BALTIMORE COUNTY BUILDING CODE

1984 BOCA, SECTION 110.6

CODE MEMORANDUM #1

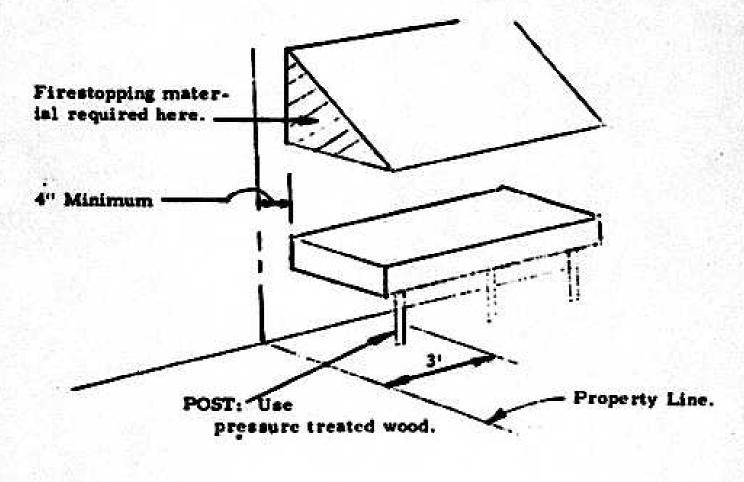
Effective 4-22-85

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.



County Board of Appeals of Bultimore County

Room 200 Court Monor

Colocon, Margiand 21284

(301) 494-3190

June 25, 1987

passed today by the Board in the above entitled matter.

Re: Case No. 87-399-A

Enclosed herewith is a copy of the Order of Dismissal

Very_truly yours,

Ray J. Hairfield, et ux

John B. Gontrum, Esq.

Baltimore, Md. 21221

cc: Ray J. Hairfield, et ux Hrs. Theims Skolnisk

Phyllis C. Pried-an Borman B. Gerber

James Hoswell Armold Jeblon

James E. Dyer

Jean M. H. Jung

Hargaret E. deBois

809 Eastern Blvd.

Dear Mr. Contrum:

BATTIMORE COUNTY, MARTLAND

INTER-OFFICE CORRESPONDENCE

Zoning Supervisor Date January 7, 1987

James Thompson Zoning Enforcement Coordinator

Item No.: (if known) SEMEST Petitioners Bairfield (if known)

87-379-A

VIOLATION CASE #C-86-1303

LOCATION OF VIOLATION 93 Dundalk Avenue

93 Dundalk Avenue ADDRESS Baltimore, MD 21222 DEFENDANT Joenne and Ray Mairfield

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 Skalnisk

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.

CP5-008

County Board of Appeals of Bultimore County

Room 200 Court Mouse Cowson, Maryland 21264 (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 PIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79.

CASE NO. 87-399-A

FAY 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

Petitioners

John B. Gontrum, Esquire

Counsel for Petitioners

Phyllis Cole Friedman Horsen E. Gerber

People's Counsel

James G. Hoswell Armold Jablon Jean M. H. Jung James E. Djer Margaret E. du Bois Mrs. Thelms M. Skolniak

> Kathi Weldenhammer Administrative Secretary

IN THE MATTER OF THE PETITION OF 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

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 Fundalk Avenue), in the 12th Election District of Baltimore County, and

WHERLAS, 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

Man Manne

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. Gontrum, Esquire, Attorney for Petitioner

John B. Gontrum, Esquire Romadka, Gontrum, Hennegan & Foos 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 Hoswell, Office of Planning & Zoning Arnold Jablon, Zoning Commissioner Jean M. H. Jung, Deputy Zoning Comissioner James E. Dyer, Zoning Supervisor Margaret E. duBois, Docket Clerk

Romadka, gintrum, Hennegan and Foos 809 Eastern Blvd. Baltimore, Md. 21221

June 24, 1987

County Board of Appeals of Baltimore County 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.

12th District E/s Dundalk Ave., 116' S of Sunship Rd. (93 Dundalk Avenue) RAY J. HAIRFIELD. ET UX 1 SIGN

Lection of the Facing Dun doll they oppose 15' Fr. 400 daying

LAW FIRM GONTRUM. & FOOS

ROMADKA. HENNEGAN ESSEX, MARYLAND

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

enclosed in 1936. 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' Exhibit 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

rear yard setback for a one-story addition constructed as a patio in 1966 and

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 Regulations (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.

