

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 ----

460.3 to permit an accessory structure height of 24 feet in lieu of the permitted 15 feet.

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

1. NEED THE HEIGHT TO GARAGE A 3/4 TON TRUCK WITH A HEIGHT OF 10 FT.
2. SPACE REQUIRED TO STORE EXOTIC LUMBER & FURNITURE, ALSO A HOBBY WORK SPACE.
3. TOPOGRAPHY OF AREA WILL NOT CAUSE ANY PROBLEMS

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.:
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Attorney's Telephone No.:
Name
Address
City and State
Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of November, 1987, 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 6th day of January, 1987, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.
(over)

LIBER 5297 PAGE 704

TOGETHER with the buildings and improvements thereon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; unto and to the proper use and benefit of the said party of the second part, her heirs

and assigns, in fee simple.

AND the said party of the first part hereby covenant that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property granted; and that he will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor

TEST.

Maurice F. Mackey, Jr.
MAURICE F. MACKAY, JR.

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

On this 29th day of July, 1972, before me, a Notary Public of said State, personally appeared HENRY P. RODGERS, known to me, (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he executed the same for the purpose therein contained.

AS WITNESS my hand and Notarial Seal.

My commission expires.

This is to Certify that the within instrument was prepared by or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Rec'd for record SEP 5 1972 at 2:30 PM

Per Elmer E. Kahline, Jr., Clerk

Mail to: CALAHAN & CALWELL, Landman

Receipt No. 19930

LIBER 5297 PAGE 702

This Deed, Made this 29th day of July, in the year nineteen hundred and seventy-two, by and between HENRY P. RODGERS

of Baltimore County In the State of Maryland, of the first part, and RUTH S. RODGERS of said County and State

of the second part.

TRANSFER TAX NOT REQUIRED

Walter R. Richardson

Director of Finance

Per: [Signature]

Subscribed Signature

WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations the receipt of which is hereby acknowledged,

ST-5-72 2837264 *****950
ST-5-72 2837264 *****950

the said party of the first part

do es grant and convey unto the said party of the second part, her heirs

and assigns, in fee simple, all those lots of ground

, situate, lying and being

in Baltimore County, State aforesaid, and described as follows, that is to say:--

BEGINNING FOR the first at a pipe at the end of the North 88 degrees 08 minutes 30 seconds West 319.0 foot line as described in a Deed from Bessie Norris Harvey, widow, to Elizabeth Norris Harvey, et al, dated August 22, 1955, and recorded among the Land Records of Baltimore County in Liber GLB 2765 folio 7, etc., said pipe also being at the end of the North 04 degrees 36 minutes 20 seconds East 97.50 foot line in a Deed from Elizabeth Norris Harvey, et al, to Board of Education of Baltimore County, dated May 1, 1957, recorded in Liber GLB 3148 folio 227, etc., running thence binding on the last mentioned Deed as now surveyed North 04 degrees 36 minutes 20 seconds East 145.70 feet to a pipe and to intersect the North 88 degrees 40 minutes 30 seconds East 183.7 foot line of the first above mentioned Deed, thence binding on that Deed, North 87 degrees 37 minutes 40 seconds East 99.70 feet to a pipe on the southeast side of Chatsworth Avenue, with the use thereof in common with others, thence binding along said southeast side of Chatsworth Avenue North 72 degrees 34 minutes 47 seconds East 66.79 feet to a stake, thence still binding along the southeast side of Chatsworth Avenue North 72 degrees 34 minutes 47 seconds East 199.21 feet to a marked maple tree, thence leaving Chatsworth and still binding on the first above mentioned Deed the six following lines, South 02 degrees 53 minutes 20 seconds West 66.85 feet to a pipe on the South side and westernmost end of an alley

DESCRIPTION FOR VARIANCE
PROPERTY OF RUTH S. RODGERS
4th ELECTION DISTRICT

Beginning at a point on the south side of West Chatsworth Avenue (30' wide) at a distance of 550 feet west of the center line of Reisterstown Road (a.k.a. Main Street) and running thence South 02° 53' 20" West, 66.85 feet to the south side of a 15 foot alley, thence binding on said alley South 83° 29' 10" East, 184.20 feet; thence leaving said alley and running South 04° 34' 38" West, 76.94 feet; thence North 87° 07' 03" West, 192.49 feet; thence South 04° 52' 30" West, 91.64 feet; thence North 87° 07' 40" West, 339.00 feet; thence North 04° 36' 20" East, 145.70 feet to the south side of Chatsworth Avenue; thence binding on the south side North 87° 37' 40" East, 99.70 feet and North 72° 34' 47" East, 266.00 feet to the point of beginning.

OFFICE COPY



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 26, 1987

Ms. Ruth S. Rodgers
Mr. Jay M. Boyd
21 W. Chatsworth Avenue
Reisterstown, Maryland 21136

RE: Petition for Zoning Variance
S/S of West Chatsworth Avenue,
550' West of the c/l of
Reisterstown Road
4th Election District
Case No. 87-284-A

Dear Ms. Rodgers & Mr. Boyd:

Enclosed please find a copy of the decision rendered on the above-referenced case. Your Petition for Zoning Variance has been Granted, subject to the restriction noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs

Attachments

cc: People's Counsel

IN RE: PETITION FOR ZONING VARIANCE *
S/S of West Chatsworth Ave., *
550' West of the c/l of *
Reisterstown Road *
(21 West Chatsworth Avenue) *
4th Election District *
Ruth S. Rodgers, et al *
Petitioners *

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-284-A

The Petitioners herein request a zoning variance to permit an accessory structure height of 24 feet in lieu of the permitted 15 feet.

