

87-107-A #7	Lot 3 - N/S of Reynolds Rd., 746' NE of the c/1 of Bradshaw Rd. (11118 Reynolds Rd.); Lot 4 - N/S of Reynolds Rd., 756' NE of <u>the c/1 of Bradshaw Rd. (11120 Reynolds Rd.)</u> 11th Elec. Dist.
7/28/86	Variance - filing fee \$100.00 - James F. Stadler
7/28/86	Hearing set for 9/15/86, at 10:15 a.m.
9/15/86	Advertising and Posting - \$81.55
9/19/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit side yard setbacks of 25' in lieu of the required 50' for proposed Lots 3 and 4, Providence Estates, is GRANTED with conditions.

1987-0107-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 not~~ 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) should ~~/should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of September, 19 86, that the Petition for Zoning Variances to permit side yard setbacks of 25 feet in lieu of the required 50 feet for proposed Lots 3 and 4, Providence Estates, be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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: Mr. James F. Stadler

People's Counsel

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 1 A 0 4.3.B.3 to permit side yard setbacks of 25 ft. in lieu of the required 50 ft. on lots #3 and #4 Providence Estates (proposed)

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

This property is zoned RC-5 and understandably is being developed to accommodate a larger type dwelling unit. Unfortunately Lots # 3 and 4 are somewhat restricted due to the proposed sewage disposal area requirements. In order to build a reasonably sized dwelling on these lots a sideyard reduction is required.

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: N/A
(Type or Print Name)

Signature: [Signature]

Address: [Address]

City and State: [City and State]

Attorney for Petitioner: N/A
(Type or Print Name)

Signature: [Signature]

Address: [Address]

City and State: [City and State]

Attorney's Telephone No.: [Telephone No.]

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of September, 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 property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of September, 1986, at 10:15 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.

SPELLMAN, LARSON
& ASSOCIATES, INC.

SUITE 107 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823 3535

DESCRIPTION FOR A VARIANCE TO ZONING NO. 11118 REYNOLDS ROAD
11TH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the North side of Reynolds Road 60 feet wide at the distance of 746 feet, more or less, measured Northeast-erly along the North side of Reynolds Road from the centerline of Bradshaw Road and running thence and binding on the North side of Reynolds Road North-easterly by a curve to the right with a radius of 746.20 feet the distance of 10.02 feet thence leaving the North side of Reynolds Road and running North 18 Degrees 03 Minutes 19 Seconds West 172.88 feet North 11 Degrees 05 Minutes 31 Seconds West 529.85 feet North 72 Degrees 21 Minutes 04 Seconds East 234.51 feet North 17 Degrees 38 Minutes 56 Seconds West 273.10 feet North 72 Degrees 21 Minutes 04 Seconds East 40.00 feet North 16 Degrees 29 Minutes 46 Seconds West 196.90 feet South 85 Degrees 23 Minutes 28 Seconds West 437.21 feet South 5 Degrees 08 Minutes 05 Seconds East 729.27 feet South 58 Degrees 06 Minutes 21 Seconds East 143.92 feet North 63 Degrees 26 Minutes 14 Seconds East 40.00 feet South 34 Degrees 42 Minutes 51 Seconds East 44.00 feet North 78 Degrees 54 Minutes 29 Seconds East 112.00 feet South 11 Degrees 05 Minutes 31 Seconds East 222.00 feet and South 18 Degrees 03 Minutes 19 Seconds East 172.98 feet to the place of beginning.

Containing 7.367 acres of land, more or less.

7/1/86

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

SPELLMAN, LARSON
& ASSOCIATES, INC.

SUITE 107 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823 3535

DESCRIPTION FOR A VARIANCE TO ZONING NO. 11120 REYNOLDS ROAD
11TH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the North side of Reynolds Road, 60 feet wide, at the distance of 756 feet, more or less, measured Northeast-erly along the North side of Reynolds Road from the centerline of Bradshaw Road and running thence and binding on the North side of Reynolds Road North-easterly by a curve to the right with a radius of 746.20 feet the distance of 10.02 feet thence leaving the North side of Reynolds Road and running North 18 Degrees 03 Minutes 19 Seconds West 172.92 feet North 11 Degrees 05 Minutes 31 Seconds West 210.78 feet North 33 Degrees 54 Minutes 29 Seconds East 14.14 feet North 11 Degrees 05 Minutes 31 Seconds West 129.58 feet North 72 Degrees 21 Minutes 04 Seconds East 235.07 feet North 17 Degrees 38 Minutes 56 Seconds West 180.00 feet South 72 Degrees 21 Minutes 04 Seconds West 234.51 feet South 11 Degrees 05 Minutes 31 Seconds East 529.85 feet and South 18 Degrees 03 Minutes 19 Seconds East 172.88 feet to the place of beginning.