Baltimore County

494-3353

Arnold Jablon

Dear Board:

AJ:tjs

File

Zoning Commissioner

Zoning Commissioner

Office of Planning & Zoning

Baltimore County Board of Appeals

RE: Petition for Zoning Variance

Old Courthouse, Room #205 Towson, Maryland 21204

Case No. 87-399-A

cc: John B. Gontrum, Esquire

Old Courthouse, Rm. 223 Towson, Maryland 21204

Romadka, Gontrum, Hennegan & Foos

People's Counsel for Baltimore County

Phyllis Cole Friedman, Esquire

Towson, Maryland 21204

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

May 14, 1987

E/S of Dundalk Avenue, 116' S of Sunship Road (93 Dundalk Avenue)

Please be advised that on May 13, 1987 an appeal of the decision ren-

Please notify all parties to the case of the appeal nearing date and

Very truly yours.

Zoning Commissioner

dered in the above-referenced case was filed by John B. Gontrum. Esquire, on

time when it has been scheduled. If you have any questions concerning this nat-

12th Election District, 7th Councilmanic District

Ray J. Hairfield, et ux - Petitioner

behalf of Ray J. Hairfield, -t ux, the Petitioners.

ter, please do not hesitate to contact this office.

809 Eastern Boulevard, Baltimore, Mc. 21221

Dennis F. Rasmussen

- 1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome:
- 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;
- 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 addition, 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

Attorney for Petitioner. BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE OWNSION **6.** 33135 MISCELLAMEOUS CASH RECEIPT RECEIVED John S. Gontrum, Zsquire, Homadka, Gontrum, Hennegen & Foos, 809 Eastern Blvd., 21221 For Appeal Filling and Posting Fees in Case #87-399-A Ray J. Hairfield, et uz, Petitioners B B: 24****** 9000:a S142F VALIDATION OR BIGNATURE OF CASHIER

IN RE: PETITION ZONING VARIANCES . BEFORE THE

Petitioner from your Order dated April 23, 1987.

. ZONING COMMISSIONER

. OF BALTIMORE COUNTY

* Case No. 87-399-A

APPEAL

John B. Gontrum

686-8274

809 Eastern Boulevard Essex, Maryland 21221

Romadka, Gontrum, Hennegan &

Please enter an appeal to the Board of Appeals for

Baltimore County in the above referenced case on behalf of the

E/S of Dundalk Avenue

116' S of Sunship Road

(93 Dundalk Avenue) -

12th Election District

Petitioners

DEAR ZONING COMMISSIONER:

Ray J. Hairfield, et ux,

BEFORE THE IN RE: PETITION ZONING VARIANCES E/S of Dundalk Avenue, ZONING COMMISSIONER 116' S of Sunship Road (93 Dundalk Avenue) -OF BALTIMORE COUNTY 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 __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 DENTED.

Baltimore County

AJ/srl

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

IN RE: PETITION ZOWING VARIANCES E/S of Dundalk Avenue. 116' S of Sunship Road (93 Dundalk Avenue) -12th Election District

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 87-399-A

Ray J. Hairfield, et ux,

Patitioners

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 particularly 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 ars 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

ORD DES

existing patio.

- 2 -

- 3 -

here does not do that. The decision will only require the Petitioners to reduce the patio by twelve inches from their south property line.

The variance to permit a rear yard setback of 29 feet is dismissed as moot since it was previously granted in Case No. 87-58-A and the instant case does not impact that decision at all.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, a variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of April, 1987, that a variance to permit a side yard setback of twelve inches in lieu of the required 7 1/2 feet for an open projection be and is hereby GRANTED from and after the date of this Order.

AJ/srl

cc: Randolph N. Blair, Esquire

Ms. Thelma Skalniak People's Counsel

PETITION FOR ZONING VARIANCES

12th Election District - 7th Councilmanic District

-4-

Case No. 87-399-A

East Side Dundalk Avenue, 116 feet South of Sunship Road

LOCATION: (93 Dundalk Avenue)

Monday, April 13, 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 Beltimore County, will hold a public hearing:

Petition for Zoning Variances to permit a rear yard setback of 29 feet in lieu of the required 50 feet and a side yard setback of 0 feet in lieu of the required 7.5 feet for an open projection

Being the property of Ray J. Hairfield, 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 ARMOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

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 1802.3.C.1 to permit a rear yard setback of 29 feet in lieu of the required 50 feet and Section 301.1 to permit a side yard setback of zero feet in lieu of the required 7.5 feet for an

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

I tore down an old storage shed and put up an unenclosed patio roof at great expense and there is no room to meet setback requirements for side and rear market market marks property lines. My home is almost 70 years old and in the neighborhood generally the setback requirements have never been complied with.

