

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 238.2, TO PERMIT SIDE YARD SETBACKS OF 1'3" AND 5' IN LIEU OF THE REQUIRED 30 FEET, TO PERMIT A MIN. SETBACK OF 7' TO THE STREET R.O.W. IN LIEU OF THE REQUIRED 25 FEET AND A SETBACK OF 42 FEET TO THE CENTERLINE OF THE ROAD IN LIEU OF THE REQUIRED 50 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 existing hotel itself is within the 30 foot setbacks. Thus any additions attached to the existing hotel is prohibited. There are only 10 small units and an additional 4x family sized units cannot be constructed with both the side yard and rear yard setbacks. Two bedrooms for the owner's apartment cannot be added. 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
(Type or Print Name)
City and State
Attorney for Petitioner:
(Type or Print Name)
Address
(Type or Print Name)
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address
City and State
Attorney's Telephone No.:
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of January, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of March, 1987, at 10:45 o'clock A.M.

(over)

IN RE: PETITION FOR ZONING VARIANCE
NW/S of Pulaski Hwy., 3300'
NE of Cowenton Avenue
(11110 Pulaski Highway)
11th Election District
George A. Vasiliades
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-372-A

The Petitioner herein requests a zoning variance to permit side yard setbacks of 1'3" and 5' in lieu of the required 30 feet; a minimum setback of 7' to the street right-of-way in lieu of the required 25 feet; and a setback of 42' to the centerline of the road in lieu of the required 50 feet.

Testimony by the Petitioner indicated that the subject property is improved with a motel, consisting of ten (10) units and office space with living quarters. Currently, the living quarters only provide two bedrooms for the Petitioner and his family, which includes four (4) children. The Petitioner proposes to construct an addition to the existing living quarters to provide two additional bedrooms for his family. He further proposes the construction of an additional six (6) motel units. Public water has been on site for nine years. Public sewerage is anticipated in the next several years. The Petitioner is willing to comply with Health Department, landscaping and road requirements.

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 27th day of March, 1987, that side yard setbacks of 1'3" and 5', a

minimum setback of 7' to the street right-of-way, and a setback of 42' to the centerline of the road, in accordance with the plan submitted, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restriction:

The requirements of the State Highway Administration, and Baltimore County's Office of Planning and Zoning, Division of Current Planning & Development, and Health Department shall be met prior to occupancy of the proposed motel units.

John M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

Arnold Jablon
Zoning Commissioner

March 27, 1987



Dennis F. Rasmussen
County Executive

RE: Petition for Zoning Variance
NW/S of Pulaski Highway,
3300' NE of Cowenton Avenue
11th Election District
Case No. 87-372-A

Dear Mr. Vasiliades:

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 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,
John M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Enclosures

cc: People's Counsel

ORDER RECEIVED FOR FILING
Date 3/27/87
By *John M. H. Jung*

PETITION FOR ZONING VARIANCES

11th Election District

Case No. 87-372-A

LOCATION: Northwest Side of Pulaski Highway, 3300 feet Northeast of Cowenton Avenue (11110 Pulaski Highway)

DATE AND TIME: Tuesday, March 17, 1987, at 10:45 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 side yard setbacks of 1 foot 3 inches and 5 feet in lieu of the required 30 feet, a minimum setback of 7 feet to the street right-of-way in lieu of the required 25 feet, and a setback of 42 feet to the centerline of the road in lieu of the required 50 feet

Being the property of George A. Vasiliades, 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

