

87-170-A

~~#~~ 76

9/12/86

SW/S of Davis Ave., 4100' SE of Acme Ave.

2nd Elec. Dist.

Variance - filing fee \$35.00 - Steven A. Meekins

9/12/86

Hearing set for 10/27/86, at 10:00 a.m.

10/27/86

Advertising and Posting - \$57.95

10/28/86

Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a side yard setback of 25' in lieu of the required 50' is GRANTED with conditions.

17

Throughout 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 requested will/will not adversely affect the health, safety, and general welfare of the community, the variance should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of October, 19 86, that the Petition for Zoning Variance to permit a side yard setback of 25 feet in lieu of the required 50 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

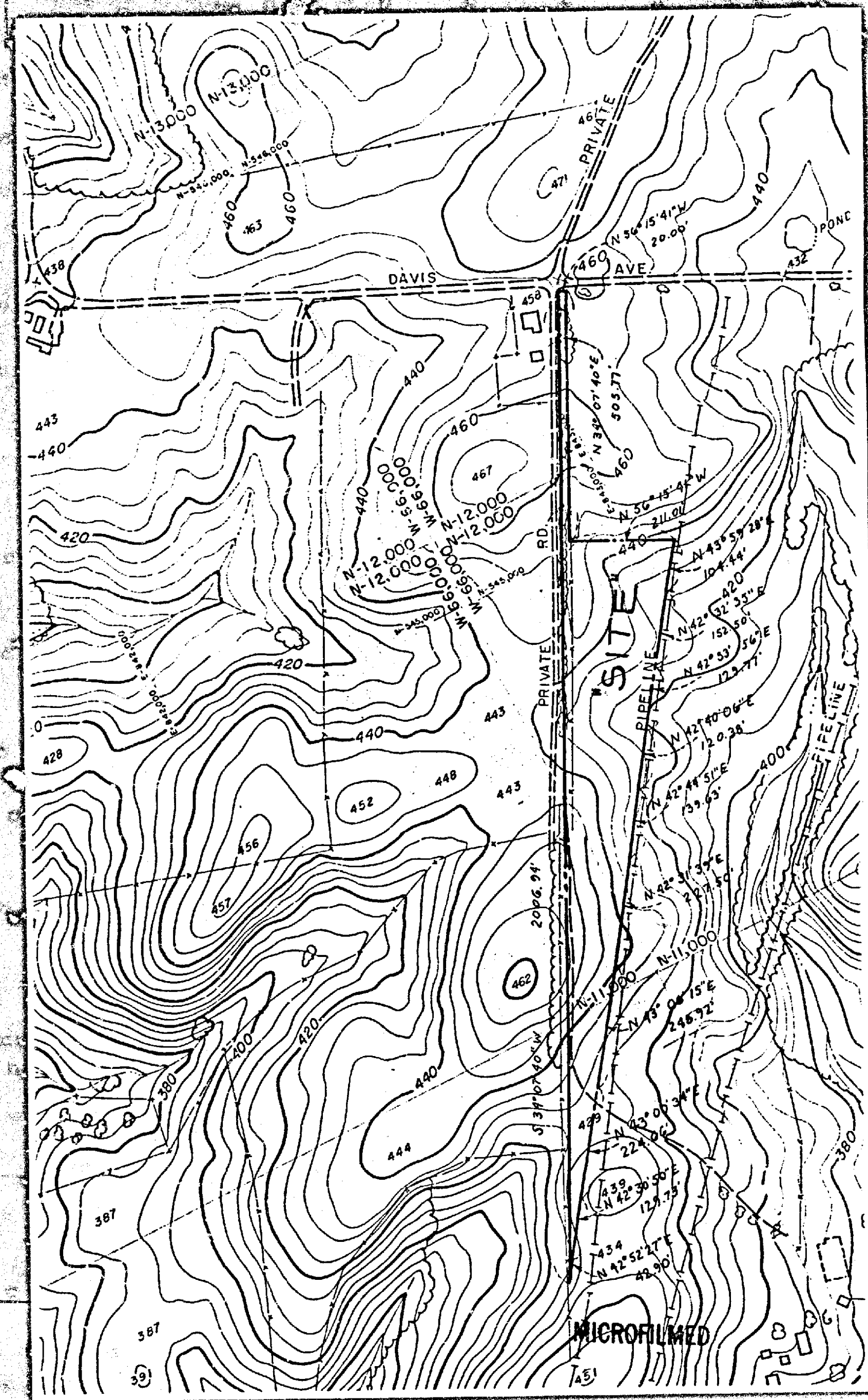
1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order 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: Louis J. Weinkam, Sr., Esquire