Testimony by one of the Petitioners indicated that he resides in the 1869 dwelling, a Baltimore County landmark. He proposes the construction of a 30' x 64' pole barn located as shown on the plan submitted, prepared by Bacharach & Bacharach, dated August 9, 1967 and identified as Petitioner's Exhibit 1, and constructed to a height of 21'6" as shown on the construction drawing submitted, prepared by Hanover Pole Building Company, dated February 13, 1987 and identified as Petitioner's Exhibit 3. The first floor will contain a wood workshop and storage space; the second floor will be used for furniture storage. The garage-type door will be used for entry; the building will not be used for vehicular storage. No business, including but not limited to, buying, selling or repair of furniture, will be conducted from the building.

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, in the opinion of the Deputy Zoning Commissioner, 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 26th day of February, 1987, that an accessory structure height of

22 feet be approved, in accordance with Petitioners' Exhibits 1 and 3, and as such, the Petition for Zoning Variance is hereby GRANTED, subject to the following restriction:

No business, including but not limited to, buying, selling or repair of furniture, shall be conducted from the building.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

15 foot wide leading out to Reisterstown Road, thence running along the South side of that alley with the use thereof in common, South 83 degrees 29 minutes 10 seconds East 184.20 feet to a stone, thence leaving said alley, South 04 degrees 34 minutes 38 seconds West 76.94 feet to a stone, North 87 degrees 07 minutes 03 seconds West 192.49 feet to a concrete monument, South 04 degrees 52 minutes 30 seconds West 91.64 feet to a concrete monument and North 87 degrees 07 minutes 40 seconds West 339.00 feet to the place of beginning, CONTAINING one acre and eight hundred twenty-one thousandths of an acre (1.821) of land more or less.

BEING a part of the same land described in the above mentioned Deed from Bessie Norris Harvey, widow, to Elizabeth Norris Harvey, Joshua G. Harvey, III, Anna Harvey Trimble and Nicholas D. N. Harvey, dated August 22, 1955, recorded among the Land Records of Baltimore County in Liber GLB 2765 folio 7.

TOGETHER with the right of ingress and egress to Chatsworth Avenue.

BEGINNING for the second and being the bed of the 15 foot right-of-way (or alley) leading from the said property to Reisterstown Road to the extent that said alley binds on the South 83 degrees 29 minutes 10 seconds East 184.20 foot line of the aforesaid parcel; so that this lot comprises a lot containing 2763 square feet more or less with parallel North and South lines running South 83 degrees 29 minutes 10 seconds East 184.20 feet and parallel East and West lines 15 feet in length.

SUBJECT, however, to a right-of-way, 10 feet wide, for use of sanitary sewer pipes along the West side of the South 02 degrees 53 minutes 20 seconds West 66.85 foot line in the above described parcel, and along the North side of the 15 foot right-of-way or alley aforesaid, leading out to Reisterstown Road.

BEING the same two lots of ground which by Deed dated August 22, 1967 and recorded among the Land Records of Baltimore County in Liber OTG 4796 folio 309 was granted and conveyed by Joshua G. Harvey, III, et al, unto Henry P. Rodgers and Ruth S. Rodgers, his wife.

TOGETHER with all the right, title and interest in the Agreement in said Deed by the Grantors therein as to a 10 foot right of way and to exercise an option to buy any intervening parcel of land.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of West Chatsworth Ave., 550' W of C/L of Reisterstown Rd. (21 W. Chatsworth Ave.) 4th District : OF BALTIMORE COUNTY
RUTH S. RODGERS, et al., : Case No. 87-284-A
Petitioners : : : : :

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
494-2188

I HEREBY CERTIFY that on this 24th day of December, 1986, a copy of the foregoing Entry of Appearance was mailed to Ruth S. Rodgers and Jay M. Boyd, 21 W. Chatsworth Ave., Reisterstown, MD 21136, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR ZONING VARIANCE

4th Election District
Case No. 87-284-A

LOCATION: South Side of West Chatsworth Avenue, 550 feet West of the Centerline of Reisterstown Road (21 West Chatsworth Avenue)
DATE AND TIME: Tuesday, January 6, 1987, at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

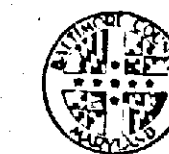
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit an accessory structure to be 24 feet in height in lieu of the permitted 15 feet

Being the property of Ruth S. Rodgers, et al, 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
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 30, 1986

Ms. Ruth Rodgers
Mr. Jay M. Boyd
21 West Chatsworth Avenue
Reisterstown, Maryland 21136

RE: PETITION FOR ZONING VARIANCE
S/S of West Chatsworth Ave., 550' W of the c/l of Reisterstown Rd. (21 West Chatsworth Ave.) 4th Election District
Ruth S. Rodgers, et al - Petitioners
Case No. 87-284-A

