

87-62-A

N/S of Riverside Dr., 151' E of Margaret Ave.

15th Elec. Dist.

#467

7/9/86

Variance - filing fee \$35.00 - Vernelle Bellon

7/9/86

Hearing set for 8/25/86, at 10:00 a.m.

8/25/86

Advertising and Posting - \$66.55

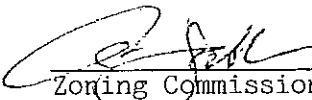
8/26/86

Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit a side yard setback of 0' in lieu of the required 8' and a sum of the side yard setbacks of 17' in lieu of the required 20' and to amend the First Amended Final Development Plan of Riverside to permit construction outside of the building envelope are GRANTED with conditions.

appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner 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) and amendment should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of August, 1986, that the Petition for Zoning Variances to permit a side yard setback of zero feet in lieu of the required 8 feet and a sum of the side yard setbacks of 17 feet in lieu of the required 20 feet and, additionally, to amend the 1st Amended Final Development Plan of Riverside to allow construction outside of the building envelope be and are hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



Zoning Commissioner of
Baltimore County

AJ/srl

cc: Ms. Vernelle Bellon

People's Counsel

Petition for Zoning Variance
15th Election District
Case No. 87-62-A
LOCATION: North Side of River-
side Drive, 151 feet East of Margaret
Avenue.
DATE & TIME: Monday, August
28, 1986 at 10:00 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 West
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commission of Bal-
timore County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing.
Petition for Variance to permit a
side yard setback of 15 feet in lieu of the
required 3 feet, a sum of the setbacks
of 17 feet in lieu of the required 20 feet,
and to amend the First Amended Final
Development Plan of Riverside to per-
mit construction outside of the build-
ing envelope.
Being the property of Vernelle Bel-
lon, as shown on the plat filed with the
Zoning Office.
In the event that this Petition is
granted, a building permit may be in-
sued within the thirty (30) day appeal
period. The Zoning Commission
will, however, entertain any request
for a stay of the issuance of said per-
mit 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

