

CIRCUIT COURT FOR BALTIMORE COUNTY
CIVIL CATEGORY APPEAL

CIVIL ASSIGNMENT

IN THE MATTER OF THE APPLICATION OF STEWART R. SCOTT, et ux and KEITH A. RANDLETT FOR A ZONING VARIANCE ON Property Located On S/S Sparrows Point Boulevard at SE/Corner Eugene Avenue (7511 Sparrows Point Boulevard) 12th Election District 7th Councilmanic District

IN RE: Case No. 91-150-A

ATTORNEYS

Michael E. Marino, Esquire
HALL, LEVY & MARINO, P.A.
Ten East Baltimore Street
Suite 1212
Baltimore, MD (02) 685-4400

Norman R. Stone, III
101 Eastern Blvd
Baltimore Maryland 21221
686-2200

DL-7/14/92 - MAILCO

TRANSCRIPT IN BASEMENT
LOCATION: Box 5

CV GEN COSTS \$21213
CY CLERK 80.00
B LIBRY 10.00
POST 2.00
CNCHECK TL 92.00
#10367 C001 R01 115746
02/07/92

(1) Feb. 7, 1992 - Appellants' Order for Appeal from the Decision/Order of the Board of Appeals of Baltimore County fd.

(2) Feb. 11, 1992 - Certificate of Notice fd.

(3) Mar 5, 1992 Rec'd 2/21/92, Pltffs Petition for Appeal, fd.

(4) Mar 23, 1992 - Record and Transcript of Proceedings Zoning Commissioner Balto. Co. Board of Appeal. fd. rec'd 3/13/92.

(5) May 12, 1992 - Appellant's Memorandum, fd. rec'd 5/6/92.

(6) June 12, 1992 - Norman R. Stone, III, PP's Reply Memorandum of Protestant, fd. rec'd 6/3/92

June 16, Hon. Christian M. Kahl. Hearing had. Order to be filed

(7) June 16, 1992 - NORMAN R. STONE, III, Motion to dismiss Appeal and/or Motion to strike petition for appeal, with Request for Hearing, fd(rec'd on June 5, 1992)

(8) June 12, 1992 - Appellants' Response to Motion to Dismiss Appeal and Motion to Strike Petition, fd.

(9) Jul 2, 1992 Order of Couet affirming the decision of the Baltimore County Board of Appeals, fd. (CMK)

WILSON-MH MHE

cket 14 Page 124 Case 92CV01213

STEWART R. SCOTT, ET UX #91-150-A
S/s Sparrows Point Blvd. at SE/cor 12th Election District
Eugene Ave. (7511 Sparrows Point Boulevard) 7th Councilmanic District
VAR- setbacks

September 7, 1990 Petition for Variance to permit a side yard setback of 10' in lieu of required 25' to permit a front yard setback of 25' in lieu of the required average front yard setback of 44' filed by Mr. and Mrs. Stewart R. Scott, Petitioners and Mr. Keith A. Randlett, Contract Purchaser.

March 20, 1991 Order of the Zoning Commissioner DENYING Petition.

April 19 Notice of Appeal received from Mr. Keith A. Randlett, Contract Purchaser.

December 26 Hearing before the Board of Appeals.

January 8, 1992 Opinion and Order of the Board DENYING Petition.

February 7 Order for Appeal filed in the Circuit Court for Baltimore County by Michael E. Marino, Esquire on behalf of Mr. and Mrs. Stewart R. Scott and Mr. Keith A. Randlett, Plaintiffs.

February 20 Petition to accompany appeal filed in the Circuit Court for Baltimore County by Mr. Marino.

February 16 11 Certificate of Notice sent to interested parties.

MARCH 13 Transcript of testimony filed; Record of Proceedings filed in the Circuit Court for Baltimore County.

July 2, 1992 Order of the CCT, BCO AFFIRMING C. B. of A. (Hon. Christian M. Kahl)

MICROFILMED

IN THE MATTER OF THE APPLICATION OF STEWART R. SCOTT AND RANDLETT FOR A ZONING VARIANCE

* IN THE CIRCUIT COURT
* FOR
* BALTIMORE COUNTY
* CASE NO. 92CV1213

ORDER OF COURT

For the reasons stated on the record in open Court following argument of counsel on appeal of the above matter of June 16, 1992, this Court will AFFIRM the decision of the Baltimore County Board of Appeals which denied to the petitioners below the setback variance which they had sought.

Christian M. Kahl
6/16/92
Date

CMK:emb
cc: Michael Marino, Esquire
Norman Stone, III

FILED JUL 2 1992

MICROFILMED

IN THE MATTER OF THE APPLICATION OF STEWART R. SCOTT, ET UX FOR VARIANCES ON PROPERTY LOCATED ON THE SOUTH SIDE SPARROWS POINT BOULEVARD, AT SOUTHEAST CORNER EUGENE AVENUE (7511 SPARROWS POINT BLVD.) 12TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT

* IN THE
* CIRCUIT COURT
* FOR
* BALTIMORE COUNTY
* CG Doc. No. 14
* Folio No. 124
* File No. 92-CV-1213

STEWART R. SCOTT, ET AL,
PLAINTIFFS
ZONING CASE NO. 91-150-A

PROCEEDINGS BEFORE THE ZONING COMMISSIONER AND THE BOARD OF APPEALS OF BALTIMORE COUNTY

TO THE HONORABLE, THE JUDGE OF SAID COURT:

And now come William T. Hackett, Harry E. Buchheister, Jr., and Michael B. Sauer, constituting the County Board of Appeals of Baltimore County, and in answer to the Order for Appeal directed against them in this case, herewith return the record of proceedings had in the above-entitled matter, consisting of the following certified copies or original papers on file in the Office of the Zoning Commissioner and the Board of Appeals of Baltimore County:

No. 91-150-A

September 7, 1990 Petition for Variance to permit a side yard setback of 10' in lieu of required 25' to permit a front yard setback of 25' in lieu of the required average front yard setback of 44' filed by Mr. and Mrs. Stewart R. Scott, Petitioners and Mr. Keith A. Randlett, Contract Purchaser.

November 7 and 8 Publications in newspapers.

November 12 Certificate of Posting of property. Comments of Baltimore County Zoning Plans Advisory Committee.

November 29 Hearing held on Petition by the Zoning Commissioner.

FILED MAR 13 1992

MICROFILMED

File No. 92-CV-1213, Stewart R. Scott, et ux Case No. 91-150-A 2

March 20, 1991 Order of the Zoning Commissioner DENYING Petition.

April 19 Notice of Appeal received from Mr. Keith A. Randlett, Contract Purchaser.

December 26 Hearing before the Board of Appeals.

January 8, 1992 Opinion and Order of the Board DENYING Petition.

February 7 Order for Appeal filed in the Circuit Court for Baltimore County by Michael E. Marino, Esquire on behalf of Mr. and Mrs. Stewart R. Scott and Mr. Keith A. Randlett, Plaintiffs.

February 20 Petition to accompany appeal filed in the Circuit Court for Baltimore County by Mr. Marino.

February 11 Certificate of Notice sent to interested parties.

March 13 Transcript of testimony filed.

Petitioner's Exhibit No. 1 - Plat of subdivision of Lodge Forest
2 - Plat of subject property (revised from C.C.)
3 - Petition for Zoning Variance (Leo Moser)

Protestant's Exhibit No. 1 - A-F - Photos taken by Leo Moser

March 13 Record of Proceedings filed in the Circuit Court for Baltimore County.

Record of Proceedings pursuant to which said Order was entered and upon which said Board acted are hereby forwarded to the Court, together with exhibits entered into evidence before the Board.

Respectfully submitted,
Linda Lee M. Kusyraul
LindaLee M. Kusyraul, Legal Secretary,
County Board of Appeals, Room 49
400 Washington Avenue
Old Courthouse, Basement, Towson,
Maryland 21204 (301) 887-3180

File No. 92-CV-1213, Stewart R. Scott, et ux Case No. 91-150-A 3

cc: Michael E. Marino, Esquire
Mr. and Mrs. Stewart R. Scott
Mr. Keith Randlett
Mr. and Mrs. Leo Moser
Mr. John Leshko, Jr.
Mr. Michael Schwartz, Sr.
Mr. and Mrs. Norman Stone
People's Counsel for Baltimore County

IN THE MATTER OF THE APPLICATION OF STEWART R. SCOTT, et ux and KEITH A. RANDLETT FOR A ZONING VARIANCE ON Property Located On S/S Sparrows Point Boulevard at SE/Corner Eugene Avenue (7511 Sparrows Point Boulevard) 12th Election District 7th Councilmanic District

* IN THE
* CIRCUIT COURT
* FOR
* BALTIMORE COUNTY
* Case No. 92CV01213

IN RE: Case No. 91-150-A

PETITION TO FOLLOW ORDER FOR APPEAL

NOW COMES, Stewart R. Scott, Connie C. Scott and Keith Randlett, Appellants, by their counsel, Michael E. Marino and pursuant to Maryland Rule B2(e) respectfully represents:

1. Action Appealed From:

This Appeal is taken from the Order of the County Board of Appeals of Baltimore County dated January 8, 1992 denying the Petition for Zoning Variance by Appellants, in the County Board of Appeals Case No. 91-150-A.

John R. Scott and Connie C. Scott ("Scott") is the owner of certain property known as 7511 Sparrows Point Boulevard located in the subdivision known as Lodge Forest. Keith A. Randlett ("Randlett") is the contract purchaser of the subject property. The Board's decision followed a de novo hearing of an appeal from the Zoning Commissioner's denial of a request for two separate variances, the first being to permit a side yard setback of 10' in lieu of the required 25' and the second being to permit a front yard setback of 25' in lieu of the required average front

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yard setback of 44'. The request for the front yard setback was abandoned before the Board of Appeals.

2. Errors Committed By The Agency:

The Appellants aver that the Board of Appeals' Decision which accompanied its Order:

a. was not supported by the evidence;

b. was based on error of law in construing the standard for grant of a variance;

c. did not apply the facts to the law correctly;

d. was arbitrarily capricious and/or illegal in that the Appellants' evidence showed that they had met the standard to obtain a variance and that the decision of the Board of Appeals was not supported by substantial evidence on the record, taken as a whole, and the Board's decision was not fairly debatable.

The Appellants presented evidence in the form of an expert witness who was a licensed professional engineer and that of Randlett, the contract purchaser. There was no expert testimony advanced by the Protestants. There was opinion testimony by one of the property owners that the proposed dwelling which was the subject of the Appellants' Petition for Variance would not be in harmony with the existing homes. The very essence of a variance is to deviate from the existing guidelines when strict compliance would unnecessarily prevent the owner of the property from a reasonable use of the property. The subdivision containing the subject property was created in 1933 and there was no evidence to reveal that the developer or any subsequent owner never intended to use the subject property as a developable lot. There was no

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BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: October 3, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
For September 25, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 89, 90, 91, 82 and 95.

Items 64 and 88 are subject to the previous County Review Group comments.

For Item 93, a County Review Group Meeting may be required for these improvements.

For Item 96, the right-of-way for Eugene Avenue is incorrectly shown on the plan. The paving is 24 feet and the right-of-way width is 44 feet, with a fillet and drainage and utility easement across the southernmost corner of the lot at the intersection.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

RECEIVED

NOV 14 1990

10/4

Nov. 29th

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines ✓ DATE: January 2, 1991
FROM: Mr. Donald C. Outen
SUBJECT: Petition for Zoning Variance - Case #90-150-A
Scott Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 7511 Sparrows Point Boulevard. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. and Mrs. Stewart R. Scott

APPLICANT'S PROPOSAL

The applicant has requested a variance from section 1 802.3.C-1 of the Baltimore County Zoning Regulations to permit a side yard setback of 10 feet in lieu of required 25 feet and to permit a front yard setback of 25 feet in lieu of the required average front yard setback of 44 feet.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.D>

ACRONYM

received
1/1/91

Memo to Mr. J. Robert Haines
January 2, 1991
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Sec. 22-216(a)>.

Finding: This property is located approximately 1000 feet from the tidal waters of Jones Creek. Therefore, no disturbance of the shoreline buffer shall occur.

2. Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination" <Baltimore County Code Sec. 22-98>

Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site.

3. Regulation: "The sum of all man-made impervious areas shall not exceed 15% of the lot" <COMAR 14.15.02.04 C.(7)>.

Finding: The proposed house and parking pad create impervious surfaces that sum to 21% of the lot. This exceeds the maximum allowed of 15% of the lot. Therefore, this project cannot be approved.

CONCLUSION

This project proposal is not in compliance with the Chesapeake Bay Critical Area Regulations listed above. Therefore, this project shall not be approved.

If there are any questions, please contact Mr. David C. Flowers at 887-2904.

Donald C. Outen
Donald C. Outen, Acting Director
Department of Environmental Protection
and Resource Management

DCD:DCF:ju
Attachment

cc: The Honorable Ronald B. Hickernell
The Honorable Vincent Gardina
The Honorable Donald Mason
Mrs. Janice B. Outen

RECEIVED
JAN 10 1991
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Ms. Gwen Stephens DATE: November 7, 1990
Zoning Office
FROM: Mr. David C. Flowers
Chesapeake Bay Critical Area Program
SUBJECT: Case #91-150-A
7511 Sparrows Point Blvd.

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ZONING OFFICE

This is to notify you that the variance request for this subject property cannot be approved at this time. The petitioner stated at the time of application that the property was not located in the Critical Area. However, the enclosed map verifies that the property is located within the Chesapeake Bay Critical Area and is classified as a Limited Development Area.

The petitioner must provide additional information including: the amount of impervious surface, the proposed tree cover, and show that increased stormwater will be infiltrated, before the Critical Area review can continue. In addition, the applicant is required to send notification of the filing of the petition to the Department of Environmental Protection and Resource Management via certified mail.

If there are any questions, please contact Ms. Nancy Sanford at 887-2904.

