

87-442-A #337	N/S Harewood Park Dr., 315' W of c/l of Princeton <u>Rd. (6818 Harewood Park Dr.)</u>	15th E.D.
3/24/87	Variance - filing fee \$35.00 - David C. Brown, et ux	
3/24/87	Hearing set for 5/11/87, 10:30 a.m. (Mr. Jablon)	
5/11/87	Advertising and Posting - \$67.78	
5/12/87	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a side yard setback of 3 feet in lieu of the required 10 feet is GRANTED with restrictions.	

1987-0442-A

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance requested will/will not adversely affect the health, safety, and general welfare of the community, the variance should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of May, 1987, that the Petition for Zoning Variance to permit a side yard setback of 3 feet in lieu of the required 10 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the Chesapeake Bay Critical Area comments submitted by the Director of Planning, dated May 1, 1987, attached hereto and made a part of this Order.



Zoning Commissioner of
Baltimore County

AJ/srl

Attachment

cc: Mr. & Mrs. David C. Brown

People's Counsel

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
24th day of March, 1987.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner David C. Brown, et ux Received by: James E. Dyer
Petitioner's Attorney Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 1, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition Nos. 87-439-A, 87-440-A, 87-441-A and 87-442-A

Please consider the Chesapeake Bay Critical Area Findings
(see memo dated 5/1/87) to be this office's comment.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slu

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 1, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Chesapeake Bay Critical Area Findings
David C. Brown, et ux (87-442-A) Item 337

In accordance with Section 8-1813 of the Chesapeake Bay Critical
Law and the July 8, 1985 Opinion from the County Attorney, it is hereby
my "findings" that the proposed development will comply with the terms
of Section 8-1813(a) for minimizing adverse impacts on water quality and
protecting identified habitats, provided that the Special Exception is
conditioned on compliance with the following requirements:

1. Two (2) major deciduous trees, or Four (4) conifers, or
Four (4) minor deciduous trees are planted and maintained
on the lot. A combination of these three tree types is
acceptable provided that 2,000 square feet of tree cover
is provided. A large deciduous tree is estimated to cover
1,000 square feet and a minor deciduous or conifer 500 square
feet. Any existing trees that are to remain can be credited
toward meeting these requirements.
2. Storm water runoff from impervious surfaces associated with
this petition should be directed over previous areas such as
lawn to encourage maximum infiltration.

ORDER RECEIVED FOR FILING
Date *May 1, 1987*
By *John F. O'Neill*

NEG:PJS:slu
cc: Uri Avin
Tim Dugan
David Fields
Jim Hoswell
Tom Vidmar
People's Counsel

RECEIVED
MAY 4 1987
ZONING OFFICE

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 5, 1987

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

cbs

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. David C. Brown
6818 Harewood Park Drive
Baltimore, Maryland 21220

RE: Item No. 337 - Case No. 87-442-A
Petitioner: David C. Brown, et ux
Petition for Zoning Variance

Dear Mr. Brown:

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,
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:kpb

Enclosures



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 327, 329, 330, 332, 333, 334, 335, 337, 338, 339, 340, 344, 345,
346, 347, and 348.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



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

PAUL H. REINCKE
CHIEF

March 5, 1987

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

RE: Property Owner: David C. Brown, et ux (Critical Area)

Location: N/S Harewood Park Dr., 315' W. of the c/l of Princeton Road.

Item No.: 337 Zoning Agenda: Meeting of 3/3/87

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 or feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.
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: *Paul H. Reincke* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

March 13, 1987

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

Dear Mr. Jablon:

Comments on Item # 337 Zoning Advisory Committee Meeting are as follows:

Property Owners: David C. Brown
Locations: N/S Harewood Park Drive, 315' W of the c/l of Princeton Rd.
Districts: 15th

