

BALTIMORE COUNTY BUILDING CODE
1984 BOCA, SECTION 110.6

CODE MEMORANDUM #1

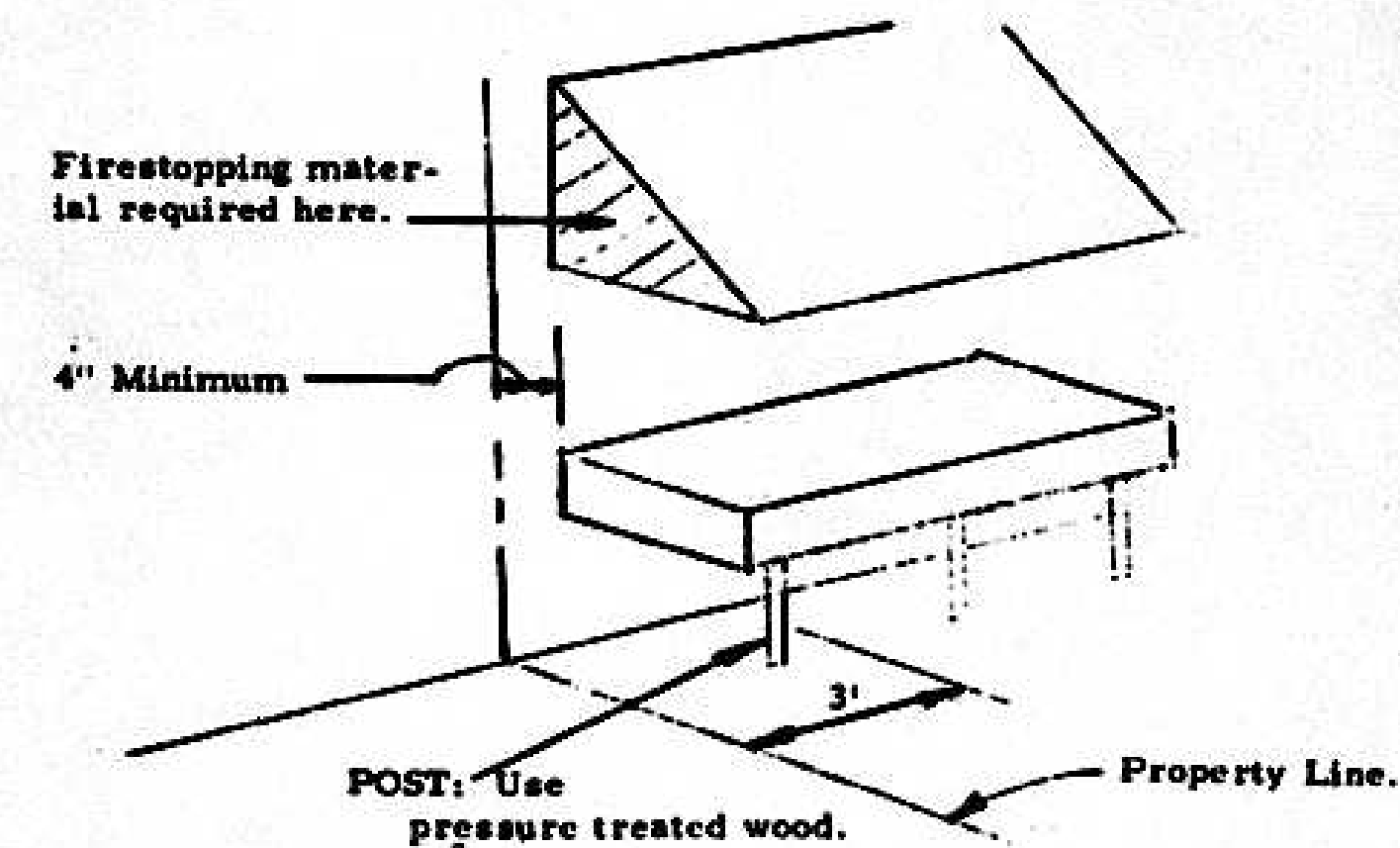
Effective 4-22-85

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James Dyer
Zoning Supervisor
FROM: James Thompson
Zoning Enforcement Coordinator
SUBJECT: Item No. 87-399-A (if known)
Petitioner: Hairfield (if known)