Very truly yours,

David C. Flowers

David C. Flowers, Coordinator
Chesapeake Bay Critical Area Program

DCF:NS:ju

cc: Mrs. Janice Outen
Mr. & Mrs. Stewart R. Scott
Mr. Keith Randlett

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21284

887-3353

January 17, 1991

Mr. Keith A. Randlett
5902 Hamilton Avenue
Baltimore, Maryland 21237

RE: Case No. 91-150-A
7511 Sparrows Point Boulevard

Dear Mr. Randlett:

At the hearing of the above captioned matter, you requested a continuance which was granted for the purpose of conducting a critical area study relative to the subject site.

Please be advised that I intend to dismiss this case if you do not make written request by February 1, 1991 to have same reset for hearing.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:mmn

cc: Mr. and Mrs. Stewart R. Scott
7841 North Cove Road
Baltimore, Maryland 21219

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 15, 1991

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Zoning Variance
S/S Sparrows Point Boulevard at SE/Corner Eugene Avenue
(7511 Sparrows Point Boulevard)
12th Election District, 7th Councilmanic District
STEWART R. SCOTT, ET UX - Petitioner
Case No. 91-150-A

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on April 19, 1991 by Keith A. Randlett, Contract Purchaser. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: Mr. & Mrs. Stewart R. Scott
7841 North Cove Road, Baltimore, MD 21219

Keith A. Randlett - 5902 Hamilton Avenue, Baltimore, MD 21237

Mr. & Mrs. Leo Moser - 7513 Sparrows Point Boulevard

John Ieshko, Jr. - 3213 Lynch Road, Baltimore, MD 21219

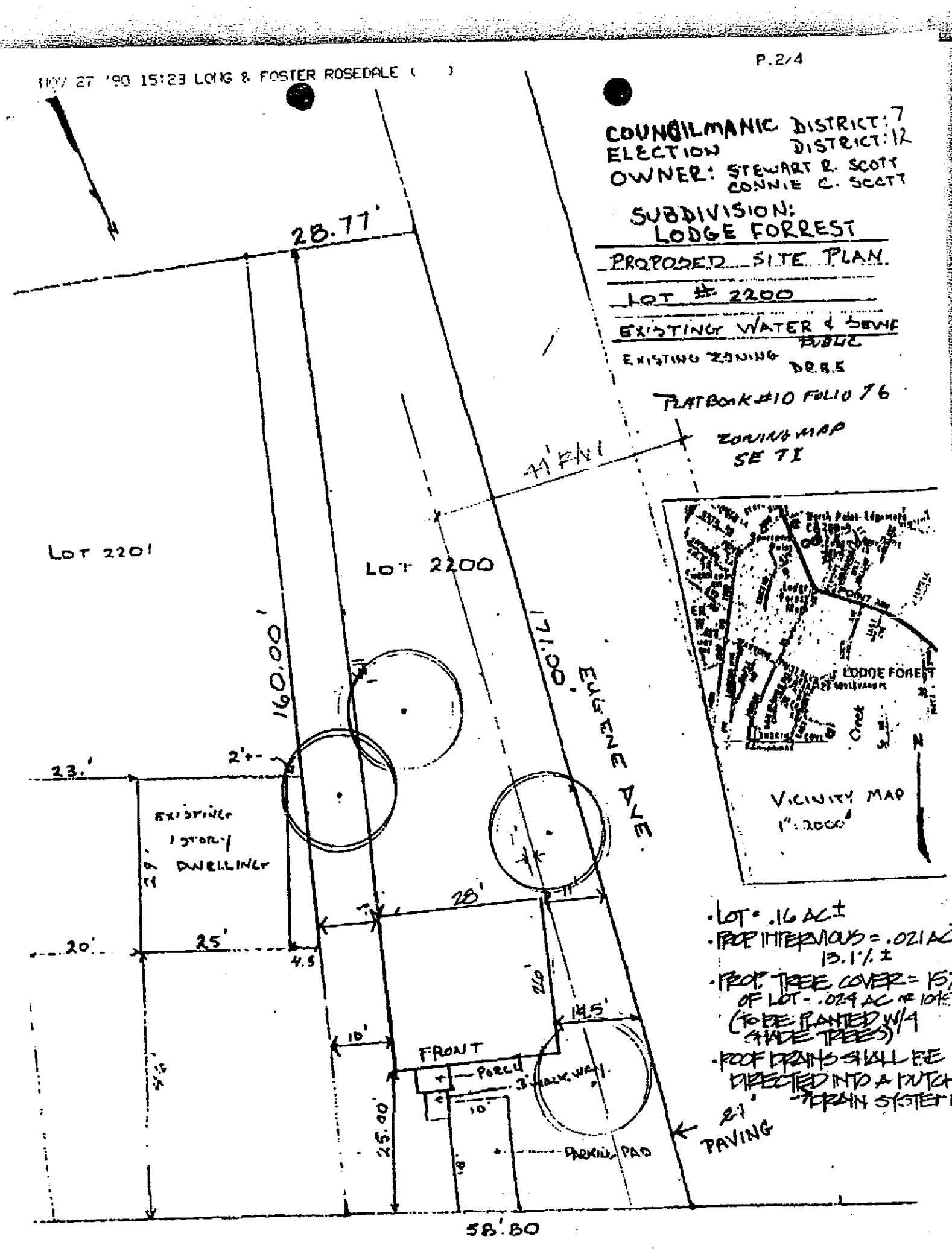
Appeal Cover Letter - Case No. 91-150-A
Case No. 91-150-A
May 15, 1991
Page 2

Michael Schwartz, Sr., 2416 Eugene Ave., Baltimore, MD 21219

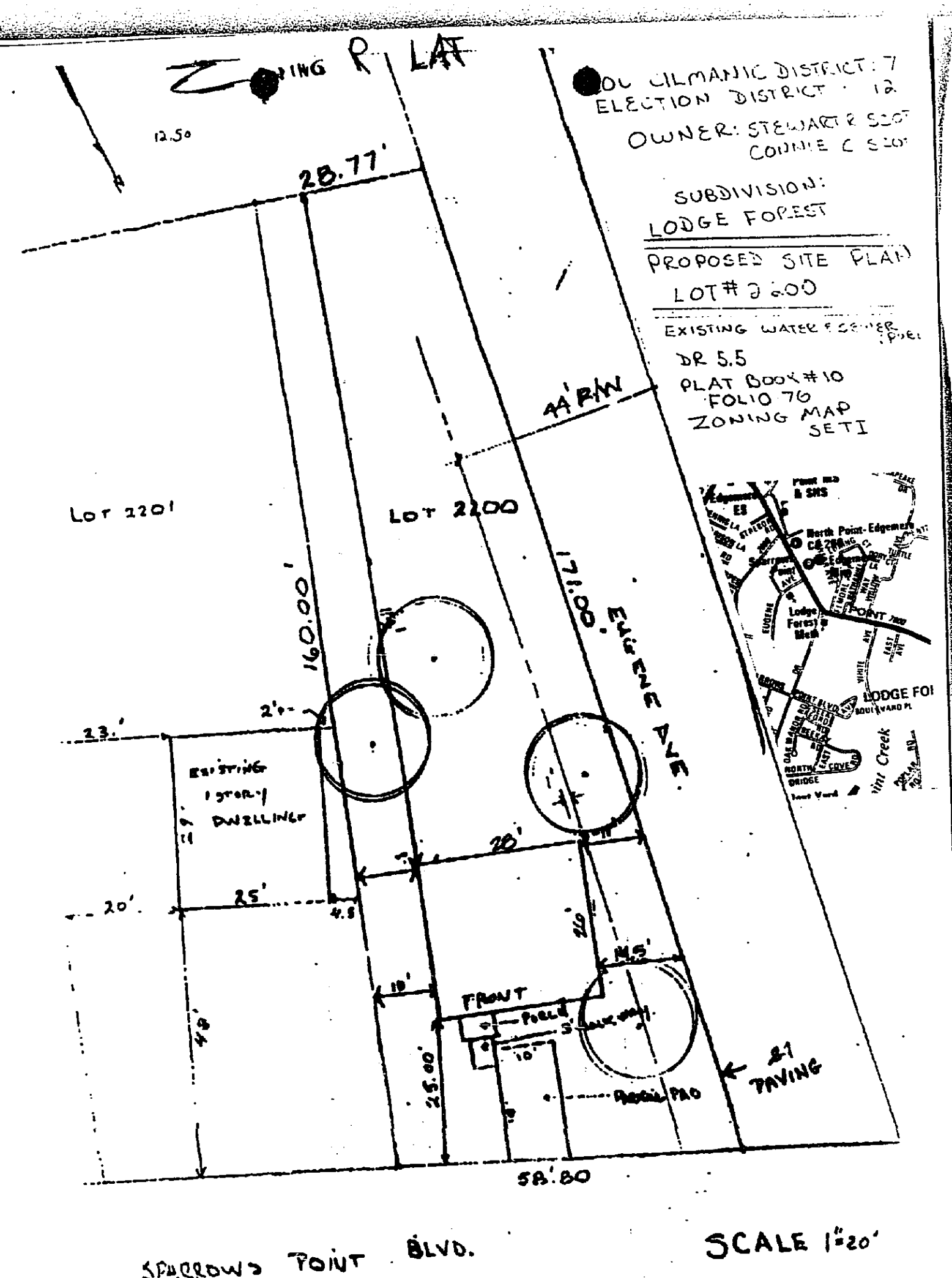
Mr. & Mrs. Norman Stone, 2517 Eugene Ave., Baltimore, MD 21219

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21264

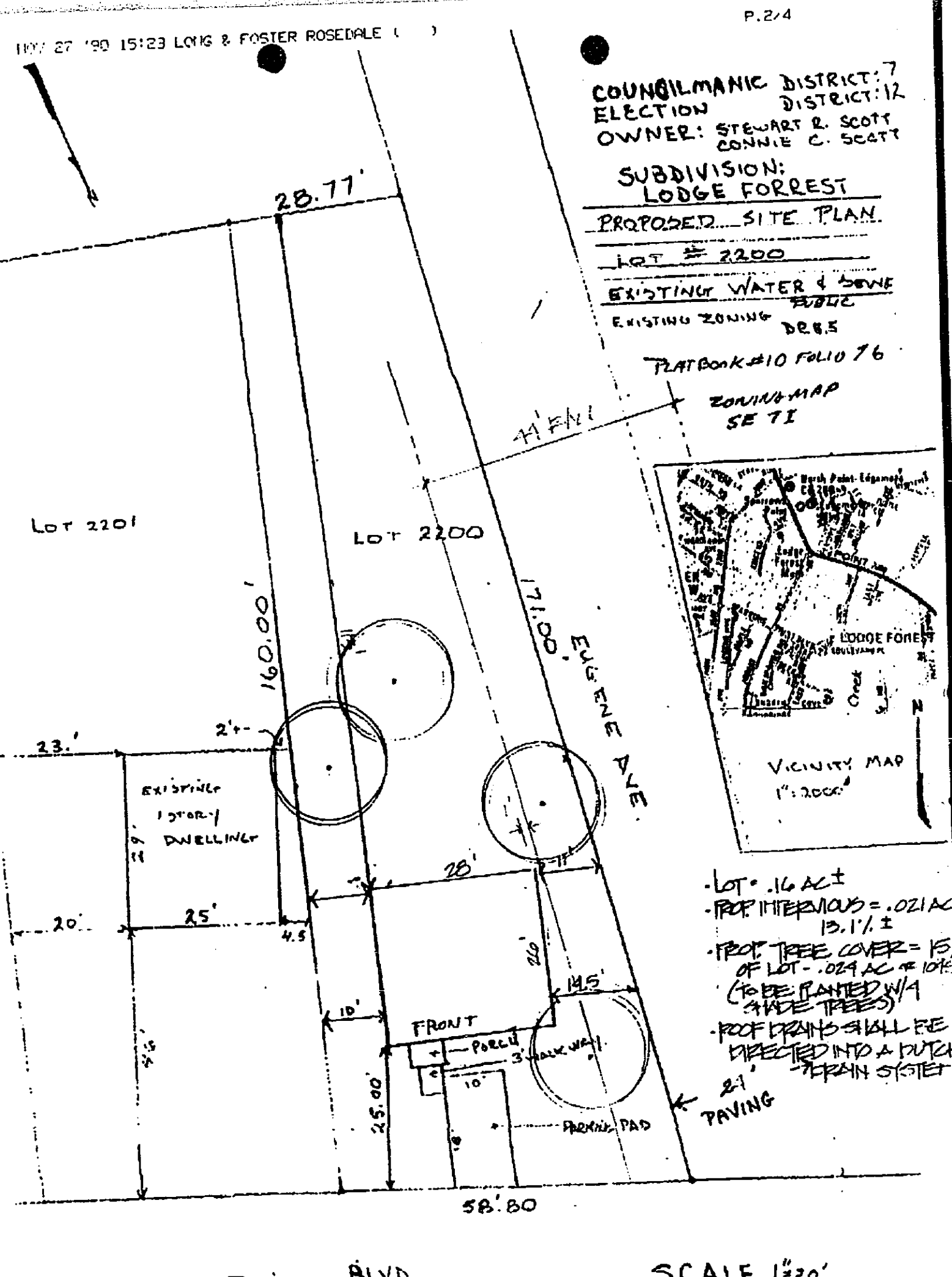
File



**PETITIONER'S
 EXHIBIT 1**
 91-150 A



SPARROWS POINT BLVD.
 ENVIRONMENTAL NOTES:
 . LOT .16 AC.
 . PROP. IMPERVIOUS = .021 AC.
 13.1%
 . PROP. TREE COVER = 15%
 OF LOT = .024 AC.
 (TO BE PLANTED W/1
 SHADE TREES)
 . ROOF DRAINS SHALL BE
 DIRECTED INTO DUTCH
 DRAIN SYSTEM
 91-150-A



SPARROWS POINT BLVD.
 ENVIRONMENTAL NOTES:
 . LOT .16 AC.
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 OF LOT = .024 AC.
 (TO BE PLANTED W/1
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 . ROOF DRAINS SHALL BE
 DIRECTED INTO DUTCH
 DRAIN SYSTEM
 91-150-A

THE ASHLEY

**PETITIONER'S
 EXHIBIT 2**
 91-150 A

SACO Saco Homes • Timonium, Maryland • 301-252-3030

**PROTESTANT'S
 EXHIBIT 1**

PROTESTANT VARIANCE # 91-150-A

We the undersigned community members of Lodge Forest, are in opposition to variance # 91-150-A. The variance proposes to allow the building of a singular home on the corner lot of Sparrows Point Blvd. and Eugene Avenue. Due to the lots narrow triangular shape, the builders will need to apply for two variances:

- To permit a sideyard setback of 10 feet in lieu of the required 25 feet.
- To permit a frontyard setback of 25 feet in lieu of an average 44 feet.