Dear Ms. Rodgers and Mr. Boyd:

This is to advise you that \$72.39 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 to the Zoning Office, 111 W. Chesapeake Avenue, Towson, Maryland

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

No. 025779

DATE 1/6/87 ACCOUNT 201-615-000

SIGN & POST RETURNED AMOUNT \$ 72.39

RECEIVED FROM Mr. Jay M. Boyd, 21 West Chatsworth, Reisterstown, Md. 21136

ADVERTISING & POSTING COSTS RE CASE #87-284-A

FOR B 8607*****7239 50424

VALIDATION OR SIGNATURE OF CASHIER

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. 87-273-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:jGH:slb

CPS-008

Ms. Ruth Rodgers
Mr. Jay M. Boyd
21 West Chatsworth Avenue
Reisterstown, Maryland 21136

December 5, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
S/S of West Chatsworth Ave., 550' W of the c/l of Reisterstown Rd. (21 West Chatsworth Ave.) 4th Election District
Ruth S. Rodgers, et al - Petitioners
Case No. 87-284-A

TIME: 10:00 a.m.

DATE: Tuesday, January 6, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

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

No. 026081

DATE 12/27/86 ACCOUNT 01-615

AMOUNT \$ 35.00

RECEIVED FROM JAY M. BOYD

PAYING FOR VARIANCE ITEM 164

B 8609*****3500 2273F

VALIDATION OR SIGNATURE OF CASHIER



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

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

NORMAN E. GENDER
DIRECTOR

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

DECEMBER 8, 1986

Re: Zoning Advisory Meeting of NOVEMBER 4, 1986
Item 164
Property Owner: RUTH RODGERS, et al
Location: S/S WEST CHATSWORTH AVE.
550' W. OF C/L OF REISTERSTOWN 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; 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 Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments:

cc: James Hoswell

David Fields, Acting Chief
Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 29, 1986

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

000

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

Ms. Ruth S. Rodgers
21 W. Chatsworth Avenue
Reisterstown, Maryland 21136

RE: Item No. 164 - Case No. 87-284-A
Petitioner: Ruth S. Rodgers, et al
Petition for Zoning Variance

Dear Ms. Rodgers:

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 in 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



**BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204**

**TED ZALESKI, JR.
DIRECTOR**

November 10, 1986

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

Dear Mr. Jablon:

Comments on Item # 164, Zoning Advisory Committee Meeting are as follows:

Property Owner: Ruth Rodgers, et al
Location: S/S West Chatsworth Avenue, 550 ft. W of c/l of Reisterstown Road
District: 4th.

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.N.S.I. #117-1 - 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/are 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 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.
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 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, tidal/riversine. 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.
10. Comments: Residential garages or private garage by definition in Article Two is limited to four or less passenger vehicles without provision for repair or servicing for profit. Other garages are public requiring a commercial permit. Additional information as to the proposed uses of this structure is requested, as a residential garage can normally accommodate 4 vehicles in a 1,000 sq. ft.
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, in all the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 Chesapeake Avenue, Towson, Maryland 21204.

Arnold Jablon
By: C. E. Burdum, Chief
Building Plans Review
OUR Code would not
classify it as a
residential accessory
structure.

11/22/86



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

**PAUL H. REINCKE
CHIEF**

November 18, 1986

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

RE: Property Owner: Ruth Rodgers, et al
Location: S/S W. Chatsworth Ave., 550 ft. W of centerline
of Reisterstown Rd.
Item No.: 164 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 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.
- () 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: *John F. O'Neill*
Fire Prevention Bureau
Special Inspection Division

/mb

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,

Lusan Shuler O'Beck
Publisher

27.50

**PETITION FOR
ZONING VARIANCE
4th Election District
Case No. 87-284-A**

LOCATION: South Side of West Chatsworth Avenue, 550 feet West of the Centerline of Reisterstown Road (21 West Chatsworth Avenue)
DATE AND TIME: Tuesday, January 6, 1987, at 10:00 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 an accessory structure to be 24 feet in height in lieu of the permitted 15 feet.
Being the property of Ruth S. Rodgers, et al, 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
12/18/86 Dec. 18.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Dec. 18, 1986

nexted Reg. #108176 P.O. #64167

cessive weeks/days previous
1986, in the
a daily newspaper published
ster, Carroll County, Maryland.
weekly newspaper published
in Baltimore County, Maryland.
weekly newspaper published
in Baltimore County, Maryland.
APERS OF MARYLAND, INC.