People's Counsel



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning

Date: October 14, 1986

SUBJECT: Zoning Petitions Nos. 87-168-A, 87-169-A, 87-170-A, 87-171-SpHA, 87-172-A, 87-173-A, 87-174-A and 87-178-A

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

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slb

CPS-008

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BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4300

PAUL H. RENCKE
CHIEF

September 2, 1986

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

RE: Property Owner: Steven A. Meekins
Location: SW/8 David Avenue, 4100' SE of Acme Avenue
Item No.: 76 Zoning Agenda: Meeting of 9/2/86

Congressmen:

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 of 100 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.

(X) 3. The vehicle dead end condition shown at proposed dwelling exceeds 300'. EXCEEDS the maximum allowed by the Fire Department.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. A panhandle driveway shall be 10 feet in width and support a life apparatus.

(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* Noted and Approved: *John F. O'Neill*
Planning Division Fire Prevention Bureau
Special Inspection Division
MICROFILMED

/mb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 13, 1986

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

Chairman

MEMBERS

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

Dear Mr. Weinkam:

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 Zoning Commissioner will file a written report with the ability of the requested zoning.

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

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Leo W. Rader
38 Belfast Road
Timonium, Maryland 21093

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9-15-86
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 76 Zoning Advisory Committee Meeting of 9-2-86

Property Owner: *Steven A. Meekins*

Location: *SW/8 David Ave. 4100' SE of Acme* District *2*

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/a 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 appliances 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.

10/21/86
87-170-A
SS 20 1082 (1)

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Zoning Item # 76 Zoning Advisory Committee Meeting of 9-2-86
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.

(X) 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.

(X) 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.

(X) 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 _____

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

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WWQ 2 4/86

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-4300

NORMAN E. GERBER
DIRECTOR

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

SEPTEMBER 25, 1986

Re: Zoning Advisory Meeting of September 2, 1986
Item # 76
Property Owner: STEVEN A. MEEKINS
Location: SW/8 DAVID AVE. 4100' SE OF ACME AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

(X) There are no site planning factors requiring comment.

(X) A County Review Group Meeting is required.

(X) 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.

(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 this site is not satisfactory.

(X) The parking arrangement is not satisfactory.

(X) Parking calculations 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 22-98 of the Development Regulations.

(X) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

(X) The amended Development Plan was approved by the Planning Board on _____.
(X) Landscaping: Must comply with Baltimore County Landscape Manual.

(X) The property is located in a deficient service area as defined by Bill 178-79. 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 "D" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.

() Additional comments: _____

cc: James Hcsweil

David Fields, Acting Chief
Current Planning and Development

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CERTIFICATE OF PUBLICATION

TOWSON, MD., October 9, 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 October 9, 1986.

THE JEFFERSONIAN,

Luan S. O'Connell
Publisher
Cost of Advertising
24.75

MICROFILMED



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

STEPHEN E. COLLINS
DIRECTOR

October 3, 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 69, 70, 71, 72, 73, 75, 76, 77, 78, 79, 81, 82, 83, 84, and 85.

Very truly yours,

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

MSF:lt

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

September 9, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 76 Zoning Advisory Committee Meeting are as follows:

Property Owner: Steven A. Meekins
Location: SW/S Davis Avenue, 4100 feet SE of Acme Avenue
District: 2nd.

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.B.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.
- E. All Use Groups except B-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. B-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 401, Section 1407, Section 1406.2 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 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.