Containing 1.162 acres of land, more or less.

7/1/86



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

PETITION FOR ZONING VARIANCE

11th Election District

Case No. 87-107-A

LOCATION: Lot 3 - North Side of Reynolds Road, 746 feet Northeast of the Centerline of Bradshaw Road (11118 Reynolds Road), Lot 4 - North Side of Reynolds Road, 756 feet Northeast of the Centerline of Bradshaw Road (11120 Reynolds Road)

DATE AND TIME: Monday, September 15, 1986, at 10:15 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 side yard setbacks of 25 feet in lieu of the required 50 feet on Lots 3 and 4 of the proposed Providence Estates

Being the property of James F. Stadler, 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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
Lot 3 - N/S of Reynolds Rd. : OF BALTIMORE COUNTY
746' NE of C/L of Bradshaw Rd. (11118 Reynolds Rd.)
Lot 4 - N/S of Reynolds Rd. :
756' NE of C/L of Bradshaw Rd. (11120 Reynolds Rd.)
11th District : Case No. 87-107-A

JAMES F. STADLER, Petitioner : : : : :

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.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 12th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to James F. Stadler, 9208 Oswald Way, Baltimore, MD 21237, Petitioner; and Joseph L. Larson, 105 W. Chesapeake Ave., Towson, MD 21204, who requested notification.

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. KING
DEPUTY ZONING COMMISSIONER

September 10, 1986

Mr. James F. Stadler
9208 Oswald Way
Baltimore, Maryland 21237

RE: PETITION FOR ZONING VARIANCE
Lot 3 - N/S of Reynolds Rd., 746' NE of the c/l of Bradshaw Rd. (11118 Reynolds Rd.)
Lot 4 - N/S of Reynolds Rd., 756' NE of the c/l of Bradshaw Rd. (11120 Reynolds Rd.)
11th Election District
James F. Stadler - Petitioner
Case No. 87-107-A

Dear Mr. Stadler:

This is to advise you that \$81.55 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.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

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

No. 25316

DATE: _____ ACCOUNT: _____
AMOUNT: \$ _____
RECEIVED FROM: _____
FOR: _____
VALIDATION OF SIGNATURE OF CARRIER

Petition for
Zoning Variance

11th Election District

Case NO. 87-107-A

LOCATION: Lot 3 - North Side of Reynolds Road, 746 feet Northeast of the centerline of Bradshaw Road (11118 Reynolds Road); Lot 4 - North Side of Reynolds Road, 756 feet Northeast of the centerline of Bradshaw Road (11120 Reynolds Road)

DATE & TIME: Monday, September 15, 1986 at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 25 feet in lieu of the required 50 feet on Lots 3 and 4 of the proposed Providence Estates.

Being the property of James F. Stadler, as shown on the 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

The Times

Middle River, Md., Aug 28 1986

This is to certify, that the annexed

[Signature]

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of _____ successive weeks before the _____ day of _____, 1986.

[Signature] Publisher.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: _____ Date of Posting: _____
Posted for: _____
Petitioner: _____
Location of property: _____
Location of Signs: _____
Remarks: _____
Posted by: _____ Date of return: _____
Number of Signs: _____

Mr. James F. Stadler
9208 Oswald Way
Baltimore, Maryland 21237

August 1, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
Lot 3 - N/S of Reynolds Rd., 746' NE of the c/l of
Bradshaw Rd. (11118 Reynolds Rd.)
Lot 4 - N/S of Reynolds Rd., 756' NE of the c/l of
Bradshaw Rd. (11120 Reynolds Rd.)
11th Election District
James F. Stadler - Petitioner, Case No. 87-107-A
10:15 a.m.