James Taylor

**PETITION FOR ZONING VARIANCE
4th Election District
Case No. 87-284-A**

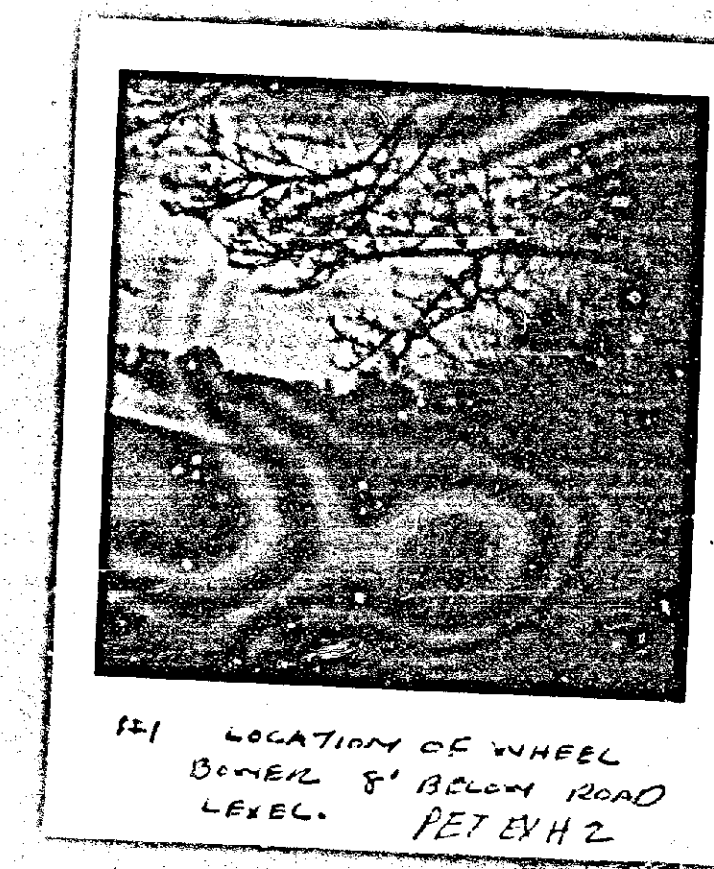
LOCATION: South Side of West Chatsworth Avenue, 550 feet West of the Centerline of Reisterstown Road (21 West Chatsworth Avenue)
DATE AND TIME: Tuesday, January 6, 1987, at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner 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 an accessory structure to be 24 feet in height in lieu of the permitted 15 feet.
Being the property of Ruth S. Rodgers, et al, 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 the 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

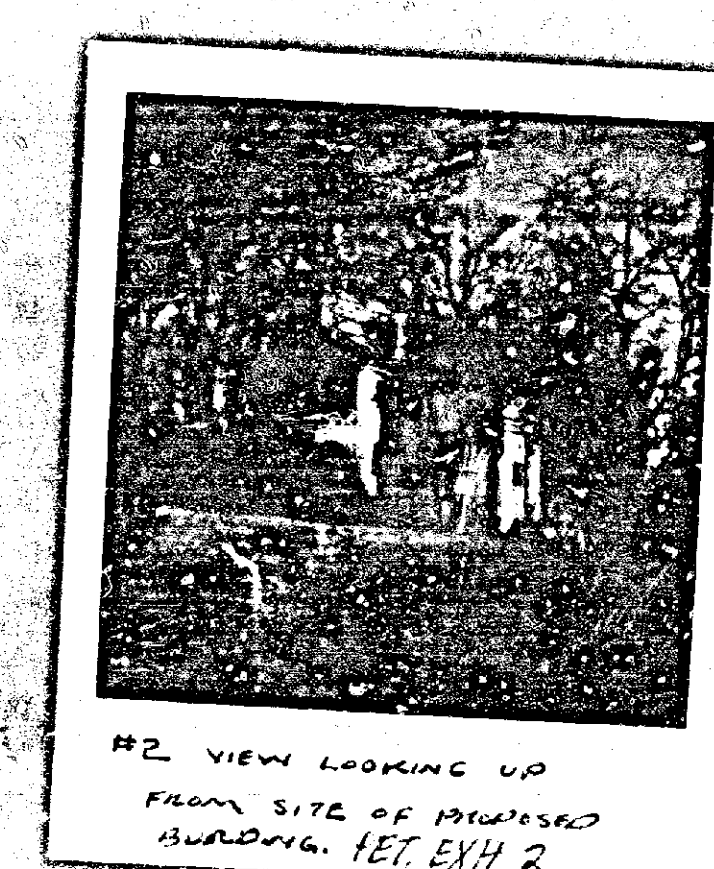
**CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland**

87-284-A

District 4th Date of Posting 12-16-86
Posted for: Variance
Petitioner: Ruth S. Rodgers, et al
Location of property: S/S of West Chatsworth Ave. 550' W of c/l
S/S of Reisterstown Road (21 West Chatsworth Ave.)
Location of Signs: On property, subject property, approx 750' west of
the c/l of Reisterstown Road
Remarks: _____
Posted by: *James Taylor* Signature Date of return: 12-18-86
Number of Signs: 1