Date: January 7, 1987

87-399-A

VIOLATION CASE #C-86-1303

LOCATION OF VIOLATION 93 Dundalk Avenue

DEFENDANT Joanne and Ray Hairfield

93 Dundalk Avenue
Baltimore, MD 21222

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME	ADDRESS
Thelma Skolnick	91 Dundalk Avenue Baltimore, MD 21222

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

CPS-008

IN THE MATTER OF
THE PETITION OF
RAY J. HAIRFIELD, ET UX
FOR VARIANCE ON PROPERTY
LOCATED ON THE EAST SIDE OF
DUNDALK AVENUE, 116 FT. SOUTH
OF SUNSHIP ROAD
(93 DUNDALK AVENUE)
12th ELECTION DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 87-399-A

ORDER OF DISMISSAL

Petition of Ray J. Hairfield, et ux, for a variance on property located on the east side of Dundalk Avenue, 116 feet south of Sunship Road, (93 Dundalk Avenue), in the 12th Election District of Baltimore County, and

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed June 24, 1987 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Petitioners in the above entitled matter, and

WHEREAS, the said attorney for the said Petitioners requests that the appeal filed on behalf of said Petitioners be withdrawn and dismissed as of June 24, 1987.

IT IS HEREBY ORDERED this 25th day of June, 1987, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Thomas J. Bollinger

William T. Hockett

LeRoy B. Spangler

Roadka, G-trum, Hennegan
and Foss
809 Eastern Blvd.
Baltimore, Md. 21221

June 24, 1987

County Board of Appeals of Baltimore County
Room 200
Court House
Towson, Md. 21204

Re: Case No. 87-399-A
Ray J. Hairfield, et ux.

Dear Mr. Chairman:

We have been advised by our clients that they are willing to abide by the Zoning Commissioner's Order and conform their building to a setback of 12 inches as granted in Case No. 87-58-A. Accordingly, we wish to have our appeal of Case No. 87-399-A withdrawn and dismissed.

Thank you for your courtesy.

Very truly yours,
John B. Contrum

RECEIVED
COUNTY BOARD OF APPEALS
1987 JUN 24 A 9 47

County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3100
June 25, 1987

John B. Contrum, Esq.
809 Eastern Blvd.
Baltimore, Md. 21221

Dear Mr. Contrum:

Re: Case No. 87-399-A
Ray J. Hairfield, et ux

Enclosed herewith is a copy of the Order of Dismissal passed today by the Board in the above entitled matter.

Very truly yours,
Jane Holmen, Secretary

Encl.
cc: Ray J. Hairfield, et ux
Mrs. Thelma Skolnick
Phyllis C. Friedman
Norman E. Gerber
James Howell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Margaret E. duBois

County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3100
June 1, 1987

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79.

CASE NO. 87-399-A
RAY J. HAIRFIELD, ET UX
E/S of Dundalk Avenue, 116' S of Sunship Road (93 Dundalk Avenue)
12th Election District
7th Councilmanic District
VAR -Rear yard and side yard setbacks
4/23/87 -Z.C. GRANTED side yard setback of 12 inches; rear yard setback previously granted in Case No. 87-58-A
4/30/87 -Z.C.'s Amended Order -DENIED variance of zero feet permitted by Case No. 87-58-A

ASSIGNED FOR: TUESDAY, August 25, 1987 at 10:00 a.m.

cc: Ray J. Hairfield, et ux
John B. Contrum, Esquire
Phyllis Cole Friedman
Norman E. Gerber
James G. Howell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Margaret E. du Bois
Mrs. Thelma M. Skolnick

Kathi Weidenhammer
Administrative Secretary

APPEAL
Petition for Zoning Variance
E/S of Dundalk Avenue, 116' S of Sunship Road
(93 Dundalk Avenue)
12th Election District - 7th Councilmanic District
Ray J. Hairfield, et ux - Petitioner
Case No. 87-399-A

