

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 19, 1999

Mr. & Mrs. Grover M. Hutchins
1 Stratford Road
Baltimore, MD 21218-1145

Dear Mr. & Mrs. Hutchins:

RE: Proposed New Dwelling, 7844 Denton Ave., Zoning Case #88-11-A, 15th Election District

Your letter to the Director Permits and Development Management has been referred to me for reply. Your request is for written confirmation of approval to replace the existing single family dwelling on the aforementioned property with a new one similar to the house on the adjoining lot as shown in the submitted photographs. Your request will be approved, provided the setbacks granted in approved zoning case #88-11-A and the height regulations in Section 1802.2.A, Baltimore County Zoning Regulations can be met.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,


John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:rsj

c: Zoning Case #88-11-A

BALTIMORE COUNTY, MARYLAND		No. 065841	DATE 1-1-78
OFFICE OF BUDGET & FINANCE			
MISCELLANEOUS RECEIPT			
DATE 1-1-78	ACCOUNT 00000000		
AMOUNT \$ 500.00 (\$500)			
RECEIVED FROM Loretta A Grover Hutchins			
FOR \$500-\$500			
7344 Denton Avenue			
DISTRIBUTION			
☐ WHITE - CARRIER	☐ PINK - AGENCY	☐ YELLOW - CUSTOMER	☐

July 1, 1999

Director
Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

Re: 7844 Denton Avenue

Dear Sir or Madam:

We are writing to request permission to replace the existing single family house on the above property with a new structure. This property was the subject of a zoning variance as Case No. 88-11-A. In constructing the new residence we will fully comply with the spirit and intent of the zoning variance granted on July 10, 1987 (copy enclosed).

The new structure will be on the same site as the existing structure and within the perimeter granted in 88-11-A. The new house will consist of a two story dwelling erected over a garage. It will be smaller than, but generally similar to the adjacent house at 7846 Denton Avenue which is shown on the enclosed photograph.

Thank you for your consideration.

Sincerely yours,

Grover M. Hutchins

1 Stratford Road
Baltimore, MD 21218-1145
410-243-1562

99-1810



Come visit the County's Website at www.co.ba.md.us

[illegible]

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

Therefore, it is ORDERED by the Zoning Commissioner of Baltimore County, Md. 10-10-87
 day of July, 1987, that the Petition for Zoning Variances to permit
 a minimum lot width of 40 feet in lieu of the required 55 feet, side yard
 setbacks of 6.6 feet in lieu of the required 10 feet, and a front yard
 setback of 15 1/2 feet in lieu of the required 25 feet be and is hereby GRANTED,
 from and after the date of this Order, subject, however, to the following re-
 strictions which are conditions precedent to the relief granted herein:

1. Compliance with the Chesapeake Bay Critical Area constraints submitted by the Director of Planning, dated June 22, 1967, attached hereto and made a part of this Order.
2. The Petitioner may apply for this building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time in all of the above mentioned applications as the applicant's appeal process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for, all monies paid, and property to its original condition.

Archie J. Jones
E. King Commissioner of
Baltimore County

Attachment
cc Thomas C. Morrow, Esquire
People's Counsel

[illegible]

402 88-11-A **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 1802.3.6.1 to permit a minimum lot width of 40 feet in lieu of the required 55 feet and minimum side yard setback of 6.6 feet in lieu of the required 10 feet and a minimum front yard setback of 15.1 feet in lieu of the required 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) (1) Your Petitioner is the owner of real property, in fee, improved by two (2) completely detached individual residences known as 7844 Denton Avenue and 7846 Denton Avenue; that your Petitioner resides at 7846 Denton Avenue and leases 7844 Denton Avenue; that your Petitioner desires to convey, by sale, in fee, the improved property known as 7844 Denton Avenue; that the existing residences have been so situated for well in excess of 20 years; that your Petitioner suffers from hardship for reason that the place of the subject residence on its lot prevents any disposition and your Petitioner must for financial difficulties convey the subject residence as soon as possible. (See attachment)

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 declare 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.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
Address _____ (Type or Print Name)
City and State _____ Signature _____
Attorney for Petitioner: _____
Thomas J. Hackett, Esquire
(Type or Print Name) Address: 7846 Denton Avenue
Signature _____ Baltimore, Maryland 21219
401 Washington Avenue, Ste. 701
Address: _____
Towson, Maryland 21204
City and State _____
Attorney's Telephone No.: 321-9610
Address _____ Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of July, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of July, 1987, at 10:00 o'clock A.M.

