

63

87-154-SPH

PETITION FOR SPECIAL HEARING

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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the nonconforming use as a service garage, including bus parking and mechanical repairs of motor vehicles.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing 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: (Type or Print Name) Signature Address City and State	Legal Owner(s): (Type or Print Name) Signature Address City and State	MAP ZONE 4C E-D: 15 DATE 10-23-86 200 1000 DP E 54,440 N 24,700
Attorney for Petitioner: John O. Hennegan (Type or Print Name) Signature 809 Eastern Boulevard Essex, Maryland 21221 City and State Attorney's Telephone No.: 686-8274	10907 Red Lion Road 335-8838 Address White Marsh, Maryland 21112 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Name Address Phone No.	

ORDERED By The Zoning Commissioner of Baltimore County, this 6th 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of October, 1986, at 9:30 o'clock a.m.

Carl J. Jablon
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
Date 10/23/86
By *Keith G. Johnson*

IN RE: PETITION FOR SPECIAL HEARING SE/S Bird River Road, 201.76' NE of Harrison Ave. 15th Election District
Norma L. Kellner
Petitioner

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 87-154-SPH

The Petitioner herein requests a special hearing to determine whether or not approval should be granted to the non-conforming use of the subject site as a service garage, including bus parking, and for mechanical repairs of motor vehicles.

Testimony by the Petitioner indicates that her father purchased the site in 1938 and built a home, store and garage soon thereafter. The father's primary business was the driving, owning, parking and servicing of school buses. In the mid 1950's, the original wooden garage was replaced with a concrete block garage of approximately the same size. In 1972, the Petitioner and her husband took over the business. Within the hatched area on the plan submitted, prepared by Frank S. Lee, dated June 13, 1986, and identified as Petitioner's Exhibit 1, the primary use continuously has been the parking and servicing of school buses. Occasionally those buses are used for charter and other vehicles are serviced.

A Bevins Lane resident testified that the site once was a part of his family's farm. The garage, built sometime between 1938 and 1942, has been used to repair buses and cars, as well as for the parking of school buses.

There were no Protestants.
Pursuant to the advertisement, posting of property, and public hearing on this case, and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, granting approval of the use requested in the Petition for Special Hearing would be in strict harmony

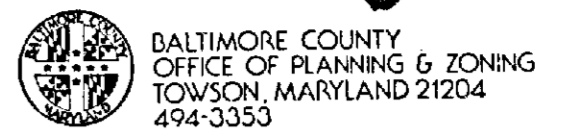
ORDER RECEIVED FOR FILING
Date 10/23/86
By *Keith G. Johnson*

ORDER RECEIVED FOR FILING
Date 10/23/86
By *Keith G. Johnson*

with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 17th day of October 1986, that approval be granted to the non-conforming use of the subject site as a service garage for school buses which may occasionally be used for charter, for parking of school buses, and further, for occasional service garage work on other motor vehicles, in accordance with Petitioner's Exhibit 1, and as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner of Baltimore County



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 17, 1986

John O. Hennegan, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Hearing SE/S Bird River Road, 201.76' NE of Harrison Avenue 15th Election District Case No. 87-154-SPH

Dear Mr. Hennegan:

Enclosed please find a copy of the decision rendered in the above referenced case. Please be advised that your Petition for Special Hearing has been granted, in accordance with the enclosed Order.

If you have any further questions on the subject matter, please do not hesitate to contact this office.

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs
Enclosures

cc: Ms. Norma L. Kellner
10907 Red Lion Road
White Marsh, Maryland 21162
Peoples Counsel

Phone: 687-6922
FRANK S. LEE
Registered Land Surveyor
1277 NEIGHBORS AVE. - BALTIMORE, MD, 21237
March 11, 1986

Harris Bus Co
Bird River Road
15th District Baltimore County, Maryland

Beginning for the same on the southeast side of Bird River Road at the distance of 201.76 feet measured northeasterly along the southeast side of Bird River Road from the east side of Harris Avenue, thence running and binding on the southeast side of Bird River Road North 42 degrees 35 minutes East 139.64 feet, thence leaving Bird River Road for three lines of division as follows: South 43 degrees 46 minutes East 235 feet more or less, South 44 degrees 55 minutes West 138 feet more or less and North 42 degrees 57 minutes West 226 feet more or less to the place of beginning.

Containing 0.73 acres of land more or less.