Petition for Zoning Variance
Description of Property
Certificate of Posting
Certificates of Publication
Entry of Appearance of People's Counsel
Zoning Plans Advisory Committee Comments
Director of Planning & Zoning Comments
Petitioner's Exhibits: 1 - Rough Drawing of Property
2 - Plat of Property prepared by Frank S. Lee, registered property line surveyor, dated 12/1/86
Zoning Commissioner's Order dated April 23, 1987
Zoning Commissioner's Amended Order dated April 30, 1987
Notice of Appeal received May 1, 1987 from John B. Contrum, Esquire, Attorney for Petitioner

John B. Contrum, Esquire
Roadka, Contrum, Hennegan & Foss
809 Eastern Boulevard, Baltimore, Maryland 21221

Phyllis Cole Friedman, Esquire,
People's Counsel of Baltimore County
Rm. 223, Old Courthouse, Towson, Maryland 21204

Request Notification: Norman E. Gerber, Director of Planning
James Howell, Office of Planning & Zoning
Arnold Jablon, Zoning Commissioner
Jean M. H. Jung, Deputy Zoning Commissioner
James E. Dyer, Zoning Supervisor
Margaret E. duBois, Docket Clerk

87-399-A 12th District
E/S Dundalk Ave., 116' S of Sunship Rd.
(93 Dundalk Avenue)
RAY J. HAIRFIELD, et ux
1 SIGN

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th Date of Posting 4/28/87
Posted for: Appeal
Petitioner: Ray J. Hairfield, et ux
Location of property: E/S Dundalk Ave., 116' S of Sunship Rd.
93 Dundalk Ave.
Location of Sign: Along Dundalk Ave., approx 15' E. of Dundalk
on property of Petitioner
Remarks:
Posted by: M. Shale Date of return: 4/28/87
Number of Signs: 1

IN RE: PETITION ZONING VARIANCES * BEFORE THE
E/S of Dundalk Avenue, * ZONING COMMISSIONER
116' S of Sunship Road * OF BALTIMORE COUNTY
(93 Dundalk Avenue) -
12th Election District * Case No. 87-399-A
Ray J. Hairfield, et ux,
Petitioners

APPEAL

DEAR ZONING COMMISSIONER:
Please enter an appeal to the Board of Appeals for
Baltimore County in the above referenced case on behalf of the
Petitioner from your Order dated April 23, 1987.

RECEIVED
MAY 13 1987
ZONING OFFICE

John B. Gontrum
Romadka, Gontrum, Hennegan &
Foss
809 Eastern Boulevard
Essex, Maryland 21221
686-8274
Attorney for Petitioner.

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

No. 33135

DATE 5/13/87 ACCOUNT 8-01-61-100
AMOUNT \$ 93.00
RECEIVED FROM John B. Gontrum, Esquire, Romadka, Gontrum,
Hennegan & Foss, 809 Eastern Blvd., 21221
FOR Appeal Filing and Posting Fees in Case 87-399-A
Ray J. Hairfield, et ux, Petitioners
\$ 8144*****505013 \$144
VALIDATION OR SIGNATURE OF CASHIER

LAW FIRM
ROMADKA,
GONTRUM,
HENNEGAN
& FOSS
ESSEX, MARYLAND

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
Arnold Jablon
Zoning Commissioner

May 14, 1987

Baltimore County Board of Appeals
Old Courthouse, Room #205
Towson, Maryland 21204

RE: Petition for Zoning Variance
E/S of Dundalk Avenue, 116' S of Sunship Road (93 Dundalk Avenue)
12th Election District, 7th Councilmanic District
Ray J. Hairfield, et ux - Petitioner
Case No. 87-399-A

Dear Board:

Please be advised that on May 13, 1987 an appeal of the decision rendered in the above-referenced case was filed by John B. Gontrum, Esquire, on behalf of Ray J. Hairfield, et ux, the Petitioners.

