	C/l of Breezy Point Ct., 420' S of Holly Neck Rd.	15th E	Elec.	Dist.
# 129 10/27/86	Variance - filing fee \$35.00 - Nicholas A. Foehrkole			
10/27/86	Hearing set for 12/8/86, at 10:00 a.m.			
12/8/86	Advertising and Posting - \$61.40			
12/9/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit side yard setbacks of 27' and 33' in lieu of the required 50' is GRANTED with restrictions.			

87-226-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 axends not result in practical difficulty and unreasonable hardship upon the Petitioner(s) 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 and be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of ________, 19_86____, that the Petition for Zoning Variances to permit side yard setbacks of 27 feet and 33 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 restrictions which are conditions precedent to the relief granted herein:

- 1. Recommendations from the Office of Planning dated November 25, 1986, as to the Chesapeake Bay Critical Area findings (attached), shall be adopted in their entirety.
- 2. 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.

oming Commissioner of Baltimore County

AJ/srl

Attachment

cc: Mr. Nicholas A. Foehrkole

People's Counsel

of the Zoning Regulations of Baltim	nore County, to the Zoning Law of Baltimore County; for the	A Company of the Comp
ollowing reasons: (indicate hardsh	it almost impossible to have 50' setbacks E.D. 15	
• • •		
Property is to be posted and	d advertised as prescribed by Zoning Regulations.	
petition, and further agree to and	es of above Variance advertising, posting, etc., upon filing of this are to be bound by the zoning regulations and restrictions of at to the Zoning Law For Baltimore County.	T. C.C.
	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.	7.22
Contract Purchaser:	Legal Owner(s):	S Cen
(Type or Print Name)	(Type or Print Name)	cholas nterli of Hol
Signature	Signature Signature	ne of
Address	(Type or Print Name)	Bree
City and State	Signature Therefore	zy Po
Attorney for Petitioner:)int
(Type or Print Name)	350 Wye Road 391-2086 Address Phone No.	(Ct.)
Signature	Baltimore, Md. 21221 City and State	420*
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted	
City and State	Name	
Attorney's Telephone No.:		
ORDERED By The Zoning Co	Address Phone No. ommissioner of Baltimore County, this 27th day	
ofOctober, 19 required by the Zoning Law of Ba out Baltimore County, that proper	9_86, that the subject matter of this petition be advertised, as altimore County, in two newspapers of general circulation throughty be posted, and that the public hearing be had before the Zoning in Room 106, County Office Building in Towson, Baltimore	
	day of	
AM.		
	Cell Jille	
	Zoning Commissioner of Baltimore County.	
	.	No.

November 20

THE JEFFERSONIAN.

Cost of Advertising

24.75

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

November 20 1986

1,5

ZONING VARIANCE 15th Election District Case No. 82-436-A

LOCATION: Centerline o

bes 8, 1986; at 10:00 a.m.:

hearing:
Petition for Zoning Variance to
permit side yard seibacks or 27 fee

ap-4 33 feet in lieu of the required 50

Foehrkole, as shown on plat plan filed with the Zoning Office. In the event that this Petition(s) is

made at the hearing.

DETITION FOR TONING WAR INCE

Subject to a portion and together with the right and use thereof is common with others entitled thereto of the 10 foot road or right of way leading from the southern and of Freezy Point Road in a southerly and westerly direction and the center line being described as follows to with sy woint Road and at the end of the fifth line of the parcel of land which by a cost seven reprender 3, 1970 and recorded among the mand sector of principles county in Liber G.L.R. No. 3612 folio 279 was conveyed by Andrew J. Foehrkolb, vidower to Andrew J. Foehrkolb, Jr. et al and running thence as the courses are referred to the Faltimore County Grid Heridian and binding on the center of said LO foot road or right of way as now laid out and binding in or near the center of as paved drive there situate, the six following courses and distances viss South a degrees OO minutes ?? senonds East 26.75 feet to a railroad spike, South 6 degrees OO minutes 16 seconds West 217.93 feet to a railroad spike, South 10 degrees 65 minutes 20 seconds areas 65 minutes 20 seconds 25 feet, South 35 degrees 55 minutes 20 seconds west 36.79 feet, South 62 degrees 10 minutes 23 seconds wast 115.67 feet to a pipe and South 63 degrees 02 minutes 08 seconds wast 116.09 feet to a FK nail set for the senter and end of said 10 feet road or right of way. CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 97-216-# Date of Posting 11/15/36 Petitioner: Nicholes O. Foo hy Kole Location of property: NE/S Breeze Point of beginning et oft of Browny Pecal Ct. With Fls of Jut 1, 110, 43' fr. Holly Nock Ric Location of Signs: /acing extension of Helly Neck Rd , Mason a) Brong Point Sty approx 20 Fr. 16084 on property of lot tonin