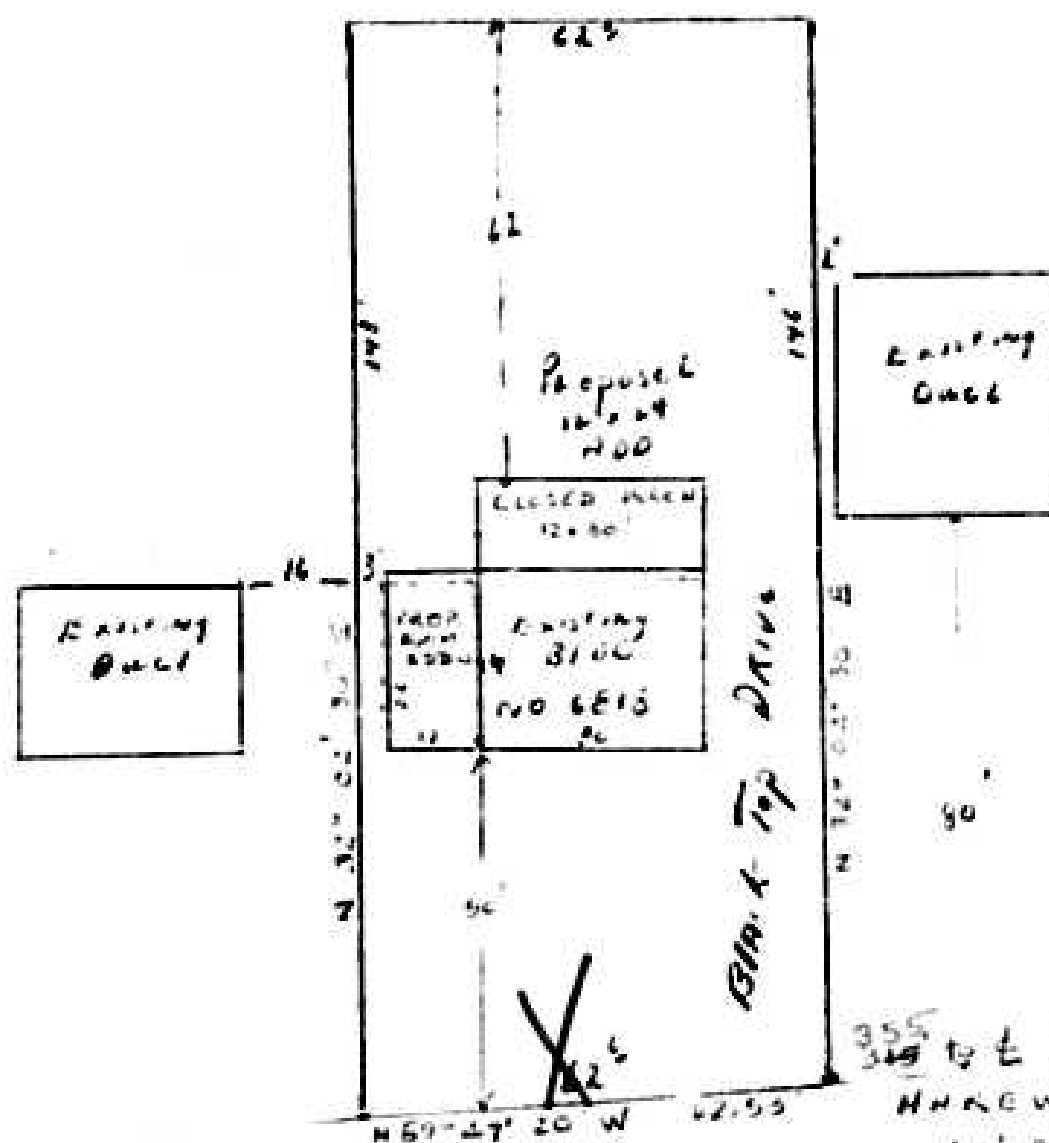
APPLICABLE CODES ARE COMPILED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #1-86,
the Maryland Code for the Building Code and Amendments (A.M.S.I. #117) - 1980 and other applicable codes 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/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 One Group except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 3'-0" to an interior lot line. No One Group 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 107, Section 108, and Table 107. 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 401 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ 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 Use _____ to Use _____, or
to Mixed Use. See Section 112 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached
copy of Section 116 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.
10. Comments:
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. If desired,
the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Chamberlain
Charles E. Chamberlain
Building Plans Review

L/27/87

Vicinity Map



SITE LIES WITHIN THE CHESAPEAKE
BAY CRITICAL AREA

$t = 30'$

57-442-A
#337