PETITION FOR SPECIAL HEARING
15th Election District
Case No. 87-154-SPH

LOCATION: Southeast Side of Bird River Road, 201.76 feet Northeast of Harris Avenue
DATE AND TIME: Tuesday, October 14, 1986, at 9:30 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 Special Hearing to approve a nonconforming use for a service garage to include bus parking and mechanical repairs of motor vehicles

Being the property of Norma L. Kellner, 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 SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SE/S of Bird River Rd., 201.76' : OF BALTIMORE COUNTY
NE of Harris Ave., 15th Dist. :
NORMA L. KELLNER, Petitioner : Case No. 87-154-SPH

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 23rd day of September, 1986, a copy of the foregoing Entry of Appearance was mailed to John O. Hennegan, Esquire, 809 Eastern Blvd., Essex, MD 21221, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF PUBLICATION

TOWSON, MD, September 25, 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 September 25, 1986.

THE JEFFERSONIAN,

Susan Shuler Abbott
Publisher

Cost of Advertising
24.75

PETITION FOR SPECIAL HEARING
15th Election District
Case No. 87-154-SPH
LOCATION: Southeast of Bird River Road, 201.76 feet Northeast of Harris Avenue
DATE AND TIME: Tuesday, October 14, 1986, at 9:30 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 Special Hearing to approve a nonconforming use for a service garage to include bus parking and mechanical repairs of motor vehicles. Being the property of Norma L. Kellner 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
10/23/86



OFFICE COPY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1574 Date of Posting: 9/14/86

Posted for: Special Hearing

Petitioner: Norma L. Kellner

Location of property: SE/3 Bird River Rd., 201.76' NE Harris Ave.

Location of Sign: Sign on Bird River Rd., across E. Frederick St., property of Kellner

Remarks: _____

Posted by: [Signature] Date of return: 9/19/86

Number of Signs: 1

John O. Hennegan, Esquire
809 Eastern Boulevard
Essex, Maryland 21221

September 12, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
SE/S of Bird River Rd., 201.76' NE of
Harris Ave.
15th Election District
Norma L. Kellner - Petitioner
Case No. 87-154-SPH

TIME: 9:30 a.m.

DATE: Tuesday, October 14, 1986

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 3, 1986

John O. Hennegan, Esquire
809 Eastern Boulevard
Essex, Maryland 21221

RE: Item No. 63 - Case No. 87-154-SPH
Petitioner: Norma L. Kellner
Petition for Special Hearing

Dear Mr. Hennegan:

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
cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

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

STEPHEN E. COLLINS
DIRECTOR

September 5, 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 63, 64, 65, 66, 67, and 68.

Very truly yours,
[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 7, 1986

John O. Hennegan, Esquire
809 Eastern Boulevard
Essex, Maryland 21221

RE: PETITION FOR SPECIAL HEARING
SE/S of Bird River Rd., 201.76' NE of Harris Ave.
15th Election District
Norma L. Kellner - Petitioner
Case No. 87-154-SPH

Dear Mr. Hennegan:

This is to advise you that \$61.40 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: Towson, Maryland

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

No. 025565

DATE: 10/14/86 ACCOUNT: B-01-15-001

SIGN & POST RETURNED 10/14/86 AMOUNT \$ 61.40

John O. Hennegan, Esq., 809 Eastern Boulevard
Essex, Maryland 21221

ADVERTISING & POSTING COSTS RE CASE #87-154-SPH

FOR: B B124*****1030012 3116F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner _____ Date: September 18, 1986

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

SUBJECT: Zoning Petition No. 87-154-SPH, 87-155-SPH, 87-157-SPH and 87-163-SPH

In view of the subject of these petitions, this office offers no comments.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm

RECEIVED
SEP 19 1986
ZONING OFFICE

CPS-008

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

SEPTEMBER 15, 1986

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

RE: Zoning Advisory Meeting of August 24, 1986
Item # 63
Property Owner: NORMA L. KELLNER
Location: SE/S BIRD RIVER RD, 201.76'
NE HARRIS 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.

- 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 22-98 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 _____
- Landscaping: Must comply with Baltimore County Landscape Manual.
- The property is located in a deficient service area as defined by 811 178-79. 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 "D" level intersection as defined in a deficient service area as defined by 811 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:
"ANY FUTURE EXPANSION OF SITE MUST COMPLY TO ALL APPLICABLE COUNTY REGULATIONS & STANDARDS"

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

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

PAUL H. REINCKE
CHIEF

August 21, 1986

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

RE: Property Owner: Norma L. Kellner
Location: SE/S Bird River Road, 201.76' NE Harris Avenue
Item No.: 63 Zoning Agenda: Meeting of 8/26/86

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. 201 "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: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

The Times

Middle River, Md., Sept 25, 1986

This is to Certify, That the annexed
[Signature]
Reg L 95709
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 25th day of Sept, 1986
[Signature] Publisher.

