PETITION FOR ZONING VARIANCE

257

87-369-A

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 1B02.3.C.1 to permit a lot width of 40 feet in lieu of the required 55 feet, and side yard setbacks of 7 feet in lieu of the required 10 feet.

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

The reason we need a zoning variance for the lots we have applied for is because, the total front footage of our building lot is 40 feet. In order to obtain a building permit we must acquire a variance for the property. The zoning requirement is currently 55 feet, to obtain a building permit. We would very much like to build a small house on this property for our occupancy, after we sell our current larger house in the same area. We would like to remain in the same neighborhood we have lived in for over 22 years. This is the only building lot we currently own. We also request a variance for 7' Sideyard setbacks during this a minimum Sized house to be built.

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:

N/A
(Type or Print Name)

Signature

Address

City and State

Legal Owner(s):

Mr. & Mrs. Thomas F. Young
(Type or Print Name)

Thomas F. Young
Signature

(Type or Print Name)

Rosemary Young
Signature

MAP SW 6A
2A
E.D. 13
DATE 7/15/87
200
1000
DP

S22875
W4630

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

3005 New York Avenue 301-792-4720
Address Phone No.

Baltimore, Md. 21227
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Mr. & Mrs. Thomas F. Young
Name

3005 New York Avenue 301-792-4720
Address Phone No.

Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of January, 19 87, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of March, 19 87, at 9:45 o'clock A.M.

ESTIMATED LENGTH OF HEARING -1/2HR. +1HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER (over)

Arnold Jablon
Zoning Commissioner of Baltimore County.

REVIEWED BY: RLD DATE 2/19/87

ORDER RECEIVED FOR FILING
Date 3/3/87
By Kathi Schlenker

87-369-A
#257

13th Election District

Case No. 87-369-A

LOCATION: West Side of Baltimore Street, 110 feet South of the Centerline of Pennsylvania Avenue (4018 Baltimore Street)

DATE AND TIME: Tuesday, March 17, 1987, 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 lot width of 40 feet in lieu of the required 55 feet and side yard setbacks of 7 feet in lieu of the required 10 feet

Being the property of Thomas F. Young, et ux, 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

IN RE: PETITION FOR ZONING VARIANCE
W/S of Baltimore St., 110' S of the c/l of Pennsylvania Ave. (4018 Baltimore Street)
13th Election District
Thomas F. Young, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 87-369-A

* * * * * * * * * * * * *

The Petitioners herein request a zoning variance to permit a lot width of 40 feet in lieu of the required 55 feet, and side yard setbacks of 7 feet in lieu of the required 10 feet as described on the plan submitted.

Testimony by one of the Petitioners indicated that they propose to build a 26-foot wide split foyer dwelling at the above-referenced location. The proposed home is both a size large enough for the family's needs as well as consistent with the size of existing homes in the area. Likewise, 7-foot side yard setbacks are found on a number of other lots in the community. The Petitioners have lived in the area for over twenty years and desire to sell their older, larger home, located several blocks away, to build a smaller home on the instant site. 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 25th day of March, 1987, that a variance to permit a lot width of 40 feet, and side yard setbacks of 7 feet, in accordance with the plan submitted, be approved, and as such, the Petition for Zoning Variance 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 3/25/87
By Kathi Schlenker

87-369-A
#257

Thomas F. Young, et ux - 87-369-A
W/S of Baltimore St., 110' S of the c/l of Pennsylvania Ave. (4018 Baltimore St.) 13th Elec. Dist

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 25, 1987

Mr. & Mrs. Thomas F. Young
3005 New York Avenue
Baltimore, Maryland 21227

RE: Petition for Zoning Variance
W/S of Baltimore St., 110' S of the c/l of Pennsylvania Avenue (4018 Baltimore Street)
13th Election District
Case No. 87-369-A

Dear Mr. & Mrs. Young:

Enclosed please find a copy of the decision rendered on the above-referenced case. Your Petition for Zoning Variance has been Granted in accordance with 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
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Enclosures

cc: People's Counsel

Zoning Description

Beginning for the same and being known and designated as Lots Nos. 34, and 35 Section Q on the revised Plat of Rosemont, which Plat is recorded among the Plat records of Baltimore county in Liber W.P.C. No. 7, folio 100.

Being the same property which by two of the lots which were granted and conveyed to the within grantors as follows: (1) from Pikelor Corporation dated February 14, 1976, and recorded among the Land

Records of Baltimore County in Liber E.H.K.Jr. No. 5621 folio 693 and (2) from Baltimore County, Maryland dated January 27, 1977, and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5721, folio 756.

