

87-278-A

~~#~~ 159

E/S of Knollwood Rd., 253.75' N of c/l of
Aigburth Rd. (7609 Knollwood Rd.)

9th Elec. Dist.

11/26/86

Variance - filing fee \$35.00 - David W. Riley, et ux

11/26/86

Hearing set for 1/5/87, at 10:15 a.m.

1/5/87

Advertising and Posting - \$78.00

1/9/87

Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a side yard setback of 4' in lieu of the required 6' for an open projection (deck) 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(s) 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 9th day of January, 1987, that the Petition for Zoning Variance to permit a side yard setback of 4 feet in lieu of the required 6 feet for an open projection (deck) be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners 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. & Mrs. David W. Riley

People's Counsel

STEPHEN E. COLLINS
DIRECTOR

December 1, 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 157, 159, 160, 161, 163, and 164.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 23, 1986

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

ooo

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. David W. Riley
7609 Knollwood Road
Baltimore, Maryland 21204

RE: Item No. 159 - Case No. 87-278-A
Petitioner: David W. Riley, et ux
Petition for Zoning Variance

Dear Mr. Riley:

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

November 10, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 159 Zoning Advisory Committee Meeting are as follows:

Property Owner: David W. Riley, et ux
Locations: E/S Knollwood Road, 253.75 feet N of c/l of Aigburth Road
District: 9th.

APPLICABLE ITEMS 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.A.M.C. #211-1 - 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 R-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. 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 exterior wall within 3'-0" of an interior lot line. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. 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.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. 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 217 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 216.0 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.
10. Comments: All decks shall be designed to a 60 lb. live load plus the dead load, be of treated lumber, and have railings as per the Building Code. See memo attached for other details.
11. 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. Burman
By: C. E. Burman, Chief
Building Plans Review

4/27/86

NORMAN E. GERBER
DIRECTOR

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

DECEMBER 8, 1986

Re: Zoning Advisory Meeting of NOVEMBER 4, 1986
Item 159
Property Owner: E/S Knollwood Rd. 253.75'
Location: N. OF E. OF AIGBURTH RD.
DAVID W. RILEY, et al.

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 Bill 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 Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Service Areas are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Hoswell

David Fields, Acting Chief
Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: December 9, 1986

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

SUBJECT: Zoning Petition No. 87-278-A, 87-276-A, 87-278-A, 87-281-A, 87-282-A and 87-284-A

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

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:IGH:sib

Dear Sir,

The purpose of this letter is to inform the county that I have discussed with my neighbors, the location, design and materials of a deck to be built on my property at 7609 Knollwood Road. The list below is of neighbors who have visual access of the deck area and have expressed no concerns regarding the construction;

NAME	ADDRESS
(1) George Raynor	7606 Knollwood Rd.
(2) Barbara Johnson	7608 Knollwood Rd.
(3) King Lee Chung	7611 Knollwood Rd.
(4) Walter C. Contino	7607 Knollwood Rd.

In addition, Mr. Richard DeMuth, the representative for the Community Association for my area, was informed of my plans and shown the location on 7 September at 11:30 a.m. He stated that the Community Association also would have no objections.

David W. Riley
PETITIONER'S EXHIBIT 3

PAUL H. RENCKE
CHIEF

November 18, 1986

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

RE: Property Owner: David W. Riley, et ux

Location: E/S Knollwood Rd., 253.75 ft. N of centerline of Aigburth Rd.

Item No.: 159 Zoning Agenda: Meeting of Nov. 4, 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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ 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.
- (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: Fire Prevention Bureau
Planning and Zoning
Special Inspection Division