Petition for Special Hearing
15th Election District
Case No. 87-154-SPH
LOCATION: Southeast Side of Bird River Road, 201.76 feet Northeast side of Harris Avenue.
DATE & TIME: Tuesday, October 14, 1986 at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for special hearing to approve a nonconforming use for a service garage to include bus parking and residential repair of motor vehicles being the property of Norma L. Kellner, as shown on the plan filed with the Zoning Office.
In the event that this Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any comment for a copy 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: [Signature]
Zoning Commissioner
of Baltimore County

9/15/86
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 63, Zoning Advisory Committee Meeting of Aug 26, 1986

Property Owner: NORMA A. KELLNER

Location: SE/S Bird River Rd, 201.76 FEET NE HARRIS AVE District 15

Water Supply PUBLIC 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/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s 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.
- (X) 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)
10/14 87-154-57H

Zoning Item # 63 Zoning Advisory Committee Meeting of Aug 26, 1986
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.
- (X) 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 Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86



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

August 27, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments to Item # 63 Zoning Advisory Committee Meeting are as follows:

Property Owner: Norma L. Kellner
Location: SE/S Bird River Road, 201.76 feet NE Harris 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.S.S.I. #11-7) - 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. Approved seals are not acceptable.
- E. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. All 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 1407, Section 1406.1 and Table 1402. 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 101 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 546.0 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: Section 103.1 would be applicable (Bill #17-85).
- 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 107 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Shannon
By: C. E. Shannon, Chief
Building Plans Review