Beginning on the west side of Baltimore Street 60 feet wide, at the distance of 110 feet south of the centerline of Pennsylvania Avenue. Being lots 34 and 35 Block Q, in the subdivision of Rosemont. Book No. 7 Folio 100. Also known as 4018 Baltimore Street in the 13th election district.

OFFICE COPY

RE: PETITION FOR VARIANCE
W/S of Baltimore St., 110' S of C/L of Pennsylvania Ave. (4018 Baltimore St.), 13th District
THOMAS F. YOUNG, et ux, Petitioners

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 87-369-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
494-2188

I HEREBY CERTIFY that on this 13th day of February, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Thomas F. Young, 3005 New York Ave., Baltimore, MD 21227, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

FEB 17 1987
ZONING OFFICE

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 10, 1987

Mr. Thomas F. Young
Mrs. Rosemary Young
3005 New York Avenue
Baltimore, Maryland 21227

RE: PETITION FOR ZONING VARIANCE
W/S of Baltimore St., 110' S of the c/l of Pennsylvania Ave. (4018 Baltimore St.)
13th Election District - 1st Councilmanic District
Case No. 87-369-A

Dear Mr. and Mrs. Young:

This is to advise you that $68.27 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. 33071

DATE 3/17/87 ACCOUNT [illegible]

SIGN & POST RETURNED AMOUNT $ 68.27

RECEIVED FROM Mrs. Rosemary Young, 3005 New York Ave., Balto., Md. 21227

FOR ADVERTISING & POSTING CASE #87-369-A

B 0941*****6827a 21727

VALIDATION OR SIGNATURE OF CASHIER

Mr. Thomas F. Young
Mrs. Rosemary Young
3005 New York Avenue
Baltimore, Maryland 21227

January 30, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S of Baltimore St., 110' S of the c/l of Pennsylvania Ave. (4018 baltimore St.)
13th Election District
Thomas F. Young, et ux - Petitioners
Case No. 87-369-A

TIME: 9:45 a.m.

DATE: Tuesday, March 17, 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. 29886

DATE 12/11/86 ACCOUNT R-001-6150

AMOUNT $ 75.00

RECEIVED FROM

FOR VARIANCE 87-369-A

B 0541*****7511a 21727

VALIDATION OR SIGNATURE OF CASHIER

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

STEPHEN E. COLLINS
DIRECTOR

January 30, 1987

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 251, 252, 253, 255, 256, (257), 259, 260, 261, 263, 265, [illegible] and 268.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

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

PAUL H. REINCKE
CHIEF

January 27, 1987

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

RE: Property Owner: Thomas F. Young, et ux

Location: W/S Balto. St. 110' S. of centerline of Pa. Avenue.

Item No.: 257 *Zoning Agenda:* Meeting of 12/30/86

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: Capt. Joseph Kelly 1-27-87 Noted and Approved: John J. O'Neill
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 257 Zoning Advisory Committee Meeting are as follows:

Property Owner: Thomas F. Young, et ux
Location: W/S Baltimore Street, 110 feet S of centerline of Pennsylvania Ave.
District: D.R. 5.5

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 - 1990) 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-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 1A07, Section 1A06.2 and Table 1A02. 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 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 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 Uses _____ _____ _____. 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.

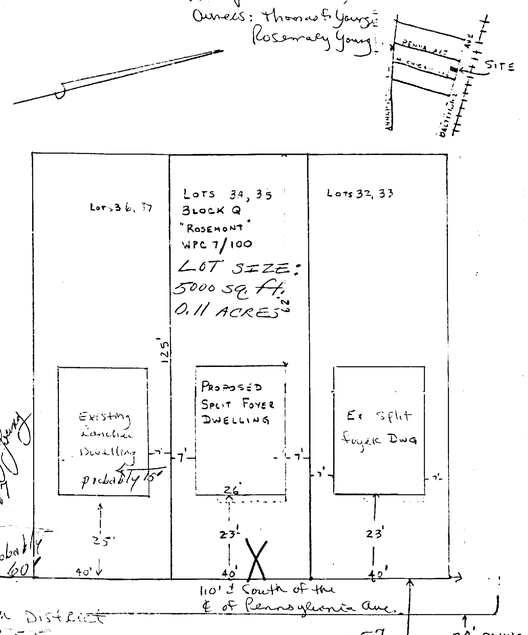
J. Comments:

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.