If these variances were granted, this would hinder the vision of small children at play and obstruct the vision of oncoming traffic.

It is also a concern amongst the community members that the property will be an eyesore to the public due to its overworked appearance. In effect, this will contribute to a depreciation of the surrounding properties. Our last concern is that of fire safety due to lack of access ways for firefighters.

A small contractors profit would do a great injustice to numerous community members.

IN RE: PETITION FOR ZONING VARIANCE
 S/S Sparrows Point Blvd., 58'
 SE of Eugene Avenue
 (7513 Sparrows Point Blvd.)
 15th Election District
 7th Councilmanic District

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 90-368-A

Leo Moser, et ux
 Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 2 feet for an existing dwelling, and a side yard setback of 3 feet for a proposed addition, in accordance with Petitioner's Exhibit 1.

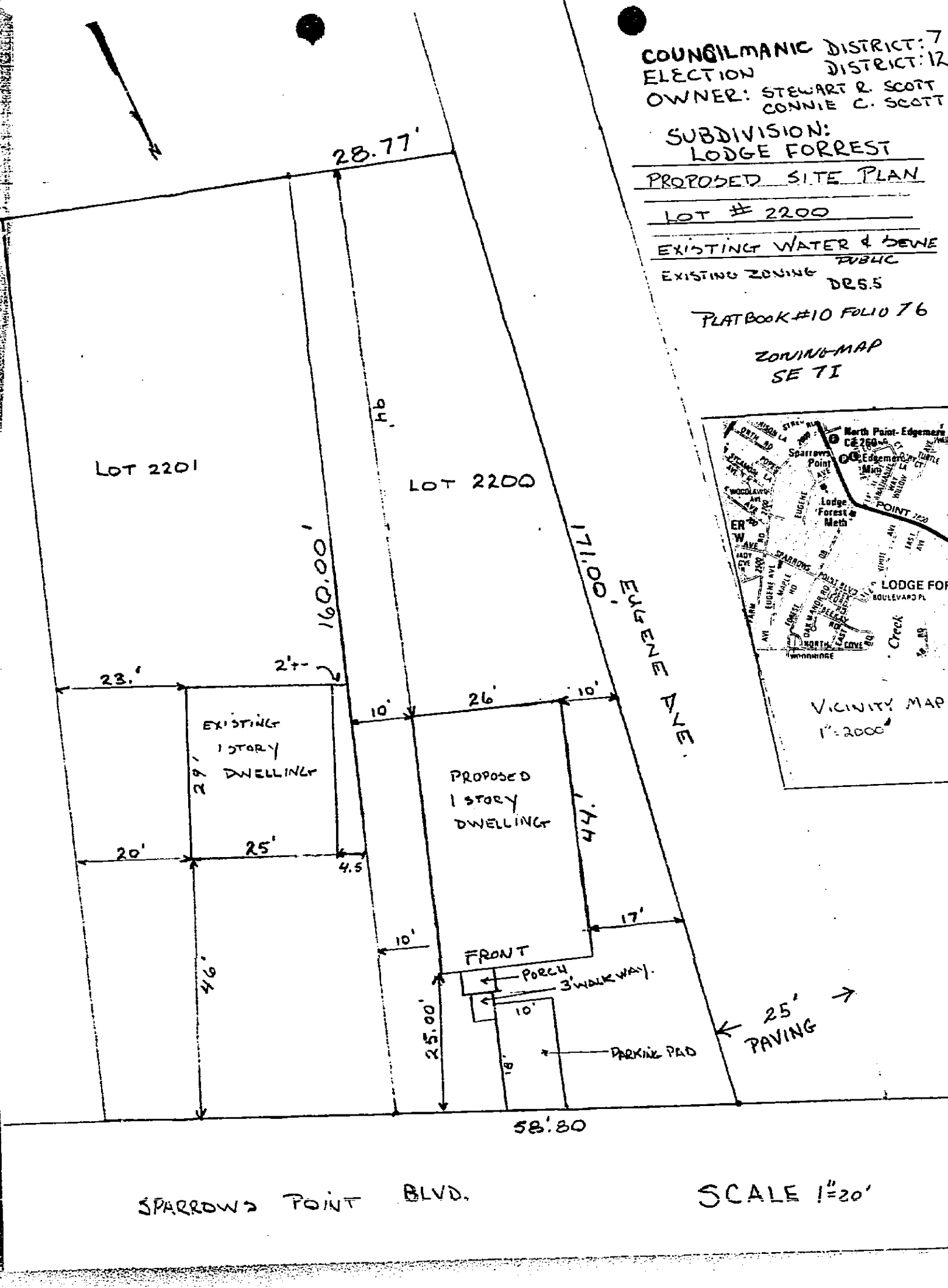
The Petitioners appeared and testified. Also appearing on behalf of the Petition was James R. Brooks, Petitioner's contractor. Appearing as an interested party was Connie C. Scott, owner of the adjoining vacant lot. There were no Protestants.

Testimony indicated that the subject property, known as 7513 Sparrows Point Boulevard, consists of 7,850 sq. ft. zoned D.R. 5.5 and is improved with a single family dwelling. Mr. Moser testified that he has resided on the property for the past 24 years and that he and his wife purchased the property from his family approximately 6 years ago. Petitioners are desirous of constructing an addition to the existing dwelling to provide more habitable space for their expanding family. Mr. Moser testified that due to the layout of the dwelling and its location on the property, the requested variances are necessary for the existing improvements as well as the proposed addition. Testimony indicated that the existing side yard setback of 2 feet is as it was when Mr. Moser's parents first purchased the property. Testimony indicated the Petitioners have discussed their plans with the property owners on the affected side who have no

PETITION AGAINST VARIANCE # 91-150-A

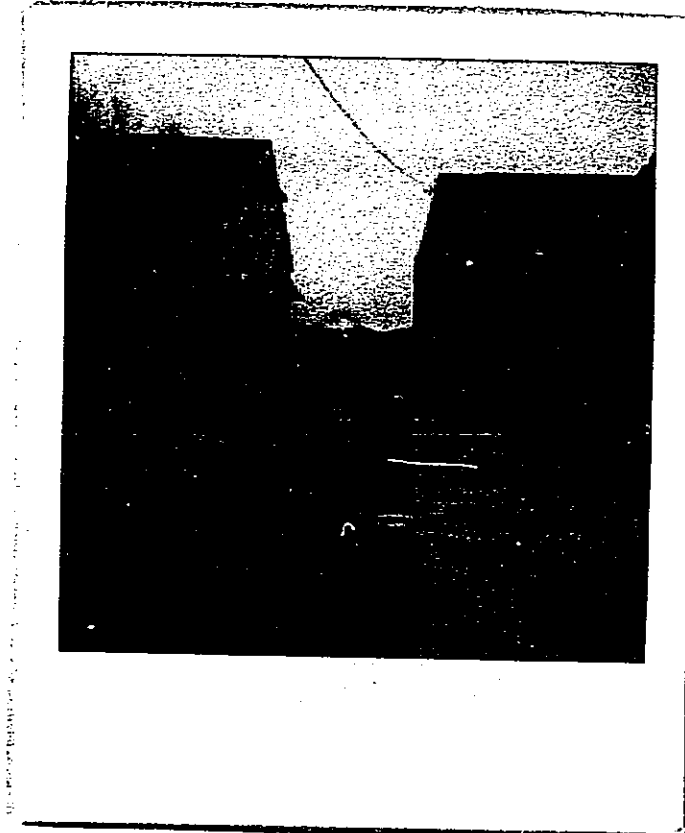
NAME	ADDRESS	PHONE #
15. John Luis Kneulen	2412 Aspen Ave	477-8945
16. Suzanne Bowley	2426 Eugene Ave	558-1444
17. Catherine O'Hay	2426 Eugene Ave	497-6816
18. Rena D. Deane	2507 Eugene Ave.	477-1932
19. Rose Marie Hiley	2428 Eugene Ave	21219

**PROTESTANT'S
 EXHIBIT 1**



NAME	ADDRESS	PHONE #
1. Mr. and Mrs. Leo Moser	7513 Sp. Pt. Blvd 21219	477-9495
2. Mr + Mrs Ruff H. Hill	7507 Sp. Pt. Blvd 21219	477-0816
3. Mr. Larry Carr	7505 Sparrows Pt 21219	477-9428
4. Mr + Mrs Robert Willey	7511 Sparrows Pt. 21219	477-9322
5. Mr James J. Gault	7501 Sp. Pt. Blvd 21219	477-3809
6. Mrs. Victor G. McVicker	7613 Sp. Pt. Blvd 21219	477-0588
7. Mrs. John B. Hunt	7615 Sp. Pt. Blvd 21219	477-4624
8. Mr & Mrs Edwin W. Booy	2513 Maple Rd.	21219 477-3120
9. Mrs. B. Binson	2515 Eugene Ave. av.	21219
10. Mr + Mrs Frank J. Trolski	2511 Eugene Ave.	
11. Mr + Mrs Joseph N. Cooke Sr.	2509 Maple Rd. Bldg. 21219	
12. Mr + Mrs Michel J. Leclercq	2416 Eugene Ave Bldg. 21219	
13. Mr + Mrs. Francis L. O'Neill	2414 Eugene Ave Bldg. 21219	
14. Mr. and Mrs. Dufford	2503 Eugene Ave	21219