By: *Carl J. Jolson*
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING: 1 1/2 HRS. (over)
REVIEWED BY: CKE 4/5/87

PETITION FOR ZONING VARIANCES
15th Election District - 7th Councilmanic District
Case No. 88-11-A

LOCATION: End of Denton Avenue, 950 feet Southeast of North Point Road (7844 and 7846 Denton Avenue)

DATE AND TIME: Wednesday, July 8, 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 Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a minimum lot width of 40 feet in lieu of the required 55 feet, minimum side yard setbacks of 6.6 feet and 7.0 feet in lieu of the required 10 feet, and a minimum front yard setback of 15.1 feet in lieu of the required 25 feet

Being the property of Max Anthony Gasker, 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
ARNOLD JARLOV
ZONING COMMISSIONER
OF BALTIMORE COUNTY

DESCRIPTION FOR VARIANCE 7844 AND 7846 DENTON AVENUE 15TH ELECTION DISTRICT

Beginning at a point marking the end of the County maintained portion of Denton Avenue, said point being 950 feet, more or less southeast of North Point Road and running thence North 54° 30' East, 156 feet, more or less to the waters of Shallow Creek, thence binding on said waters in a southerly and westerly direction for a distance of 310 feet, more or less, then beginning. Containing 24,100 square feet of land, more or less.

Item #402 - Case No. 88-11-A

Hardship or Practical Difficulty continued

(2) That your Petitioner has a practical difficulty in that relocating the residence on said property in order to meet the setback requirements under D.R. 5.5 Zoning Classification is prohibitably expensive and financially impossible for your Petitioner.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
End of Denton Ave., 950' SE of : OF BALTIMORE COUNTY
North Point Rd. (7844 & 7846 :
Denton Ave.), 15th District :
MAX ANTHONY GASKER, Petitioner : Case No. 88-11-A

ENTRY OF APPEARANCE

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

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 12th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to Thomas J. Hackett, Esquire, 401 Washington Ave., Suite 701, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JARLOV
ZONING COMMISSIONER

JAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 30, 1987

Thomas J. Hackett, Esquire
401 Washington Avenue, Suite 701
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES
End of Denton Ave., 950' SE of North Point Rd.
(7844 and 7846 Denton Ave.)
15th Election District - 7th Councilmanic District
Max Anthony Gasker - Petitioner
Case No. 88-11-A

Dear Mr. Hackett:

This is to advise you that \$110.17 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.

Please make the check payable to Baltimore County, Maryland, and remit to the Zoning Commissioner, 111 West Chesapeake Avenue, Towson, Maryland

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

No. 35965

DATE 7/8/87 ACCOUNT R-01-615-000

SIGN & POST
RETURNED
AMOUNT \$ 110.17
Mr. Max Gasker, 7846 Denton Avenue,
Baltimore, Md. 21219

RECEIVED FROM: _____

ADVERTISING & POSTING COSTS RE CASE #88-11-A

FOR: _____

VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 6/21/87
Posted for: Variance
Petitioner: Max Anthony Gasker
Location of property: End of Denton Ave., 950' SE of North Point Rd. (7844 & 7846 Denton Ave.)
Location of Sign: 111 West Chesapeake Ave., Towson, Md. 21204
Remarks: Max Gasker - Petitioner
Posted by: *Ed Hackett* Date of return: 7/28/87
Number of Signs: 1

Thomas J. Hackett, Esquire
401 Washington Avenue, Suite 701
Towson, Maryland 21204

July 23, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
End of Denton Ave., 950' SE of North Point Rd. (7844 and 7846 Denton Ave.)
15th Election District - 7th Councilmanic District
Max Anthony Gasker - Petitioner
Case No. 88-11-A

TIME: 10:00 a.m.