BY: C. E. Burnham, Chief
Building Plans Review

1/22/86

Plat for Variance,
Owners: Thomas & Yeorge
Rosemary Young



Previously filed
87-369-A

13th District
DR 5.5
1" = 20'

PUBLIC UTILITIES EXIST IN STREET ℄
AVERAGE FRONT SETBACK OF DWELLINGS WITHIN 200' IS 25'.

87-369-A

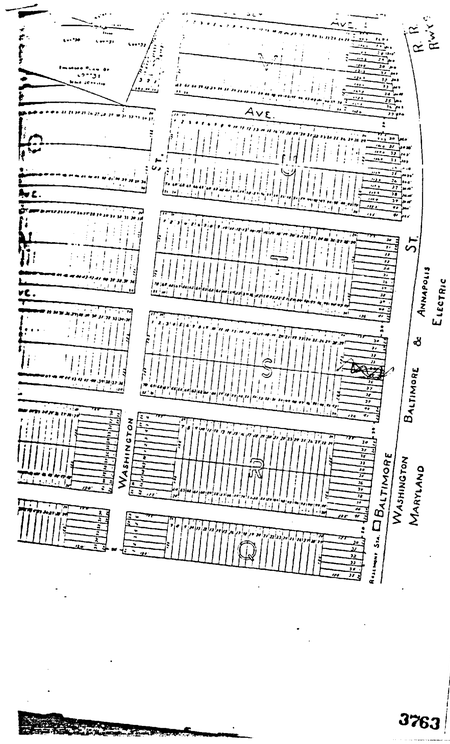
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
12 29th day of January, 1987.

ARNOLD JABLON
Zoning Commissioner

Petitioner Thomas F. Young, et ux Received by: James E. Dyer
Petitioner's
Attorney



PETITION FOR ZONING VARIANCE
13th Election District
Case No. 87-369-A

LOCATION: West Side of Baltimore Street, 110 feet South of the Centerline of Pennsylvania Avenue (401B Baltimore Street)

DATE AND TIME: Tuesday, March 17, 1987 at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 lot width of 40 feet in lieu of the required 70 feet and side yard setbacks of 5 feet each in lieu of the required 10 feet.

Being the property of Thomas F. Young, et ux, 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

401 Allegheny Ave.

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs

Defendant

CERTIFICATE OF PUBLICATION OF

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

February 26, 1987

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR ZONING VARIANCE
85102

was inserted in the following:

Catonsville Times
xx Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 26th day of February 1987, that is to say, the same was inserted in the issues of

February 26, 1987

PATUXENT PUBLISHING CORP.
By

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-349-A

District 13th
Date of Posting February 27, 1987
Posted for: Variance
Petitioner: Thomas F. Young, et ux
Location of property: W/S of Baltimore St. 110' S of the C/L of Pennsylvania Ave. (4018 Baltimore St.)
Location of Signs: In front of 4018 Baltimore St.
Remarks:
Posted by E. J. Strater Signature
Date of return: February 27, 1987
Number of Signs: 1

PETITION FOR ZONING VARIANCE
13th Election District
Case No. 87-369-A

LOCATION: West Side of Baltimore Street, 110 feet South of the Centerline of Pennsylvania Avenue (4018 Baltimore Street)

DATE AND TIME: Tuesday, March 17, 1987 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 lot width of 40 feet in lieu of the required 55 feet and side yard setbacks of 7 feet in lieu of the required 10 feet.

Being the property of Thomas F. Young, et ux, 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

2/259 Feb. 26.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 26, 19 87

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 February 26, 19 87.

THE JEFFERSONIAN,

Publisher

Cost of Advertising

32.18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon, Zoning Commissioner Date March 6, 1987

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

SUBJECT Zoning Petitions No. 87-364-A, 87-369-A and 87-370-A

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

Norman E. Gerber, AICP
Director

NEG:JGH:slb

cc: James Hoswell

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

ODO

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

March 5, 1987

Mr. and Mrs. Thomas F. Young
3005 New York Avenue
Baltimore, Maryland 21227

RE: Item No. 257 - Case No. 87-369-A
Petitioner: Thomas F. Young, et ux
Petition for Zoning Variance

Dear Mr. and Mrs. Young:

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:kkb

Enclosures

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

FEBRUARY 20, 1987

Re: Zoning Advisory Meeting of DECEMBER 30, 1986
Item # 257
Property Owner: THOMAS F. YOUNG, et al
Location: W/S BALTIMORE ST., 110'S. OF ℄ OF PENNSYLVANIA AVE.

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.

(X) 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 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:

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

11-20-37