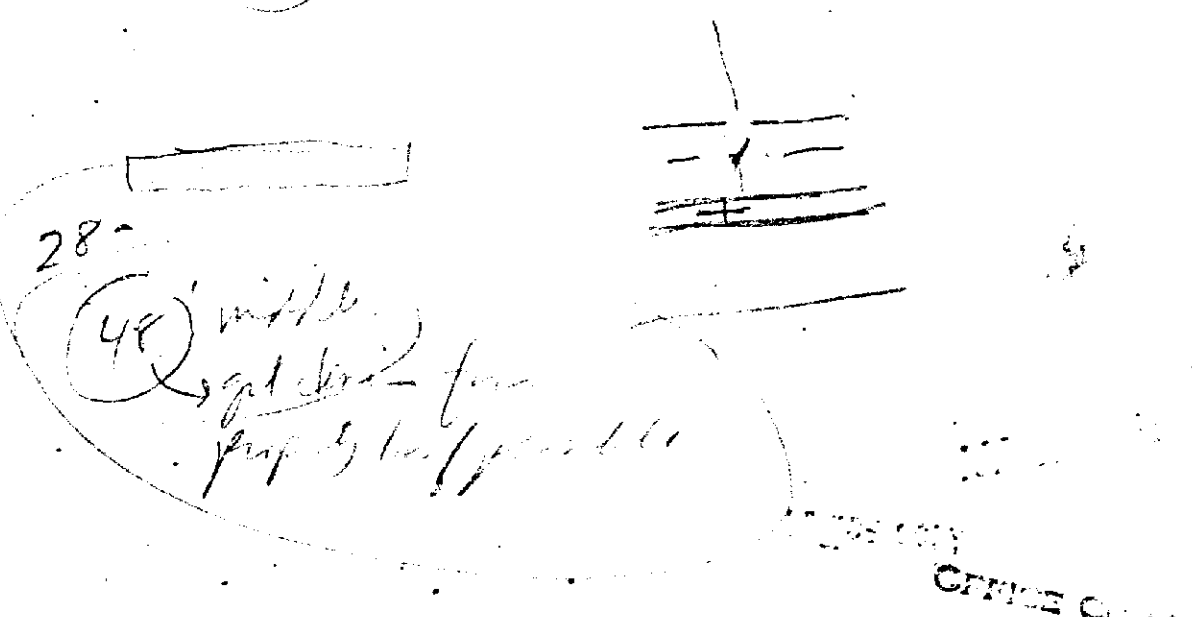
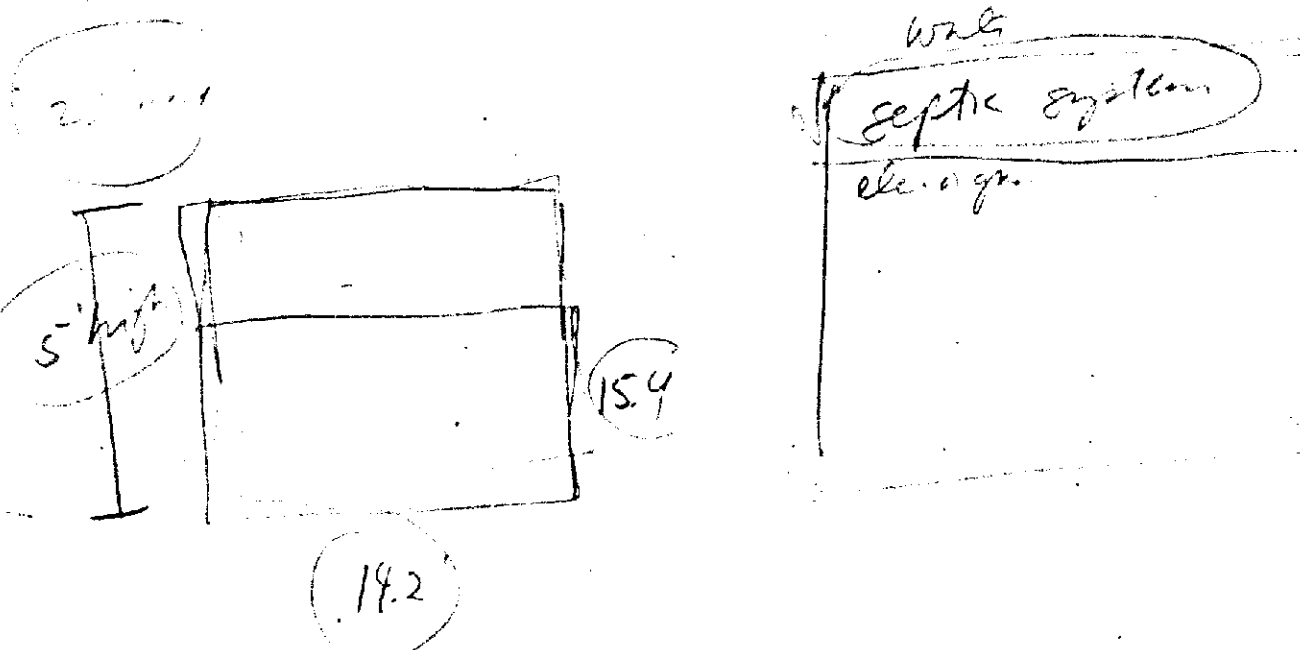
DESCRIPTION FOR VARIANCE