PETITION FOR ZONING VARIANCE Case No. 87-226-A

LOCATION: Holly Neck Road DATE AND TIME: Monday, December 8, 1986, at 10:00 a.m.

Peginning for the same at a rathroad spike now set in the center of a paved peginning for the same at a rathroad spike now set in the center of a paved drive and at the coptor line bend of a lo foot road or right of vay now laid out, drive and at the coptor line distant south 8 decrees 30 minutes 33 seconds East, as said railroad spike iteing distant south 8 decrees 30 minutes 33 seconds Fast, as the courses are referred to the Paltimore County Grid Mend at the teginning of another railroad spike set in the center of Ercezy Point Road at the teginning of another railroad spike set in the center of Ercezy Point Road & the teginning of the fourth line of a parcel of land which by a deed dated Sectenber 3, 1958 and the fourth line of a parcel of Fatthroad County in Liber G.Z.F. No. 312 folio recorded among the Land Records of Fatthroad County in Liber G.Z.F. No. 312 folio recorded among the Land Records of Fatthroad County I Foshrkolb, Jr. et al, 279 was conveyed by Andrew J. Foshrkolb, widower to indicate 3. Foshrkolb, Jr. et al, 279 was conveyed by Andrew J. Foshrkolb, widower to indicate of Sigh. 68 said mince of beginning having a coordinate value of 7271.90 South and 5515.65 Last hered on the grid system as established by the Faltimore County Pepartment Last hered on the grid system as established by the Faltimore County Pepartment and Parcel of Pepartment Local States of P PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 33 minutes 52 seconds last 324.05 feet to a pipe set at the waters of Brown's Creek, thence binding on the maters of Brown's Creek, the three following courses and distances wist fouth 66 degrees 15 minutes West 21 feet, North 66 degrees 40 minutes West 18 feet and North 53 degrees 20 minutes 23 seconds Mest 54.33 feet, minutes Yest 18 feet and North 53 degrees 20 minutes 23 seconds Mest 54.33 feet, minutes Yest 18 feet and North 53 degrees 20 minutes 23 seconds Mest 54.33 feet, minutes Yest 18 feet and Creek and continuing to run for a line of division now made them to the parallel with end distant 30 feet southeaststly measured at right angles from the third into of the aforested parallel and which was sonwood by Fosbrabh to Regulations of Baltimore County, will hold a public hearing: third . ine of the aforesaid parcel of land which was conveyed by foshrkolb to feet in lieu of the required 50 feet Foehrkolb, Korth 63 degrees 36 minutes 23 seconds East 113 feet to a pipe, thence

Foehrkolb, North 63 degrees 36 minutes 23 seconds East 113 feet to a cips, thence still continuing to run for a line of division, South 37 degrees 19 minutes 20 seconds East 725.07 feet to the waters of the Chesapeake Eay, thence binding on the waters of said Chesapeake Eay, the three following courses and distances the waters of said Chesapeake Eay, the three following courses and distances viz: South 12 degrees 13 minutes west 55 feet and thence leaving the waters 19 feet and South 12 degrees 13 minutes West 55 feet and thence leaving the waters of said Eay and running for lines of division, the two following courses and distances viz: North 15 degrees 11 minutes 11 seconds west 173.28 feet to a cipe and worth 26 degrees 01 minute 23 seconds West 273.12 feet to the place of beginning. Containing 2.05% Acres of land more or less. Poing Lot 2 as laid out on a plat titled "Flat Showing Division of Property of Foebrkolb Family" located at Ercery Point. Being part of the parcels of land described in the three following deeds wise