#1 LOCATION OF WHEEL
CORNER 8' BELOW ROAD
LEVEL. PET EXH 2



#2 VIEW LOOKING UP
FROM SITE OF PROPOSED
BUILDING. PET EXH 2

87-284-A

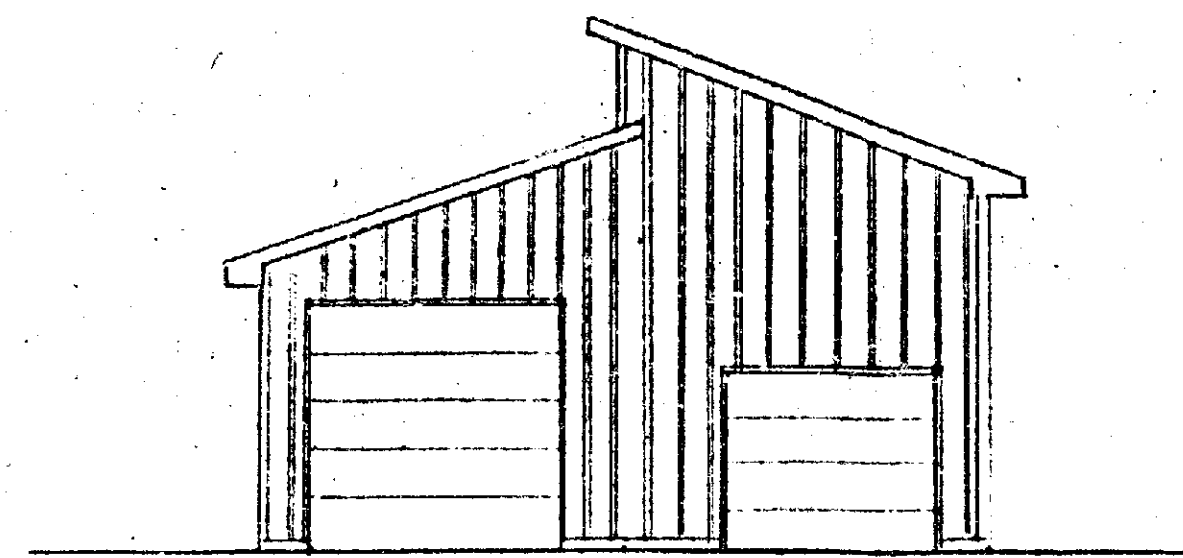
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

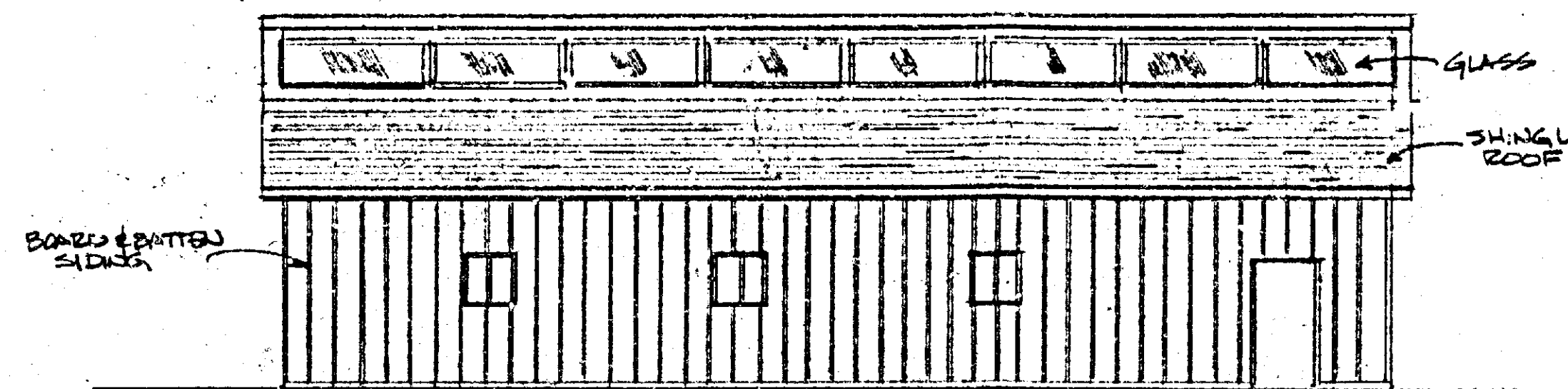
Your petition has been received and accepted for filing this
26th day of November, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Ruth S. Rodgers, et al Received by: James E. Dyer
Petitioner's Attorney Chairman, Zoning Plans
Advisory Committee



EAST ELEVATION 1/8"=1'-0"