/mb

BALTIMORE COUNTY BUILDING CODE

1984 BOCA, SECTION 110.6

CODE MEMORANDUM #1

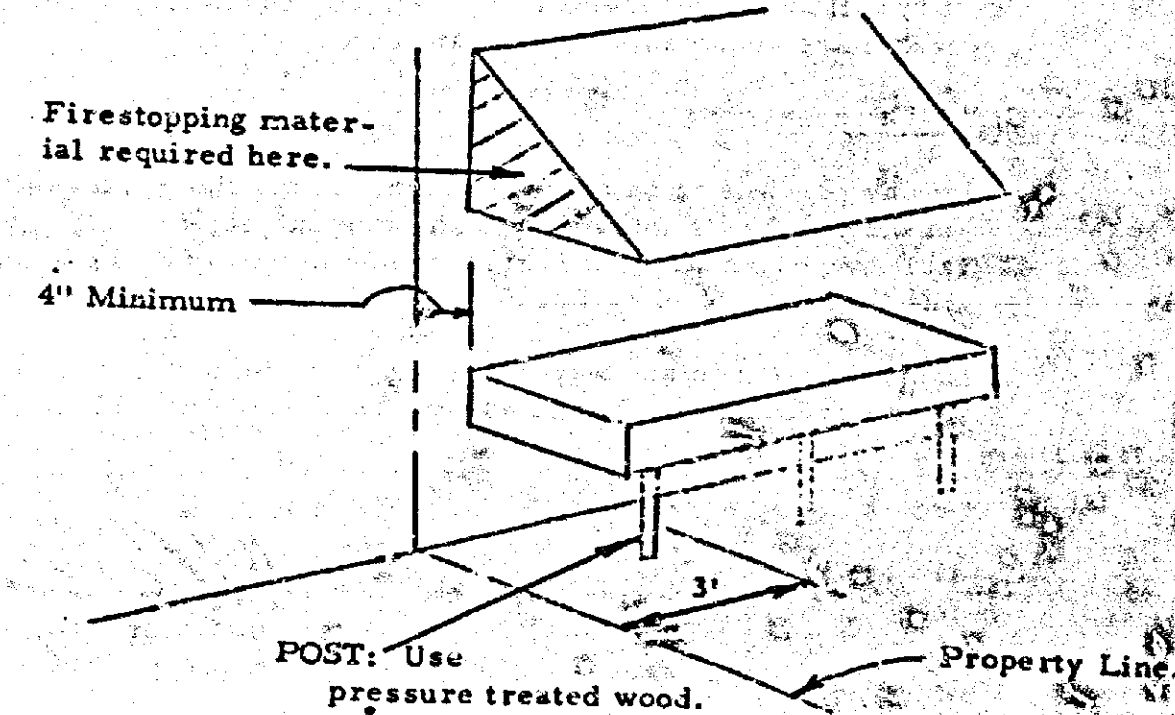
Effective 4-22-85

SUBJECT:

A. Rear Porches

Rear open porches may be constructed of combustible materials up to 3 feet from a property line without any additional fire protection requirements.

Rear open porches may be constructed of combustible materials up to 4" from a property line if facing surfaces shown (see diagram) are protected by a layer of drywall, fire retardant treated plywood, or other approved firestopping material and any exposed supporting members within 3 feet are non-combustible, or pressure treated wood.



OVER

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 17, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 17, 1986

TOWSON TIMES,

Susan Sinden Obecht

Publisher

3825

PETITION FOR ZONING VARIANCE
126 Election District
Case No. 87-278-A
LOCATION: East Side of Knollwood Road, 253.75 feet North of the Centerline of Aigburth Road (7609 Knollwood Road)
DATE AND TIME: Monday, January 5, 1987, at 10:15 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 on the above-captioned petition for a zoning variance to permit a left side yard setback of 4 feet in lieu of the required 6 feet for an open projection (deck).
Being the property of David W. Riley, et ux, as shown on plat 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 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
BALTIMORE COUNTY
12/17/86 Dec. 17

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 18, 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 December 18, 1986

THE JEFFERSONIAN,

Susan Sinden Obecht

Publisher

24.75

PETITION FOR ZONING VARIANCE
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By Order Of:
ARNOLD JABLON
Zoning Commissioner
BALTIMORE COUNTY
12/17/86 Dec. 18.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

87-278-A

District: 9th Date of Posting: 12/18/86
Posted for: Variance
Petitioner: David W. Riley, et ux
Location of property: E/S Knollwood Rd. 753.75' N/Aigburth Rd. 7609 Knollwood Rd.
Location of Signs: Facing Knollwood Rd. 120' E. of Knollwood Rd. Property of Petitioner
Remarks: None
Posted by: [Signature] Signature Date of return: 12/19/86
Number of Signs: 1

87-278-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
26th day of November, 1986

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: David W. Riley, et ux Received by: James E. Dyer
Petitioner's Attorney: _____ Chairman, Zoning Plans Advisory Committee