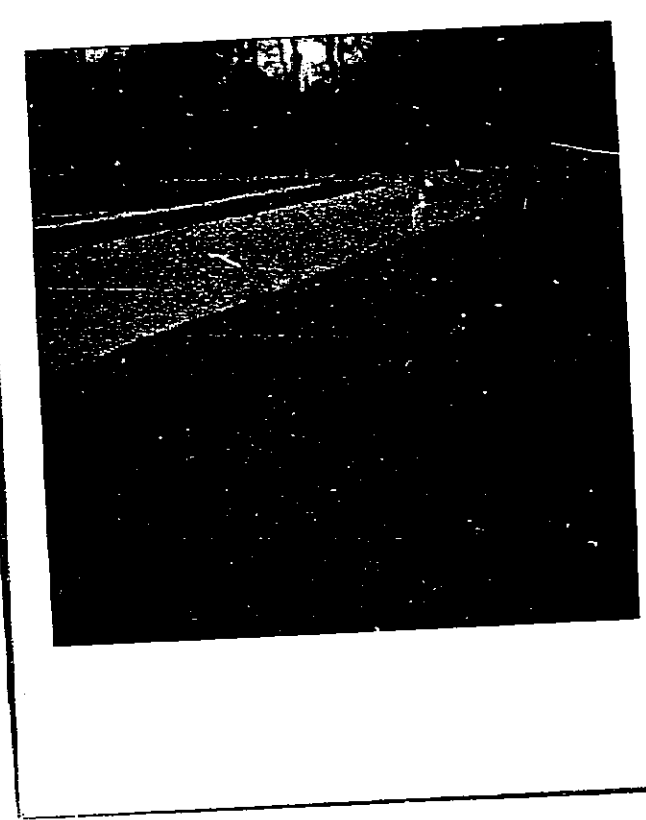
PETITIONER(S) EXHIBIT (4) 91-150A



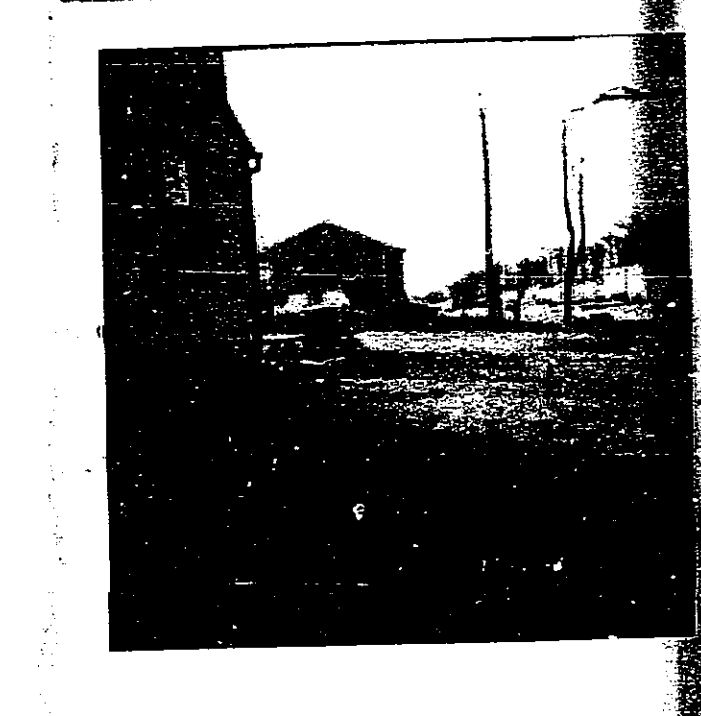
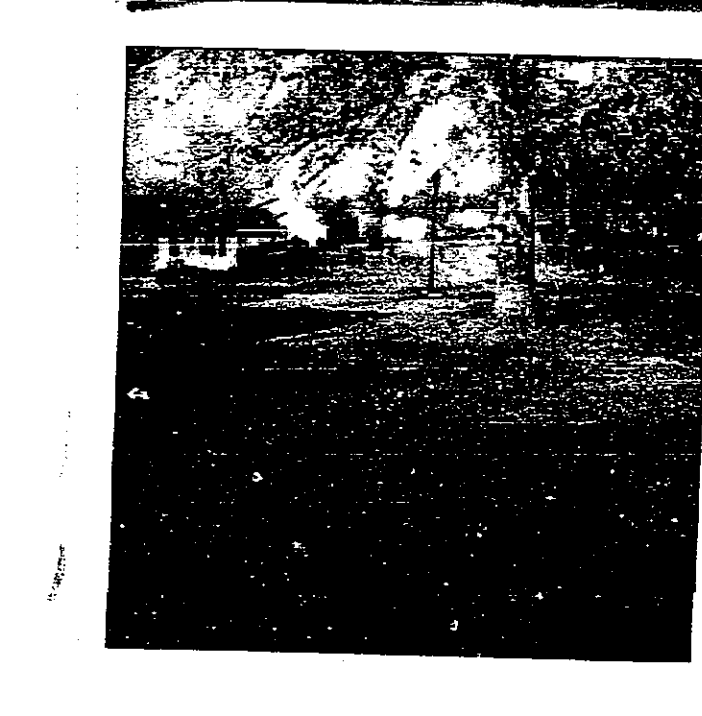
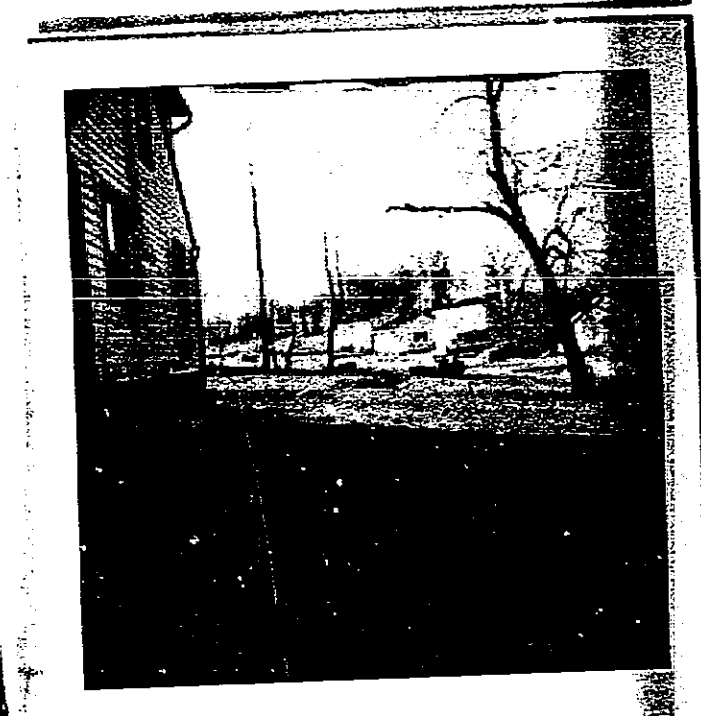
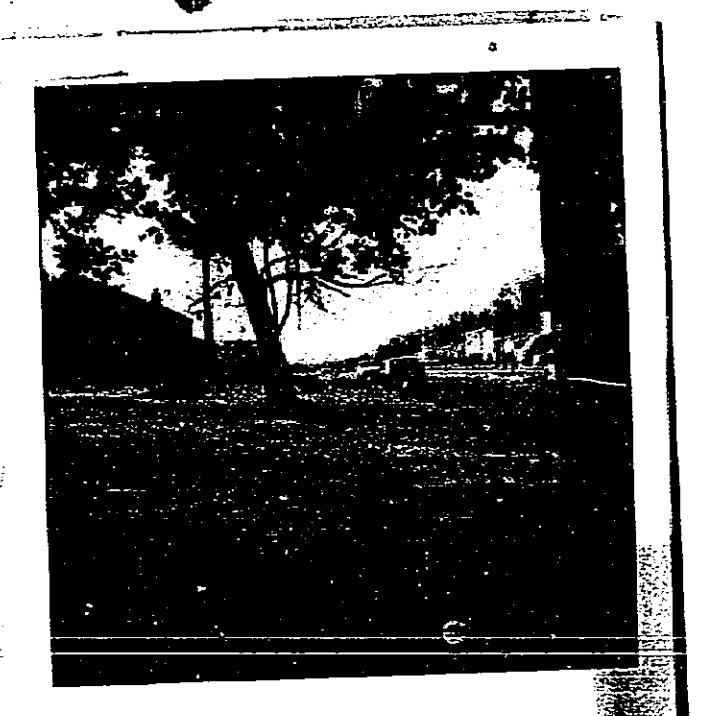
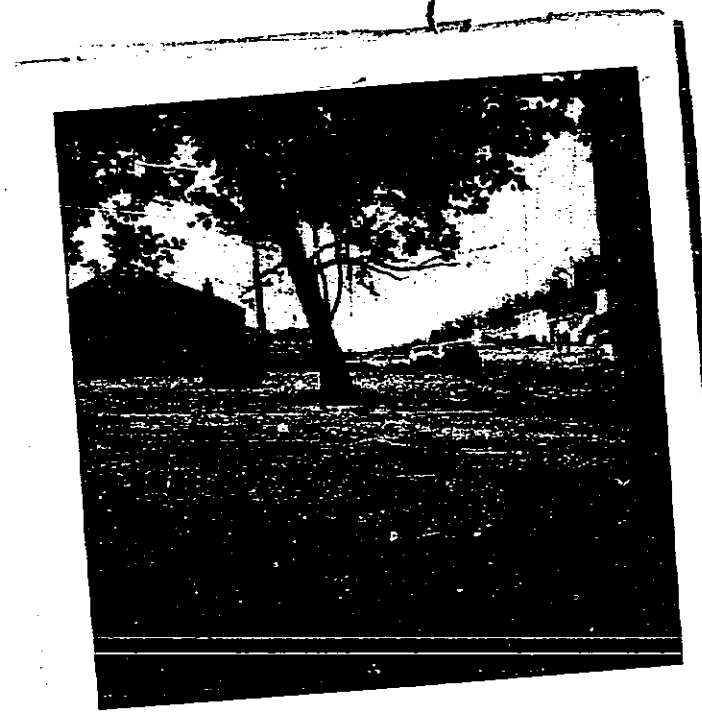
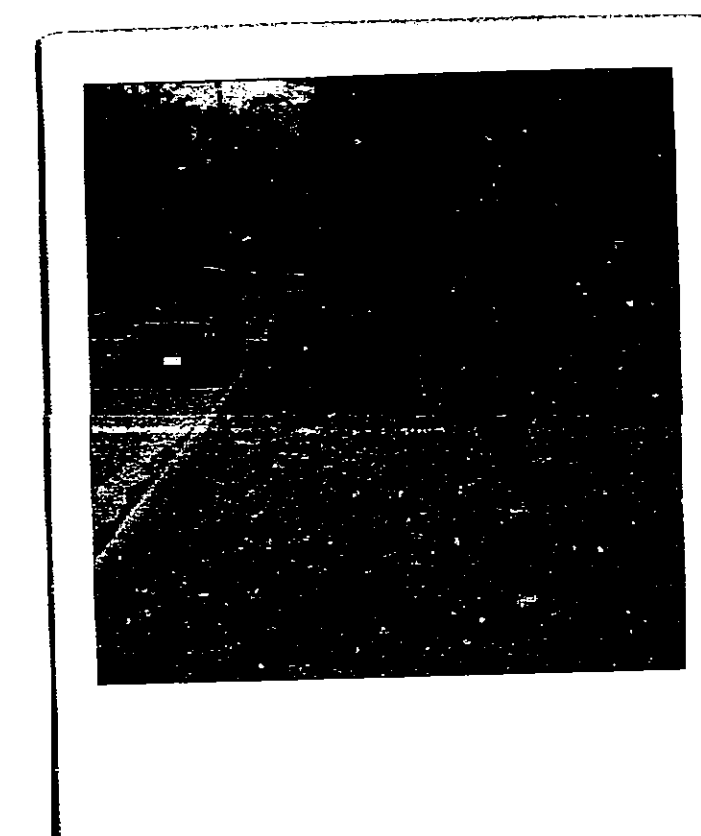
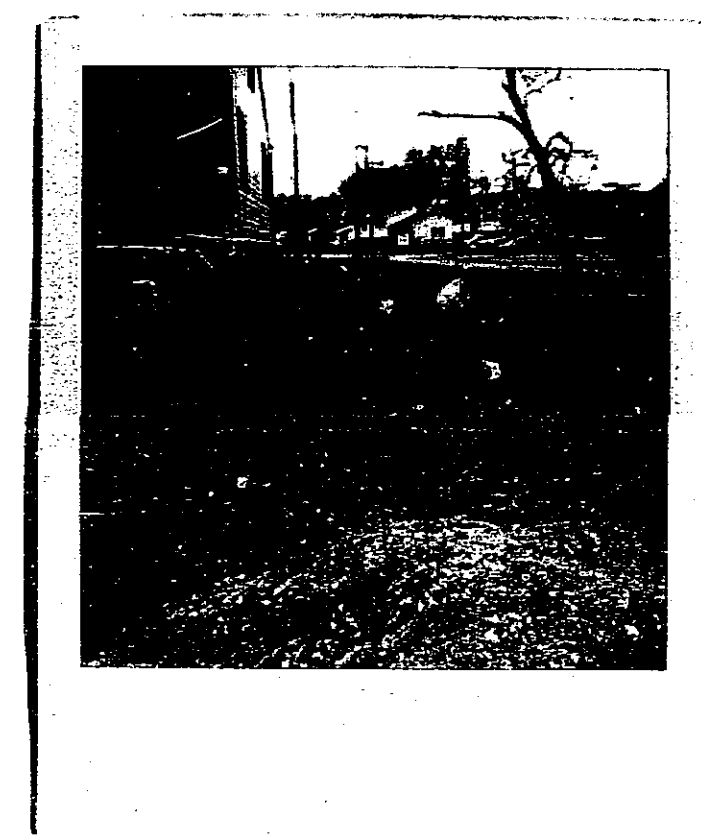
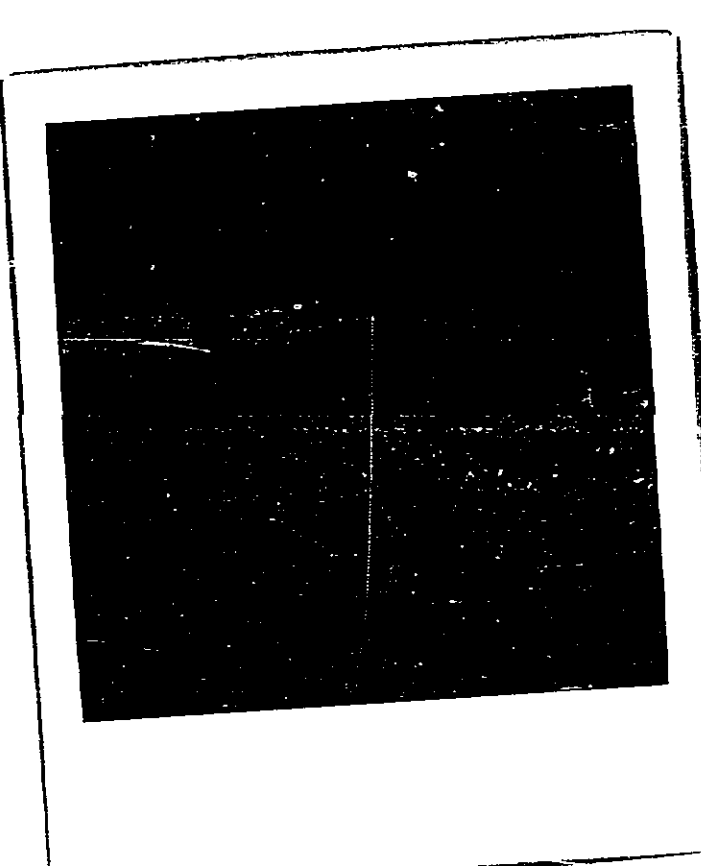
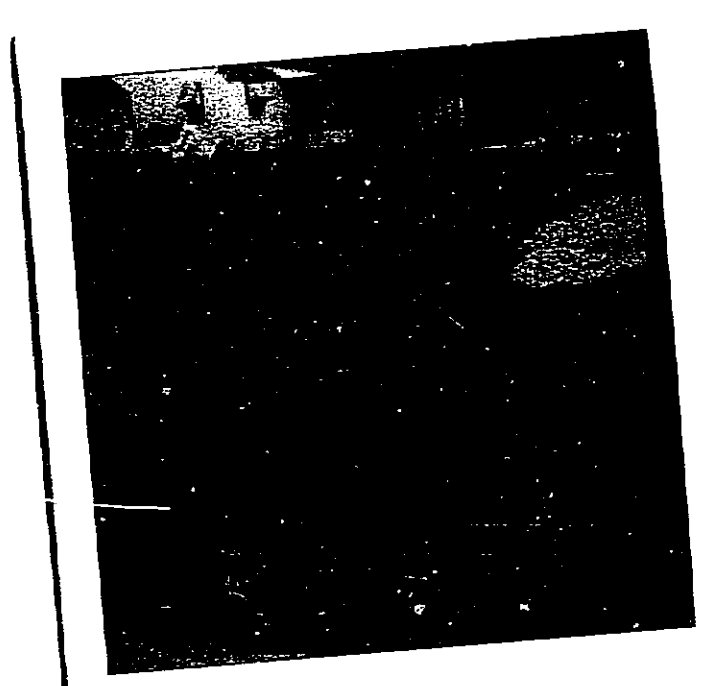
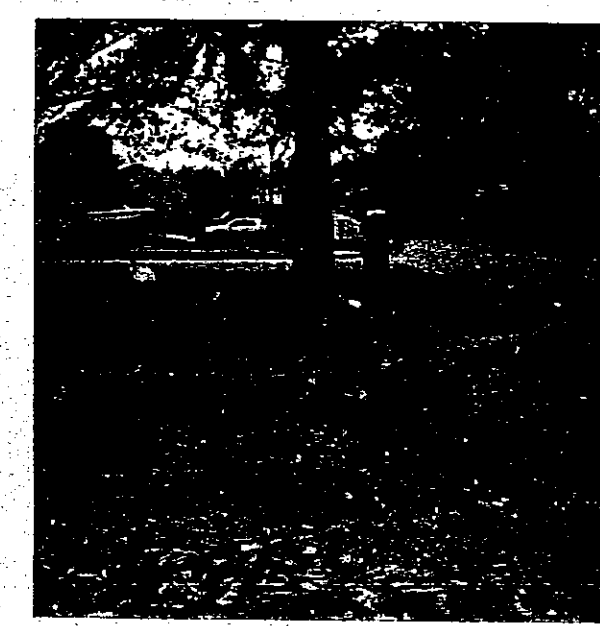
PETITIONER(S) EXHIBIT (5) 91-150A