DATE: Wednesday, July 8, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUNE 18, 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 JUNE 18, 1987.

THE JEFFERSONIAN,

Chas. Andrew Bruehl
Publisher

32.17

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

No. 32482

DATE 7/8/87 ACCOUNT R-01-615

AMOUNT \$ 35.00

RECEIVED FROM: *Thomas J. Hackett*

FOR: *Financing for Variance*

RECEIVED FROM: _____

VALIDATION OR SIGNATURE OF CARRIER

1-25-88

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(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of July, 1987, that the Petition for Zoning Variances to permit a minimum lot width of 40 feet in lieu of the required 55 feet, side yard setbacks of 6.6 feet and 7 feet in lieu of the required 10 feet, and a front yard setback of 15.1 feet in lieu of the required 25 feet be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. Compliance with the Chesapeake Bay Critical Area comments submitted by the Director of Planning, dated June 22, 1987, attached hereto and made a part of this Order.
2. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Arnela J. Jones
Zoning Commissioner of
Baltimore County

AJ/srl
Attachment
cc: Thomas C. Morrow, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
Date *July 21, 1987*
By *[Signature]*

9/25/87.

On this date, the secretary to Thomas C. Morrow, Esquire, telephoned and advised that he represented Max Anthony Gasker and had not as yet received a copy of the final Order in Case No. 88-11-A. I informed her I would remain a copy to him at the below-given address:

401 Washington Avenue
Suite 701
Towson, Maryland 21204

B. du Bois
Zoning Office

P.S. His phone no. is 321-9610

9/25/87 - Copy remained, recd

CERTIFICATE OF PUBLICATION

Office of

THE AVENUE NEWS

442 Eastern Blvd.
Baltimore, Md. 21221

JUNE 18, 1987

THIS IS TO CERTIFY, that the annexed advertisement of:

MAX ANTHONY GASKER 15th ELECTION DISTRICT.
To advertise P088938 REQ# M03254, END OF DENTON AVE
950' SE OF NORTH POINT RD. (7844 & 7846 DENTON AVE.)
HEARING: WEDNESDAY, JULY 8, 1987, at 10:00am.
126 lines at \$63.00