SCHEDULE A - PROPERTY DESCRIPTION

Lot 2 Toshrkelb Property

All that piece of parcel of land situate, lying and being in the Fifteenth Election District of Faltimore County, State of Maryland and described as follows

1) a percel of land which by a deed dated September 3, 1958 and recorded 1) a percel of land which by a deed dated September 3, 1950 and recorded among the Land Records of Paltimore County in Liber G.L.P. No. 312 folio 279 was conveyed by Andrew J. Foshrkolb, widower to Andrew Toshrkolb, Jr., Joseph J. Foshrkolb, Michalas Foshrkolb, John J. Foshrkolb (should be John A. Foshrkolb), Charles Foshrkolb, Louis J. Foshrkolb (should be Louis A. Foshrkolb), Richard George Foshrkolb as tenants in common.

2) a parcel of land designated as Parcel No. 2 and described in a dead dated June 12, 1962 and recorded among the Land Records of Baltimore County in Liter V.J.R.Xo. LCO7 folio 365 which was conveyed by indrew J. Joseph Leidower as to his one-half undivided interest to Andrew J. Foehrkolb, Jr., Joseph J. Foehrkolb, Eicholas J. Foehrkolb, John A. Foehrkolb, Charles J. Foehrkolb, Louis A. Foehrkolb, Richard G. Josepholb and Hary C. Ferry as tenants in common.

3) a percel of land designated as Parcel No. 2 described in a deed dated July 12, 1971 and recorded among the Land Records of Paltimore County in Liber 0.T.C.No. 5201 folio 288 which was conveyed by Louis Joseph Powhrkolb et al as to their undivided one-half interest to Foebrkolb Erothers, Incorporated.

The aforesaid Louis A. Foehrkolb departed this life on February 3, 1974. See a deed dated April 18, 1975 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5522 folio 770 between Lorothy J. Foshrkolb, Personal Representative of the Vatate of Louis A. Foshrkolb deceased and Dorothy J. Foshrkolb which deed conveyed all the one-eighth (1/8th) undivided interest in and to an undivided one-half (1/2) interest in the percel of land designated as Parcel No. 2 and described in the aforesaid deed which is recorded emong the Land Records of Baltimore County in Liber W.J.R. No. 1007 folio 385.

Subject to an overhead service pole line through the above described parcel

15th Election District

Centerline of Breezy Point Court, 420 feet South of

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and

Petition for Zoning Variance to permit side yard setbacks of 27 feet and 33

Being the property of <u>Nicholas A. Foehrkole</u>, 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

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

December 3, 1986

ZONING COMMISSIONER

ARNOLD JABLON

Mr. Nicholas A. Foehrkole 350 Wye Road Baltimore, Maryland 21221

> RE: PETITION FOR ZONING VARIANCE C/1 of Breezy Point Ct., 420' S of Holly Neck Rd. 15th Election District Nicholas A. Foehrkole - Petitioner Case No. 87-226-A

Dear Mr. Foehrkole:

This is to advise you that _______ 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 Office Room 113. County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT SIGH & POST Mr. Nicholas A. Foebrkolb, 350 Myo Rd., Salto., Md. 21221 ADWIREISING & POSTING COSTS RE CASE #37-225-A

VALIDATION OR SIGNATURE OF CASHIER

0

RE: PETITION FOR VARIANCE C/L of Breezy Point Ct., 420' S of Holly Neck Rd., 15th Dist. :

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Petitioner

: Case No. 87-226-A

NICHOLAS A. FOEHRKOLB,

::::::

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned 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.

