

87-200-A

~~#~~ 99

SE/S of Lockwood Rd., 391' NE of the c/l of
Liberty Rd. (3611 Lockwood Rd.)

3rd Elec. Dist.

10/1/86

Variance - filing fee \$35.00 - Eugene Brown, Jr.

10/1/86

Hearing set for 11/19/86, at 10:45 a.m.

11/19/86

Advertising and Posting - \$61.75

11/21/86

Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a side yard setback of 0' in lieu of the required 10' is GRANTED with conditions.

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 requested ~~will~~^{will} not adversely affect the health, safety, and general welfare of the community, the variance should ~~should not~~^{should} be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of November, 1986, that the Petition for Zoning Variance to permit a side yard setback of zero feet in lieu of the required ten 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: Mr. Eugene Brown, Jr.

People's Counsel


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 # 99 Zoning Advisory Committee Meeting are as follows:

Property Owner: Eugene Brown, Jr.
 Location: SR/5 Lockwood Road, 391' ± to c/v Liberty Rd.
 District: 2nd.

APPLICABLE CODES ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #17-1 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. 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.
4. 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.
5. All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-7 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 507, Section 508.5 and Table 505. No openings are permitted in an exterior wall within 3'-0" of an interior lot line. Open carports - construction within 3'-0" of an interior lot line shall be non-combustible or approved fire retardant treated wood.
7. 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.
8. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
9. 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 the _____ or to Mixed Use _____. See Section 312 of the Building Code.
10. The proposed project appears to be located in a Flood Plain, Tidal/Riverside. 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 100-year Flood Levels including Movement.

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 172 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.


 By: C. E. Schumacher, Chief Building Plans Reviewer

L/27786