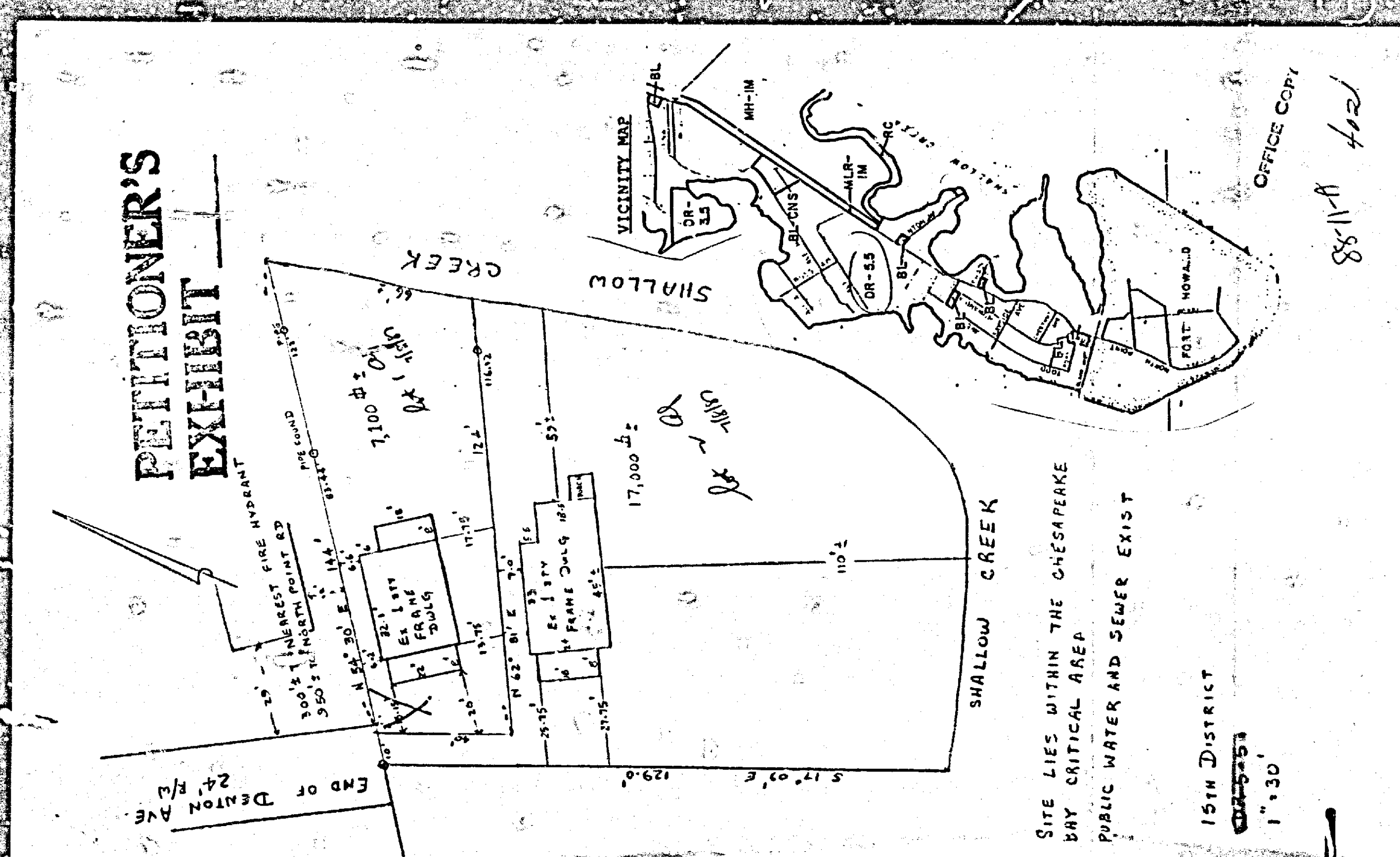
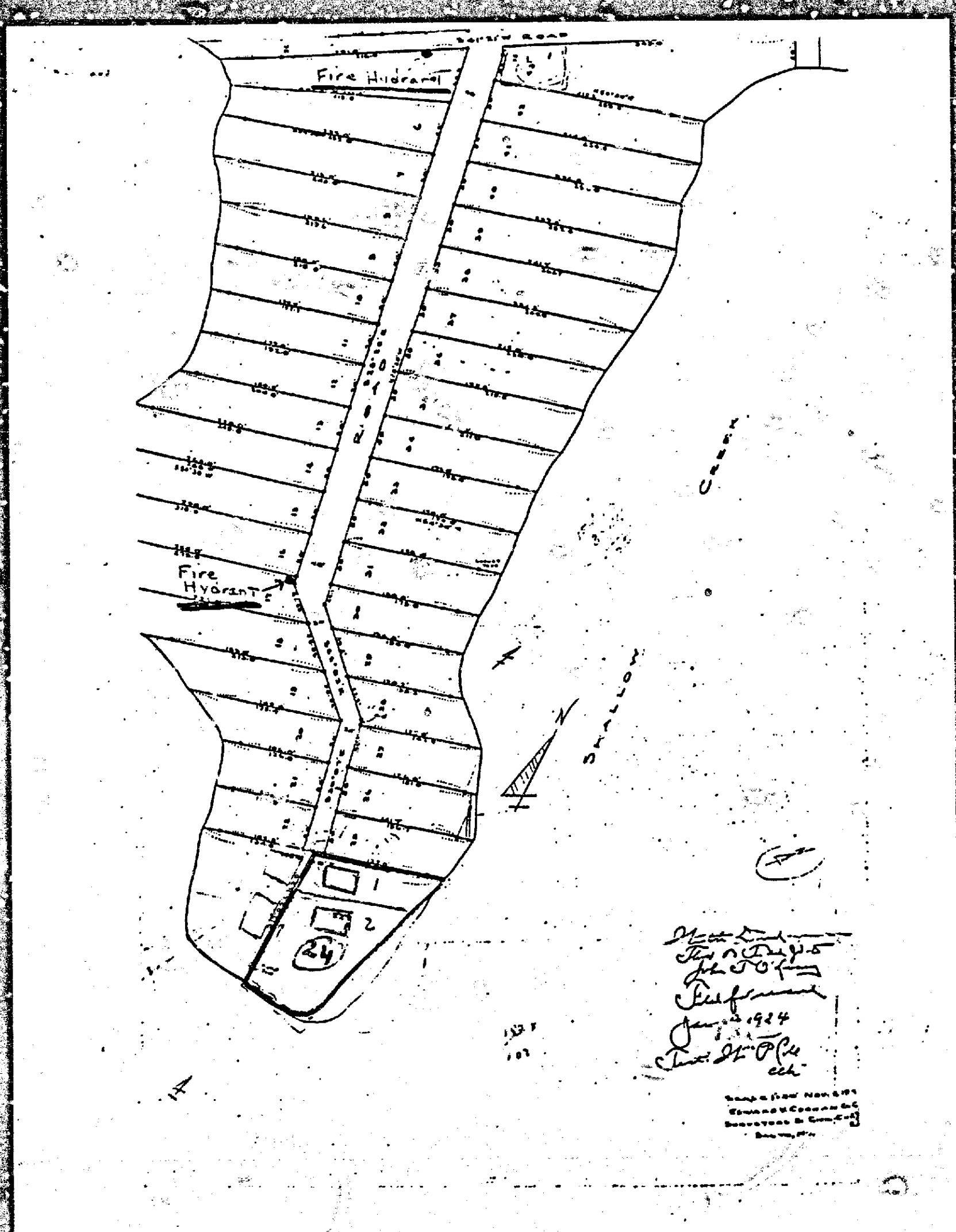
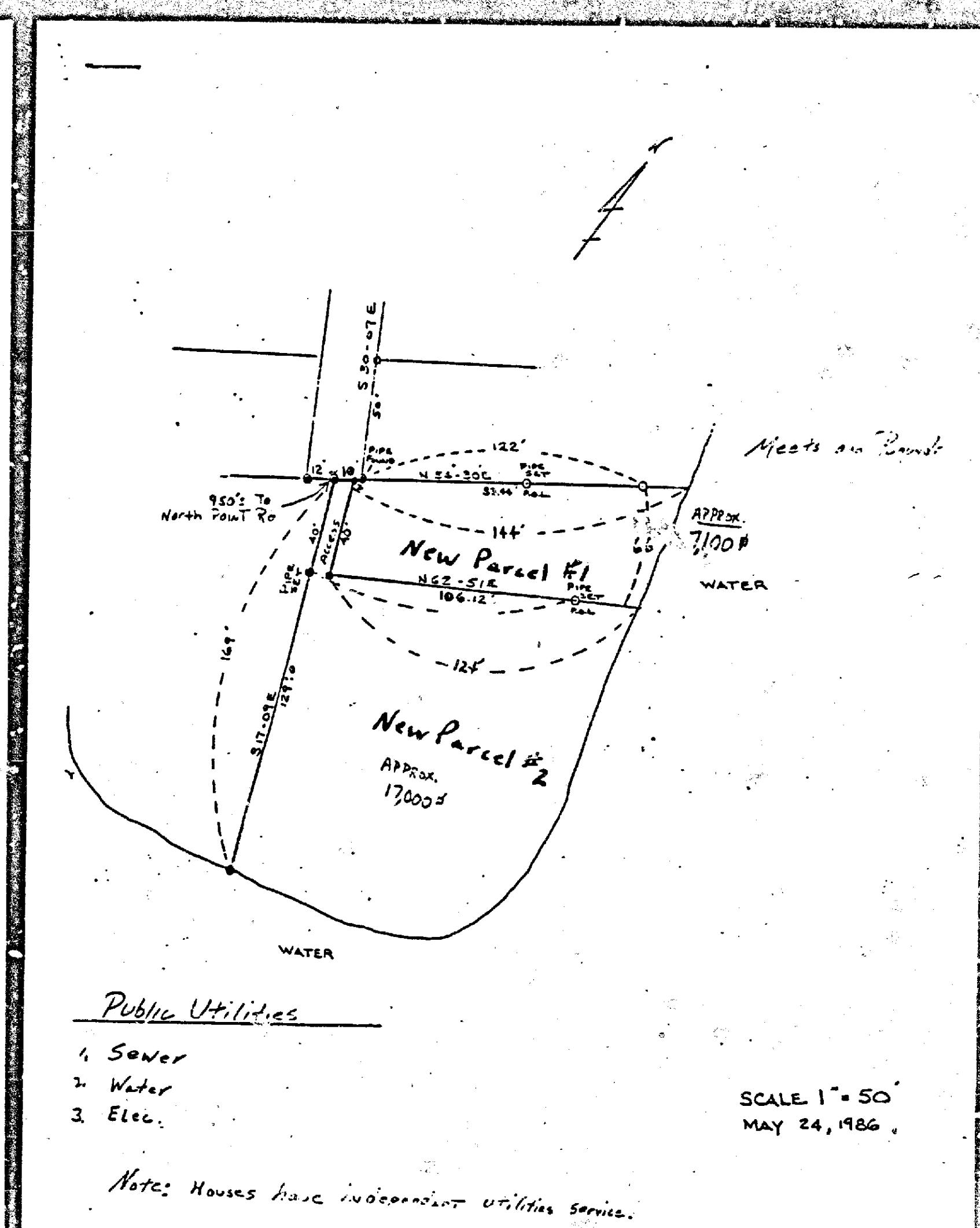