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 deciare 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.	
	which is the subject of this Fermion.	MAPSEAE
Contract Purchaser:	Legal Owner(s):	4A
Company of the Property of the Control of the Contr	Ray J. Hairfield	12
(Type or Print Name)	(Type or Print Name)	E. O. 12-
Signature	Rayg. It ansiel	200 25/87
Address	Joanne S. Hairfield (Type or Print Name)	De
City and State	the state of the s	12,935
Attorney for Petitioner:	F	25,460
(Type or Print Name)	93 Dundalk Avenue 288- Address Phone N	4423 a. 87-58
Control (Control (Con	Baltimore, Maryland 21222	0/.00
Signature	City and State	3545E1
Address	Name, address and phone number of legal owner tract purchaser or representative to be contact	
City and State	Ray J. Hanfield	
Attorney's Telephone No.:	9339 unclass aux 38	P:4423
ORDERED By The Zoning Commissioner of	Baltimore County, this18tb	_ day

County, on the 13th day of April 19.87, at 10:00 o'clock

Zoning Commissione of Baltimore County.

CERTIFICATE OF POSTING 200000 DEPARTMENT OF BALTIMORE COUNTY

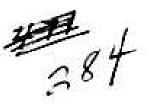
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Posted for: ValleyGP	Date of Posting 3/25/87
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Remarks:	indelle Axe ecena 15 Fr. Ly 15 Potition
Posted by Allegary Basher of Signal	Date of roturn: 3/27/EZ

DESCRIPTION FOR VARIANCE

93 DUNDALK AVENUE

12TH DISTRICT

Beginning at a point on the east side of Dundalk Avenue (40 feet wide) at a distance of 116 feet south of Sunship Road (40 feet wide) and being Lot No. 41, Block 2, as shown on the plat of "Dundalk", which is recorded in the Land Records of Baltimore County in Liber 5, Folio 56.







ARNOLD JACLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

April 8, 1987

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

> 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

Dear Mr. and Mrs. Hairfield:

This is to advise you that <u>\$83.20</u> 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.

Places - ' ·		Campanian Atomic Control	
BALTIMORE COUNTY, MARYLAND OFFICE OF PHIANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	33188	County, Maryland, and ng, Towson, Maryland	remit
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macaives Ray J. Hairfield, et	ux		
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VALUDATION OR SIGNATURE	or CASHIER		

RE. PETITION FOR VARIANCES E/S Dundalk Ave., 116' 5 of Sunship Rd. (93 Dundalk Ave.) 12th District

Petitioners

PETETRICAL PROPERTY OF THE PRO

LOCATION: East State of Dundalls Avenue, 116 feet South of Sunship Road (S) Dundalls Avenue)

DATE AND TIME Monday, April 13, 1987, at 1010 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Arrense, Towson, Maryland

The Zening Commissioner of Bal-tmore County, by authority of the Zening Act and Regulations of Balt-more County, will hold a yable

restrict for Zoning Vinteriors to permit a rear yard arthrack of 20 feet in less of the required 50 feet and a war yard settench of 20 feet in less of the required 7.5 feet for the less of the required 7.5 feet for the appearance of 5 feet in less of the required 7.5 feet for the appearance of the property of Ray J. Plantick, et ux, as there are plan judgmented with the Zoning Office.

In the event that the Pottlamphy is granted, a building present may be assed within the therty (30 day appeal period. The Zoning Communicated with the story of the immune of said permit during this posted for good cause shown. Such required for good cause shown. Such required much be exceeded in writing by the date of the hearing ort shows or made at the hearing.

ASHOUD JAMEON

THE R. P. LEWIS CO., LANS.

Date of The States And

13 1997, of 1999 a.e.
PARLY HERMAN BOOM 1994.
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Companie Assoc, Name, Mary

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need spint. The June Course

RAY J. HAIRFIELD, et ux,

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 87-399-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any orelininary or final Order

> Longitus We transform Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 18th day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Ray J. Hairfield, 93 Dundalk Ave., Baltimore, MD 21222, Petitioners,

Peter Max Zimmerman

CERTIFICATE OF PUBLICATION

TOWSON, MD., Mar. 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 Mar. 26,

THE JEFFERSONIAN.