PROTESTANT(S) EXHIBIT (2)



PROTESTANT(S) EXHIBIT (2)



1

IN THE MATTER OF * BEFORE THE
 STEWART R. SCOTT, et ux * COUNTY BOARD OF APPEALS
 (VAR-side yard & front * OF BALTIMORE COUNTY
 yard setbacks) * Case No. 91-150-A
 * December 26 1991
 * * * * *

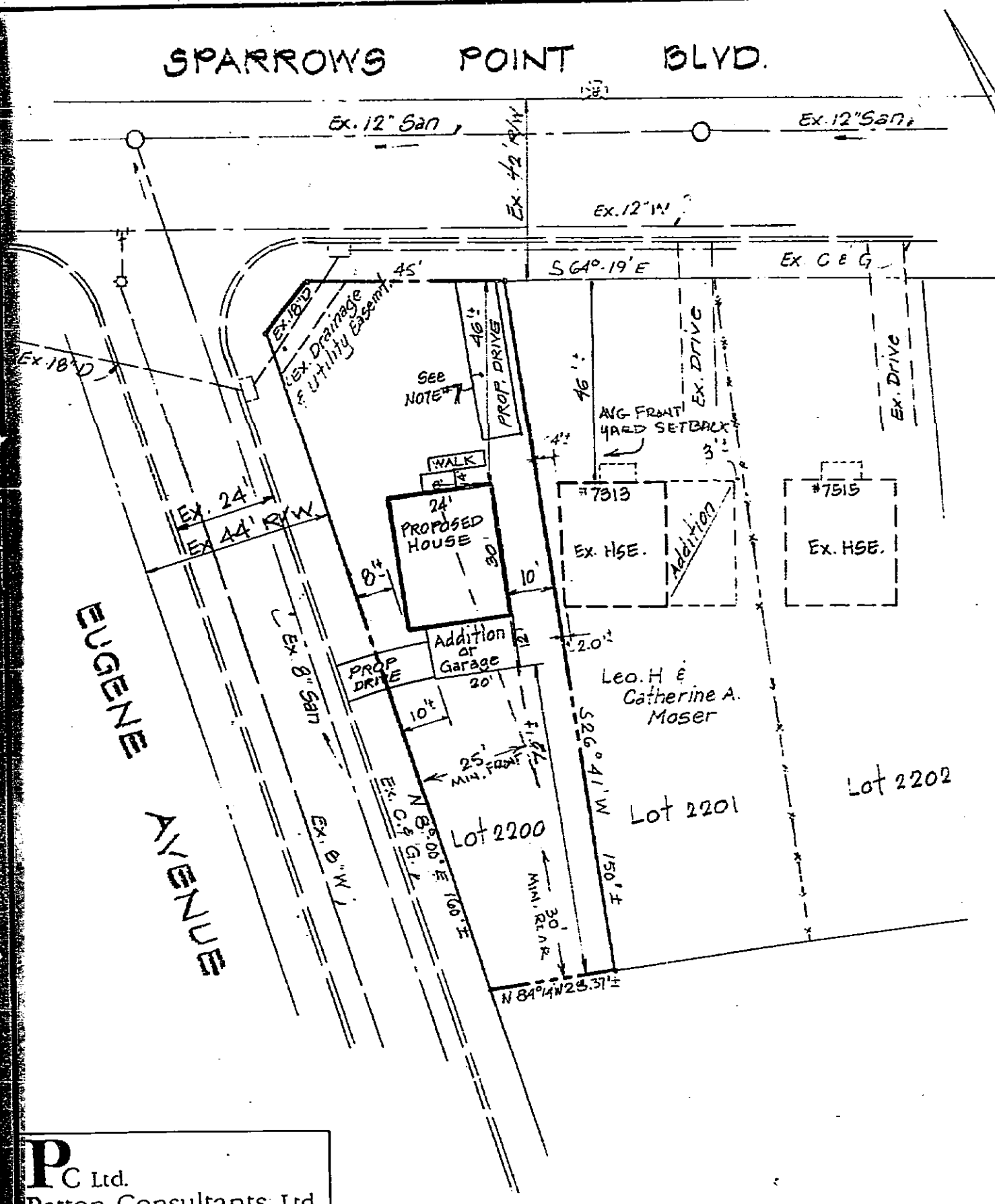
The above-entitled matter came on for hearing before the County Board of Appeals of Baltimore County at the County Office Building at 10 o'clock a.m., December 26, 1991.

* * * * *

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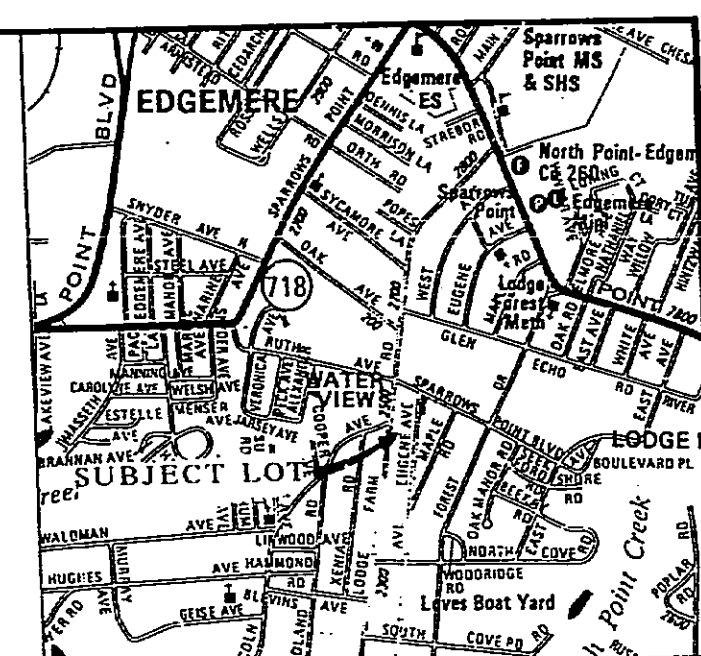
Reported by:
C.E. Peatt

BOARD OF APPEALS



NOTES

1. OWNER: Stewart R. Scott, Connie C. Scott, 7841 North Cove Rd., Balto. MD 21219, 477-0763
2. CONTRACT PURCHASER: Keith A. Randlett, 5002 Hamilton Ave, Balto. MD 21237, 574-2000
3. DEED REFERENCE: G578/218
4. SITE REFERENCE: 0.166 Ac. NET (7246 Sq. Ft.)
5. ZONING: This Site and all surrounding Land - DR 5.5
6. ZONING HISTORY: A zoning petition was heard under case 90-150-A to permit a side yard of 10' in lieu of required 25' and a front yard of 25' in lieu of required average of 44'. The Petition was denied on 8/30/91.
7. CURRENT ZONING VARIANCES REQUESTED BY THIS PLAN:
 - A. Variance from 1902.301 to permit a side yard of 8' in lieu of the required 25' and a variance to permit a lot width of the building line of 50' in lieu of the required 55'.
8. Driveways shown proposed hereon shall be either washed stone or gravel, or they on a filter fabric base.
9. Proposed rain-made impervious areas total 1048 Sq. Ft. which is 7246 Sq. Ft. = 14.5% Impervious.
10. The property is located within the Chesapeake Bay critical area and is classified as a limited development area.
11. Roof top drainage will be directed to modified infiltration devices with over-flow directed across vegetated areas.
12. Some forest cover exists on the site. Supplemental will be provided as required to attain a minimum 15% forest cover.



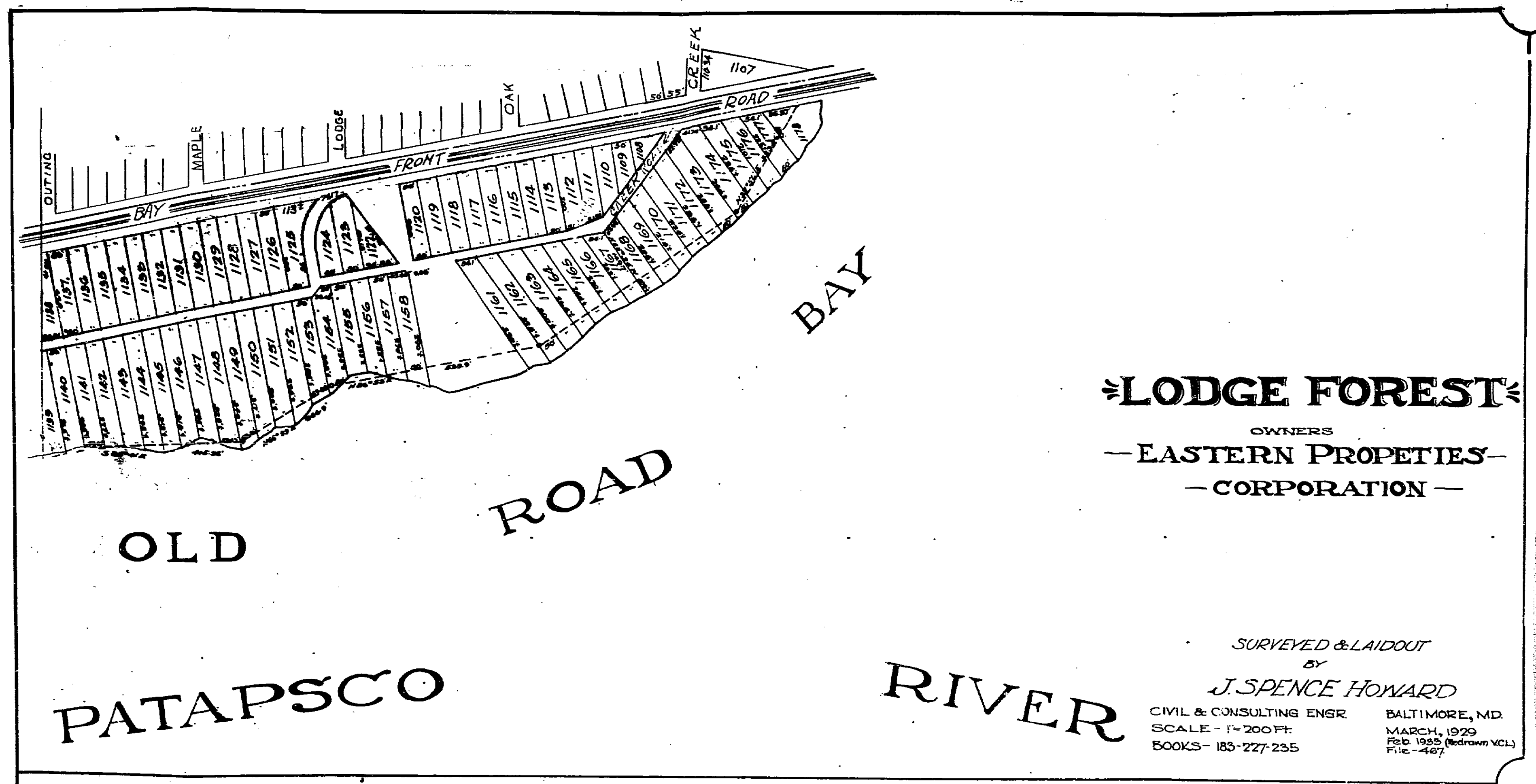
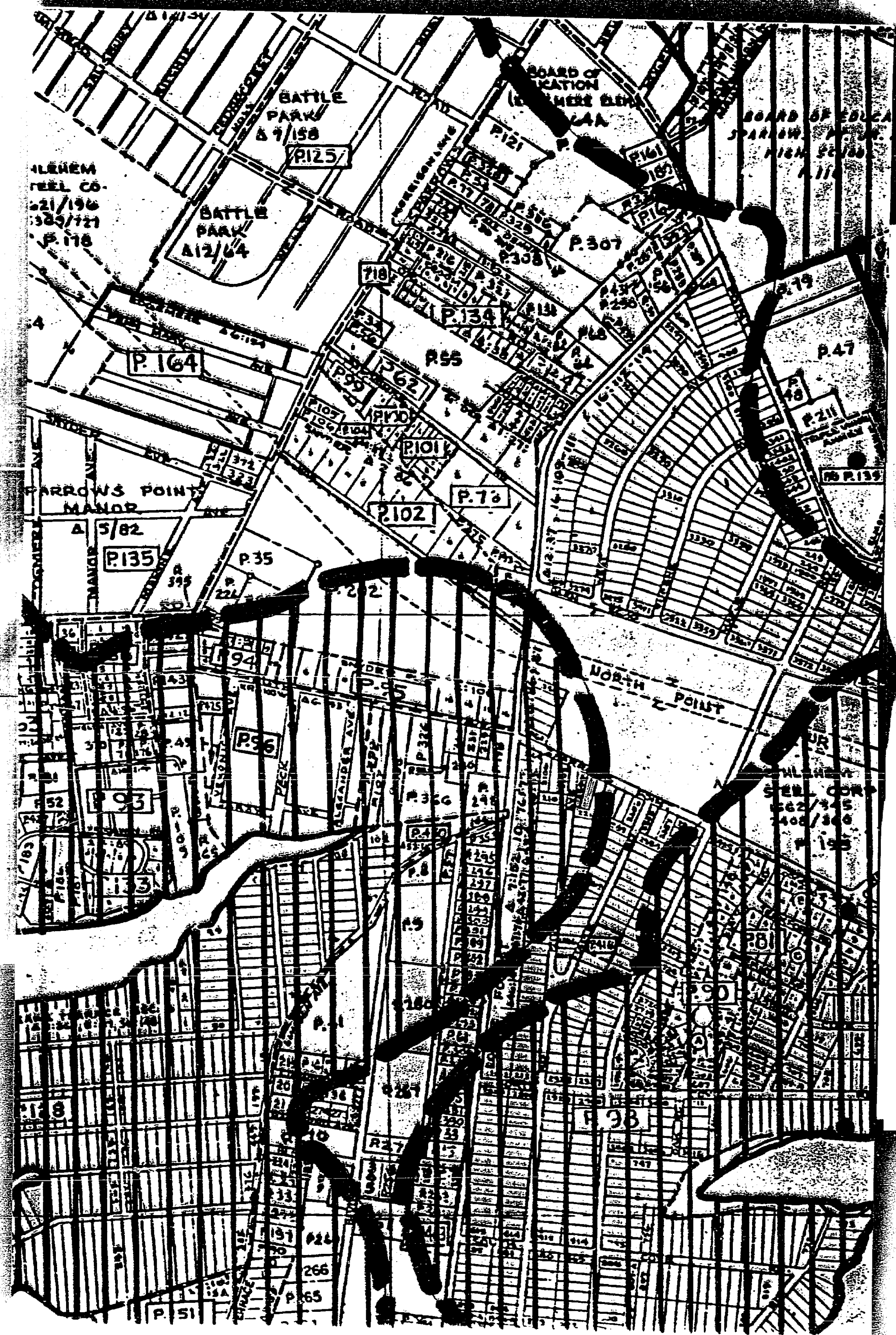
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCES
 SCOTT PROPERTY
 #7811 Sparrows Point Boulevard
 Lot 2200 Subdivision of Lodge Forest
 10/76

