

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 238.2 to permit side yard set back of 18'-0" along east side of property line instead of required 30'-0".

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

Petitioner plans to construct new building on existing foundation. To locate new building other than on existing foundation would create hardship and practical difficulty.

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: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____

Legal Owner(s):
PHILIP M. HOAG
(Type or Print Name)
Signature *Philip M. Hoag*
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name *John M. Hilliard*
Address *16 West 25th St Baltimore 21218*
City and State _____
Attorney's Telephone No.: _____
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of November, 1986, at 9:45 a.m.

Carl J. Jablon
Zoning Commissioner of Baltimore County.

(over)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st
Posted for: Variance
Petitioner: Philip M. Hoag
Location of property: NW/S of Baltimore National Pike
Location of Signs: Front of subject property at 5604 Baltimore National Pike
Remarks: _____
Posted by: *E. J. Prater*
Signature _____
Date of return: October 24, 1986
Number of Signs: 1

IN RE: PETITION FOR ZONING VARIANCE
NW/S of Baltimore National Pike
(5604 Baltimore National Pike)
1st Election District
Philip M. Hoag
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-193-A

The Petitioner herein requests a zoning variance to permit a side yard setback of 18 feet along the east side of the property line in lieu of the required 30 feet.

Testimony on behalf of the Petitioner indicated that he proposes to remove the existing, 30-year old restaurant building to construct a new one-story building on the existing foundation. The current building would be excessively expensive to renovate as needed to comply with Health Department requirements.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 18th day of November 1986, that the herein request for a zoning variance to permit a side yard setback of 18 feet along the east side property line, in accordance with the site plan submitted, prepared by Elliott M. Goldsmith dated 8/28/68 and identified as Petitioner's Exhibit 1, and the plan prepared by John M. Hilliard, revised 11/13/86 and identified as Petitioner's Exhibit 2, is hereby GRANTED, from and after the date of this Order.

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

ORDER RECEIVED FOR FILING
Date 11/18/86
By *Carl J. Jablon*

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

ARNOLD JABLON
ZONING COMMISSIONER

November 18, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Philip M. Hoag
810 Gleneagles Court
Towson, Maryland 21204

RE: Petition for Zoning Variance
NW/S of Baltimore Nat'l. Pike
(5604 Baltimore Nat'l. Pike)
1st Election District
Case No. 87-193-A

Dear Mr. Hoag:

Enclosed please find a copy of the decision rendered in the above referenced case. Please be advised that your Petition for Zoning Variance has been granted in accordance with the attached 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

JMHJ:bjs

Enclosures

cc: Mr. John M. Hilliard
16 W. 25th Street
Baltimore, Maryland 21218

People's Counsel

JOHN M. HILLIARD / Architect, A.I.A. / 16 West 25th St. / Baltimore, Md. 21218 / 467-7771

DESCRIPTION

ALL that certain parcel of land situated on the north side of Baltimore National Pike (U.S. Rt. 40 West) in the First Election District of Baltimore County, Maryland described as follows:

BEGINNING for the same at a point on the northwest side of Baltimore National Pike (Edmondson Avenue Extended) as laid out 150 feet wide, at a distance of 195.03 feet, as measured southwesterly along said northwest side of Baltimore National Pike from the 1/2 inch pipe heretofore set at the south end of the gusset line connecting said northwest side of Baltimore National Pike with the southwest side of Johnnycake Road, said beginning point being in the first line of the land conveyed by Varsity, Incorporated to Richard J. O'Neill and wife by Deed dated September 30, 1953, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2392 Page 45, and running thence, binding on the northwest side of said Baltimore National Pike and on a part of said first line, (1) South 72 degrees 18 minutes 10 seconds West 143.00 feet to the 1/2 inch pipe heretofore set at the end of said first line and at the beginning of the first parcel of the land conveyed by Israel Lessans and others to Pietro Calabrese and wife by Deed dated September 22, 1948 and recorded among said Land Records in Liber T.B.S. No. 1696, Page 387, thence leaving said Baltimore National Pike, binding on the second line of the land first herein mentioned and reversely on the last line of said first parcel, (2) North 01 degrees 03 minutes 20 seconds East 230.52 feet to the 1/2 inch pipe heretofore set on the southwest side of the twenty foot alley there laid out, thence binding on a part of the third line of said first mentioned land and on the southwest side of said alley, with the use thereof in common with others entitled thereto, (3) South 70 degrees 41 minutes 00 seconds East 78.37 feet and thence for a new line of division, (4) South 17 degrees 41 minutes 50 seconds East 181.47 feet to the place of beginning.