Please notify all parties to the case of the appeal hearing date and time when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Atty's

cc: John B. Gontrum, Esquire
Romadka, Gontrum, Hennegan & Foss
809 Eastern Boulevard, Baltimore, Md. 21221

Phyllis Cole Friedman, Esquire
People's Counsel for Baltimore County
Old Courthouse, Rm. 223
Towson, Maryland 21204

File

IN RE: PETITION ZONING VARIANCES * BEFORE THE
E/S of Dundalk Avenue, * ZONING COMMISSIONER
116' S of Sunship Road * OF BALTIMORE COUNTY
(93 Dundalk Avenue) -
12th Election District * Case No. 87-399-A
Ray J. Hairfield, et ux,
Petitioners

AMENDED ORDER

It is ORDERED by the Zoning Commissioner of Baltimore County, this
30th day of April, 1987, that a variance to permit a side yard setback
of zero feet in lieu of the 12 inches for an open projection (covered patio)
permitted by Case No. 87-58-A be and is hereby DENIED.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Randolph N. Blair, Esquire
Ms. Thelma Skalniak
People's Counsel

IN RE: PETITION ZONING VARIANCES * BEFORE THE
E/S of Dundalk Avenue, * ZONING COMMISSIONER
116' S of Sunship Road * OF BALTIMORE COUNTY
(93 Dundalk Avenue) -
12th Election District * Case No. 87-399-A
Ray J. Hairfield, et ux,
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request variances to permit a rear yard setback of
29 feet in lieu of the required 50 feet and a side yard setback of zero feet
in lieu of the required 7 1/2 feet for an open projection, as more particu-
larly described on Petitioners' Exhibit 1.

The Petitioners appeared and testified and were represented by Counsel.
Thelma Skalniak, the adjacent property owner, appeared and testified in
opposition.

Testimony indicated that in Case No. 87-58-A the Petitioners were granted
variances to permit a rear yard setback of 29 feet and a side yard setback of
12 inches for the existing covered patio which is the subject of the side yard
setback request here. In fact, the original request in that case was for a
6-inch setback, but the Petitioners amended the request to 12 inches prior to
the hearing.

The subject property, located on Dundalk Avenue and zoned D.R.10.5, is a
semi-detached dwelling in which the Petitioners have lived for 27 years.
Mrs. Skalniak has lived adjacent to the south property line in a detached
dwelling for over 22 years. There are existing garages, probably over 40
years old, on both the Petitioners' and Protestant's properties, each being
very close to the common boundary line dividing their properties. The
Petitioners constructed a 7 1/2' x 21 1/2' covered patio in May, 1986, without

a permit. After being notified that a permit was required, the Petitioners
learned that variances were also needed, not only for the patio but also for a
rear yard setback for a one-story addition constructed as a patio in 1966 and
enclosed in 1986. The latter is not at issue here.

At the time the patio was constructed, no location survey of the property
had been done nor had one been done for the hearing in Case No. 87-58-A. In
fact, the Petitioners guessed as to the location of the joint south property
line, and unfortunately for them, guessed wrong. After the variances were
granted, Mrs. Skalniak continued to believe that in fact the covered patio was
closer than the 12 inches granted, and to confirm her belief, she had a survey
done, as did the Petitioners. The Petitioners' survey, Petitioners' Ex-
hibit 2, confirmed Mrs. Skalniak's suspicions that the patio was constructed
on the property line. The purpose of this second hearing is to legalize the
existing patio.

Testimony was conflicting and confrontational. Mrs. Skalniak says she
warned the Petitioners that the patio was closer than they thought, and the
Petitioners deny that they were forewarned. It does not matter. It is
abundantly clear that the burden rests with the Petitioners to convince the
Zoning Commissioner that a practical difficulty exists; that no danger to the
public health, safety, and welfare exists; and that the requested variance
would be within the spirit and intent of the Baltimore County Zoning Regu-
lations (BCZR). It was not only incumbent upon them at the first hearing to
present an exact request, it was negligent of them not to have done so. They
cannot now come to correct that negligence. The only excuse they present in
favor of the patio being on the property line is that it is there, which is
insufficient for a variance to be granted.

The Petitioners seek relief from Sections 1802.3.C.1 and 301.1, pursuant
to Section 307, BCZR.

An area variance may be granted where strict application of the zoning
regulation would cause practical difficulty to the petitioner and his prop-
erty. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for
an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if a variance were granted, such
use would not be contrary to the spirit of the BCZR and would not result in
substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is
clear that a practical difficulty or unreasonable hardship would result if a
variance were not granted. It has been established that the requirement from
which the Petitioner seeks relief would unduly restrict the use of the land
due to the special conditions unique to this particular parcel. In addi-
tion, a variance will not be detrimental to the public health, safety, and
general welfare.