TIME: Monday, September 15, 1986
DATE:

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE & REVENUE
MISCELLANEOUS CASH RECEIPT

No. 010384

DATE: 7/13/86 ACCOUNT: 01-615.000

AMOUNT \$ 100.00

RECEIVED FROM: Henry Appel

FOR: Variance #7 (Stadler)

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: August 21, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-74-A, 87-75-A, 87-76-A, 87-77-A, 87-81-A,
87-82-A, 87-83-A, 87-84-A, 87-87-A, 87-88-A,
87-106-A, 87-107-A, 87-108-A, 87-111-A, 87-112-A,
87-113-A and 87-114-A

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

Norman E. Gerber, AICP
Director

NEG:JGH:slm

CPS-008



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

August 14, 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 1, 2, 4, 5, 6, 8, 9, 10, 11, 12, and 13.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

107
87-107-A
9/15

BALTIMORE COUNTY DEPARTMENT OF HEALTH

7/17/86
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 7, Zoning Advisory Committee Meeting of 7/15/86

Property Owner: James F. Stadler

Location: N/S Reynolds Rd. 746 ft NE of Bradshaw Rd. District 11th

Water Supply Private Sewage Disposal Private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation before work begins.
- () A permit to construct from the Division of Air Pollution Control is required 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 into the atmosphere.
- () 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 (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and 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 of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming 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 Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

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
28th day of July, 1986

ARNOLD JABLON
Zoning Commissioner

Petitioner: James F. Stadler Received by: James E. Dyer
Attorney: Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 26, 1986

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

000

Chairman

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

James F. Stadler
9208 Oswald Way
Baltimore, Maryland 21237

RE: Item No. 7 - Case No. 87-107-A
Petitioner: James F. Stadler
Petition for Variance

Dear Mr. Stadler:

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,

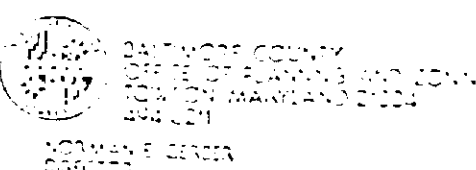
James E. Dyer/KC/3

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Joseph L. Laron
105 W. Chesapeake Avenue
Towson, Maryland 21204



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

AUGUST 20, 1986

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) In County Review Group Meeting is required.
- (X) The County Review Group Meeting was held and the minutes will be submitted to the County Council.
- (X) This site is part of a larger tract, therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- (X) The access is not satisfactory.
- (X) The circulation on the site is not satisfactory.
- (X) The parking arrangement is not satisfactory.
- (X) The proposed development must be shown on the plan.
- (X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- (X) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-28 of the Development Regulations.
- (X) Development of this site may constitute a potential conflict with the Baltimore County Historic Plan.
- (X) The proposed Development Plan was approved by the Planning Board on 8/19/86.
- (X) The proposed use complies with Baltimore County Land Use Manual, Title 17-29. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- (X) The property is located in a traffic area controlled by a high level intersection as defined by Title 17-22. The traffic capacity may be determined by the Traffic Engineering Section. The Traffic Engineering Section will evaluate the property by the County Council.
- () Additional comments:

CC: James Huxwell

James A. Dyer
Chief, Current Planning and Development

Zoning Item # 7, Zoning Advisory Committee Meeting of 7/15/86
Page 2

- () 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 or 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 well 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 Applications.
- () 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 Hydro-geological Study and an Environmental Effects Report must be submitted.
- () Others: The proposed dwelling on Lot 4 is located 18 ft from the domestic well supply; MD State Well Construction Regulations require 30 ft. It is recommended that the petitioner consider alternative proposals for Lot 4.

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/36

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 28, 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 28, 1986.

THE JEFFERSONIAN,

Susan Sluskey O'Connell
Publisher

Cost of Advertising

27.50

PETITION FOR ZONING VARIANCE

11th Election District
Case No. 87-107-A

LOCATION: Lot 3 - North Side of
Bradshaw Rd., 746' NE of the
Centerline of Bradshaw Rd.
(11118 Reynolds Rd.)
Lot 4 - North Side of Reynolds Rd.,
756' NE of the Centerline of
Bradshaw Rd. (11120 Reynolds Rd.)