CONTAINING 0.5032 of an acre of land.

PETITION FOR ZONING VARIANCE

1st Election District

Case No. 87-193-A

LOCATION: Northwest Side of Baltimore National Pike

DATE AND TIME: Wednesday, November 12, 1986, at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Zoning Variance to permit a side yard setback of 18 feet along the east side of the property line in lieu of the required 30 feet

Being the property of Philip M. Hoag, 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
NW/S of Baltimore National Pike : OF BALTIMORE COUNTY
1st District
PHILIP M. HOAG, Petitioner : Case No. 87-193-A

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
594-2188

I HEREBY CERTIFY that on this 3rd day of October, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Philip M. Hoag, 810 Gleneagles Court, Suite 106, Towson, MD 21204, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 6, 1986

Mr. John M. Hilliard
16 West 25th Street
Baltimore, Maryland 21218

RE: PETITION FOR ZONING VARIANCE
NW/S of Baltimore National Pike
1st Election District
Philip M. Hoag - Petitioner
Case No. 87-193-A

Dear Mr. Hilliard:

This is to advise you that \$59.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

No. 025618

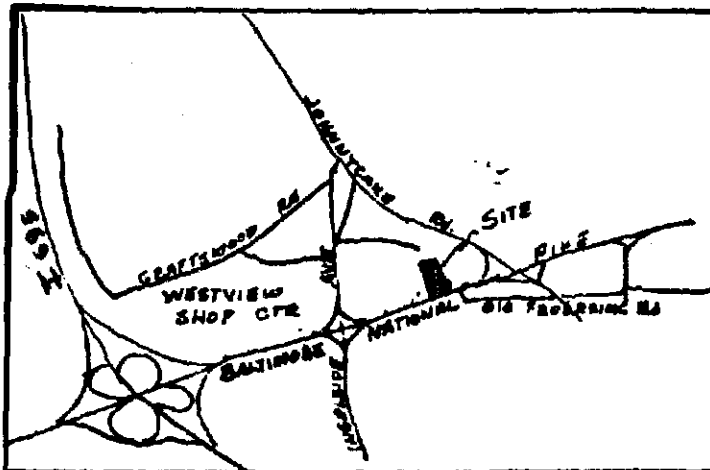
DATE 11/18/86 ACCOUNT 7-11-612-000

SIGN & POST NOT RETURNED
AMOUNT \$ 59.00
F.D. of Baltimore, Inc., 1/8 Burger King,
810 Glensayles Ct., Suite 109, Towson,

RECEIVED FROM 11/21/86

FOR 8151*****00014 217.6

VALIDATION OR SIGNATURE OF CLERK



VICINITY MAP
Scale: 1" = 2000'