PROPERTY OF GEORGE A. BASIL

11TH ELECTION DISTRICT

Beginning at a point on the Northwest side of Pulaski Highway 3300 feet Northeast of Cowenton Avenue and running the following courses and distances: North 15 degrees 26 minutes 13 seconds East, 300.0 feet; thence North 14 degrees 33 minutes 47 seconds West, 200.10 feet; thence South 16 degrees 01 minutes 00 seconds West, 299.68 feet; thence South 14 degrees 33 minutes 47 seconds East, 203.50 feet to the point of beginning.

Also known as 11110 Pulaski Highway.



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. George A. Vasiliades, 1110 Pulaski Hwy., White Marsh, MD 21162, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman
FEB 17 1987
ZONING OFFICE

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3333

ARNOLD JADON ZONING COMMISSIONER

March 10, 1987

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Mr. George A. Vasiliades 11110 Pulaski Highway White Marsh, Maryland 21162

RE: PETITION FOR ZONING VARIANCES NW/S of Pulaski Highway, 3300' NE of Cowenton Ave. (11110 Pulaski Highway) 11th Election District - 5th Councilmanic District George A. Vasiliades - Petitioner Case No. 87-372-A

Dear Mr. Vasiliades:

This is to advise you that \$70.08 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 ding, Towson, Maryland

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 33073

DATE 2/17/87 ACCOUNT R-01-615-000

STATION & POST RETURNED 2/18/87 AMOUNT \$ 70.08

Blue Star Motel, 11110 Pulaski Highway, White Marsh, Md. 21162

ADVERTISING & POSTING COSTS RE CASE #87-372-A

8 B057*****700013 21767

VALIDATION OR SIGNATURE OF CASHIER

Mr. George A. Vasiliades 11110 Pulaski Highway White Marsh, Maryland 21162

January 30, 1987

NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCES NW/S of Pulaski Highway, 3300' NE of Cowenton Ave. (11110 Pulaski Highway) 11th Election District George A. Vasiliades - Petitioner Case No. 87-372-A

TIME: 10:45 a.m.