> Alix Cole Freedman Phyllis Cole Friedman People's Counsel for Baltimore County

Max Jonnen Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 12th day of November, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Nicholas A. Foehrkolb, 350 Wye Road, Baltimore, MD 21221, Petitioner.

Peter Maz Zimmerman

Mr. Nicholas A. Foehrkole 350 Wye Road Baltimore, Maryland 21221

October 31, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE Centerline of Breezy Point Ct., 420' S of Holly Neck Rd. 15th Election District Nicholas A. Foehrkole - Petitionar Case No. 87-226-A

	0836 1101 07 420 11
TIME:	10:00 a.m.
DATE: Monday.	December 8, 1986
PLACE: Room	106, County Office Building, 111 West Chesapeal

Avenue, Towson, Maryland

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

9/25/80 AMOUNT \$ 35.00 RECEIVED NICHOLAS A FOCKROLE

FOR FILLING FEE FOR VARIANCE /154 129 B Blotanessabilia dellar VALIDATION OF SIGNATURE OF CASHIER

Petition for Zoning Variance 15th Election District Case No. 87-226-A LOCATION: Centerline of Breezy Point Court, 420 feet South of Holly Neck Road.
DATE & TIME: Monday, December 8, 1986, at 10:00 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Balti-more County, by authority of the Zon-ing Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Variance to permit side
yard setbacks of 27 feet and 33 feet lieu of the required 50 feet.

Being the property of Nichols A.
Foehrkole, as shown on the plat 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 said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing Arnold Jables

Ge Times

This is to Certify, That the annexed

was inserted in Octimes, a newspaper printed and published in Baltimore County, once in each

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

Petitioner Petitioner fcholas A. Foehrkole

Attorney

Received by:

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner

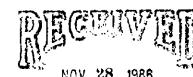
November 25, 1986

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

SUBJECT_Zoning Petitions No. 87-226-A and 87-227-A

Please consider the Chesapeake Bay Critical Area finding (See memoranda dated 11/25/86 from Norman E. Gerber to Arnold Jablon) to be the position of this office.

NEG: JGH:slb



ZONING OFFICE

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

NOVEMBER 6, 1986

(CRITICAL AREA) Re: Zoning Advisory Meeting of October 7,1986 Property Owner: NICHOLAS A. FOEHRKOLB, etc.

Location: & BREEZY POINT COURT, 420'S. HOLLY NECK RD. 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; therfore 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)Landscaping: Must comply with Baltimore County Landscape Manual.

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)The property is located in a traffic area controlled by a "D" level

intersection as defined by 8ill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

(X)Additional comments:

"THIS SITE IS LOCATED IN THE CHESAPERKE BAY CRITICAL

AREA ANDITIONAL COMMENTS WILL BE PROVIDED BY

THE COMPREHENSINE PLANNING TRUISION."

David Fields, Acting Chief Current Planning and Development

0

cc: James Hoswell

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

STEPHEN E. COLLINS DIRECTOR

October 24, 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 127, 128, 129, 130, 131, and 135.

Very truly yours Michael S. Flanigan Traffic Engineer Associate II

Zoning Item # 129 Zoning Advisory Committee Meeting of 10-7-86

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Item # 129, Zoning Advisory Committee Meeting of 10-7-86

() Prior to approval of a Building Permit for construction, renovation and/or

complete plans and specifications must be submitted to the Plans Revise

Section, Environmental Support Services, for final review and approval.

ments for such installation/s before work begins.

() A permit to construct from the Division of Air Pollution Control is required

) A permit to construct from the Division of Air Pollution Control is required

() Prior to approval of a Building Permit Application for renovations to exist-

ing or construction of new health care facilities, complete plans and

) Prior to any new construction or substantial alteration of public swimming

() Prior to approval for a nursery school, owner or applicant must comply with

() If lubrication work and oil changes are performed at this location, the

all Baltimore County regulations. For more complete information, contact

method providing for the elimination of waste oil must be in accordance

of Health and Mental Hygiene for review and approval.

the Division of Maternal and Child Health.

with Water Resources Administration requirements.