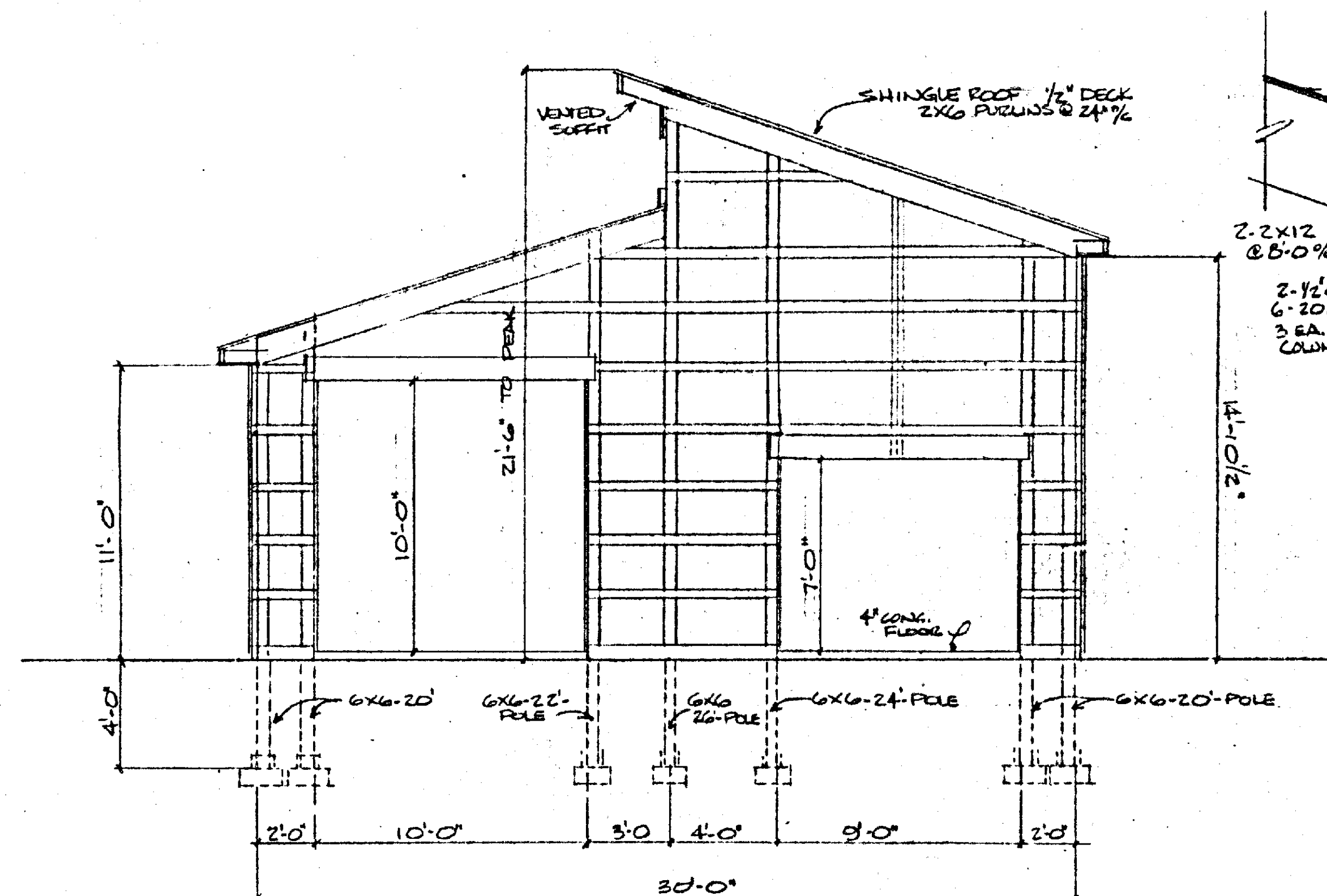
SOUTH ELEVATION 1/8"=1'-0"

RAFTER CONNECTION CALC'S

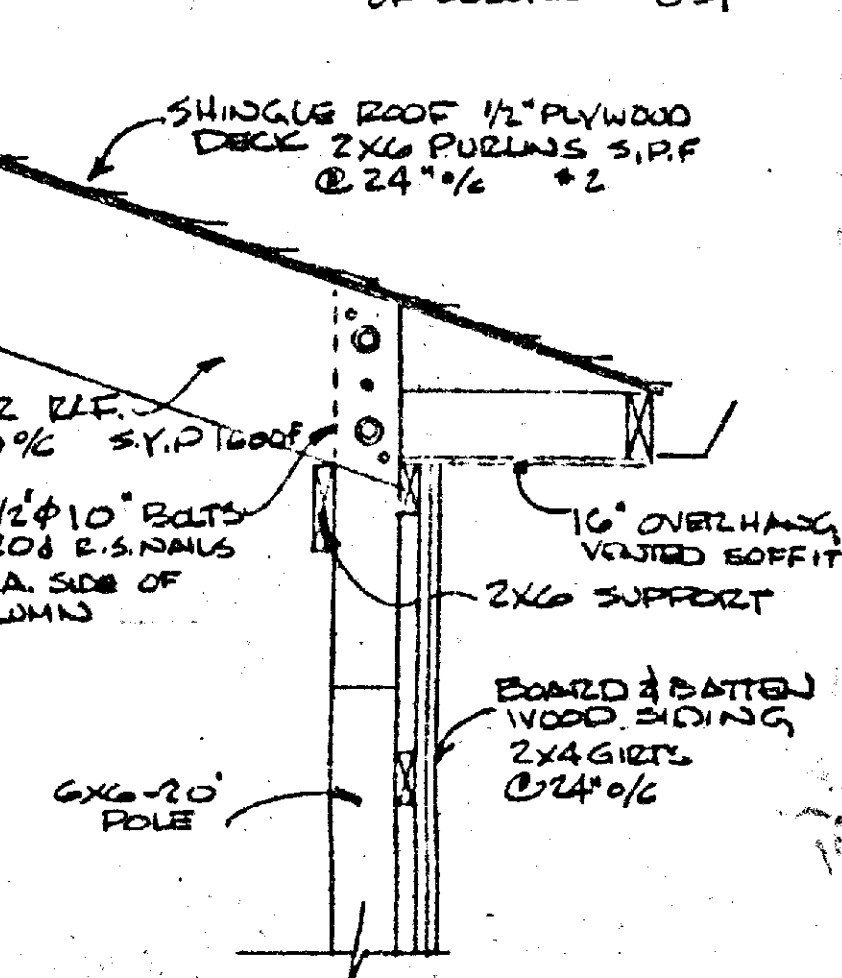
$V = 8 \times 7.5 \times 37 \frac{1}{2} \text{ lb} = 2220 \text{ lb}$
 SHEAR VALUE OF 1 1/2" BOLT IN S.Y.P.
 PERPENDICULAR TO GRAIN IS 870#
 SHEAR VALUE OF 1-20# SPIKE IS 139#
 THEREFORE

$$\frac{2220}{1780} = 2 \frac{1}{2} \text{ BOLTS}$$

6-20# E.S. NAILS SEA SIDE OF COLUMN = 834#



END WALL FRAMING 1/4"=1'-0"



