 10:30 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 14 feet in lieu of the required 15 feet and a total side yard setback of 31 feet in lieu of the required 40 feet

Being the property of J. Rodney Baker, 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 JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSION
E/S of Oak Forest Ave., : OF BALTIMORE COUNTY
160' N of Ridge Rd.
(Central Ave.), 1st Dist.
J. RODNEY BAKER, et ux, : Case No. 87-51-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 17th day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. J. Rodney Baker, 215 Oak Forest Ave., Baltimore, MD 21228, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSION
E/S of Oak Forest Ave., : OF BALTIMORE COUNTY
160' N of Ridge Road
(Central Ave.), 1st Dist.
J. RODNEY BAKER, et ux. : Case No. 87-51-A
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of Edward P. Houff and Whiteford, Taylor & Preston, for the Petitioners, J. Rodney Baker and Carol L. Baker 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.

Edward P. Houff, Esquire
Whiteford, Taylor & Preston
Seven Saint Paul Place
Baltimore, Maryland 21202
(301) 347-8700
Attorneys for Petitioners

I HEREBY CERTIFY that on this 17th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed, postage prepaid, to Phyllis Cole Friedman and Peter Max Zimmerman, People's Counsel for Baltimore County, Room 223, Court House, Towson, Maryland 21204.

Edward P. Houff

LAW OFFICES
WHITEFORD, TAYLOR & PRESTON

SUITE 1400
SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
301 347-8700
TELEX: 3101012334
FAX: 301 752-7092

300 LAFAYETTE BUILDING
40 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 341-821-3112
TELEPHONE 301 831-0006

August 4, 1986

Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

RE: Petition for Variances
J. Rodney Baker, et ux.
Case No. 87-51-A

Dear Sirs:

Enclosed please find an Entry of Appearance for filing in the above referenced case.

Thank you for your cooperation in this matter.

Very truly yours,
Edward P. Houff

EPH:qls
enclosure
cc: Phyllis Cole Friedman and
Peter Max Zimmerman

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

ARNOLD JARLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 20, 1986

Edward P. Houff, Esquire
Whiteford, Taylor & Preston
Suite 1400
7 St. Paul Street
Baltimore, Maryland 21202-1626

RE: PETITION FOR ZONING VARIANCES
E/S of Oak Forest Ave., 160' N of Ridge Rd.
(Central Ave.)
1st Election District
J. Rodney Baker, et ux - Petitioners
Case No. 87-51-A

Dear Mr. Houff:

This is to advise you that \$59.00 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.

BALTIMORE COUNTY, MARYLAND No. 021852 County, Maryland, and remit
OFFICE OF FINANCE - REVENUE DIVISION to Towson, Maryland
MISCELLANEOUS CASH RECEIPT

DATE 8/27/86 ACCOUNT R-01-615-000

SIGN & POST RETURNED

AMOUNT \$ 59.00
Mr. J. Rodney Baker, 215 Oak Forest Ave.,
Baltimore, Md. 21228

RECEIVED FROM
ADVERTISING & POSTING COSTS RE CASE #87-51-A

6 8068*****500018 5214F

VALIDATION ON SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: July 21, 1986
Post for: Variance
Petitioner: J. Rodney Baker, et ux.
Location of property: E/S of Oak Forest Ave., 160' N of Ridge Rd.
(Central Ave.)
Location of Sign: In front of subject property at 215 Ridge Rd.
Remarks: S. J. J. J.
Posted by: S. J. J. J. Date of return: July 25, 1986
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 24, 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 24, 1986.

THE JEFFERSONIAN,

Susan Sander Abrecht

Publisher
Cost of Advertising
24.75

PETITION FOR ZONING VARIANCE
J. Rodney Baker, et ux.
LOCATION: East Side of Oak Forest Avenue, 160 feet North of Ridge Road (Central Avenue)
DATE AND TIME: Tuesday, August 12, 1986, at 10:30 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 14 feet in lieu of the required 15 feet and a total side yard setback of 31 feet in lieu of the required 40 feet.
Being the property of J. Rodney Baker, 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 JARLON
Zoning Commissioner
of Baltimore County
7/27/86

Case of **PATUXENT** Publishing Corp.