8/27/86

87-154-SPH

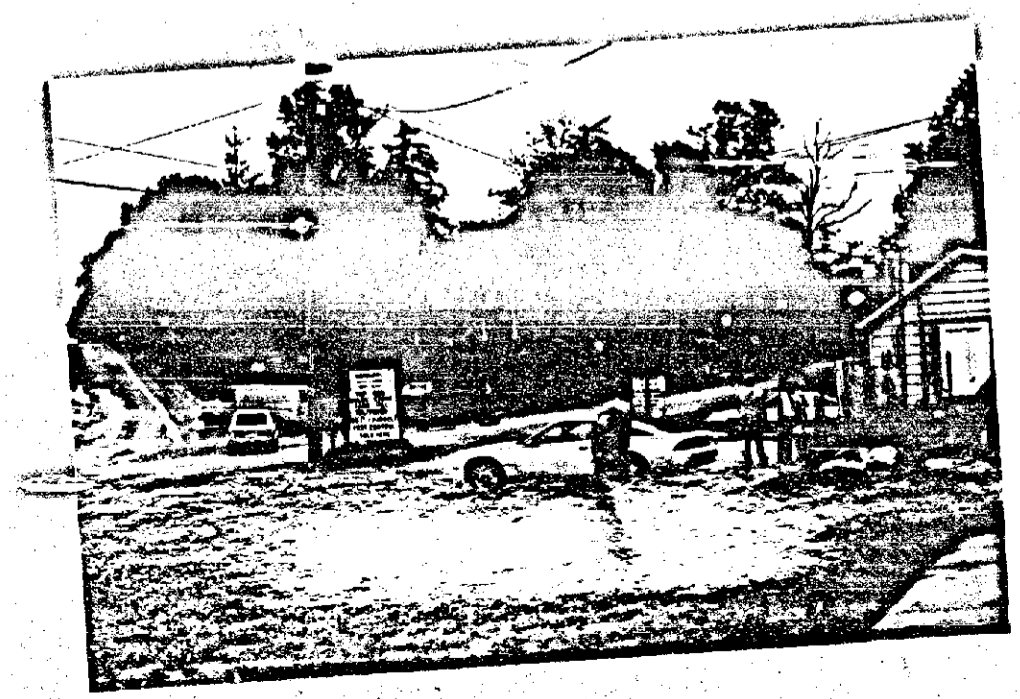
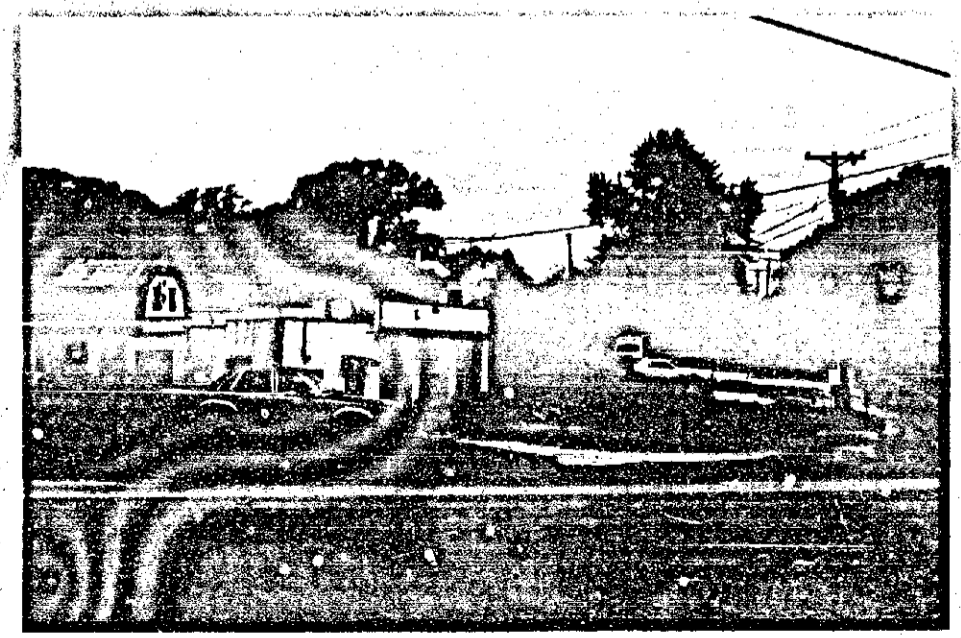
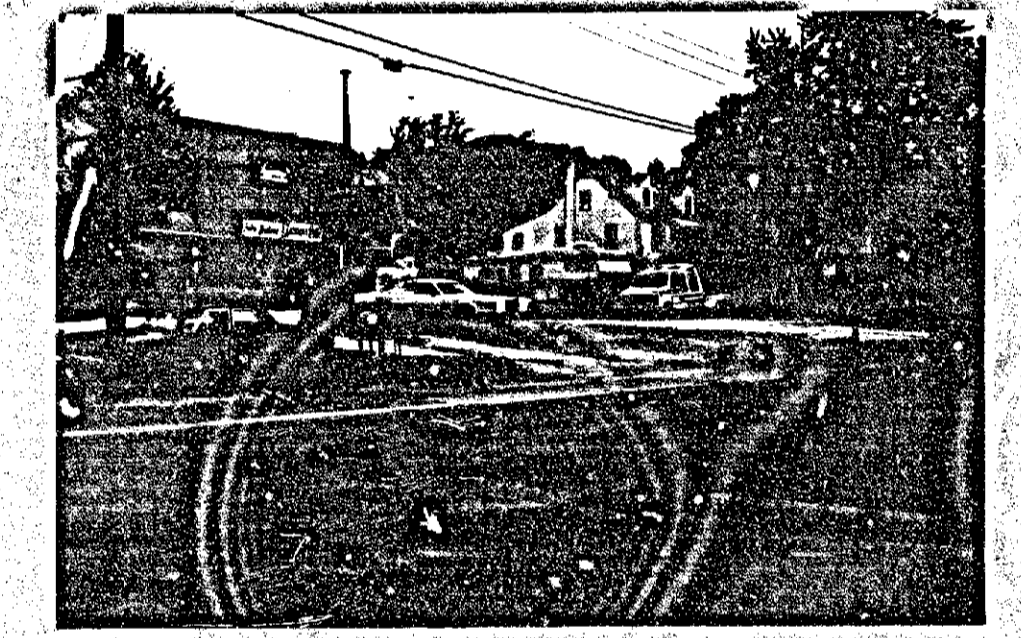
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

