

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 result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance requested will not adversely affect the health, safety, and general welfare of the community, the variance and amendment should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of June, 1987, that the Petition for Zoning Variance to permit a window to street right-of-way setback of 23 feet in lieu of the required 25 feet and, additionally, the amendment to the Sixth Amended Final Development Plan of Carrollwood Manor, Block B, Lots 4 and 5, to permit construction outside of the building envelope be and are hereby GRANTED from and after the date of this Order.

Arnold Jablon
Zoning Commissioner of
Baltimore County

Ad/ari

cc: Robert J. Romadka, Esquire

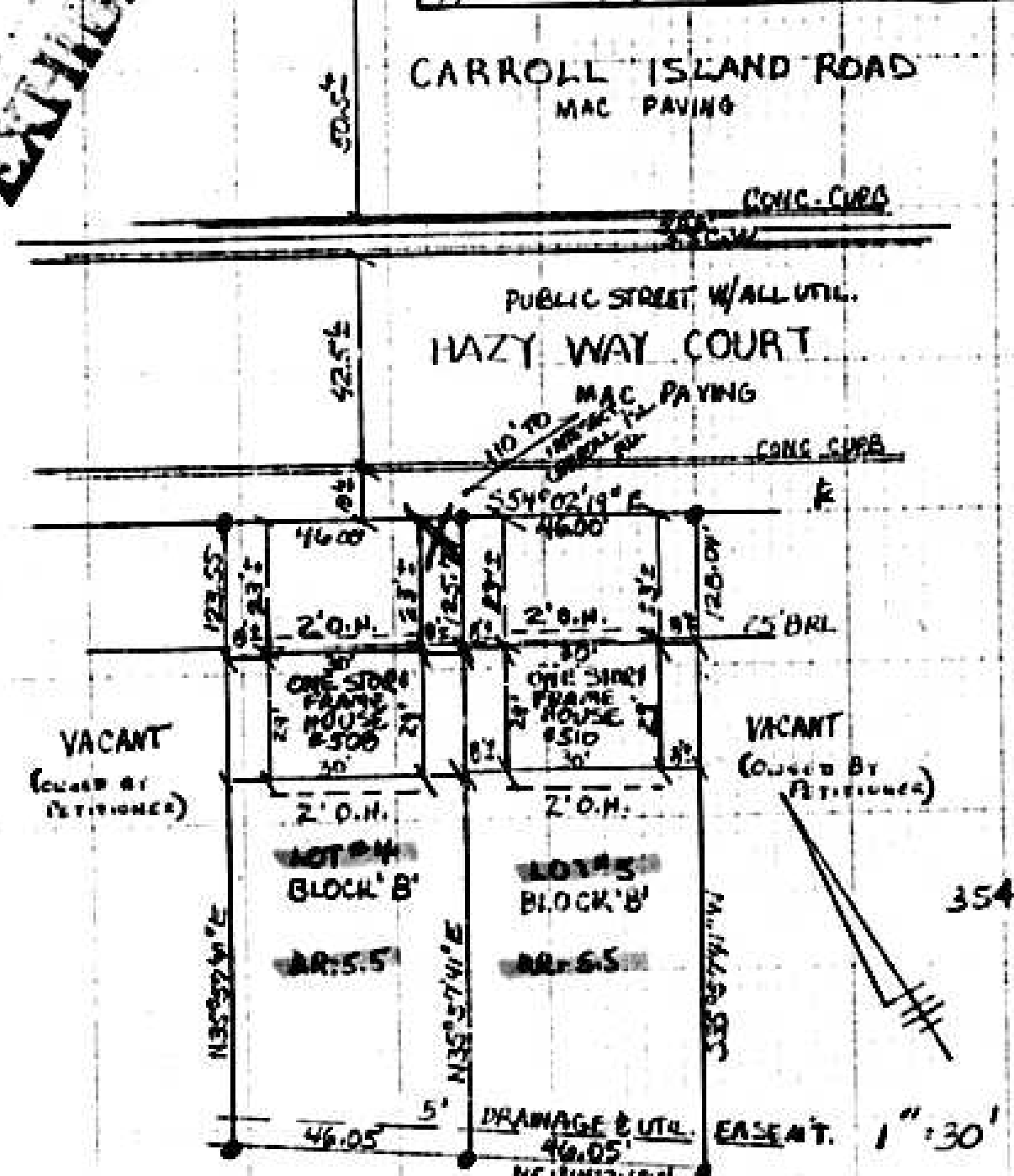
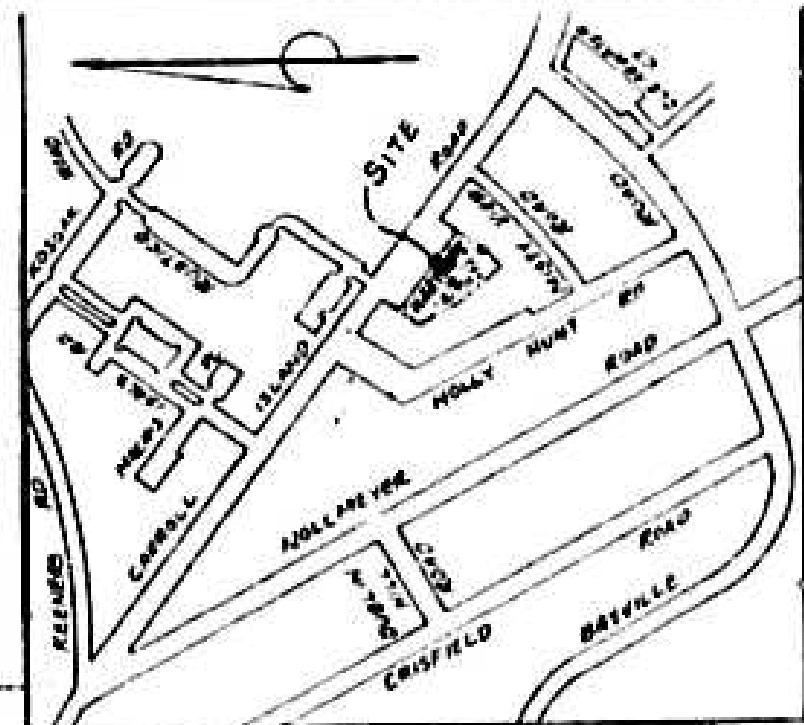
Mr. Steven Ogle