DATE: Tuesday, March 17, 1987

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

AJ:med

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 29879

DATE 12/13/86 ACCOUNT 01-615

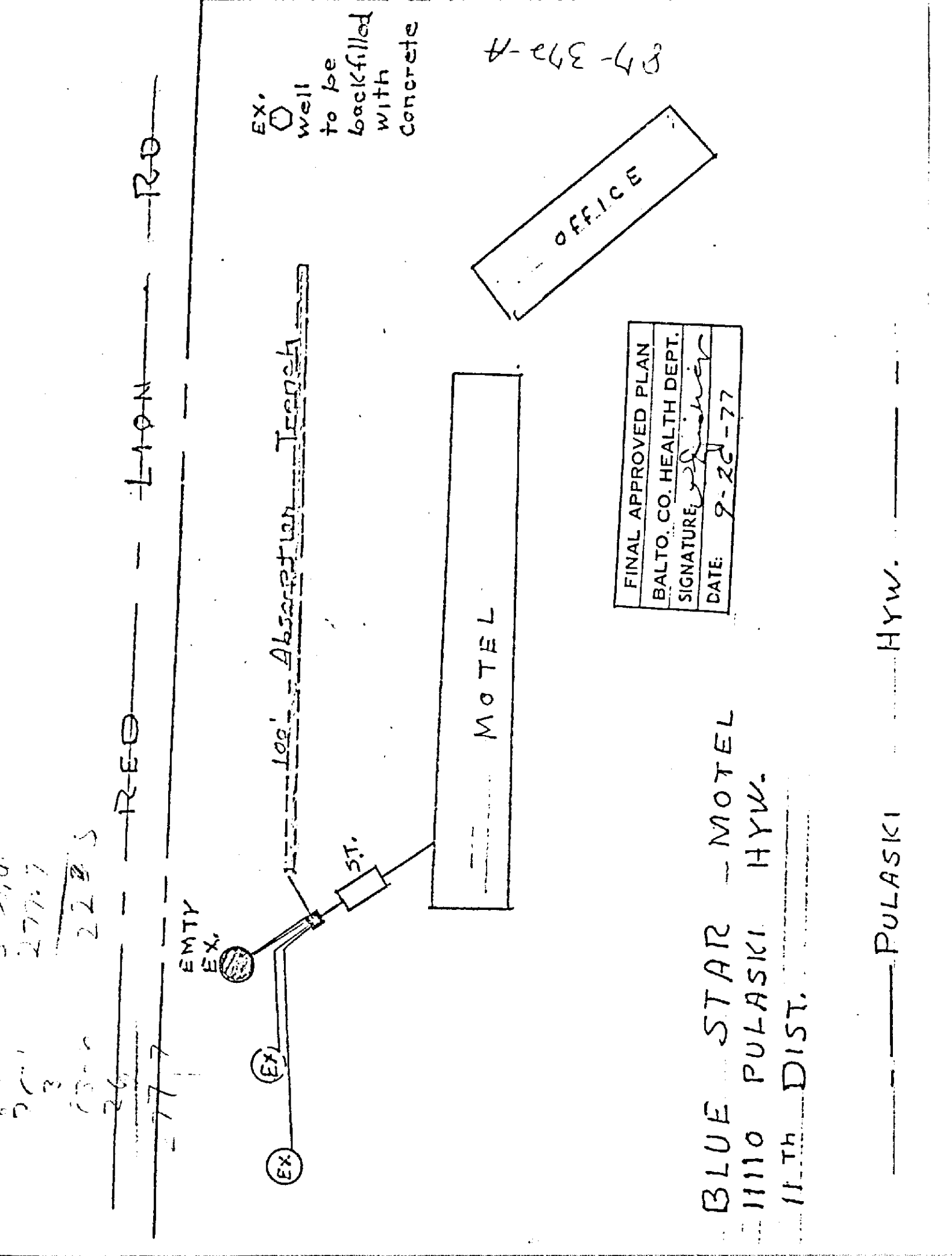
AMOUNT \$ 100.00

RECEIVED FROM GEORGE VASILIADES

FOR: FILING FEE FOR VARIANCE 17th 251

8 B053*****1000013 21227

VALIDATION OR SIGNATURE OF CASHIER



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11TH Date of Posting 2/27/87

Posted for: Variance

Petitioner: George A. Vasiliades

Location of property: 11110 Pulaski Hwy, 3300' NE of Cowenton Ave.

Location of Signs: 11110 Pulaski Hwy, 3300' NE of Cowenton Ave.

Remarks:

