

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 22, 1987

County Office Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Wayne E. Holin
1334 Gooseneck Road
Baltimore, Maryland 21220

RE: Item No. 364 - Case No. 87-500-A
Petitioners: Wayne E. Holin, et ux
Petition for Zoning Variance

Dear Mr. Holin:

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.

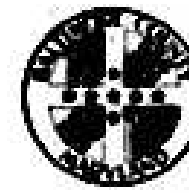
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing 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, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures



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

STEWART L. MOORE
C. Richard Moore
Acting Director

April 17, 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 360, 361, 362, 363, 364, 365, 359, and 366.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item #364, Zoning Advisory Committee Meeting of 3-24-87

Property Owner: Wayne Holin, et ux

Location: NE/S Goose Neck Rd. District 15

Water Supply: public Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charcoal operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

Zoning Item #364 Zoning Advisory Committee Meeting of 3-24-87
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- (X) Soil percolation tests (have been must be) conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (X) Others: This agency would not give favorable response to any variance in zoning space for dwellings in areas such as parking, trash, utility documentation shows a predominance of failing sewage disposal system, unless on-site installation reveals satisfactory soil conditions for subsurface disposal of sewage.

an J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

March 19, 1987

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

RE: Property Owner: Wayne E. Holin, et ux (Critical Area)

Location: NE/S Goose Neck Rd., 470' NW Goose Harbor Road

Item No.: 364

Zoning Agenda: Meeting of 3/24/87

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] 3-24-87
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

YED 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 # 364, Zoning Advisory Committee Meeting are as follows:

Property Owner: Wayne E. Holin
Location: NE/S Goose Neck Road, 473 ft NW Goose Harbor Road
District: 15th

APPLICABLE RULES AND CODES:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.B.C.D. #17-3 - 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 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. Registered seals are not acceptable.
- (E) All New Garage except 2nd Floor Family Attached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. 2nd Floor Garage require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built up on exterior lot line shall require a fire or party wall. See Table 404, Section 107, Section 404-2 and Table 100. 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 205 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 404 and 5-2 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/Temporary Permit, an occupation 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. Revised Architectural or Engineer seals are usually required. The change of the Group are from the _____ to the _____ or to Class 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 1st and the finish floor levels including basement.
- (J) Comments: Plans do not show elevations above sea level. All floor levels including a basement shall be 1'-0" above the 100 year storm elevation by Public Works.
- (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 exhaustive of any comment. If having the applicant any other additional information by visiting Room 127 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Baltimore County
Building Plans Review

LJ27/M

SPECIAL PERMITS FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1981

EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1524 Date of Posting: 5/24/87
Posted for: Wayne E. Holin, et ux
Location of property: NE/S Goose Neck Rd., 473' NW/Goose Harbor Rd.
1334 Goose Neck Rd.
Location of Sign: Facing Goose Neck Rd., 200' W. of E. Yorkway,
on property of E. Holin
Remarks:
Posted by: Matthew Date of return: 5/29/87
Number of Signs: 1

The Times

Middle River, Md., May 24 1987
This is to Certify, That the annexed
Petition - 1524
80# 87-970
was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of two successive
weeks before the 28th day of
May, 1987
John B. Publisher.

Mr. Wayne E. Holin
Mrs. Denise J. Holin
1334 Gooseneck Road
Baltimore, Maryland 21220

May 7, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NE/S Goose Neck Rd., 473' NW of Goose Harbor
Rd. (1334 Goose Neck Rd.)
15th Election District - 5th Councilmanic District
Wayne E. Holin, et ux - Petitioners
Case No. 87-500-A

TIME: 10:15 a.m.
DATE: Tuesday, June 16, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