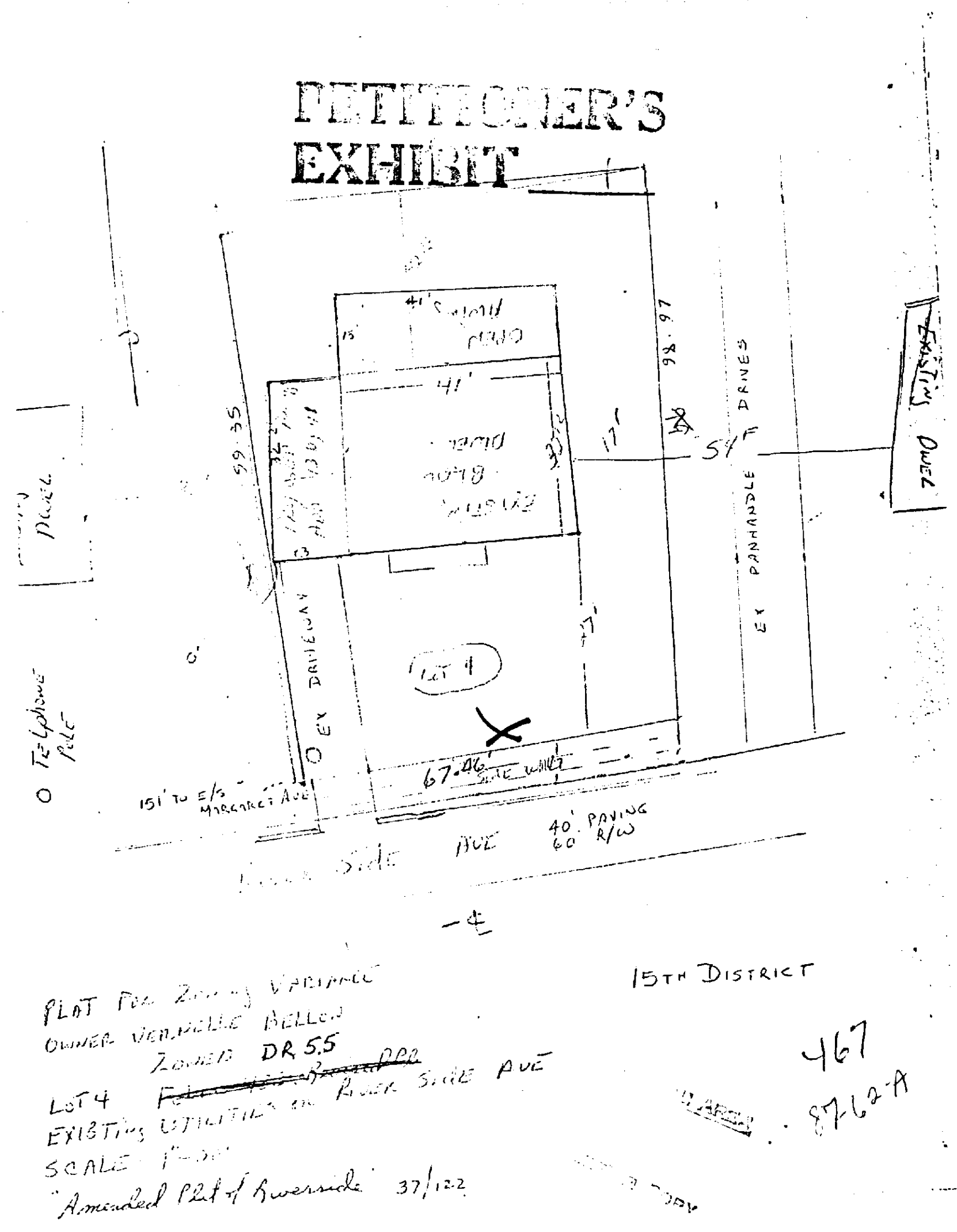
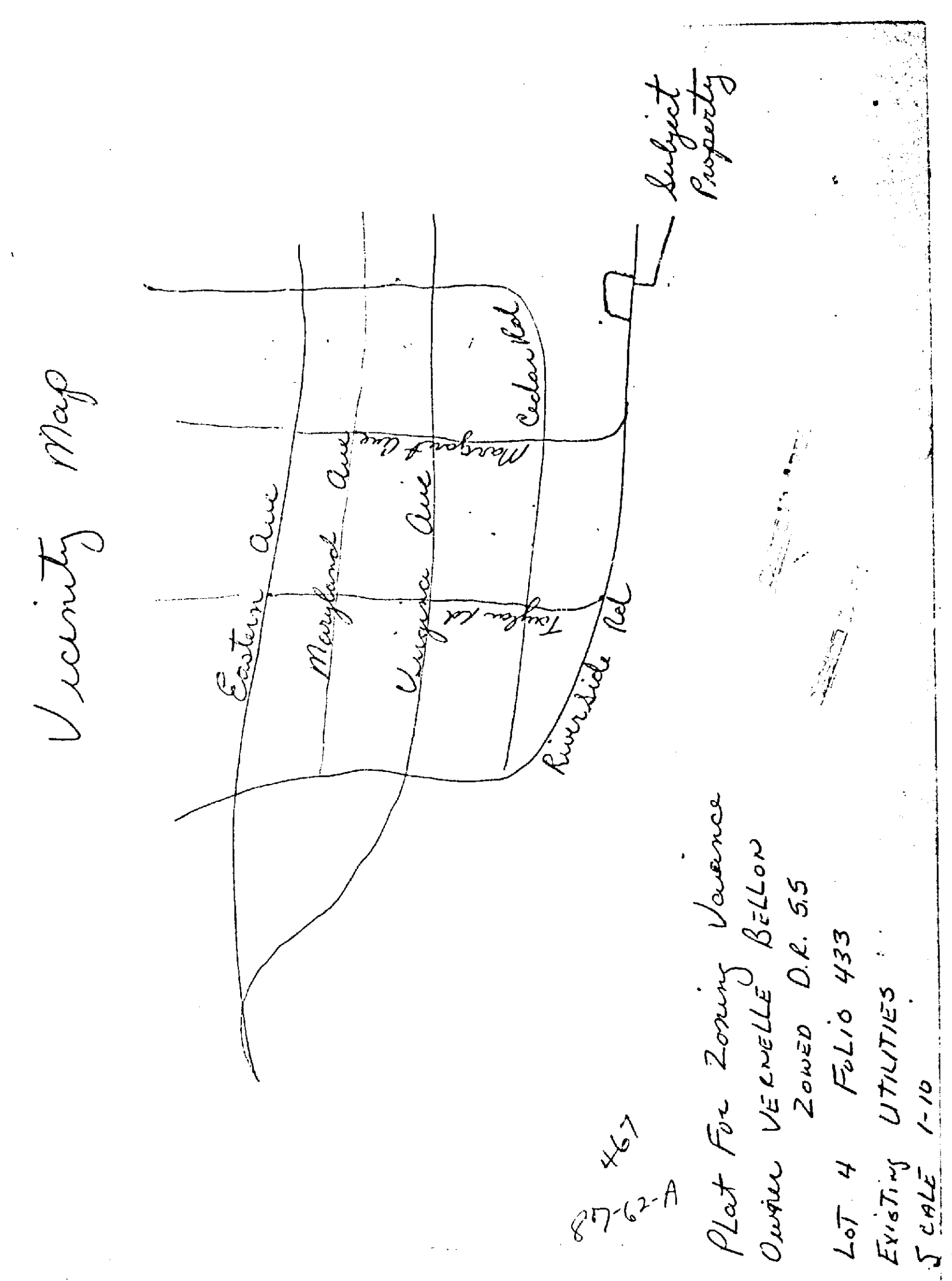
The Times
Middle River, Md., Aug 7, 1986
Letter
Re - L 92733
This is to Certify, That the annexed
was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of one successive
weeks before the 7th day of
August, 1986
James E. Dyer Publisher.