Posted by: [Signature] Date of return: 2/27/87

Number of Signs: 1

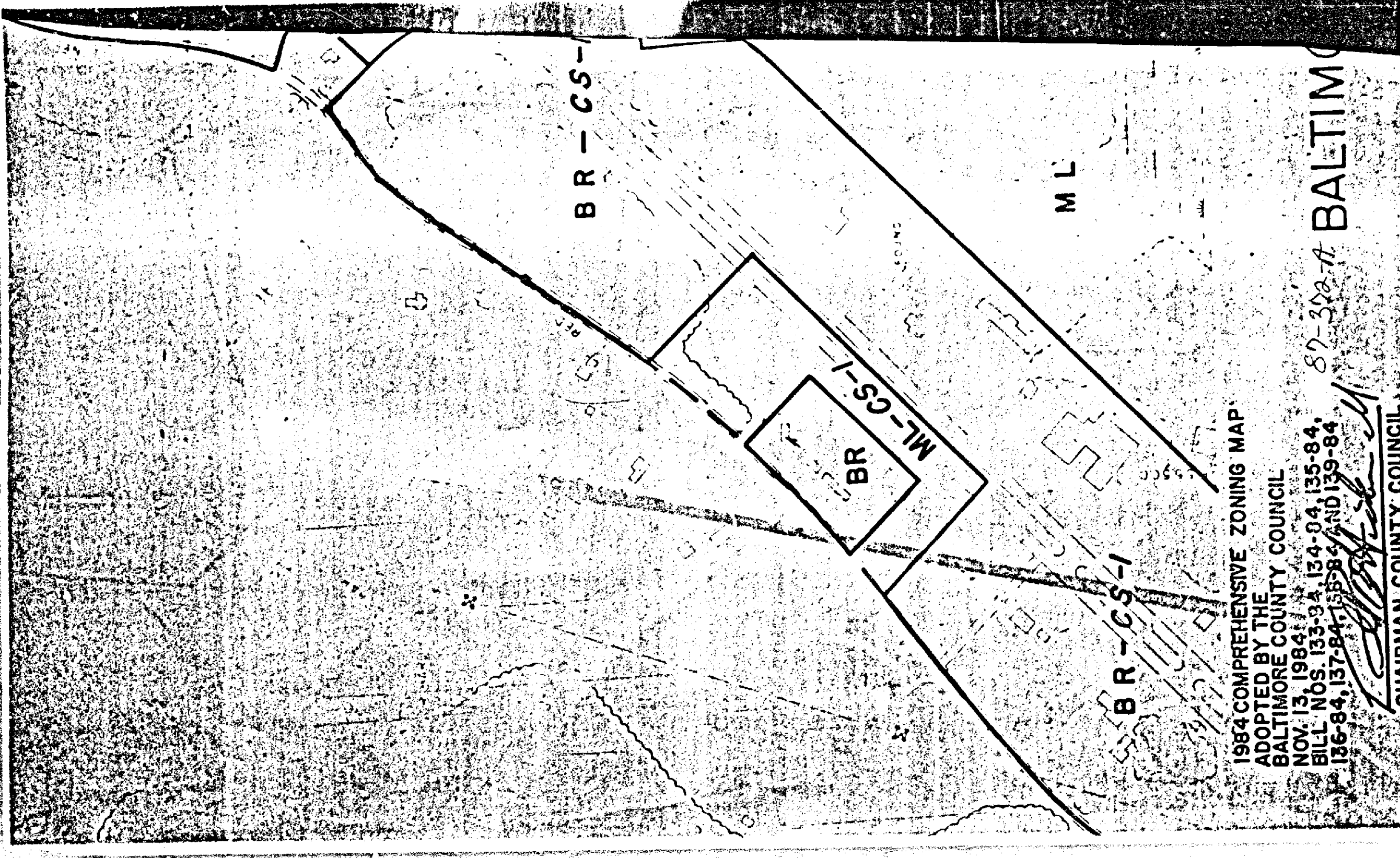
CERTIFICATE OF PUBLICATION

TOWSON, MD., February 26, 1987

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, 1987.

THE JEFFERSONIAN, Publisher

Cost of Advertising 32.18



PETITION FOR ZONING VARIANCE 11th Election District Case No. 87-372-A

LOCATION: Northwest Side of Pulaski Highway, 3300 feet Northeast of Cowenton Avenue (11110 Pulaski Highway)

DATE AND TIME: Tuesday, March 17, 1987, at 10:45 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 side yard setbacks of 1 foot 3 inches and 5 feet in lieu of the required 30 feet, a minimum setback of 7 feet to the street right-of-way in lieu of the required 25 feet, and a setback of 40 feet to the centerline of the road in lieu of the required 60 feet.

Being the property of George A. Vasiliades, as shown on plat plan filed with the Zoning Office.

In the event that this Petitioner'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 Jadon Zoning Commissioner of Baltimore County

The Times

Middle River, Md., Feb 26 1987

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 1 successive weeks before the 26th day of Feb, 1987

Joe M. Publisher

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
29th day of January, 1987.

ARNOLD JABLON
Zoning Commissioner

Petitioner: George A. Vasiliades
Received by: James E. Dyer
Petitioner's Attorney

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: March 6, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-372-A

Assuming compliance with the comments of the Zoning Plans
Advisory Committee, this office offers no comment.

