

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
17th day of March, 1987.

Petitioner Joseph R. Matthews
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 10, 1987

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

Zoning Petitions No. 87-415-A, 87-420-A, 87-421-A, 87-424-A, 87-425-A,
SUBJECT: 87-426-A, 87-427-A, 87-428-A, 87-429-A, 87-430-A, 87-431-A, 87-434-A,
87-435-A, 87-436-Sph, 87-438-A, 87-443-Sph, 87-445-A and 87-446-A

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

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slb

CPS-00A

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 23, 1987

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

cc:

Chairman

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Bureau of Education
Zoning Administration
Industrial
Development

RE: Item No. 317 - Case No. 87-431-A
Petitioner: Joseph R. Matthews
Petition for Zoning Variance

Dear Mr. Matthews:

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:kbb

Enclosures

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237



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

STEPHEN E. COLLINS
DIRECTOR

March 19, 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 306, 317, 318, 319, 320, 321, 323, 324, 325, and 326.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt



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

PAUL H. REINCKE
CHIEF

February 18, 1987

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

RE: Property Owner: Joseph R. Matthews

Location: S/S Eastdale Rd., 197.13 ft. W of centerline 54th. St.

Item No.: 317 Zoning Agenda: Meeting of 2/17/87

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: *C. E. Dyer*
Planning Group
Special Inspection Division

Noted and

Approved: *John E. O'Neill*
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

February 12, 1987

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

Dear Mr. Jablon:

Comments on Item # 317 Zoning Advisory Committee Meeting are as follows:

Property Owner: Joseph R. Matthews
Location: S/S Eastdale Road, 197.13 feet W of centerline 54th St.
District: 15th

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. #17-1 - 1980) and other applicable Codes and Standards.

(A) 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 B-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 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 101, Section 1007, Section 1006.2 and Table 102. No openings are permitted in exterior walls within 3'-0" of an interior lot line. No openings permitted in the side or rear walls.

(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 101 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 the 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.

(J) Comments: Rain from the roof area shall be collected by gutters to downspouts and carried to the alley as per section 518.1 of Council Bill 17-85.

(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. The applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Arnold E. Jablon
Arnold E. Jablon, Chief
Building Plans Review

1/27/87

IN RE: PETITION FOR ZONING VARIANCE
S/S Eastdale Road, 197.13' W
of the c/l of 54th Street
(7543 Eastdale Road)
15th Election District
7th Councilmanic District
Joseph R. Matthews
Petitioner

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 87-431-A

The Petitioner herein requests a variance to permit a side yard setback of 0 feet in lieu of the required 2.50 feet and a setback from the center of the alley of 13 feet in lieu of the required 15 feet for a garage.

Testimony by and on behalf of the Petitioner indicated that the subject property is improved with a 16-foot wide inside group townhome. The Petitioner now proposes to construct a 13-foot wide garage to amply accommodate a motor vehicle. Only a 3-foot wide walkway to the alley can be provided. The garage will have a relatively flat roof with no overhangs onto the adjacent property, and water runoff will drain to the alley. 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 6th day of May, 1987, that a side yard setback of 0 feet and a setback from the center of the alley of 13 feet, for a garage 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:

All water runoff shall be contained on site or drain into the adjacent alley.

Jean M. H. Jung
JAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING

Date 4/23/87

By *John E. O'Neill*

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
494-3550

Arnold Jablon
Zoning Commissioner

May 6, 1987

Mr. Joseph R. Matthews
7943 Eastdale Road
Baltimore, Maryland 21224

RE: Petition for Zoning Variance
S/S Eastdale Road, 197.13' W
of the c/l of 54th Street
15th Election District
7th Councilmanic District
Case No. 87-431-A

Dear Mr. Matthews:

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

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs

Enclosures

cc: People's Counsel

Mr. Joseph R. Matthews
7943 Eastdale Road
Baltimore, Maryland 21224

March 20, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
S/S Eastdale Rd., 197.13' W of the c/l of
54th St. (7943 Eastdale Rd.)
15th Election District - 7th Councilmanic District
Joseph R. Matthews - Petitioner
Case No. 87-431-A

TIME: 1:45 p.m.