The issue presented here is not whether the patio should be permitted to
encroach into the required side yard setback but whether the Order in Case No.
87-58-A should be amended to correct the Petitioners' negligence. The purpose
of this hearing is not to deny the Petitioners the patio, and the decision

ORDER RECEIVED FOR FILING
Date April 29, 1987
By John P. Senger

ORDER RECEIVED FOR FILING
Date April 29, 1987
By John P. Senger

ORDER RECEIVED FOR FILING
Date April 29, 1987
By John P. Senger

ORDER RECEIVED FOR FILING
Date April 29, 1987
By John P. Senger

By K.E. Oelke

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
15th day of February, 1987.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner Ray J. Hairfield, et ux
Petitioner's Attorney
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: April 1, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-397-A, 87-398-A, 87-399-A, 87-402-X,
87-404-A, 87-405-A, 87-406-A, 87-407-A,
87-412-A and 87-413-SpH

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

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:sib



CPS-00A

4/22/87

RE: Case No. 87-399-A Ray J. Hairfield, et ux
Mrs. Hairfield telephoned 8:00 a.m. 4/22/87 --
had received copy of John Gontum's letter --
was questioning why he was requesting postponement --
they had already completed work in compliance w/
Z.C.A.'s orders; Zoning Inspector had already reviewed
work and said the case was closed; they then con-
tacted Gontum and are confused re his request.
Mrs. Hairfield to contact Gontum to clarify.

Ratnl

June 18, 1987

County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204

Re: Case No. 87-399-A
Ray J. Hairfield, et ux

Dear Sir:

We have been advised by our clients that they are willing to
building to conform with the Zoning Commissioner's order and,
therefore, request that the hearing scheduled for August 25th be
* postponed.

Thank you.

Very truly yours,

John B. Gontum

JBG:kb
cc: Mr. and Mrs. Hairfield

*4/22/87 1:57 PM
* Gontum to
call me on 4/23
re postponement
w/ dismissal.
4/23 5:00 PM
4/24 - to request
dismissal by
letter*

RECEIVED
COUNTY BOARD OF APPEALS
JUN 22 2 21 PM '87

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 31, 1987

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

cbo

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. Ray J. Hairfield
93 Dundalk Avenue
Baltimore, Maryland 21222

RE: Item No. 284 - Case No. 87-399-A
Petitioner: Ray J. Hairfield, et ux
Petition for Zoning Variance

Dear Mr. Hairfield:

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 suit-
ability of the requested zoning.

Enclosed are all comments submitted from the members of the
Committee at this time that offer or request information on
your petition. If similar comments from the remaining
members are received, I will forward them to you. Otherwise,
my 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,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kkb

Enclosures

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

STEPHEN E. COLLINS
DIRECTOR

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

Dear Mr. Jablon:

January 30, 1987

The Department of Traffic Engineering has no comments for items
number 279, 280, 281, 282, 283, 284, and 285.

Very truly yours,

[Signature]
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
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 Owners: Ray J. Hairfield, et ux

Location: E/S Dundalk Avenue, 116' S. Sunship Road

Item No.: 284 Zoning Agenda: Meeting of 1/13/87

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: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/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 # 284, Zoning Advisory Committee Meeting are as follows:
Property Owner: Ray J. Hairfield, et ux
Location: E/S Dundalk Avenue, 116 feet S Sunship Road
Districts: D.R., 10,5

APPLICABLE CODES AND COMMENTS:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 417-85.
The Maryland Code for the Handicapped and Aged (H.A.G.A.) 1980 and other applicable Code 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 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 Two Groups except A-1, Single Family Detached Dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. B-1, Two 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 1107, Section 1107.1 and Table 1107.2. 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 5-1 and 5-2 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section 1107.1 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 Fire to Fire, to Fire, to Fire, or
to Mixed Uses. See Section 1107 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached
copy of Section 1107.1 of the Building Code as adopted by Bill 417-85. Site plans shall show the correct
elevations above sea level for the lot and the final floor levels including basement.
10. Comments: Future construction could cause rear yard ventilation problems.
See Section 711.0 for minimums. Rear patio covers or porches shall comply
to the attached code memo # 1.
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. To receive
the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Baltimore County
Building Plans Section

Mr. Ray J. Hairfield
Mrs. Joanne S. Hairfield
93 Dundalk Avenue
Baltimore, Maryland 21222

February 24, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
E/S Dundalk Ave., 116' S of Sunship
Rd. (93 Dundalk Ave.)
12th Election District - 7th Councilmanic District
Ray J. Hairfield, et ux - Petitioners
Case No. 87-399-A

TIME: 10:00 a.m.