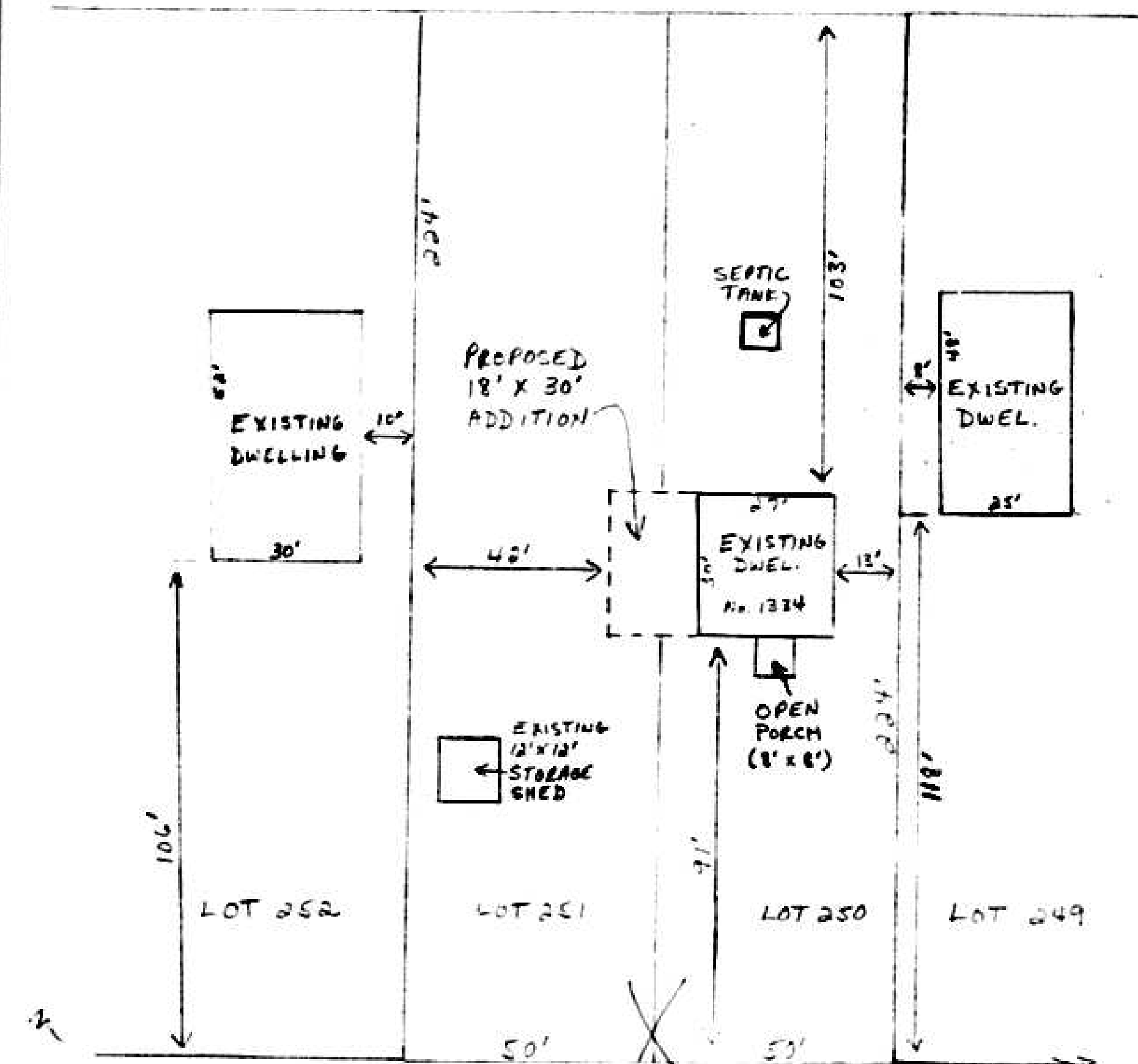
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 32433

DATE 3/11/87 ACCOUNT 01-615
AMOUNT \$ 35.00
RECEIVED FROM Denise Holin
FOR FILED FEE FOR VARIANCE 1524 364
B 8083*****3500:0 6128F
VALIDATION OR SIGNATURE OF CASHIER

SCALE: 1" = 30'

GOOSE HARBOR CREEK (SENECA)



Plot for Zoning Variance
Owner - Wayne & Denise Holin
District - 15, Zone REC GOOSE NECK ROAD (30' R/W, 16' PAVING)
Subdivision - Boule's Quarters
Lots No 250 & 251, Block No 9
Folio 12
Existing water utilities in Gooseneck Road -
owner septic tank
COMBINED LOT SIZE:
22,400 sq. ft.
OFFICE CORR. .50 acres
87-500-A