DATE: Monday, May 4, 1987

PLACE: Room 301, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland


Zoning Commissioner
of Baltimore County

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

No. 30532

DATE 2/3/87 ACCOUNT 01-413

AMOUNT \$ 35.00

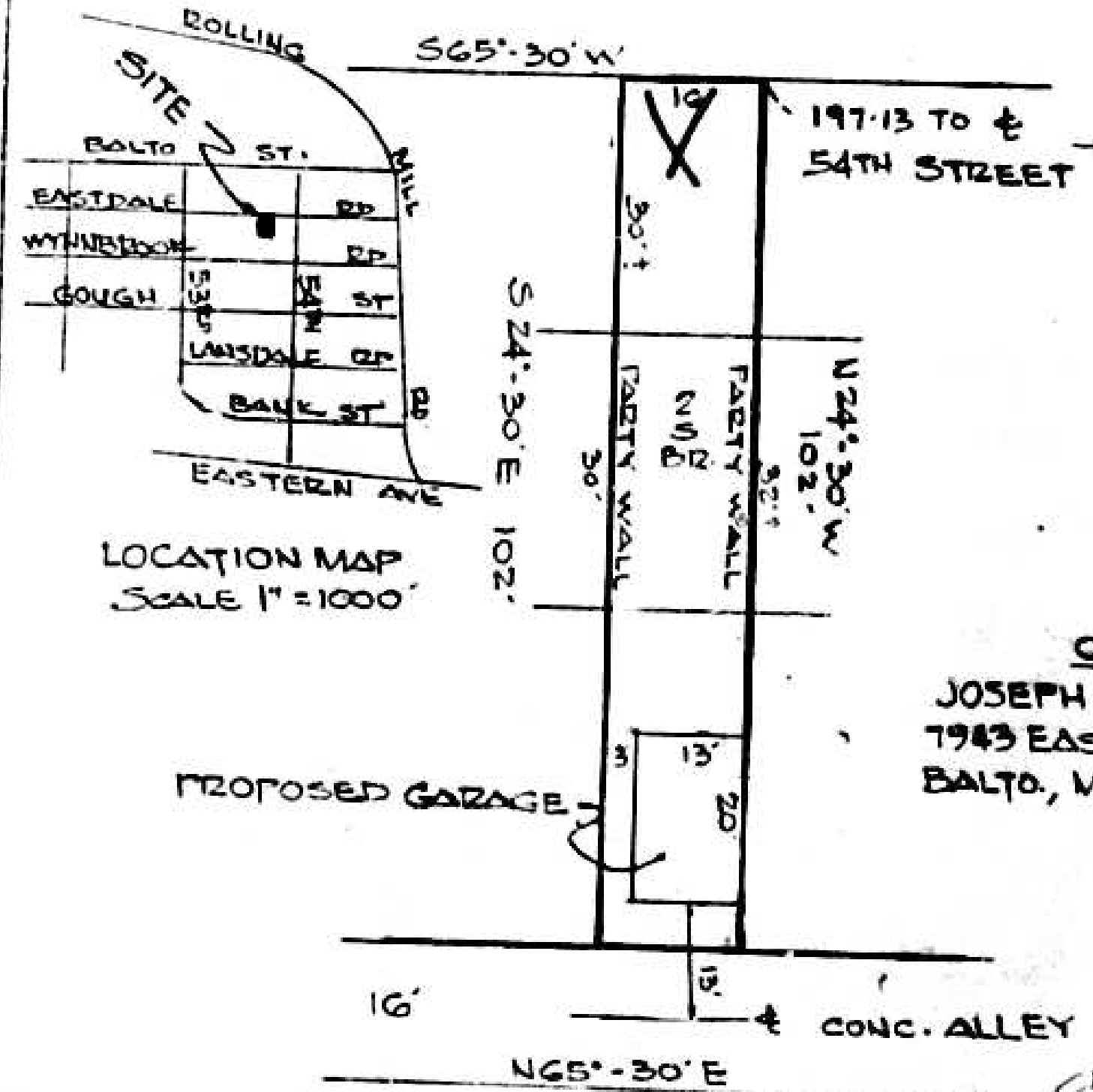
RECEIVED FROM FRANK LEE

FOR Filing Fee For Variance Item 917

8 8039*****350018 803DF
Matthews - Petitioner
VALIDATION OR SIGNATURE OF CASHIER

PLAT TO ACCOMPANY PETITION FOR
A SIDEYARD SETBACK OF 0' IN LIEU OF THE REQ. 2.50'
A SETBACK OF 13' FROM CENTER LINE OF ALLEY IN LIEU
OF THE REQ. 15'

EASTDALE (50') ROAD



OWNER
JOSEPH R. MATTHEWS
7943 EASTDALE RD.
BALTO, MD. 21224

EXISTING ZONING **DR 10.5**
AREA OF REARYARD: 612.50 FT.
AREA OF PROPOSED GARAGE: 260 SQ. FT.
PROPOSED GARAGE
LOT 22 BLOCK 2 PLAT ONE
EASTWOOD HEIGHTS
PLAT BOOK 20-83
15TH DISTRICT BALTIMORE CO., MARYLAND
SCALE 1" = 20'



FRANK S. LEE
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21237
687-6922