Dist: 1207 DATE: 12/29/91
 DRAWN: JCC CHECKED: S.P. JOHN SCALE: 1"=200' SHEET: 01

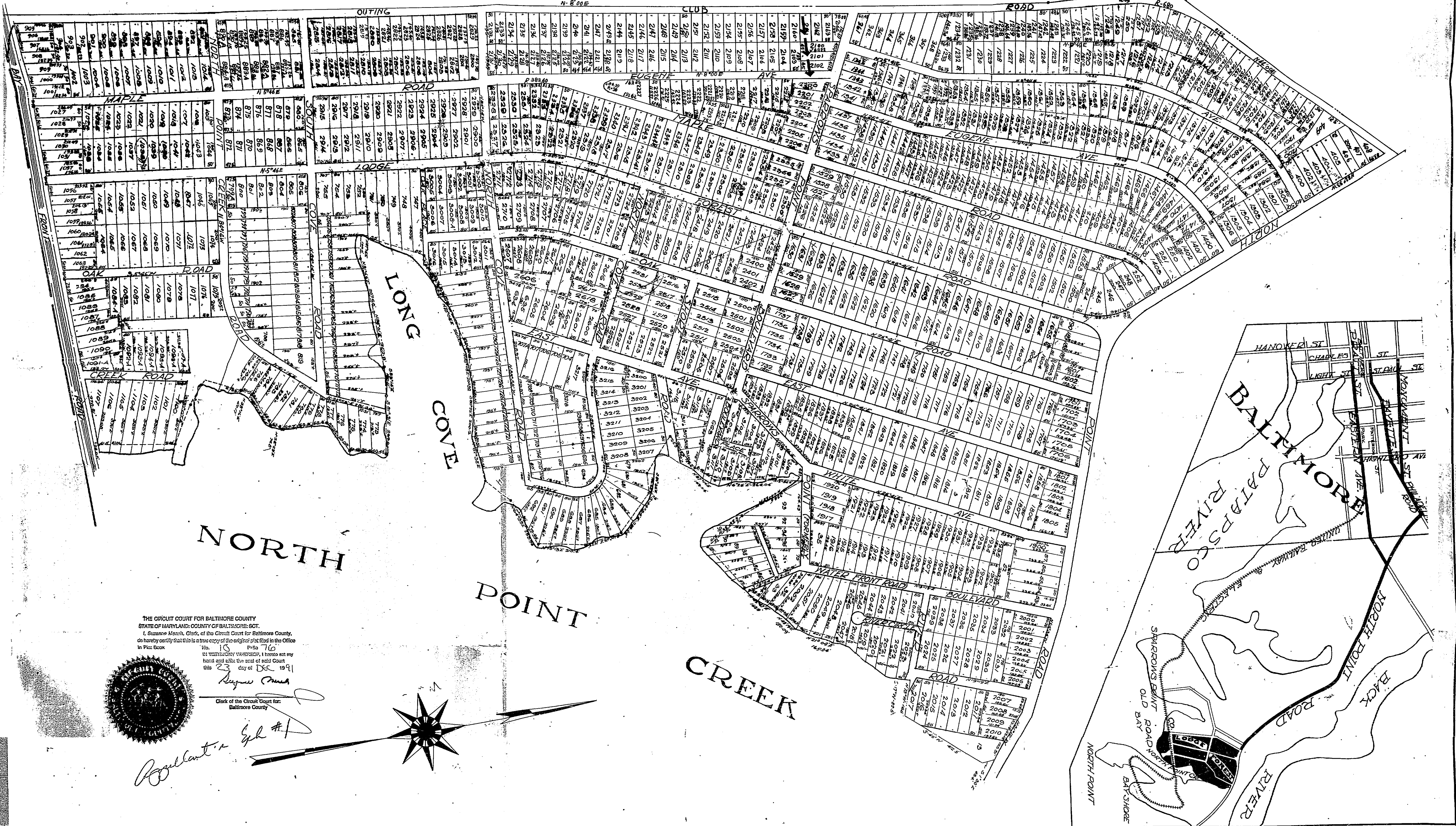
PC Ltd.
 Patton Consultants, Ltd.
 361 W. CHESAPEAKE AVE., SUITE 363
 TOWSON, MARYLAND 21284
 (301) 296-2140 FAX: (301) 296-0419

SITE PLANNERS - ENGINEERS
 LAND DEVELOPMENT CONSULTANTS

Agreement Sub #2
 (part)

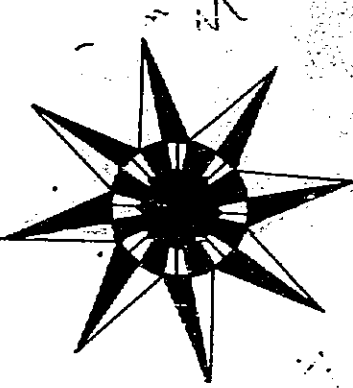
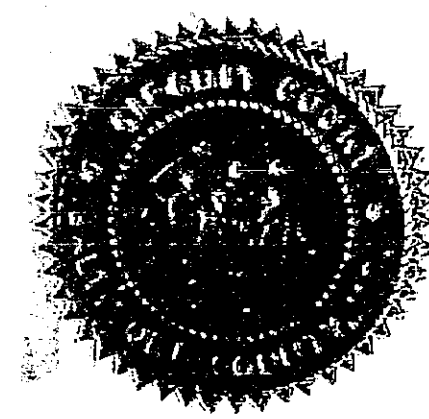


SITE



THE CIRCUIT COURT FOR BALTIMORE COUNTY
 STATE OF MARYLAND, COUNTY OF BALTIMORE, SCT.
 I, Suzanne Marsh, Clerk, of the Circuit Court for Baltimore County,
 do hereby certify that this is a true copy of the original plat filed in the Office
 of the Clerk of the Circuit Court for Baltimore County on this 15th day of
 June 1976.

Suzanne Marsh
 Clerk of the Circuit Court for
 Baltimore County



substantial evidence advanced by the Protestants which would support the opinion testimony referred to in the Board of Appeals' Order.

3. Relief Requested.

WHEREFORE, the Appellants request this Honorable Court:

a. Reverse the Decision of the County Board of Appeals' for Baltimore County after hearing, and grant the requested variance;

b. Remand this matter to the County Board of Appeals for Baltimore County for reconsideration in the alternative;

c. Grant such other and further relief as the nature of the Appellant's cause may require.

Michael E. Marino

Michael E. Marino, Esquire
Ten East Baltimore Street
Suite 1212
Baltimore, Maryland 21201
(410) 685-4400

CERTIFICATE OF MAILING

I HEREBY CERTIFY that on this 20th day of February, 1992, a copy of this Petition to Follow Order for Appeal was mailed, postage prepaid, to the County Board of Appeals for Baltimore County, Old Courthouse, Room 49, 400 Washington Avenue, Towson, Maryland 21204.

Michael E. Marino

Michael E. Marino, Esquire

57691r02/20/92

3

MICROFILMED

IN THE MATTER OF THE * IN THE
APPLICATION OF STEWART R. SCOTT, ET UX * CIRCUIT COURT
FOR VARIANCES ON PROPERTY * FOR
LOCATED ON THE SOUTH SIDE * BALTIMORE COUNTY
SPARROWS POINT BOULEVARD, AT *
SOUTHEAST CORNER EUGENE AVENUE *
(7511 SPARROWS POINT BLVD.) *
12TH ELECTION DISTRICT * CG Doc. No. 14
7TH COUNCILMANIC DISTRICT * Folio No. 124
STEWART R. SCOTT, ET AL, * File No. 92-CV-1213
PLAINTIFFS *
ZONING CASE NO. 91-150-A * * * * *

CERTIFICATE OF NOTICE

Madam Clerk:

Pursuant to the provisions of Rule B-2(d) of the Maryland Rules of Procedure, William T. Hackett, Harry E. Buchheister, Jr. and Michael B. Sauer, constituting the County Board of Appeals of Baltimore County, have given notice by mail of the filing of the appeal to the representative of every party to the proceeding before it; namely, Michael E. Marino, Esquire, Hall, Levy & Marino, Ten East Baltimore Street, Suite 1212, Baltimore, Maryland 21202, Counsel for Plaintiffs; Mr. and Mrs. Stewart R. Scott, 7841 North Cove Road, Baltimore, Maryland 21219 and Mr. Keith Randlett, 5902 Hamilton Avenue, Baltimore, Maryland 21237, Plaintiffs; Mr. and Mrs. Leo Moser, 7513 Sparrows Point Boulevard, Baltimore, Maryland 21219, Mr. John Leshko, Jr., 3213 Lynch Road, Baltimore, Maryland 21219, Mr. Michael Schwartz, Sr., 2416 Eugene Avenue, Baltimore, Maryland 21219 and Mr. and Mrs. Norman Stone, 2517 Eugene Avenue, Baltimore, Maryland 21219, Defendants; Phyllis C. Friedman, Esquire, People's Counsel for Baltimore, County, 400 Washington Avenue, Old Courthouse, Basement, Room 47, Towson, Maryland 21204; and Michael B. Sauer, Esquire, c/o County Board of Appeals, 400 Washington Avenue, Old Courthouse, Basement, Room 49, Towson, Maryland 21204.

MICROFILMED

File No. 92-CV-1213, Stewart R. Scott, et ux 2
Case No. 91-150-A
Maryland 21204, a copy of which Notice is attached hereto and prayed that it may be made a part hereof.

LindaLee M. Kuszmaul
LindaLee M. Kuszmaul, Legal
Secretary, County Board of Appeals
400 Washington Avenue, Room 49
Old Courthouse, Basement, Towson,
Maryland 21204 (301) 887-3180

I HEREBY CERTIFY that a copy of the foregoing Certificate of Notice has been mailed to Michael E. Marino, Esquire, Hall, Levy & Marino, Ten East Baltimore Street, Suite 1212, Baltimore, Maryland 21202, Counsel for Plaintiffs; Mr. and Mrs. Stewart R. Scott, 7841 North Cove Road, Baltimore, Maryland 21219 and Mr. Keith Randlett, 5902 Hamilton Avenue, Baltimore, Maryland 21237, Plaintiffs; Mr. and Mrs. Leo Moser, 7513 Sparrows Point Boulevard, Baltimore, Maryland 21219, Mr. John Leshko, Jr., 3213 Lynch Road, Baltimore, Maryland 21219, Mr. Michael Schwartz, Sr., 2416 Eugene Avenue, Baltimore, Maryland 21219 and Mr. and Mrs. Norman Stone, 2517 Eugene Avenue, Baltimore, Maryland 21219, Defendants; Phyllis C. Friedman, Esquire, People's Counsel for Baltimore, County, 400 Washington Avenue, Old Courthouse, Basement, Room 47, Towson, Maryland 21204; and Michael B. Sauer, Esquire, c/o County Board of Appeals, 400 Washington Avenue, Old Courthouse, Basement, Room 49, Towson, Maryland 21204 on this 11th day of February, 1992.

LindaLee M. Kuszmaul
LindaLee M. Kuszmaul, Legal
Secretary, County Board of Appeals
400 Washington Avenue, Room 49
Old Courthouse, Basement, Towson,
Maryland 21204 (301) 887-3180

MICROFILMED

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315 - OLD COURTHOUSE
1111 W. CHESAPEAKE AVENUE - ROOM 49
TOWSON, MARYLAND 21204 400 WASHINGTON AVE.
(301) 887-3180

February 11, 1992

Mr. and Mrs. Leo Moser
7513 Sparrows Point Boulevard
Baltimore, Maryland 21219

Re: Case No. 91-150-A (Stewart R. Scott, et ux)

Dear Mr. and Mrs. Moser:

Notice is hereby given, in accordance with the Rules of Procedure of the Court of Appeals of Maryland, that an appeal has been taken to the Circuit Court for Baltimore County from the decision of the County Board of Appeals rendered in the above matter.

Enclosed is a copy of the Certificate of Notice.

Very truly yours,

LindaLee M. Kuszmaul
LindaLee M. Kuszmaul
Legal Secretary

Enclosure

cc: Mr. John Leshko, Jr.
Mr. Michael Schwartz, Sr.
Mr. and Mrs. Norman Stone
People's Counsel for Baltimore County
P. David Fields
Patrick Keller
Lawrence E. Schmidt
Timothy M. Kotrocco
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director of
Zoning Administration

MICROFILMED



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315 - OLD COURTHOUSE
1111 W. CHESAPEAKE AVENUE - ROOM 49
TOWSON, MARYLAND 21204 400 WASHINGTON AVE.
(301) 887-3180

February 11, 1992

Michael Marino, Esquire
HALL, LEVY & MARINO, P.A.
Suite 1212
Ten East Baltimore Street
Baltimore, Maryland 21202

RE: Case No. 91-150-A (Stewart R. Scott, et ux)

Dear Mr. Marino:

In accordance with Rule B-7(a) of the Rules of Procedure of the Court of Appeals of Maryland, the County Board of Appeals is required to submit the record of proceedings of the appeal which you have taken to the Circuit Court for Baltimore County in the above-entitled matter within thirty days.

The cost of the transcript of the record must be paid by you. In addition, all costs incurred for certified copies of other documents necessary for the completion of the record must also be at your expense.