July 29 19 86

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE

was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for ONE successive weeks before the 26 day of July 1986, that is to say, the same was inserted in the issues of

July 24, 1986

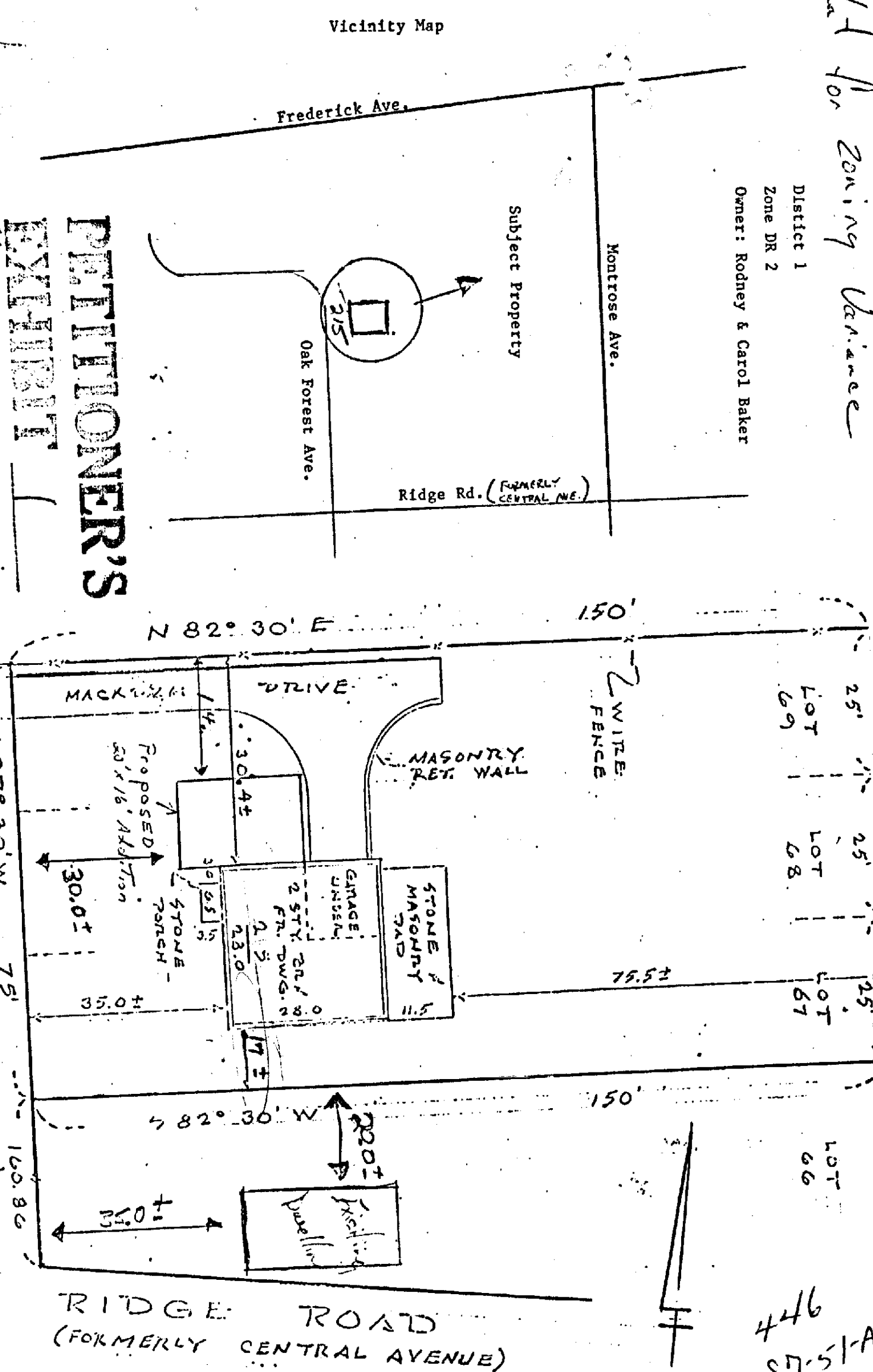
PATUXENT PUBLISHING CORP.
By [Signature]

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF



Zoning Description
Beginning at a point on the East side of Oak Forest Ave. (40 feet wide) at a distance of 160 feet North of Oak Forest Ave. being lot number 67, 68, 69 as shown on the plat of Oak Forest Ave., part of which is on record with Baltimore County Book 5 Folio 90

Mr. J. Rodney Baker
Mrs. Carol L. Baker
215 Oak Forest Avenue
Baltimore, Maryland 21228

July 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
E/S of Oak Forest Ave., 160' N of Ridge Rd.
(Central Ave.)
1st Election District
J. Rodney Baker, et ux - Petitioners
Case No. 87-51-A

TIME: 10:30 a.m. 11:30 a.m.
DATE: Thursday, August 12, 1986 Wednesday, August 27, 1986

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

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
26th day of July, 1986

[Signature]
Arnold Jablon
Zoning Commissioner

Petitioner J. Rodney Baker, et ux Received by: James E. Dyer
Petitioner's Attorney [Signature] Chairman, Zoning Plans Advisory Committee