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

4/22/86 MICROFILMED

87-170-A

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
19th day of September, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Steven A. Meekins
Petitioner's Attorney Louis J. Weinker, Sr., Esquire

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

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N56°15'41"W 20.00'
 ON S. SIDE DAVIS AVE.
 N56°15'41"W 211.01'
 N43°59'28"E 104.44'
 N42°32'55"E 152.50'
 N42°53'56"E 129.77'
 N42°40'06"E 120.38'
 N42°44'51"E 139.63'
 N42°31'39"E 227.50'
 N43°06'15"E 248.92'
 N43°00'34"E 224.66'
 N42°30'50"E 129.73'
 N42°52'27"E 42.90'

DAVIS AVENUE

R. C. 5.

R. C. 2.

R. C. 5.

PATAPSCO STATE PARK

R. C. 5.

PETITIONER'S
EXHIBIT 2

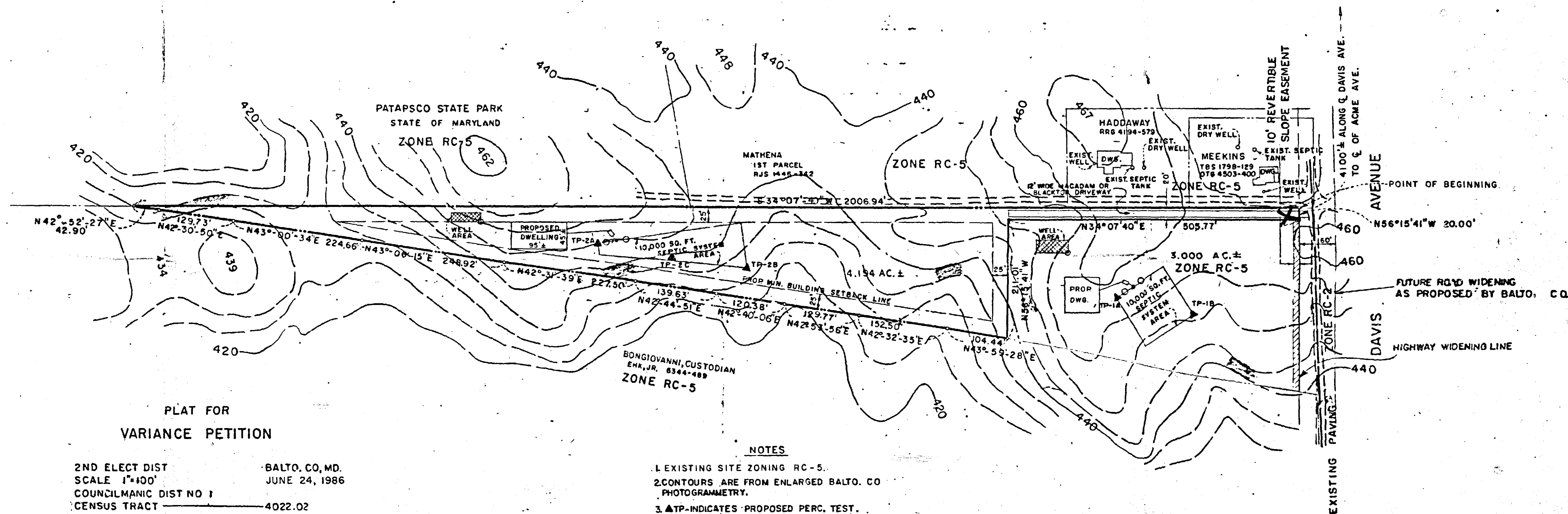
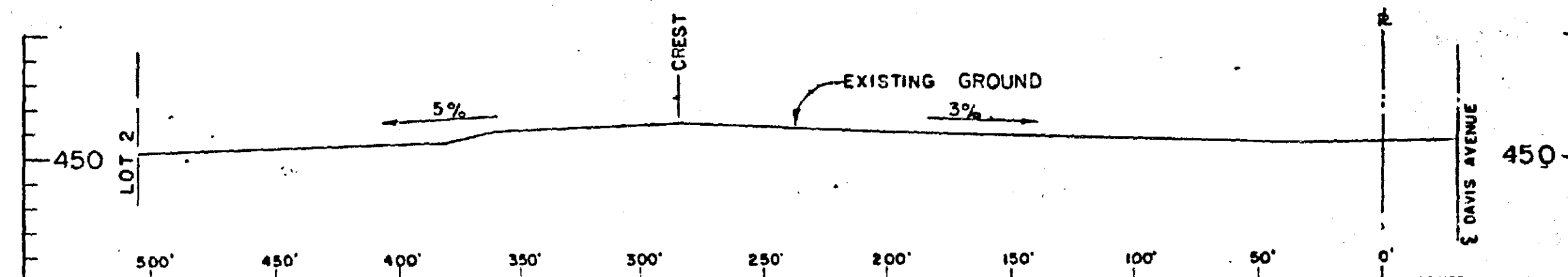
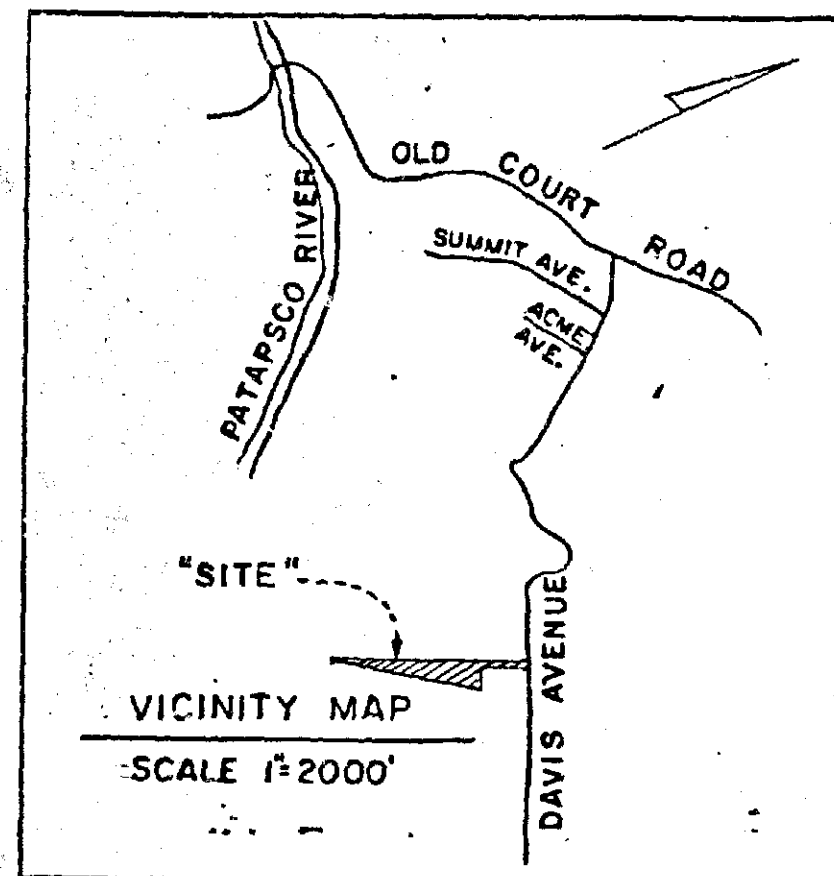
LL DE
LL NE