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 7, 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
August 7, 1986
Susan Stuedemba
Publisher
Cost of Advertising
27.50

PETITION FOR ZONING VARIANCE
15th Election District
Case No. 87-62-A
LOCATION: North Side of Riverside
Drive, 151 feet East of Margaret
Avenue.
DATE AND TIME: Monday, August
28, 1986, at 10:00 a.m.
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County Office Building, 111 W
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The Zoning Commission of Bal-
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Petition for Zoning Variance to per-
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setbacks of 17 feet in lieu of the re-
quired 20 feet, and to amend the First
Amended Final Development Plan of
Riverside to permit construction out-
side of the building envelope.
Being the property of Vernelle Bel-
lon, as shown on plat filed with
the Zoning Office.
In the event that this Petition is
granted, a building permit may be in-
sued within the thirty (30) day appeal
period. The Zoning Commission
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
8007 Aug. 7



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE
Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: 87-62-A, 87-61-A and 87-62-A

Please consider the Chesapeake Bay Critical Area Findings (see memo from Gerber to Jablon dated July 29, 1986) to represent the position of this office.

Norman E. Gerber
Norman E. Gerber, AICP

NES/JGH/sf

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

July 2, 1986

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 456, 457, 458, 459, 460, 461, 464, 465, and 467.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MTE:lt

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 29, 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. Vernelle Bellon
533 Riverside Drive
Baltimore, Maryland 21221

RE: Item No. 467 - Case No. 87-62-A
Petitioner: Vernelle Bellon
Petition for Zoning Variance

Dear Mr. Bellon:

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

BALTIMORE COUNTY DEPARTMENT OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

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

July 22, 1986

(CRITICAL AREA)

Re: Zoning Advisory Meeting of JUNE 24, 1986
Item # 467
Property of VERNELLE BELLON
Location:

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.
- () County Review Board Meeting is required.
- () County Review Board Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is zoned as a higher density than the surrounding area.
- () The record will be required and must be recorded prior to issuance of a building permit.
- () The subject is not a building.
- () The development on this site is not satisfactory.
- () The proposed development is not satisfactory.
- () Planning calculations must be shown on the plan.
- () If 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 28-28 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The proposed development was approved by the Planning Board on .
- () The property is located in a Critical Area as defined by the Baltimore County Critical Area Ordinance.
- () The proposed development is not in a Critical Area as defined by the Baltimore County Critical Area Ordinance.
- () The proposed development is not in a Critical Area as defined by the Baltimore County Critical Area Ordinance.
- () The proposed development is not in a Critical Area as defined by the Baltimore County Critical Area Ordinance.

THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE CRITICAL AREA PLANNING DIV.
ACCEPT OF THE FINAL DEVELOPMENT PLAN WITH THE AMENDMENT ADDED SHOULD BE SUBMITTED

cc: James Heston

Chief, Current Planning and Development

June 24, 1987



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

PAUL REINCKE
CHIEF

June 25, 1986

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

RE: Property Owner: Vernelle Bellon (CRITICAL AREA)

Location: N/S Riverside Dr., 151' E. of Margaret Avenue

Item No.: 467

Zoning Agenda: Meeting of 6/24/86

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.

() 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: *Carolyn Kelly 6/25/86* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



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 # 467 Zoning Advisory Committee Meeting are as follows:

Property Owner: Vernelle Bellon (Critical Area)
Location: N/S Riverside Drive, 151 feet E of Margaret Avenue
District: 15th.

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.I. #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.

SPECIAL
NOTE:

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 101, Section 1107, Section 1106.2 and Table 1102. 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 permitted 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 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.

Mark E. Burnham
BY: C. E. Burnham, Chief
Building Plans Review

4/22/85

SPECIAL NO. 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 tideswaters, 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