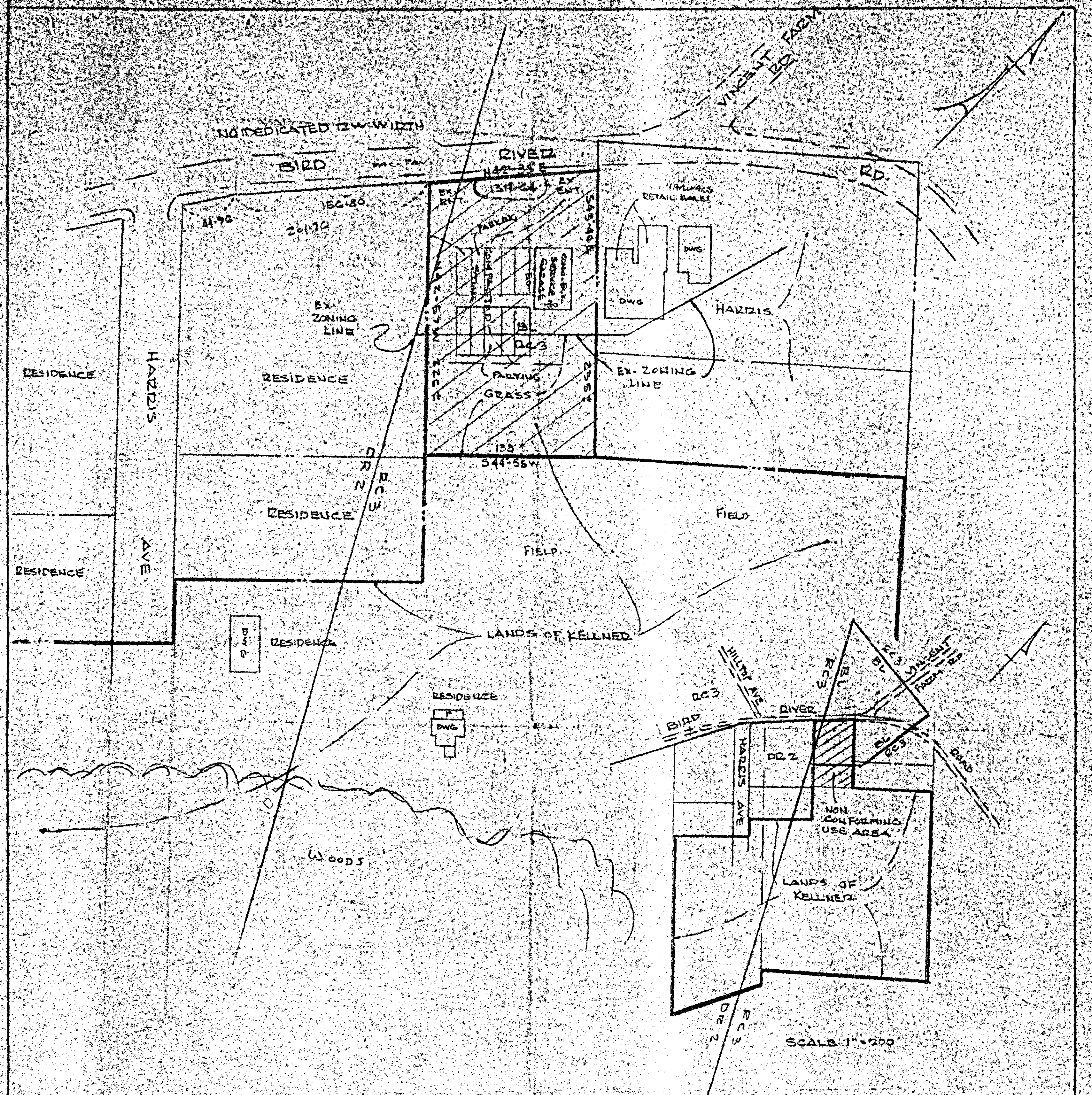
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
____ day of September, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Norma L. Kellner Received by: James E. Dyer
Petitioner's Attorney John C. Haragan, Esquire Chairman, Zoning Plans
Advisory Committee





EX. USE - SERVICE GARAGE & SCHOOL BUS PARKING
 PROP. USE - SAME
 EX. ZONING - BL - RC3 - DR2
 PROP. ZONING - SAME
 AREA OF SCHOOL BUS AREA - 0.13 AC.[±]
 LOT SERVICED BY PUBLIC WATER - PRIVATE SEPTIC SYSTEM

SCALE 1" = 200'

No. 10245
 HARDIS BUS TERMINAL SERVICE
 15TH DISTRICT BALTIMORE CO. MARYLAND
 SCALE 1" = 50'
 DATE 2-17-80
 6-13-86

OWNER
 NORMA K. KELLNER
 10907 RED LION RD
 WHITE MESSA, MD
 335-8838

ACIS-151-48

PLAT TO ACCOMPANY PETITION FOR A NON CONFORMING USE



63
 FRANK S. LEE
 1277 NEIGHBORS AVE.
 BALTIMORE, MD. 21291
 681-6922