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

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

() Prior to new installation/s of fuel burning equipment, the owner should

installation of equipment for any existing or proposed food service facility,

contact the Division of Air Pollution Control, 494-3775, to obtain require-

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

for any charbroiler operation which has a total cooking surface area of five

Sewage Disponal Minte

Zoning Commissioner

County Office Building

Towson, Maryland 21204

COMMENTS ARE AS FOLLOWS:

WWQ 1 4/86

into the atmosphere.

(5) square feet or more.

Office of Planning and Zoning

() 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 4-22-89

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.

accurately locating wetlands on lat #3. No cleaning sulling on grading well by allowed

in any whethand aux.

fan J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

BAQIMORE COUNTY, MARYAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon Date____November_25,_1986____ TO Zoning Commissioner

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

Chesapeake Bay Critical Area Finding SUBJECT Nicholas A. Foehckolb (87-226-A, Item 129)

This petition has been reviewed by the staff of the Office of Planning and Zoning and it has been found that it is consistent with the requirements of the Chesapeake Bay Critical Area program provided that:

> (1) Existing vegetation be maintained wherever possible and that enhancement tree plantings be made to the degree possible in order to reduce erosion, sedimentation and runoff and to provide wildlife habitat.

(2) Runoff from impervious surfaces be managed to allow infiltration by spreading runoff over vegetated areas towards suitable outfall.

NEG:slb

Uri Avin Tim Dugan Jim Hoswell Andrea Van Arsdale Tom Vidmar People's Counsel

ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE November 25, 1986

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

CPS-008

Chairman

MEMBERS Bureau of Department of Traffic Engineering

Zoning Administration Industrial

Development

Mr. Nicholas A. Foehrkole 350 Wye Road Baltimore, Maryland 21221

RE: Item No. 129 - Case No. 87-226-A Petitioner: Nicholas A. Foehrkole Petition for Zoning Variance

State Roads Commissio Rureau of Fire Prevention Health Department Project Planning Building Department Board of Education

Dear Mr. Foehrkole: 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

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.

Zoning Commissioner with recommendations as to the suit-

Very truly yours, ames E. Defer /KUS JAMES E. DYER

Chairman Zoning Plans Advisory Committee

JED:kkb Enclosures

MSF:1t

A TO THE PROPERTY OF THE PROPE

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

October 21, 1986

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

RE: Property Owner:

Nicholas A.Foehrkolb, et al *

Location:

Centerline Breezy Point Ct., 420 ft. S Holly Neck Road 129 Zoning Agenda: Meeting of Oct. 7, 1986

Item No.:
Gentlemen:

-

PAUL H. REINCKE CHIEF

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

() 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.

to be corrected or incorporated into the final plans for the property.

() 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 commonts, at this ti

REVIEWER Cott Joe H Telly 10/2/

Jenning Group

Fire Prevention Bureau

Respection Division

mb *CRITICAL

SPECIAL NO FOR CONSTRUCTION IN TIDAL OR REPRESENTATION OF THE PROPERTY BUILDING CODE 1984

EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tidewaters, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corp of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water surply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

November 3, 1986

TED ZALESKI, JR. DIRECTOR

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

Dear Mr. Jablons

Comments on Item # 129 Zoning Advisory Committee Meeting are as follows:

Property Owner: Nicholas A. Foehrkolb, et al (CRITICAL)

Location: C/L Breezy Point Court, 420 ft. S Holly Neck Road

ADDITICABLE THEMS ARE CIRC

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryle d Code for the Eandicapped 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 scale are not acceptable.

E. All Use Groups except R-h 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-h 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.

The structure does not appear to comply with Table 505 for permissable 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 comstruction 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 ______, or to Mixed Uses ______, or See Section 312 of the Building Code.

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 plevations above sea level for the lot and the finish floor levels including basement.

Comments: Finish floor levels including a basement floor shall be 1'-0 above the 100 year flood tide. See the attached Code Section 516.0 for full information.

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 Zl 204.

BY: C. E. Burnham, Chief

L/22/85