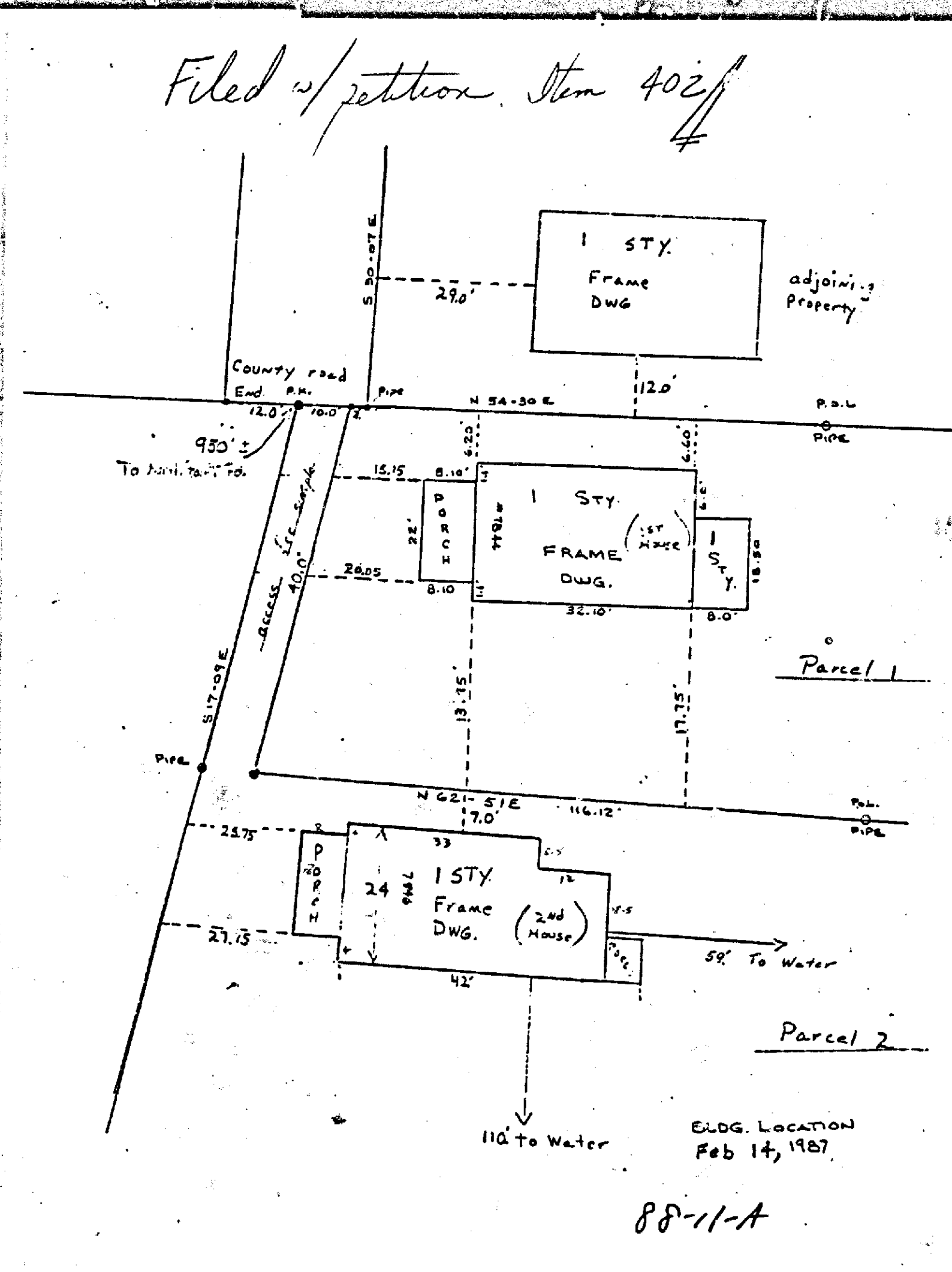
was inserted in The Avenue News a weekly newspaper
published in Baltimore County, Maryland once a week for one
successive week(s) before the 19 day of JUNE 1987;
that is to say, the same was inserted in the issues of 6/18 1987