MICROFILMED

1984 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 NOV. 13, 1984
 BILL NOS. 135-84, 136-84, 137-84, 138-84, 139-84
 CHAIRMAN, COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY, MARYLAND OFFICIAL ZONING MAP

REVISIONS	SCALE 1" = 200'	LOCATION NORTH OF DAVIS TUNNEL	SHEET NW 3-K
DATE 1984 PHOTOGRAPHY 1984 MAPS, INCORPORATED, BALTIMORE, 22, MARYLAND			



PLAT FOR
VARIANCE PETITION

2ND ELECT DIST BALTO. CO, MD.
SCALE 1"=400' JUNE 24, 1986
COUNCILMANIC DIST NO 1
CENSUS TRACT 4022.02
WATERSHED NO.31
SUBWERSHED NO.80.

REASON FOR PETITION:

TO ALLOW A BUILDING SETBACK OF 25' IN
LIEU OF THE REQUIRED 50'.

NOTES

1. EXISTING SITE ZONING RC-5.
2. CONTOURS ARE FROM ENLARGED BALTO. CO PHOTOGRAMMETRY.
3. ▲TP INDICATES PROPOSED PERC. TEST.
4. EXISTING VEGETATION-MOSTLY OPEN FIELDS.
5. SHADED AREAS INDICATE SLOPE 25% OR STEEPER.



Leo W. Rader
REG. PROF. LAND SURVEYOR NO. 1825

MICROFILMED

PETITIONER'S
EXHIBIT 1

OFFICE COPY

LEO W. RADER
REG. LAND SURVEYOR
35 BELFAST ROAD
TIMONUM, MARYLAND 21093
(301) 252-2928