35.40

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

4 N. Center Place P. O. Box 8936 Dundalk, Md. 21222

March 26,

THIS IS TO CERTIFY, that the american advertisement of 87-399-A - P.O. #85949 - Req. #LC1644 - 82 lines \$32.80was inserted in The Dundalk Eagle a weekly news-

paper published in Baltimore County, Maryland, once a week successive weeksbefore the

19 87 ; that is to say, 27th day of

the same was inserted in the issues of March 26, 1987

Kimbel Publication, Inc.

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 19th day of Pohrunes , 1987.

_Received by:

Attorney

James E. Deer Chairman, Zoning Plans Advisory Committee BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO._Zoning_Commissioner____

Date_April_8__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.

NEG: JGH: 51b

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 31, 1987

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

Chairman

MEMB IRS Bureau of

Department of Traffic Engineering State Roads Commission

Health Department Project Planning Building Department Poard of Education Zoning Administration

Industrial Development

Bureau of Fire Prevention

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 Pacition 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 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.

anes E. Sylu /KKB Chairman

Zoning Plans Advisory Committee

JED: kkb

Enclosures

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

STEPHEN E COLLINS

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 279, 280, 281, 282, 283, 284, and 285.

Very truly yours.

Y.SF:1t

Michael S. Flanigan Traffic Engineer Associate II

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON MARYLAND 21204-2586

PAUL H REINCKE

67227AT

RE: Case No. 87-199-A Ray J. Hairfield, et ux

was questioning why he was requesting postponement-

Z.C.'s order: Zoning inspector had already reviewed

County Board of Appeals of Baltimore County

Ray J. Hairfield, et ux

they had already completed work in compliance w/

work and said the case was closed; they then con-

tacted Gontrum and are confused be his request.

Mrs. Hairfield to contact Jontrum to clarify.

Room 200 Court House

Thank you.

cc: Mr. and Mrs. Hairfield

Dear Sir:

* postponed.

Towson, Maryland 21204

Re: Case No. 87-399-A

Mrs. Hairfield telephoned 8:00 a.m. 6/22/et -had received copy of John Contrum's letter --

January 27, 1987

June 18, 1987

Very truly yours,

John B. Gontrum

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

Mr. Arnold Jablos loning Commissioner Office of Planning and Zoning Baltimore County Office Building Towser "Aryland 21704

KL: Property Owner: Ray 1. Heirfield, et ux

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

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

Centlemen:

Pursuant to your request, the referenced property has been surveyed by this Sureau 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.

1 2. A second means of vehicle access is required for the site.

1 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 Leginning 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.

Tolly 1-3747 Approved: Special Inspection Division

Fire Prevention Sureau

91 Nundalk On Corne 2, 1987

County Board of Copenter from 200 Court Hence Jawson, mid 21204

it the Apreal Natural Case To. Thank you for your condider. dian.

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SS O A E- HUL IBPI

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.

Ar Armold Jablon, Lining Commissioner Office of Flaming and Joning

Dear Mr. Jablans

Comments on Item # 281. Zoning Advisory Committee Resting are as follows: Property Owner, Ray J. Hairfield, et ux lections E/S Dundalk Avenue, 116 feet S Sunship Road Districts D.R. 10.5

APPLICABLE TIDE AND CONCLEDE

All structures shall conform to the Seltimore Jounty Building Code as adopted by Council Bill #17-85, the Maryland Code for the Rendicapped and Aged (A.S.S.I. #117-1 + 1980) and other replicable Jodes and Standards. (2) A building and other miscellaneous permits shall be required before the start of any construction.

Pesidential: 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 plane and technical data.

Compercial: Three sets of construction drawings scaled and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced scale are not acceptable.

2. All Toe Groupe except B-L Single Funity Detected Decilings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. B-L Toe Groupe 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 L01. Section 1007. Section 1006.2 and Table 1002. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

7. The structure does not appear to comply with Table 505 for paraisable height/area. Reply to the requested variance by this office cannot be considered until the necessary data partializing to height/area and construction type is provided. See Table 131 and 505 and have your Architect/Engineer contact this department.

C. The requested variance appears to conflict with Section(s) ______, of the Seltimore

N. When faling for a required Change of Use/Occupancy Fermit, on alteration permit application shall also be filed along with three sets of acceptable construction plane indicating how the existing structure is

I. The proposed project appears to be located in a Flood Flain, fidal/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 see level for the lot and the finish floor levels including because.

O commune Puture 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.

E. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Flanning and Soning and are not intended to be construed as the full extent of any permit. If detired the applicant may obtain additional information by visiting home 122 . The County Office Building at 111 b. Chesapeake Avenue, Towson, Maryland Z.200. Martes & Sumber BY: C. E. Durnham, Third

Building Flane heries

12/22/75

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: _	Apri]	13, 1987, Monday	
PLACE:	Room 106, C	xusty Office Building	111 West Chesapeake
	Avenue, Town	on, Maryland	

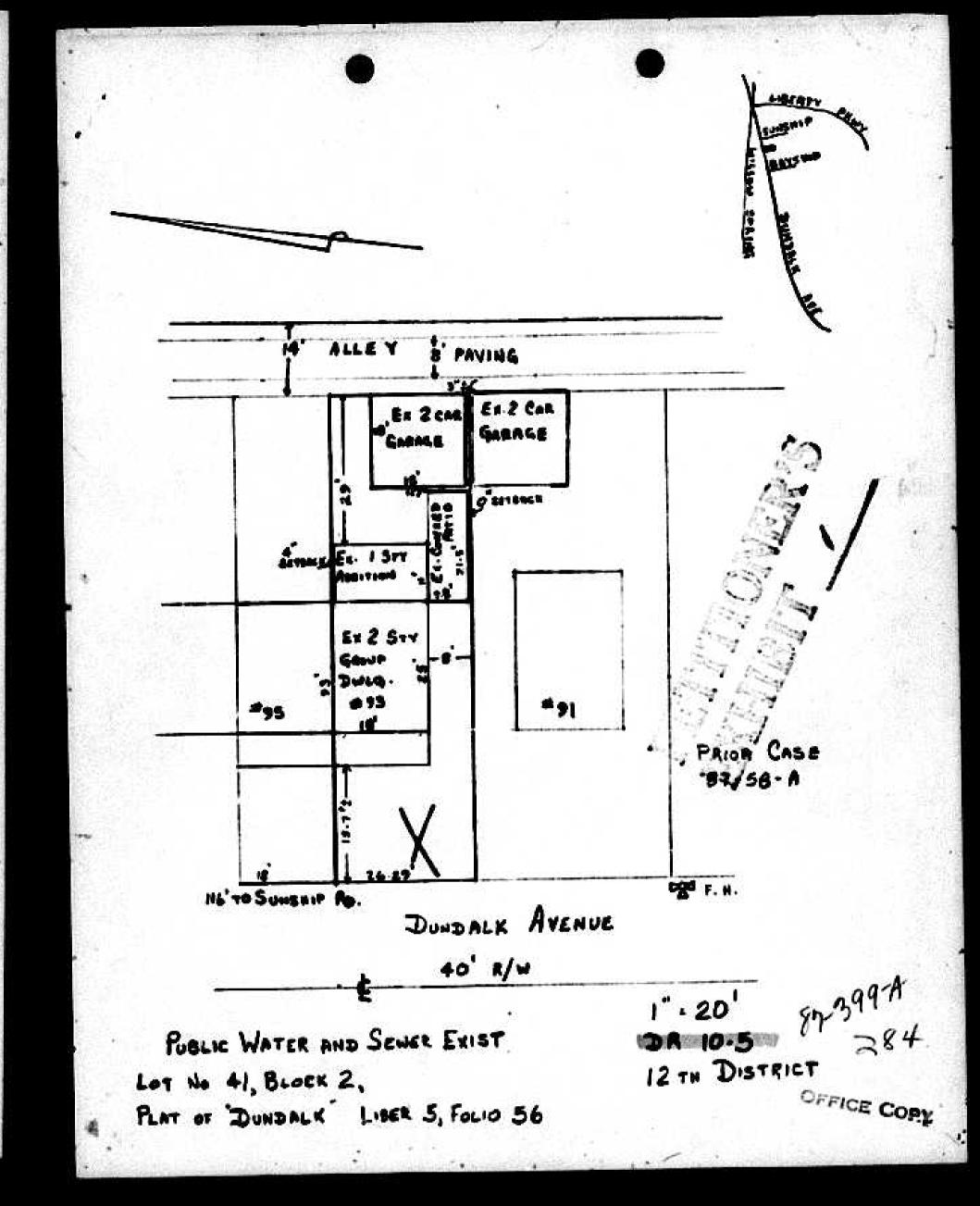
Zoning Compressioner of Baltimure County