The Avenue Inc.

per publisher

By *Doris Goldwell*

PETITION FOR
ZONING VARIANCES
15th Election District -
7th Councilmanic
District -
Case No. 88-11-A
LOCATION: End of Denton
Ave., 950 feet Southeast
of North Point Rd. (7844
& 7846 Denton Ave.)
DATE & TIME: Wed-
nesday, July 8, 1987, at
10:00am.
PUBLIC HEARING: Room
106, County Office
Building, 111 W.
Chesapeake Ave.,
Towson, Maryland.
The "Zoning" Com-
missioner of Baltimore
County, by authority of
the Zoning Act and
Regulations of
Baltimore County, will
hold a public hearing.
Petition for Zoning
Variances to permit a
minimum lot width of 40
feet in lieu of the
required 55 feet, side
yard setbacks of 6.6 feet
and 7 feet in lieu of the
required 10 feet, and a
front yard setback of 15.1
feet in lieu of the required
25 feet. Being the property
of Max Anthony Gasker,
as shown on plat filed
with the Zoning Of-
fice. In the event that this
Petition is granted, a
building permit may be
issued within the thirty
(30) day appeal period.
The Zoning Com-
missioner 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
made in writing by
the date of the hearing
set above or made at
the hearing.
BY ORDER OF
THE ZONING COMMISSIONER
OF BALTIMORE COUNTY



88-11-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204Your petition has been received and accepted for filing this
12th day of May, 1987.ARNOLD JABLON
Zoning CommissionerPetitioner: Max Anthony Gasker
Attorney: Thomas J. Hackett, Esquire
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 24, 1987

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

Zoning Petition Nos.: 88-5-SpH; 88-6-SpH;
SUBJECT: 88-2-A; 88-11-A; 88-17-A; 88-30-A

Please consider the Chesapeake Bay Critical Area Findings (see memoranda
from Gerber to Jablon dated June 22, 1987) to represent the position of this
office.