People's Counsel

87-473-A
#354

Seinale, Incorporated
111 W. Chesapeake Ave.
Towson, Maryland 21204
(410) 281-1100

87-473-A
#354



SEINOLE, INC.
4 NASHUA CT BAY 16
BALTIMORE, MD 21221
301/686-1977

OFFICE COPY
PLAN TO ACCOMPANY
"PETITION FOR ZONING VARIANCE"
LOTS 4 & 5, BLOCK "B"
CARROLLWOOD MANOR
PLAT BOOK 35, FOLIO 43
15TH ELECTION DISTRICT

87-473-A

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
day of April, 1987.

Arnold Jablon
Zoning Commissioner

Petitioner
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: May 7, 1987
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-A73-A

In view of the fact that the petitioner owns a vacant lot on each side of lots 4 and 5, this office has no basis for supporting the granting of the requested variances.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

RECEIVED
MAY 11 1987
ZONING OFFICE

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 13, 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. Walter M. Stefanowicz, President
Seminole Incorporated
9413 Gunview Road
Baltimore, Maryland 21236

RE: Item No. 354 - Case No. 87-473-A
Petitioner: Seminole, Incorporated
Petition for Zoning Variance

Dear Mr. Stefanowicz:

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

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

STEPHEN E. COLLINS
DIRECTOR

April 13, 1987

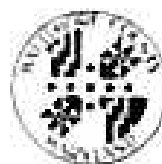
Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items 350, 351, 352, 353, 354, 355, and 356.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

NSF:11



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

PAUL H. REINCKE
CHIEF

March 13, 1987

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

RE: Property Owner: Seminole, Inc.

Location: SW/S Hazy Way Court, 110' SW Carroll Island Road

Item No.: 354 Zoning Agenda: Meeting of 3/17/87

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 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.
- (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: *John F. O'Neill*
3-13-87

Noted and
Approved:

Planning Group
Special Inspection Division

Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

April 16, 1987

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

Dear Mr. Jablon:

Comments on Item # 354 Zoning Advisory Committee Meeting are as follows:

Property Owner: Seminole, Inc.

Location: SW/S Hazy Way Court, 110 ft SW Carroll Island Road
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.T. #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 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 401, Section 1107, Section 1106.2 and Table 1102. 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, Flood/Diverine. 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:
- 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 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Martha E. Lumb
ST. C. E. Lumb, Chief
Building Plans Review

LJZ/RS

*Copy Hearing
for the Public
87-1453*

SEMINOLE
INCORPORATED



ZONING OFFICE

March 3, 1987

Zoning Department
Baltimore County
Towson, Maryland 21204

Gentleman:

It is urgently important to us that the hearing for the zoning variance effecting lots #4 and #5 block B of Carrollwood Manor takes place as soon as possible. The houses on these two lots are presently under construction and are financed by Key Federal Savings And Loan.

In all likelihood Key Federal will not advance any construction funds until the variance has been granted. This will seriously effect our cash flow and therefore cause us to curtail our activities and necessitate the layoff of many of our employees.

Your consideration of this request is deeply appreciated.

Sincerely Yours:

Walter Stanowicz
Walter Stanowicz
Seminole, Inc. - Petitioner