FIBERGLASS SHINGLE ROOF
 15# FELT 1/2" COX EXT. PLYWOOD DECK
 2X6 PURLINS @ 24" O.C. 1/2" X 6
 JOIST HANGERS

2X6 PURLINS S.P.F. #2 @ 24" O.C.

RAFTER-PURLIN DETAIL 1"=1'-0"

2X12 RAFTER CALCULATIONS

DESIGN LOADING LL 30#/ft
 TOP DEAD LOAD 7#/ft
 TOTAL LOAD 37#/ft

$$37 \times 15 \times 8 = \frac{440 \times 12}{1080} = 50.74$$

$$3 \text{ FOR } 2 \times 12 \text{ IS } \frac{11.25 \times 15}{6} = 31.64$$

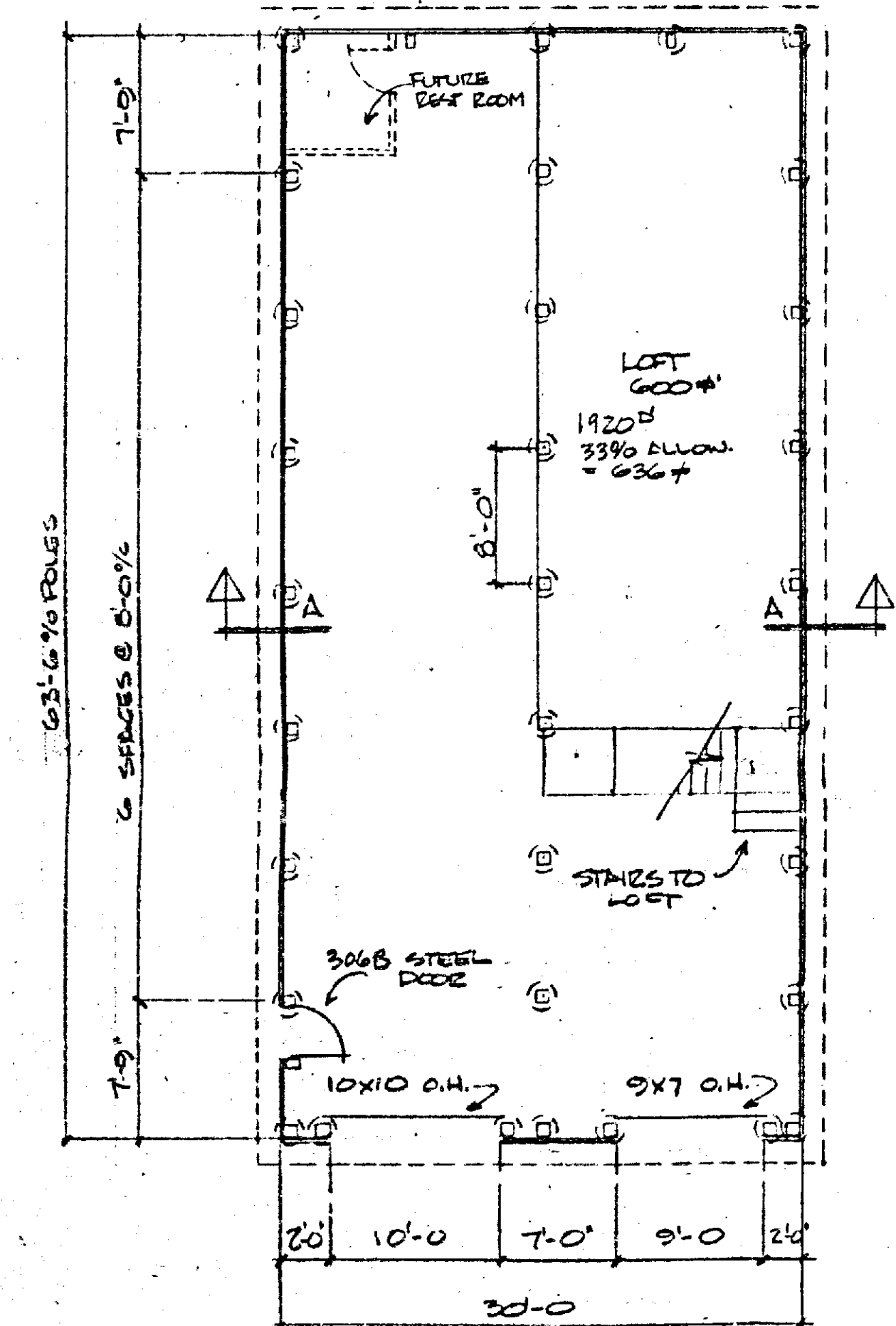
$\frac{50.74}{31.64} = 1.60$ THEREFORE USE 2-2X12#1 S.Y.P. 1600#