DATE: April 13, 1987, Monday

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

[Signature]
Zoning Commissioner
of Baltimore County

AJ:med

No. 30440

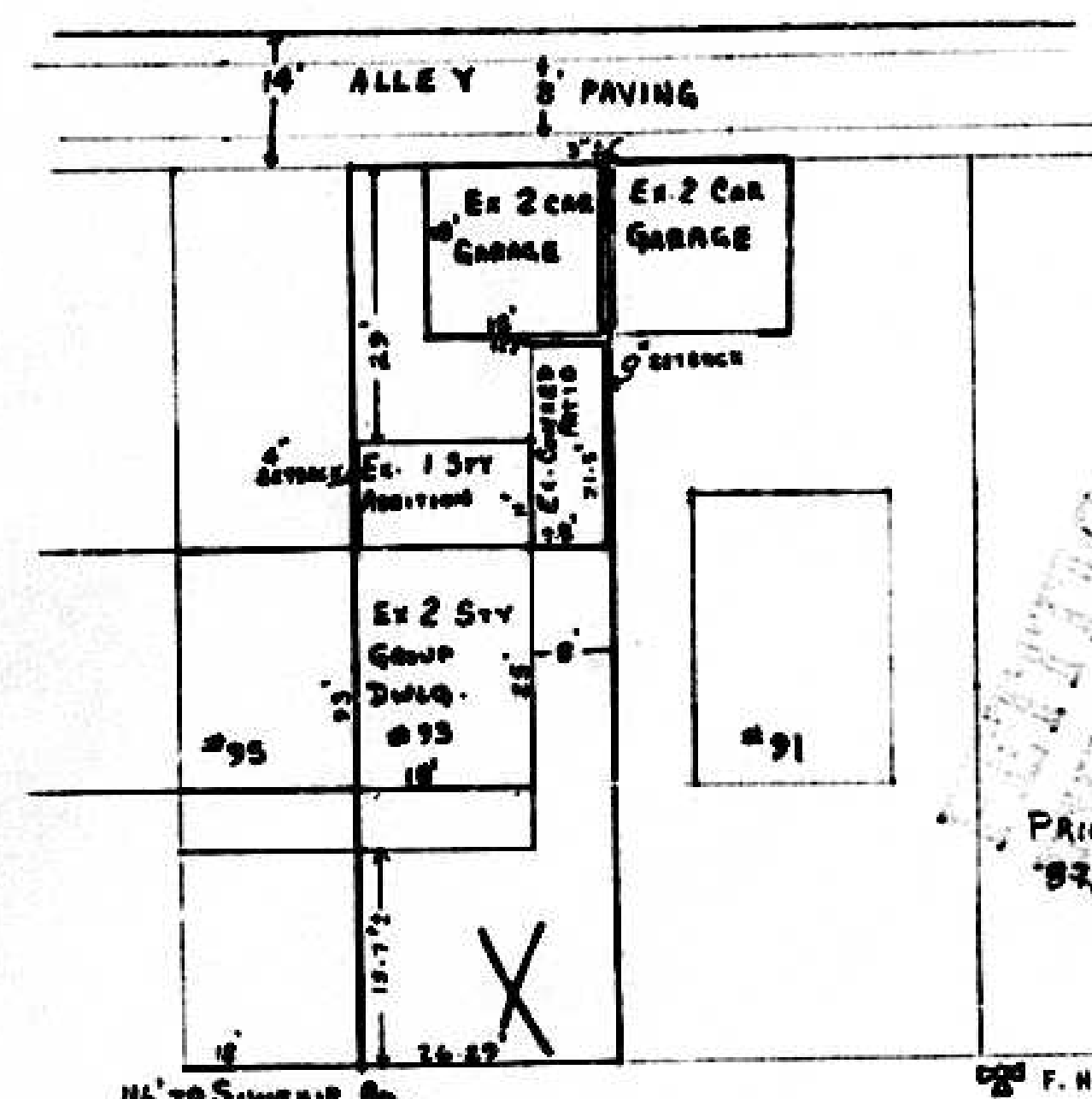
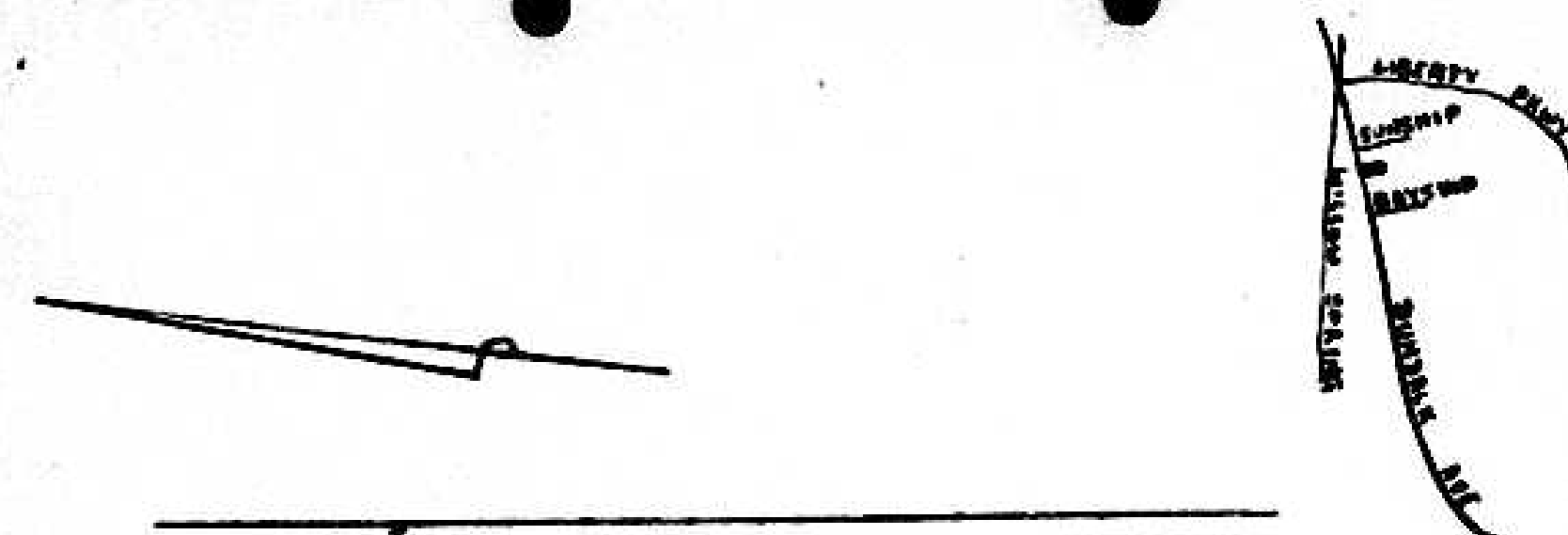
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 1/2/87 ACCOUNT 01-615