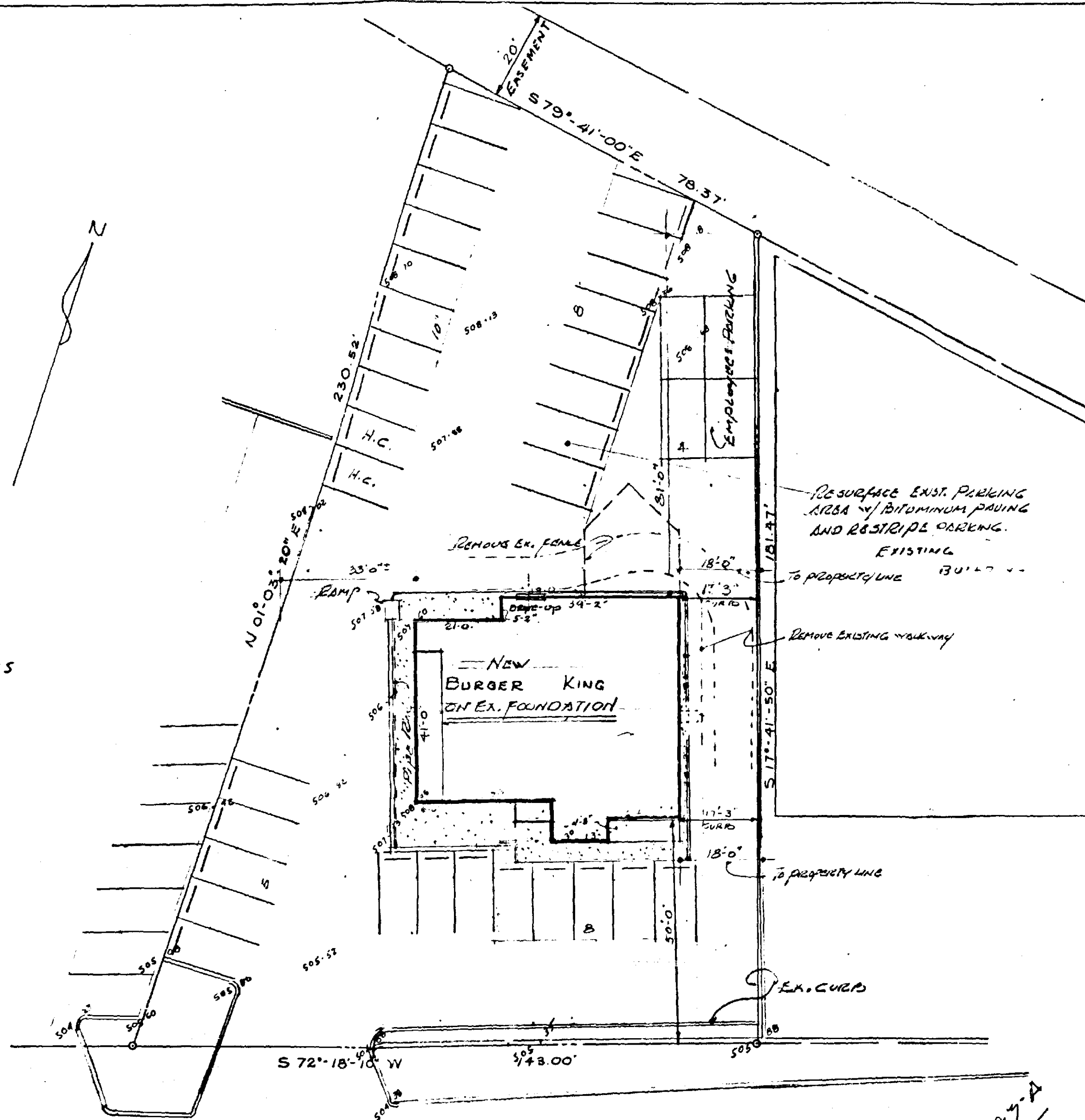
ZONED: BR

ADDRESS: 5604 BALTIMORE NATIONAL PIKE
SET BACK: FRONT: 50

PARKING DATA

EXISTING PARKING - 35 9'x18' SPACES
APPROVED BY VARIANCE

EZRINE TIRE CO.



US ROUTE 40
WEST BOUND LANE
(150 R/W)

jmh

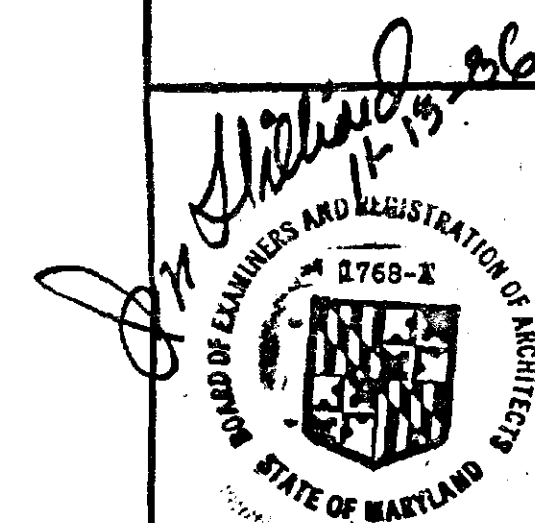
JOHN M. HILLIARD

Architect/Planners

16 West 25th St.
Baltimore, Md. 21218

BURGER
KING

5604 BALTO.
NATIONAL PIKE
BALTIMORE, MD



Revisions:
No. Date

Date:
10-6-86

Job No:

Drawing No:

A-1

T&T SURVEYING INC
4314 WILSHIRE AVE
BALTIMORE, MD. 21206

Scale: 1" = 20'

DATE: 8-10-86

REVISED 11-13-86

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 23, 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 23, 1986

THE JEFFERSONIAN,

L Susan Seuder Obrecht
Publisher

Cost of Advertising

24.75

PETITION FOR ZONING VARIANCE
Case No. 87-193-A

LOCATION: Northwest Side of Baltimore National Pike
DATE AND TIME: Wednesday, November 12, 1986, 9:45 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 zoning variance to permit a use and setback of 18 feet along the east side of the property line to be used for the purpose of Philip M. Hoag, as shown on the plan filed with the Zoning Office.