LOFT SUPPORT CALCULATIONS

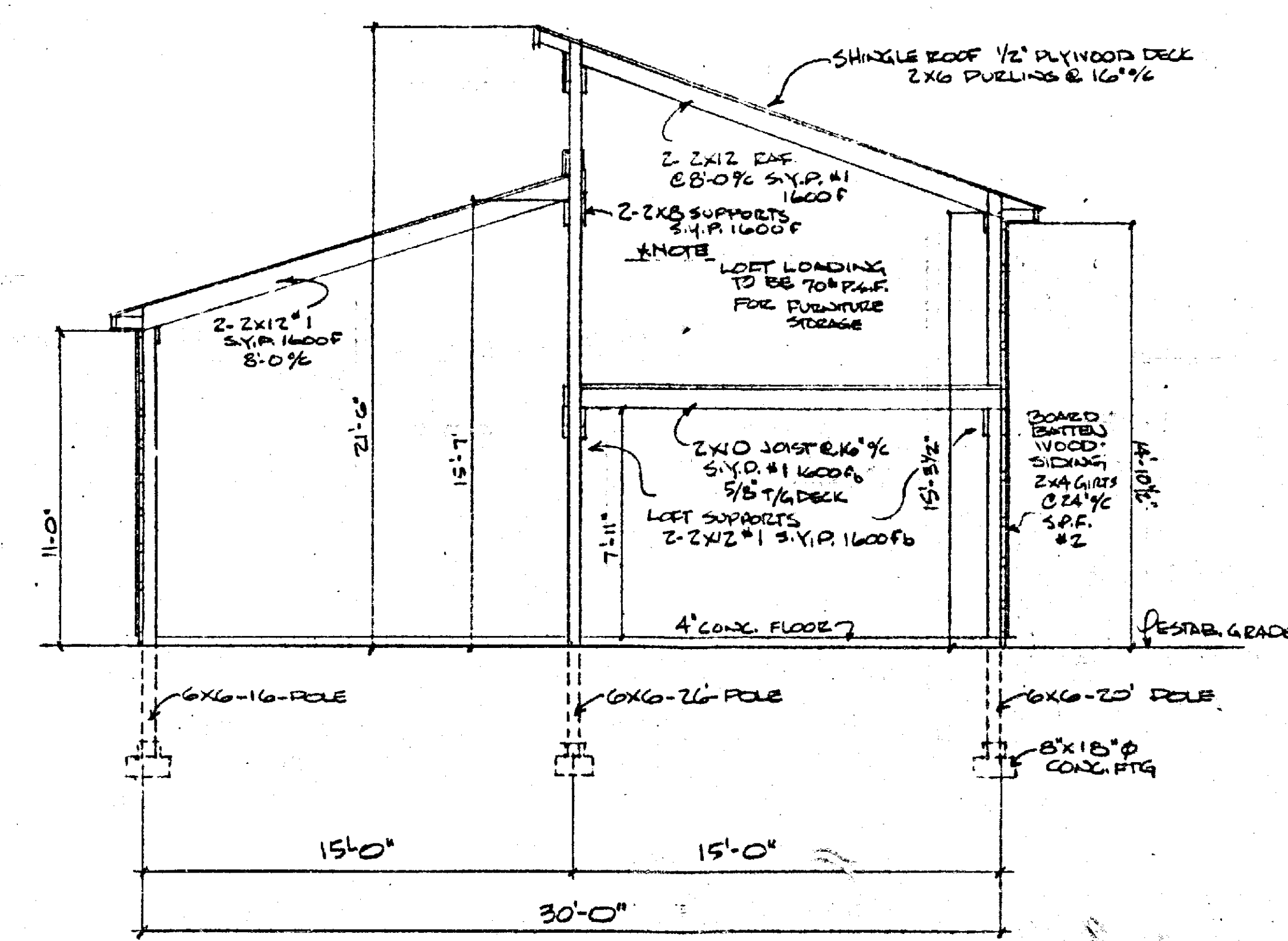
DESIGN LOADING 70# L.L.
 $70 \times 8 \times 7.5 = \frac{4200 \times 12}{1080} = 48.00$

$$5 \text{ FOR } 2 \times 12 \frac{9.25 \times 15}{6} = 31.64$$

$\frac{48.00}{31.64} = 1.51$ THEREFORE USE 2-2X12#1 S.Y.P. 1600#



FLOOR PLAN 1/8"=1'-0"



SECTION AA 1/4"=1'-0"

*NOTE
 NO MECHANICALS ARE INCLUDED,
 IF INSTALLED AT A LATER DATE
 THEY WILL BE SUBMITTED FOR APPROVAL

Per exh 3

HANOVER POLE BUILDING COMPANY, INC.			
30' X 64' STORAGE BLDG.			
FOR J. BOYD & Z. RODGERS			
21 WEST CHARTWORTH AVE			
REISTERSTOWN, MD 21156			
APPROVED BY	DATE	SCALE	DRAWN BY
[Signature]	2-13-87	NOTED	RICHARDSON
DRAWING NO.			