NEG/JGH/sf

cc: Shirley Hess, People's Counsel
J. G. Howell

Norman E. Gerber, AICP, Director

RECEIVED
JUN 26 1987
ZONING OFFICE

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 22, 1987

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

Chesapeake Bay Critical Area Findings - M.A. Gasker
SUBJECT: (88-11-A, Item 402)

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 zoning petition is conditioned on compliance with the following
requirements:

- Two (2) major deciduous trees, or four (4) conifers,
or six (6) 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 in regard to the 7,000 square foot
lot and 4,000 square feet of tree cover is provided
in respect to the 17,000 square foot lot. 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 pervious
areas such as lawn to encourage maximum infiltration.

Norman E. Gerber, AICP
Director

NEG/PJS:pc

cc: Tim Dugan
David Fields
Jim Howell
Tom Vidmar
People's CounselRECEIVED
JUN 25 1987
ZONING OFFICE

CHECKED RECEIVED FOR FILING

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 15, 1987

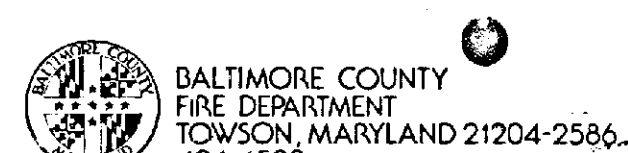
Thomas J. Hackett, Esquire
401 Washington Avenue, Suite 701
Towson, Maryland 21204RE: Item No. 402 - Case No. 88-11-A
Petitioner: Max Anthony Gasker
Petition Zoning Variances

Dear Mr. Hackett:

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 recom-
mendations 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.
Chairman
Zoning Plans Advisory CommitteeJED:kbb
EnclosuresPAUL H. REINKE
CHIEF

April 13, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204RE: Property Owner: Max Anthony Gasker (Critical Area)
Location: End of Denton Avenue, 950' SE N. Pt. Road

Item No.: 402 Zoning Agenda: Meeting of 4/14/87

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
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: [Signature] Noted and
Planning Group
Special Inspection Division
Approved: [Signature] Fire Prevention Bureau

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204TED ZALESKI, JR.
DIRECTOR

May 5, 1987

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

Dear Mr. Jablon:

Comments on Item # 402 Zoning Advisory Committee Meeting are as follows:

Property Owner: Max Anthony Gasker

Location: End of Denton Ave, 950 ft SW North Point Road

Matters: 15th

APPLICABLE CODES ARE CITED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 117-75,
the Maryland Code for the Handicapped (M.C.H.A. 117-1 - 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 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. Sealed seals are not acceptable.
5. All the Code, except 8-1, Single Family Detached Dwelling require a minimum of 1 hour fire rating for
exterior walls closer than 3'-0" to an interior lot line. And the Code requires a one - 1/2" 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 501, Section 1007, Section 1008.1 and Table 1007. 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. Apply 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 102 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/Temporary 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 the Group are from the _____ or
to Mixed Use. See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood/Elevation. Please see the attached
copy of Section 516.0 of the Building Code as adopted by Bill 117-75. Site plans shall show the present
elevation above sea level for the lot and the finished floor levels including basement.
10. Comments: Elevations of dwellings or grade are not shown on the plans.

E. 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 117 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Baltimore County Building Plans Review

WZ/MS

SPECIAL FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS
BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984
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. Crawls 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.

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