DATE AND TIME: Monday, Sep-
tember 15, 1986, at 10:15 a.m.
PUBLIC HEARING: Room 110,
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 on the petition for Zoning Variance to permit the construction of a two-unit detached row of townhouses of 25 feet in front of the proposed Providence House. Being the property of James F. Stadler, as shown on plan filed with the Zoning Office.

In the event that this Petition 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 such 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 a hearing.

By Order of
ARNOLD JABLON
Zoning Commissioner
Baltimore County
8/24, Aug. 28,



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

PAUL H. REINCKE
CHIEF

July 17, 1986

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

RE: Property Owner: James F. Stadler
Location: N/S Reynolds Rd., 746 ft. NE of centerline Bradshaw Rd.
Item No.: 7 Zoning Agenda: Meeting of July 15, 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: Capt. Joseph Kelly 7-15-86 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 30, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 7 Zoning Advisory Committee Meeting are as follows:

Property Owner: James F. Stadler
Location: N/S Reynolds Road, 746 feet NE of c/l Bradshaw Road
District: 11th.

APPLICABLE ITEMS ARE CIRCLED:

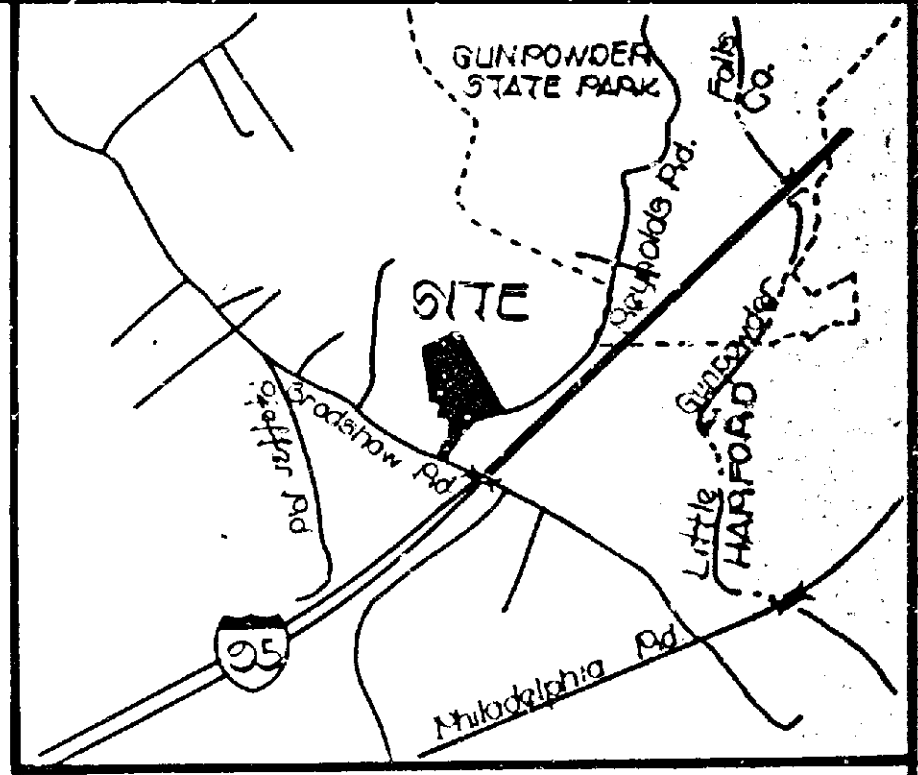
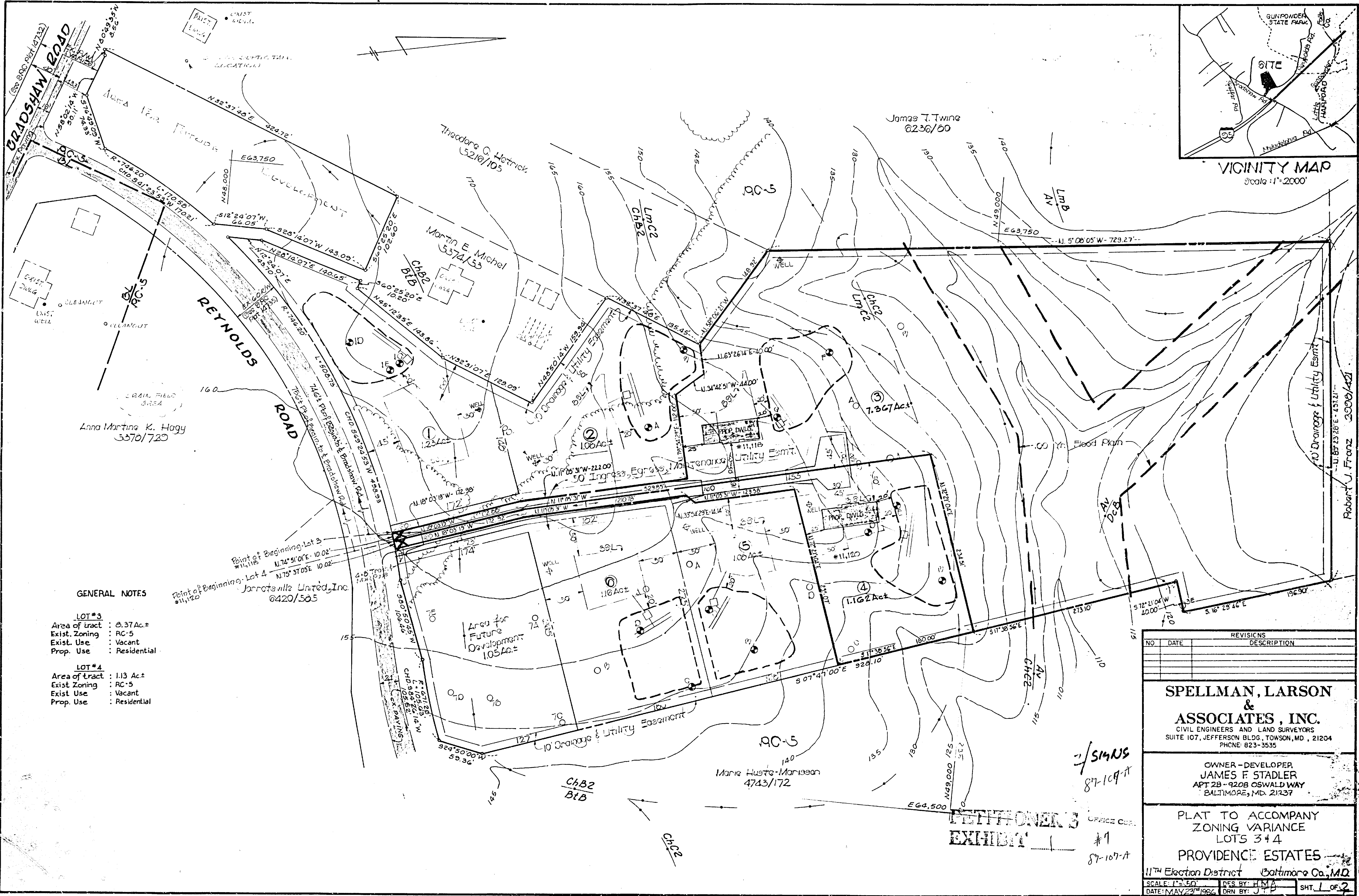
- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start 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-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. R-1 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 L01, Section L07, Section L06.2 and Table L02. 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 L01 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 grade of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. 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 S. Chesapeake Avenue, Towson, Maryland 21204.

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

4/22/86



GENERAL NOTES

- LOT #3**
Area of tract : 8.37 Ac.±
Exist. Zoning : RC-5
Exist. Use : Vacant
Prop. Use : Residential
- LOT #4**
Area of tract : 1.13 Ac.±
Exist. Zoning : RC-5
Exist. Use : Vacant
Prop. Use : Residential

REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 823-3535

OWNER-DEVELOPER
JAMES F. STADLER
APT 2B-9208 OSWALD WAY
BALTIMORE, MD. 21237

PLAT TO ACCOMPANY
ZONING VARIANCE
LOTS 3 & 4
PROVIDENCE ESTATES

11th Election District Baltimore Co., MD.
SCALE: 1" = 50' RES. BY: HMA
DATE: MAY 23, 1986 DRN BY: J.T.P. SHT. 1 OF 2

7/514NS
87-107-A

PETITIONER'S
EXHIBIT