In the event that this Petitioner is in the event that the Petitioner is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, consider any request for a stay of the issuance of said permit during this period for appeal, and such request must be received in writing by the date of the hearing and be made at the hearing.

By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
10757 Oct. 23

Mr. Philip M. Hoag
810 Gleneagles Court
Towson, Maryland 21204

September 26, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NW/S of Baltimore National Pike
1st Election District
Philip M. Hoag - Petitioner
Case No. 87-193-A

TIME: 9:45 a.m.

DATE: Wednesday, November 12, 1986

PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

No. 025937

DATE: 10/21/86 ACCOUNT: 01-615-0000

AMOUNT: \$ 100.00

RECEIVED FROM: PHILIP M. HOAG

FOR: ITEM # 96 VARIANCE

B 0102*****1007013 8054F

VALIDATION OR SIGNATURE OF CASHIER

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR ZONING VARIANCE

was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 25 day of October 1986, that is to say, the same was inserted in the issues of

October 23, 1986

PATUXENT PUBLISHING CORP.
By *[Signature]*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-183-A and 87-193-A

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 13, 1986

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

ofo

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. Philip M. Hoag
810 Gleneagles Ct., Suite 106
Towson, Maryland 21204

RE: Item No. 96 - Case No. 87-193-A
Petitioner: Philip M. Hoag
Petition for Zoning Variance

Dear Mr. Hoag:

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

cc: John M. Hilliard, AIA
16 West 25th Street
Baltimore, Maryland 21218

Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

September 10, 1986

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

Re: Baltimore County
Item #96
Property Owner: Philip M. Hoag
Location: NW/S Baltimore National Pike (Route 40-W)
Existing Zoning: B.R.
Proposed Zoning: Var.
to permit side yard setback of 18 feet along east side of property line instead of required 30 feet
Area: .5 acres
District: 1st

Att: James Dyer

Dear Mr. Jablon:

On review of the submittal of 10/9/86 for Zoning Variance and field inspection the State Highway Administration finds all access at the existing Burger King generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

RECEIVED
SEP 16 1986

ZONING OFFICE

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
393-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-432-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

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

NORMAN E. GERBER
DIRECTOR

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

OCTOBER 17, 1986

Re: Zoning Advisory Meeting of September 16, 1986
Item # 96
Property Owner: PHILIP M. HOAG
Location: NW/S BALTIMORE NATIONAL PIKE

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 forward 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 8111 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 by 8111 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:
DA WAIVER OF CRG PLAN/PROCESS K/A BURGER KING -
BALTO NAT. PIKE WAS GRANTED BY PLAN. B.D. 7/17/86
(SEE FILE # W-86-141)

cc: James Hoswell

David Fields, Acting Chief
Current Planning and Development

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

STEPHEN E. COLLINS
DIRECTOR

October 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 95, 96, 97, 98, and 99.

Very truly yours,

Michael S. Planigan
Michael S. Planigan
Traffic Engineer Associate II

MSF:it

87-193-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 22nd day of September, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Philip M. Hoag
Petitioner's Attorney: Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

- () 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 _____

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 96, Zoning Advisory Committee Meeting of 9-16-86

Property Owner: Philip M. Hoag

Location: NW/S Baltimore National Pike District 1

Water Supply meter Sewage Disposal meter

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.
- () 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.

WWQ 1 4/86



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

September 17, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 96 Zoning Advisory Committee Meeting are as follows:

Property Owner: Philip M. Hoag
Location: NW/S Baltimore National Pike
District: 1st.

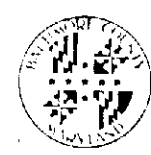
APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.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-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1107, Section 1406.2 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 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: Plans are not dated in a manner to determine if construction is proposed or if it has been existing. Site plan should be completely legible, and show a new amendment or revision schedule.

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.

4/22/86

[Signature]
BY: C. E. Burnham, Chief
Building Plans Review



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

Sept. 10, 1986

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

RE: Property Owner: Philip M. Hoag

Location: NW/S Baltimore National Pike

Item No.: 96 Zoning Agenda: Meeting of Sept. 16, 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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 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: *[Signature]* Noted and
Planning Group Approved:
Special Inspection Division

[Signature]
Fire Prevention Bureau

/mb