The cost of the transcript, plus any other documents, must be paid in time to transmit the same to the Circuit Court not later than thirty days from the date of any petition you file in Court, in accordance with Rule B-7(a).

Very truly yours,

LindaLee M. Kuszmaul
LindaLee M. Kuszmaul
Legal Secretary

Enclosure

cc: Mr. and Mrs. Stewart R. Scott
Mr. Keith Randlett

MICROFILMED

IN THE MATTER OF THE * IN THE
APPLICATION OF STEWART R. SCOTT, ET UX * CIRCUIT COURT
AND KEITH A. RANDETT FOR * FOR
A ZONING VARIANCE ON * BALTIMORE COUNTY
PROPERTY LOCATED ON *
S/S Sparrows Point Boulevard * Case No. 92-CV-1213
at SE/Corner Eugene Avenue * 14/124
(7511 Sparrows Point Boulevard) *
12th Election District *
7th Councilmanic District *
IN RE: Case No. 91-150-A * * * * *

ORDER OF APPEAL

NOW COMES Stewart R. Scott, Connie C. Scott and Keith Randlett, Appellants, by their attorney, Michael E. Marino, and respectfully request the Court enter an Appeal from the decision of the Board of Appeals of Baltimore County dated January 8, 1992 to the Circuit Court for Baltimore County.

Michael E. Marino

Michael E. Marino, Esquire
HALL, LEVY & MARINO, P.A.
Ten East Baltimore Street
Suite 1212
Baltimore, Maryland 21202
(410) 685-4400

Attorneys for Appellants

Receipt of Order of Appeal Acknowledged

Secretary, Board of Appeals
of Baltimore County

MICROFILMED

MICROFILMED

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of February, 1992, a copy of this Order of Appeal was mailed, postage prepaid to Board of Appeals for Baltimore County, 111 West Chesapeake Avenue, Towson, Maryland 21204; and to Phyllis Cole Friedman, Esquire, Baltimore County Peoples' Counsel, 111 West Chesapeake Avenue, Towson, Maryland 21204.

Michael E. Marino
Michael E. Marino

57691r02/07/92

2

MICROFILMED

IN THE MATTER OF THE * BEFORE THE
THE APPLICATION OF * COUNTY BOARD OF APPEALS
STEWART R. SCOTT, ET UX *
FOR VARIANCES ON PROPERTY * OF
LOCATED ON THE SOUTH SIDE * BALTIMORE COUNTY
SPARROWS POINT BOULEVARD, AT *
SOUTHEAST CORNER EUGENE AVENUE * CASE NO. 91-150-A
(7511 SPARROWS POINT BLVD.) *
12TH ELECTION DISTRICT *
7TH COUNCILMANIC DISTRICT * * * * *

OPINION

The above-entitled matter came on for hearing before this Board on appeal from a decision of the Zoning Commissioner dated March 20, 1991 wherein the Petitioner's request for front yard and side yard setback variances was denied.

The Petitioner's property known as 7511 Sparrows Point Boulevard is located in a subdivision known as Lodge Forrest created in 1933. The lot along with the balance of the development is zoned D.R. 5.5. Each of the lots consists of a single-family dwelling. The subject lot is a corner lot fronting on both Sparrows Point Boulevard and Eugene Avenue. It is subject to corner lot zoning regulations. The contract purchaser, Keith A. Randlett, proposes to erect a house on the lot facing Sparrows Point Boulevard at a distance of 46 feet set back from the road and at a distance of 8 feet from Eugene Avenue which is a 44-foot right-of-way and is in reality 24 feet wide curb to curb. Specifically, the Petitioner is seeking a side yard setback of 8 feet in lieu of the required 25 feet. He has abandoned his front yard setback request which he sought from the Zoning Commissioner below.

Several of the neighboring property owners appeared and testified in opposition to Petitioner's request. In their opinion, the proposed house would be an eyesore and would stick out like a

Case No. 91-150-A Stewart R. Scott, et ux 2

sore thumb since it would only be 8 feet from Eugene Avenue. Their testimony established that the other houses facing on Eugene Avenue (approximately 10) are all consistently 25 feet back from the road. One of the property owners, Mr. Norman Stone, pointed out to the Board that to allow this proposed house so close to the roadway would be an eyesore and not in harmony with the existing homes.

The law is well-settled that area variances may be granted where it is established that strict application of zoning regulations would cause practical difficulty to the Petitioner and his property (McLean v. Soley, 270 Md. 208 [1973]). The Petitioner carries the burden of establishing the existence of practical difficulty for an area variance and must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake, 22 Md. App 28 (1974).

The Board has considered all of the evidence and testimony presented including the subdivision plat, the proposed plan, and the modification plan abandoning the front yard setback requested along Sparrows Point Boulevard. The Board is not satisfied that the granting of a side yard setback variance in this case would be in keeping with the character and harmony of the neighborhood. It is clear to this Board that the erection of the proposed house would be an overcrowding of the lot and that it would be

Case No. 91-150-A Stewart R. Scott, et ux 3

inconsistent with the other existing houses fronting on Eugene Avenue, all of which are consistently 25 feet back from the roadway. To grant the requested variance would not be in keeping with the spirit and intent of the existing zoning regulations, and this Board finds that the variance would adversely affect the health, welfare and general welfare of the public. In complying with the requirements of Section 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations, the Petitioner has the burden of proof. This Board does not find from the facts that Petitioner's request for the variance meets the requirements of these sections of the zoning regulations. To grant the requested variance in this case would be a matter more of preference than that of necessity.

ORDER

IT IS THEREFORE this 8th day of January, 1992 by the County Board of Appeals of Baltimore County

ORDERED that the Petition for Zoning Variance to permit a side yard setback of 8 feet in lieu of the required 25 feet be and the same is hereby DENIED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett, Chairman
Michael B. Sauer
Harry E. Buchheister, Jr.

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 316- OLD COURTHOUSE
111 WEST CHESAPEAKE AVENUE ROOM 49
TOWSON, MARYLAND 21204 400 WASHINGTON AVE.
(301) 887-3180

January 8, 1992

Michael Marino, Esquire
HALL, LEVY & MARINO, P.A.
Suite 1212
Ten East Baltimore Street
Baltimore, MD 21202

RE: Case No. 91-150-A
Stewart R. Scott, et ux

Dear Mr. Marino:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

Kathleen C. Weidenhammer
Administrative Assistant

encl.

- cc: Mr. Keith A. Randlett
- Mr. & Mrs. Stewart R. Scott
- Mr. & Mrs. Leo Moser
- Mr. John Leshko, Jr.
- Mr. Michael Schwartz, Jr.
- Mr. & Mrs. Norman Stone
- People's Counsel for Baltimore County
- P. David Fields
- Pat Keller
- Lawrence E. Schmidt
- Timothy M. Kotroco
- James E. Dyer
- W. Carl Richards, Jr.
- Docket Clerk - Zoning
- Arnold Jablon, Director of Zoning Administration

ORDER RECEIVED FOR FILING
Date 1/14/92
By [Signature]

MICROFILMED

Leo Moser testified in opposition to the relief requested. He testified that he resides on lot 2201 which adjoins the subject property. He indicated that the proposed development will overcrowd the lot and block the westerly view from his property. Mrs. Moser concurred with her husband's testimony and further indicated her concern over the proposed dwelling blocking site distances for vehicular traffic at the intersection of Sparrows Point Boulevard and Eugene Avenue.

Norman Stone testified in opposition to the proposed development. He testified that he resides at 2517 Eugene Avenue, an adjoining property to the subject site and indicated that in his opinion, the proposed dwelling will overcrowd the subject property and be out of character for this neighborhood.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested does not

ORDER RECEIVED FOR FILING
Date 1/14/92
By [Signature]

ORDER RECEIVED FOR FILING
Date 1/14/92
By [Signature]

MICROFILMED

sufficiently comply with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be denied. The testimony presented by Petitioners was in support of a matter of preference rather than of the necessity for the variance. The evidence in the record indicated that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Further, Petitioners failed to show that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of March, 1991 that the Petition for Zoning Variance to permit a side yard setback of 10 feet in lieu of the required 25 feet and a front yard setback of 25 feet in lieu of the required front average of 44 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

March 20, 1991

887-3353

Mr. & Mrs. Stewart R. Scott
7841 North Cove Road
Baltimore, Maryland 21219

RE: PETITION FOR ZONING VARIANCE
3/5 Sparrows Point Boulevard at SE/Corner Eugene Avenue
(7511 Sparrows Point Boulevard)
12th Election District - 7th Councilmanic District
Stewart R. Scott, et ux - Petitioners
Case No. 91-150-A

Dear Mr. & Mrs. Scott:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Mr. Keith A. Randlett
5902 Hamilton Avenue, Baltimore, Md. 21237

Mr. & Mrs. Leo Moser
7513 Sparrows Point Boulevard, Baltimore, Md. 21219

Mr. & Mrs. Norman Stone
2517 Eugene Avenue, Baltimore, Md. 21219 DEPRN
People's Counsel; File

Mr. John Leshko, Jr.
3213 Lynch Road, Baltimore, Md. 21219

Mr. Michael Schwartz, Sr.
2416 Eugene Avenue, Baltimore, Md. 21219

Chesapeake Bay Critical Areas Commission
Tawes State Office Building, D-4, Annapolis, Md. 21404

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
3/5 Sparrows Point Boulevard at * ZONING COMMISSIONER
SE/Corner Eugene Avenue * OF BALTIMORE COUNTY
(7511 Sparrows Point Boulevard) *
12th Election District * Case No. 91-150-A
7th Councilmanic District *
Stewart R. Scott, et ux *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 10 feet in lieu of the required 25 feet and a front yard setback of 25 feet in lieu of the required front average of 44 feet for a proposed dwelling in accordance with Petitioner's Exhibit 1.

The Petitioners, by Connie C. Scott, Legal Owner, and Keith A. Randlett, Contract Purchaser, appeared and testified. Appearing as Protestants in the matter were Leo and Cathy Moser, John Leshko, Jr., Michael Schwartz, Sr., and Norman and Patricia Stone.

Testimony indicated that the subject property, known as 7511 Sparrows Point Boulevard, consists of .16 acres more or less zoned D.R. 5.5 and is currently unimproved. Said property is located within the Chesapeake Bay Critical Areas near Jones Creek. Testimony indicated that Petitioners are desirous of constructing a two-story single family dwelling on the property in accordance with Petitioner's Exhibit 1. Petitioners testified the proposed dwelling will be constructed as depicted on Petitioner's Exhibit 2, minus the garage. Mr. Randlett testified the proposed development can meet one side and rear yard setback requirements; however, without the requested variances, the subject property will be rendered undevelopable. Mr. Randlett further testified he is planning to plant several shade trees to buffer adjoining residential properties.

ORDER RECEIVED FOR FILING
Date 3/14/91
By [Signature]

ITEM #96

ZONING DESCRIPTION 91-150-A

Beginning for the same at the corner formed by the intersection of the east side of Eugene Avenue with the south side of Sparrows Point Boulevard thence easterly along the south side of Sparrows Point Boulevard fifty-eight and eighty one-hundredths feet thence southerly by a straight line one hundred fifty feet more or less to the northern boundary line of lot No. 2214 twenty-eight and seventy-seven one-hundredths to the east side of Eugene Avenue thence northerly along and binding on the east side of Eugene Avenue one hundred seventy-two and fifty-one one-hundredths feet to the place of beginning. Being Lot No. 2200 and the improvements thereon being known as No. 7511 Sparrows Point Boulevard. Being the same lot of ground, which by deed dated April 30, 1946, and recorded among the Land Records of Baltimore County in Liber R.G.B. No. 1460, folio 78, was granted and conveyed by Ralph B. Rexroad and Merle Rexroad, his wife, to Ewald F. Holm and Ethel M. Holm, his wife, the grantor herein.

The said Ewald F. Holm having departed this life in 1968, leaving full fee simple title vested in Ethel M. Holm.

Councilmanic District: 7
Election District: 12

MICROFILMED

PETITION FOR ZONING VARIANCE #96
91-150-A
 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 18-2-241 of the Zoning Regulations to allow a side yard setback of 10' to 15' in lieu of the required 25' to 30' setback. A front yard setback of 25' in lieu of the required average front yard setback of 44'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or practical difficulty)

The single family dwelling proposed is 26' wide and 44' long which provides for rear yard setback and one side yard setback. This lot is part of the original subdivision of Lodge Forrest, therefore it is my belief that it was the developers intention for this lot to have a home built on it.

Subject property and entire subdivision is residential and without requested variance subject property is not capable of being developed, thereby creating practical difficulty or hardship with regard to development. The granting of this variance will not result in property to be posted and advertised as governed by Zoning Regulations in any injury to public health, safety or welfare. 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: Keith A. Randlett
 (Type or Print Name)
 Signature: [Signature]
 Address: 5907 Hamilton Ave.
 City and State: Baltimore, MD 21237

Legal Owner(s): Stewart R. Scott
 (Type or Print Name)
 Signature: [Signature]
 Address: 7841 North Cove Road
 City and State: Baltimore, MD 21219

Attorney for Petitioner:
 (Type or Print Name) Keith A. Randlett
 Address: 3802 Hamilton Ave. Balto., Md. 21237
 City and State: Baltimore, MD 21237

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____ 19____ 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 108, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

J. Robert Haines
 Zoning Commissioner of Baltimore County.

REVIEWED BY: [Signature] DATE: 9-7-90

CERTIFICATE OF PUBLICATION

TOWSON, MD., 11-9-90

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of _____ successive weeks, the first publication appearing on 11-7-1990

THE JEFFERSONIAN,

S. Zeke Olson
 Publisher

\$ 34.16

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
 P. O. Box 8936
 Dundalk, Md. 21222

November 8, 19 90

THIS IS TO CERTIFY, that the annexed advertisement of Baltimore County Zoning Office - Case #91-150-A P.O. #0108870 - Req. #M47726 - Notice of Hearing 52 lines @ \$21.00 was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for One successive weeks before the 9th day of November 1990; that is to say, the same was inserted in the issues of November 8, 1990.