RECEIVED FROM RAY HAIRFIELD AMOUNT \$ 35.00

FOR FILING FEE 20% VARIANCE ITEM 284
B 8724*****350010 5124F

VALIDATION OR SIGNATURE OF CASHIER



DUNDALK AVENUE

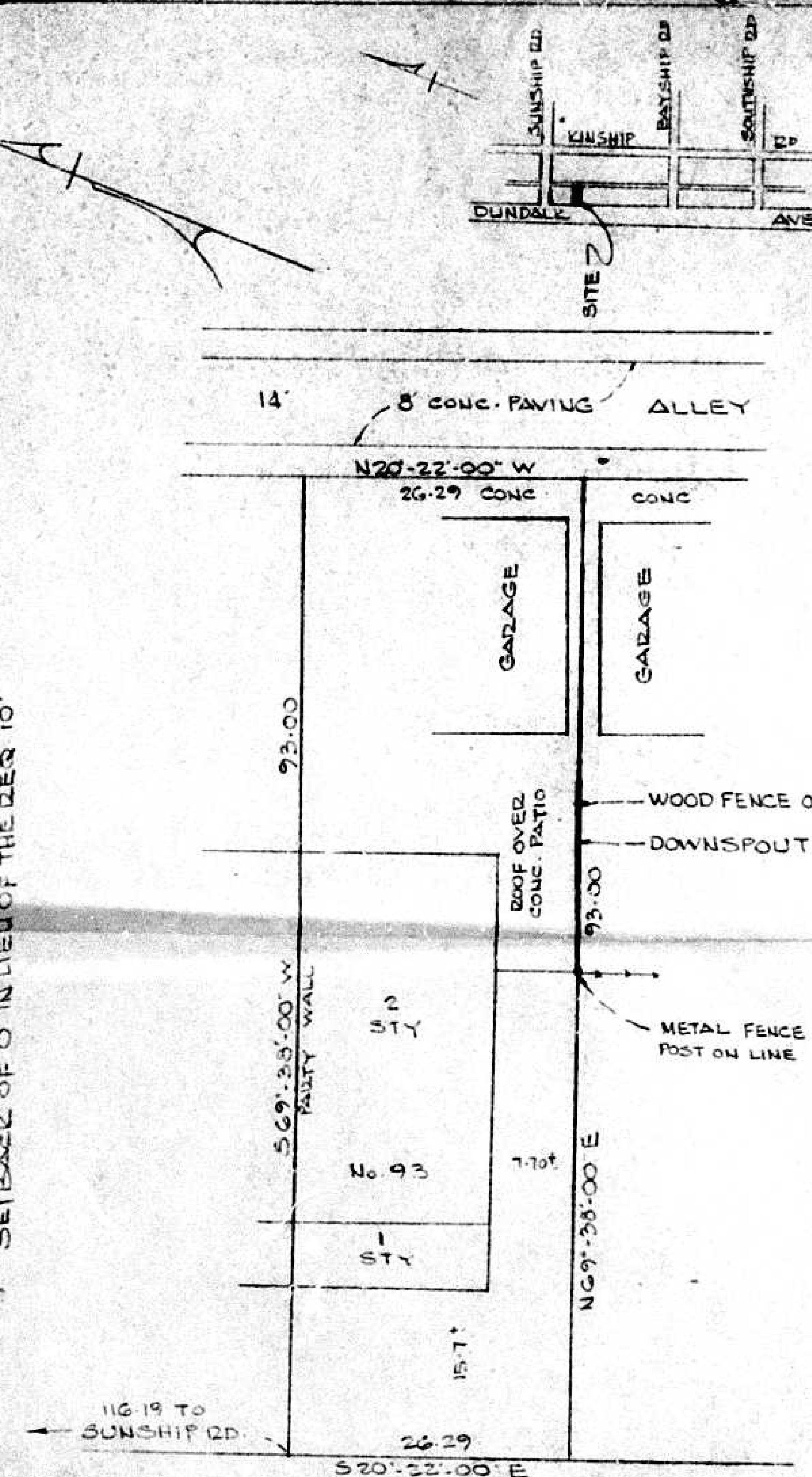
40' R/W

PUBLIC WATER AND SEWER EXIST

Lot No 41, Block 2,
PLAT OF 'DUNDALK' LIBER 5, FOLIO 56

1" = 20'
284
OFFICE COPY

PLAT TO ACCOMPANY PETITION FOR A SIDE YARD
SETBACK OF 0' IN LIEU OF THE REQ 10'



DUNDALK AVE.

EX. ZONING - D2105
AREA OF LOT - 2445.54 FT. 2

LOT 40 BLOCK 2 PLAT No. 1
DUNDALK
PLAT BOOK 5/52-57
12TH DISTRICT BALTIMORE CO, MARYLAND
SCALE 1" = 10' DATE 12-1-86

OWNER
RAY J. HAIRFIELD
93 DUNDALK AVE.
BALTO, MD 21222

FRANK'S LITE
1217 HENRIETTA AVE.
BALTIMORE, MD 21201
681-3922