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

No. 021664

Houff, Esquire,
St. Paul Street,

DATE 5/29/86 ACCOUNT 01-615

AMOUNT 35.00

RECEIVED FROM RODNEY BAKER

FOR VARIANCE PETITION Item #446

BA 8292*****350016 02647

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 21, 1986

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

SUBJECT: Zoning Petitions No. 87-52-A, 87-48-A, 87-49-A, 87-51-A, 87-55-A, 87-56-A, 87-57-A and 87-58-A

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

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:alm

CPS-ona

LAW OFFICES

WHITEFORD, TAYLOR & PRESTON

SUITE 1400

SEVEN SAINT PAUL STREET

BALTIMORE, MARYLAND 21202-1626

301 347-8700

TELEX: 5101012334

FAX: 301 752-7092

August 5, 1986

Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204
Attention: Mr. James M. Dyer, Chairman
Zoning Plans Advisory Committee

RE: Petition for Zoning Variances, E/S of Oak Forest Avenue
160' N. of Ridge Road (Central Avenue) 1st Election
District
J. Rodney Baker, et ux.
Case No. 87-51-A

Dear Mr. Dyer:

Pursuant to our conversation of August 5, 1986, at your request Petitioners hereby request a clarification that the Petition previously filed May 29, 1986 be construed to include more specifically a request for Order permitting a front variance in addition to a side variance to the lot standards provided in Section 1B02.3C(DR) of the Baltimore County Zoning Regulations.

While it is Petitioners view that the request for a front variance was encompassed in the earlier filed Petition documents, I understand that your view is to the contrary. Therefore, Petitioners are complying with your request.

Under the circumstances, Petitioners do not believe that a re-advertising should be required, and request to keep the present hearing date. If your decision is to the contrary, Petitioners request the earliest possible date for a hearing. You indicated in our telephone conversation that a hearing date of September 29, or 30, 1986 would be available. While Petitioners do not want any delays of this hearing, I am authorized to state that either September 29 or 30 would be satisfactory, if a delay is absolutely necessary.

Mr. James M. Dyer, Chairman
Zoning Plans Advisory Committee
August 5, 1986
Page -2-

We would be happy to respond to any additional questions that you may have.

Very truly yours,

[Signature]
Edward F. Houff

EFH:glg
enclosure
cc: J. Rodney Baker and Carol Baker

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 17, 1986

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

000

Chairman

Mr. J. Rodney Baker
215 Oak Forest Avenue
Baltimore, Maryland 21228

RE: Item No. 446 - Case No. 87-51-A
Petitioner: J. Rodney Baker, et ux
Petition for Zoning Variance

Dear Mr. Baker:

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.

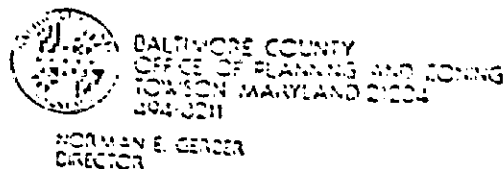
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures



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

JULY 14, 1986

Re: Zoning Advisory Meeting of JUNE 17, 1986
Item # 446 J. RODNEY BAKER, et ux
Property Owner: E/S OAK FOREST AVE, 160'
Location: N. of CENTRAL 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.
- () 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 22-93 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 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 "g" level intersection as defined by Bill 173-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

cc: James Howell

Eugene A. Baber
Chief, Current Planning and Development



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

July 24, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 446 Zoning Advisory Committee Meeting are as follows:

Property Owner: J. Rodney Baker, et ux
Location: E. side Oak Forest Avenue, 160 feet N of Central Avenue
District: 1st.

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/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 401, Section 406.2 and Table 402. 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 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, Flood/Miswain. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill 617-85. 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. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Jablon
BY: C. E. Jablon, Chief
Building Plans Review

6/22/86



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

PAUL H. REINCKE
CHIEF

June 24, 1986

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

RE: Property Owner: J. Rodney Baker, et ux

Location: E. side Oak Forest Avenue, 160' N. of Central Avenue

Item No.: 446

Zoning Agenda: Meeting of 6/17/86

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 comments, at this time.

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and
Approved:

Fire Prevention Bureau

/mb

NEED OWNED HOUSE
AND TO PERMIT A FRONT YARD DEPTH
OF 35' INSTEAD OF THE REQUIRED 40'

Section 303.1 Frontyard
Setback should be 40' by all
Dwellers within 200' of each side abut.
If these setbacks is the required frontyard
depth. - This setback will over into the
above required 40' - The plan as submitted
does not indicate a C within 200' therefore
we cannot ask.