Norman E. Gerber, AICP
Director

NEG:JGH:sib

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1987

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

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. George A. Vasiliades
11110 Pulaski Highway
White Marsh, Maryland 21162

RE: Item No. 251 - Case No. 87-372-A
Petitioner: George A. Vasiliades
Petition for Zoning Variance

Dear Mr. Vasiliades:

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
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures



Maryland Department of Transportation
State Highway Administration

JAN 13 1987

William K. Holmann
Secretary
Hal Kasso
Administrator

January 9, 1987

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Md. 21204

Att: Mr. James Dyer

Re: ZAC Meeting of 12-30-86
ITEM: #251.
Property Owner: George A. Vasiliades
Location: NW/S Pulaski Highway
Route 40-E, 3300 feet NE Cowenton Avenue
Existing Zoning: B.R.
Proposed Zoning: Variance to permit side yard setbacks of one foot, 3 inches and 5 feet in lieu of the required 30 feet and to permit a minimum setback of 7 feet to the street in lieu of the required 25 feet and a setback of 42 feet to the centerline of the road in lieu of the required 50 feet.
Area: 1.377 Acres
District: 11th Election District

Dear Mr. Jablon:

On review of the submittal for zoning variance and field inspection, the State Highway Administration - Bureau of Engineering Access Permits will require the site plan to be revised.

The revised site plan must show State Highway Administration Type "A" concrete curb and gutter constructed along the entire frontage of the site. The proposed curb and gutter construction must be offset 15' from the edge of the traveled way of Route 40-E.

Bituminous paving must be constructed (wedge course) along the frontage of the site with adequate taper to meet the existing condition.

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 265-0451 D.C. Metro - 1-800-682-2222 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
OFFICE OF PLANNING & 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 # 251
Property Owner: GEORGE A. VASILIADES
Location: NW/S PULASKI HIGHWAY,
3,300' NE COWENTON 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:

- () 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 8111 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 8111 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:

LANDSCAPE MANUAL SEC. IV. A.3. - "INCOMMERCIAL OFFICE & INDUSTRIAL ZONES INCREASES IN THE FLOOR AREA OF LESS THAN 50% SHALL REQUIRE THAT THE PORTION OF THE SITE IMPROVED CONFORM TO THE STANDARDS IN THIS MANUAL." FOR LANDSCAPE REQUIREMENTS CONTACT

DAVEY HARDEN - 494-3335

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

Mr. A. Jablon

-2-

January 9, 1987

It is requested the site plan be revised prior to a hearing date being set and all work within the State Highway Administration Right-of-Way must be through State Highway Administration permit with the posting of a bond or Letter of Credit to guarantee construction.

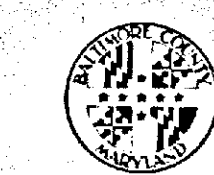
Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle



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

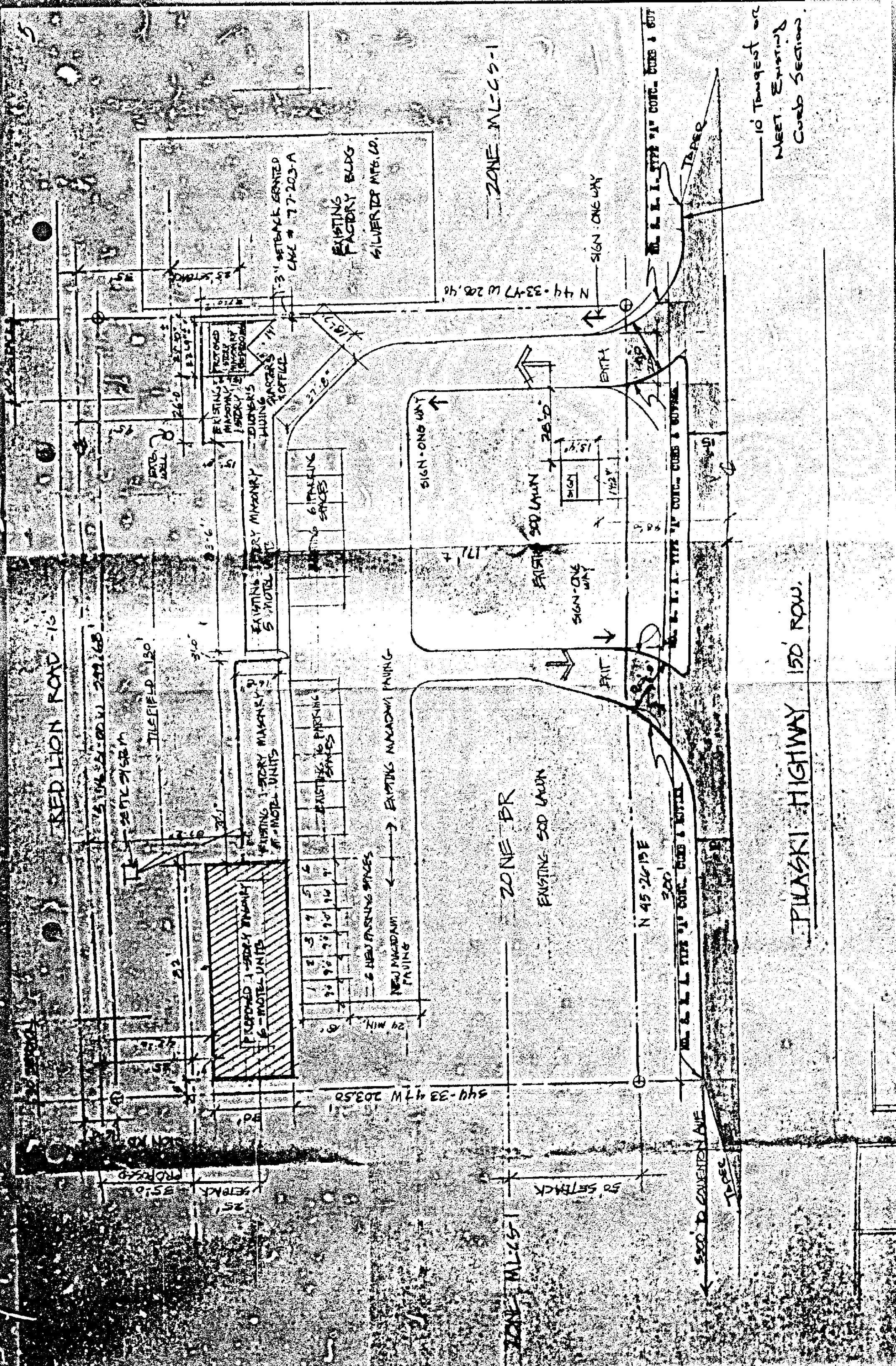
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 251, 252, 253, 255, 256, 257, 259, 260, 261, 263, 265, 267, and 268.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 251, Zoning Advisory Committee Meeting of 12/30/86

Property Owner: George A. Vasiliades

Location: NW/S Pulaski Hwy, 3300' NE Cowenton Ave. District 11

Water Supply metro Sewage Disposal private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- (✓) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required 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 into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and 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 of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming 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 Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

Zoning Item # 251 Zoning Advisory Committee Meeting of 12/30/86
Page 2

- () 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.
- (X) Soil percolation tests (have been/must be) conducted.
{ } The results are valid until _____
{ } 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.
- (X) Others additional perc tests will be required during "wet weather test" period for approval of proposed motel units

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86



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 # 251 Zoning Advisory Committee Meeting are as follows:

Property Owner: George A. Vasiliades
Location: NW/S Pulaski Highway, 3300 feet NE Cowenton Avenue
District: B.P.

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.M.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 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 1407, Section 1406.2 and Table 1402. 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 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.
- 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 Use _____. 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.
- (C) Comments: Provide handicapped parking, signs, ramps, curb cuts, building access and building useability, access to public areas as to State Regulations .05.01.07.
- 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 121 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
By: C. E. Burnham, Chief
Building Plans Review

L/22/86



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: George A. Vasiliades

Location: NW/S Pulaski Hwy., 3300' NE Cowenton Avenue

Item No.: 251

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 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: *[Signature]* Noted and Approved: *[Signature]*
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