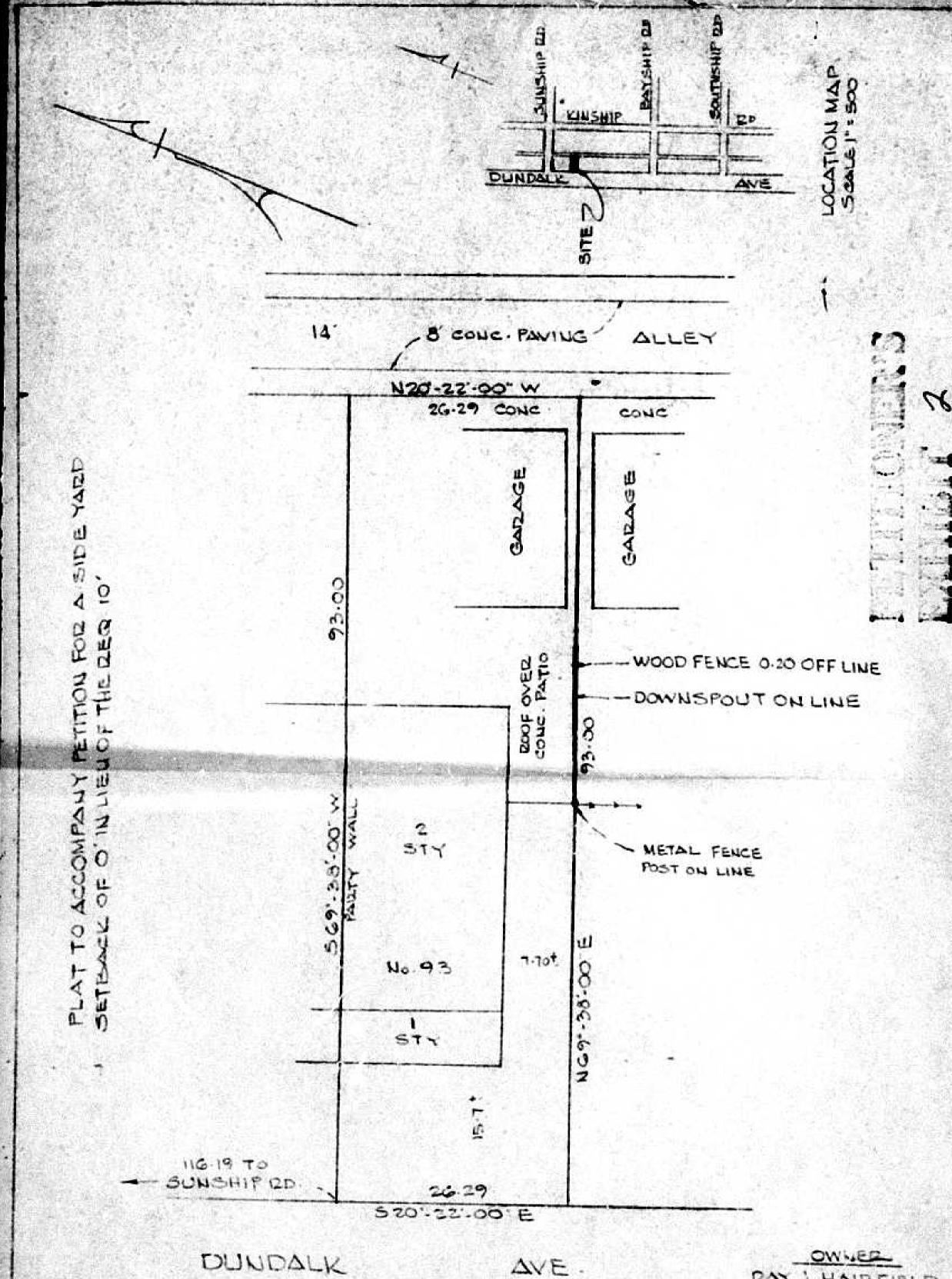
AJ:med

SELTHING FEE 20" VARIANCE | TEN 284

B BREVIOUS SERVICE | TEN 284

B BREVIOUS SERVICE | TEN 284





BALTO, MD 21222

AREA OF LOT 2445 SG FT 1

LOT 40 BLOCK 2 PLAT No. 1

DUNDALK

"LAT BOOK 5/56.57

127" DISTRICT BALTIMORE CO., MAIZYLAND

SCAR 1" 10 DOTE 12-1-86

FRANK 3. LINE VALUE AND 1277 HONOLOGIST AVE. 1237 GS1-5922