CERTIFICATE OF PUBLICATION

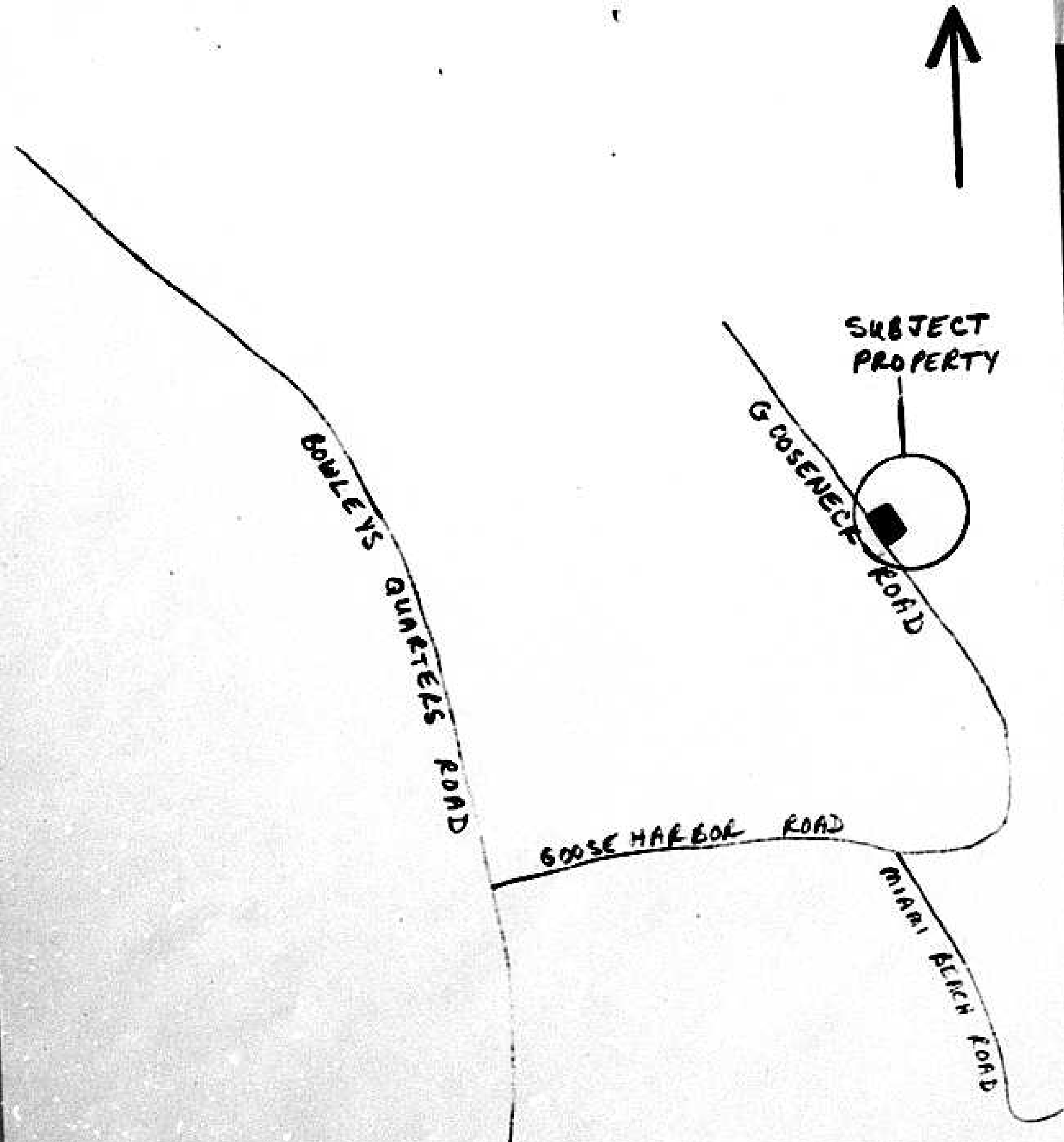
TOWSON, MD., May 28, 1987
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
May 28, 1987.

THE JEFFERSONIAN,

[Signature]
Publisher

32.17

VICINITY MAP



87-500-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
date May 21 of 1987.

[Signature]
Norman E. Gerber, AICP
Zoning Commissioner

Positioner Wayne E. Holin Received by: James E. Byer
Positioner's Attorney Matthew Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date May 26, 1987
FROM: Norman E. Gerber, AICP, Director
Office of Planning & Zoning
SUBJECT: Zoning Petitions No. 87-499-A, 87-500-A and 87-502-A

Please consider the Chesapeake Bay Critical Area Findings
(see memoranda from Gerber to Jablon dated May 21, 1987) to be
the position of this office on the subject petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG/JGH:slb

RECEIVED
MAY 26 1987
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon Date May 21, 1987
Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Chesapeake Bay Critical Area Findings -
Wayne E. Holin, Et ux (87-500-A, Item 364)

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:

- Six (6) major deciduous trees, or twelve (12) conifers, or
twelve (12) minor deciduous trees are planted and maintained
on the lot. A combination of these three tree types is
acceptable provided that 4,000 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.
- Storm water runoff from impervious surfaces associated with
this petition should be directed over previous areas such as
lawn to encourage maximum infiltration.

[Signature]
Norman E. Gerber, AICP, Director
Office of Planning & Zoning

NEG/PJS/jat
cc: Tim Dugan
David Fields
Jim Howell
Tom Vidmar
People's Counsel

RECEIVED
MAY 28 1987
ZONING OFFICE