Kimbel Publication, Inc.
 per Publisher.
 By [Signature]

receipt

Baltimore County Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21284

Account: R 001-6150
 Number: 91-150-A

Date: 4/24/91

APPEAL FEES	QTY	PRICE
140 - OF ALL OTHER ORDERS	1 X	\$125.00
150 - POSTING SIGNS / ADVERTISING	1 X	\$25.00
TOTAL:		\$150.00

LAST NAME OF OWNER: SCOTT

Cashier Validation: [Signature] MICROFILMED

receipt

Baltimore County Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21284

Account: R 001-6150
 Number: 91-150-A

Date: 3/27/91

P.A. for 91-150-A - \$90.16
Randlett

Cashier Validation: [Signature] MICROFILMED

receipt

Baltimore County Zoning Commissioner
 Office of Planning & Zoning
 111 West Chesapeake Avenue
 Towson, Maryland 21284
 (301) 881-3353

J. Robert Haines
 Zoning Commissioner

Account: R 001-6150
 Number: 3362

Date: 11-20-90

Ret: Petition for Zoning Variance
 CASE NUMBER: 91-150-A
 5/5 Sparrows Point Blvd., SEC Eugene Avenue
 7511 Sparrows Point Boulevard
 12th Election District - 7th Councilmanic
 Legal Owner: Stewart R. Scott
 Contract Purchaser: Keith A. Randlett
 HEARING: THURSDAY, NOVEMBER 29, 1990 at 2:00 p.m.

Dear Petitioner:

Please be advised that \$ 90.16 is the cost incurred for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that for each sign & post set(s) not returned, there is an additional \$50.00 charge.

Very truly yours,
J. Robert Haines
 J. ROBERT HAINES
 ZONING COMMISSIONER
 BALTIMORE COUNTY, MARYLAND

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 122A Date of Posting: 5/19/91

Posted for: Appeal

Petitioner: Stewart R. Scott, et al.

Location of property: 5/5 Sparrows Point Blvd. at Sec Eugene Ave. 7511 Sp. Pt. Blvd.

Location of Signs: Facing Sp. Pt. Blvd., approx. 25' from roadway, on property of Petitioner.

Remarks: [Signature]

Posted by: [Signature] Date of return: 6/14/91

Number of Signs: 1

receipt

Baltimore County Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21284

Account: R 001-6150
 Number: 91-150-A

Date: 3/27/91

P.A. for 91-150-A - \$90.16
Randlett

Cashier Validation: [Signature] MICROFILMED

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 122A Date of Posting: 11/12/90

Posted for: Variance

Petitioner: Stewart R. Scott

Location of property: 5/5 Sparrows Pt. Blvd., Sec Eugene Ave. 7511 Sp. Pt. Blvd.

Location of Signs: Facing Sp. Pt. Blvd., approx. 15' from roadway, on property of Petitioner.

Remarks: [Signature]

Posted by: [Signature] Date of return: 11/16/90

Number of Signs: 1

receipt

Baltimore County Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21284

Account: R 001-6150
 Number: 3362

Date: 9/07/90

PUBLIC HEARING FEES	QTY	PRICE
010 - ZONING VARIANCE (IRL)	1 X	\$35.00
TOTAL:		\$35.00

LAST NAME OF OWNER: SCOTT

Cashier Validation: [Signature] MICROFILMED

Clerk of the Circuit Court for Baltimore County
 COUNTY COURTS BUILDING, TOWSON, MARYLAND 21204
 ADMINISTRATIVE (410) 887-2697

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

Docket 14 Folio 124

Case No. 92 CV 1213 Term, 19____

In the Matter of
the Application of
 vs.
Stewart Scott + Randlett
 for A Zoning Variance

[Signature] CLERK

I HEREBY CERTIFY, THAT I HAVE THIS DAY RECEIVED UNDER COVER FROM THE CLERK OF THE CIRCUIT COURT FOR BALTIMORE COUNTY, PROCESS AS ABOVE.

IN TESTIMONY WHEREOF, I HERETO SUBSCRIBE MY NAME AND AFFIX THE:

SEAL OF THE _____ COURT FOR _____ COUNTY
 CITY, ON THE _____ DAY OF _____ NINETEEN
 HUNDRED AND _____

CLERK

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3353
J. Robert Haines
Zoning Commissioner

October 18, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 301 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
CASE NUMBER: 91-150-A
S/S Sparrows Point Blvd., SEC Eugene Avenue
7511 Sparrows Point Boulevard
12th Election District - 7th Councilmanic
Legal Owners: Stewart R. Scott
Contract Purchaser: Keith A. Randlett
HEARING: THURSDAY, NOVEMBER 29, 1990 at 2:00 p.m.

Variation to permit a side yard setback of 10 ft. in lieu of the required 25 ft. and to permit a front yard setback of 25 ft. in lieu of the average front yard setback of 44 ft.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: Stewart R. Scott
Keith A. Randlett

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

January 28, 1991

NOTICE OF CONTINUANCE

CASE NUMBER: 91-150-A
PETITIONER: Stewart R. Scott, et ux, Legal Owners
Keith Randlett, Contract Purchaser
LOCATION: S/S Sparrows Point Blvd., SEC Eugene Avenue
7511 Sparrows Point Boulevard

CONTINUANCE OF THE ABOVE HEARING WILL TAKE PLACE AS FOLLOWS:

BALTIMORE COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue, Towson, Maryland 21204

FRIDAY, FEBRUARY 22, 1991 at 3:00 p.m.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
Baltimore County, Maryland

cc: Stewart R. Scott, et ux
Keith A. Randlett

County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

Hearing Room - Room 301, County Office Bldg. September 4, 1991

NOTICE OF ASSIGNMENT
NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 91-150-A STEWART R. SCOTT, ET UX
S/S Sparrows Point Blvd. at SE/cor Eugene Ave. (7511 Sparrows Point Blvd.)
12th Election District
7th Councilmanic District
VAR-Side yard & front yard setbacks.
3/20/91 - Z.C.'s Order DENYING Petition.

ASSIGNED FOR: THURSDAY, DECEMBER 26, 1991 at 10:00 a.m.

cc: Mr. Keith A. Randlett - Contract Purchaser/Appellant

Mr. and Mrs. Stewart R. Scott - Petitioners
Mr. and Mrs. Leo Moser
Mr. John Leshko, Jr.
Mr. Michael Schwartz, Sr.
Mr. and Mrs. Norman Stone

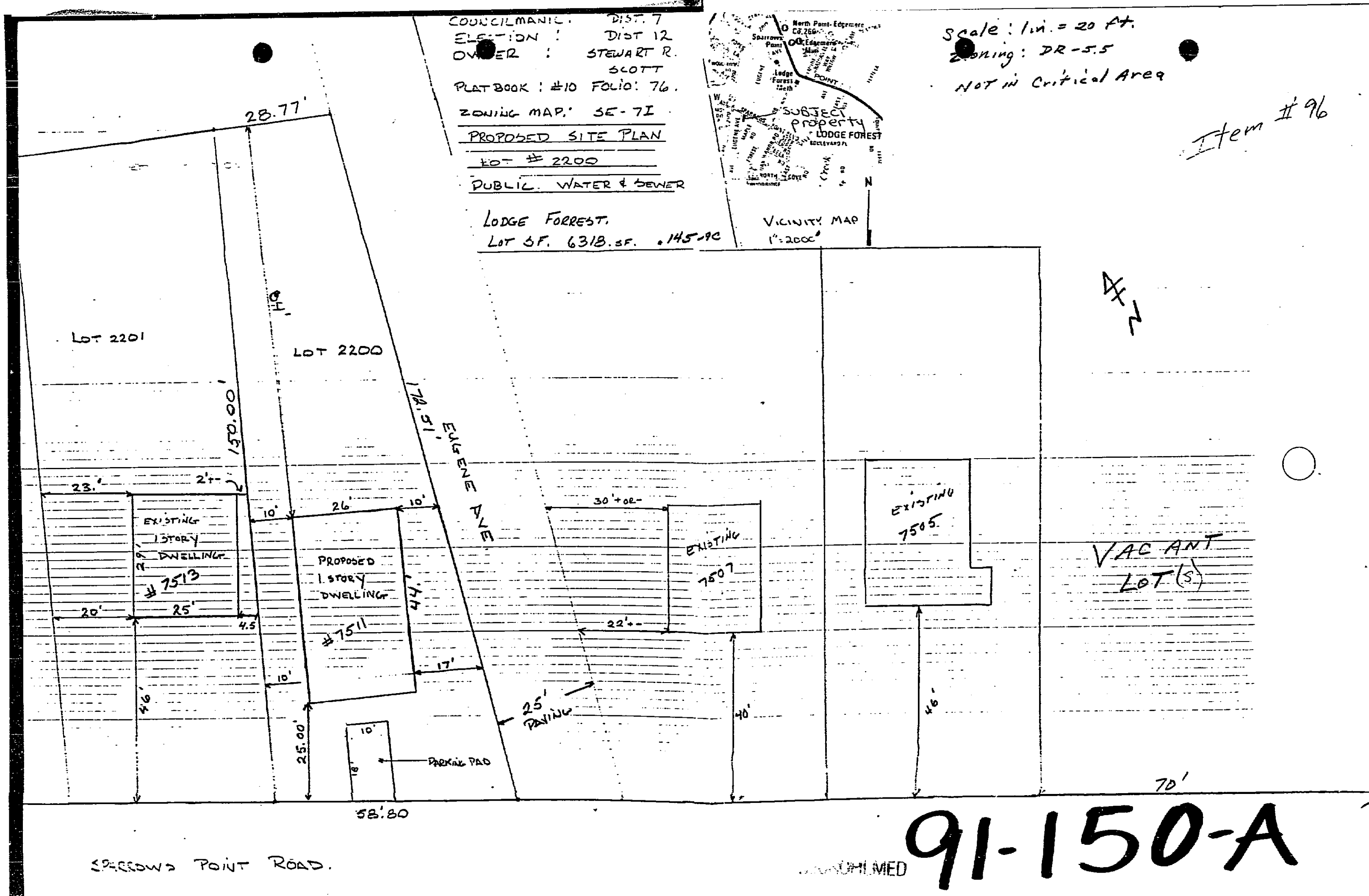
People's Counsel for Baltimore County
P. David Fields
Pat Keller
Public Services out
J. Robert Haines
Timothy M. Kotroco
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon-Director of Zoning Administration
LindaLee M. Kuszmaul
Legal Secretary

9/4/91 - Following parties notified of hearing set for December 26, 1991 at 10:00 a.m.:

Mr. Keith A. Randlett
Mr. and Mrs. Stewart R. Scott
Mr. and Mrs. Leo Moser
Mr. John Leshko, Jr.
Mr. Michael Schwartz, Sr.
Mr. and Mrs. Norman Stone
People's Counsel for Baltimore County
P. David Fields
Pat Keller
Public Services out 9/29/91
J. Robert Haines
Timothy M. Kotroco
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon-Director of Zoning Administration

91-150-A
Copies of 1/28/91 NOTICE OF CONTINUANCE were mailed to the Legal Owners, Contract Purchaser and to the following parties:
(Note: "Resident" is used for instances of illegible handwriting, combined with no Cross-Cross listing.)

- John & June Knoerlein, 2412 Eugene Avenue, Balto., MD 21219
- Mr. & Mrs. Francis L. O'Neill, 2414 Eugene Avenue, Balto., MD 21219
- Michael Schwartz, Sr., 2416 Eugene Avenue, Baltimore, MD 21219
- Residents, 2426 Eugene Avenue, Baltimore, MD 21219
- Catherine Omay, 2426A Eugene Avenue, Baltimore, MD 21219
- Rose Marie Holsey, 2428 Eugene Avenue, Baltimore, MD 21219
- Residents, 2503 Eugene Avenue, Baltimore, MD 21219
- Reva D. Deese, 2507 Eugene Avenue, Baltimore, MD 21219
- Frank J. Trocki, 2511 Eugene Avenue, Baltimore, MD 21219
- Mrs. G. Gerben, 2515 Eugene Avenue, Baltimore, MD 21219
- Norman Stone, 2517 Eugene Avenue, Baltimore, MD 21219
- Patricia Stone, 2517 Eugene Avenue, Baltimore, MD 21219
- John Teshko, Jr., 3213 Lynch Road, Baltimore, MD 21219
- Mr. & Mrs. Joseph W. Cook, Sr., 2509 Maple Road, Balto., MD 21219
- Mr. & Mrs. Kevin W. Booz, 2513 Maple Road, Baltimore, MD 21219
- Gary Parr, 7505 Sparrows Point Blvd., Baltimore, MD 21219
- Residents, 7507 Sparrows Point Blvd., Baltimore, MD 21219
- Leo Moser, 7513 Sparrows Point Blvd., Baltimore, MD 21219
- Cathy Moser, 7513 Sparrows Point Blvd, Baltimore, MD 21219
- Residents, 7517 Sparrows Point Blvd., Baltimore, MD 21219
- James Jacobs, 7521 Sparrows Point Blvd., Baltimore, MD 21219
- Victor C. McVicker, 7613 Sparrows Point Blvd., Baltimore MD 21219
- John G. Hart, 7615 Sparrows Point Blvd., Baltimore, MD 21219



S/S Sparrows Pt. Blvd. at SE/cor Eugene Ave.
(7511 Sparrows Pt. Blvd.)
#91-150-A STEWART R. SCOTT, ET UX
12th District Appealed: 4/19/91

Form 024

CIRCUIT COURT FOR BALTIMORE COUNTY

ASSIGNMENT OFFICE
COUNTY COURTS BUILDING
401 Bosley Avenue
P.O. Box 6754
Towson, Maryland, 21285-6754

Kathy Rushton - 887-2660
Jury Assignments-Civil
General Settlement Conferences
- 887-2661
Non-Jury Assignments-Civil
Special Settlement Conferences

Irene Summers - 887-2660
CIVIL Assignment Commissioner

TO: Michael S. Marino, Esq.
County Board of Appeals
of Baltimore County
Office of Law
Court House-Maryland Pl.
Towson, Md. 21204

RE: Non-Jury 92-CV-1213 In the Matter of Stewart R. Scott

HEARING DATE: Tuesday, June 16, 1992, @ 9:30 a.m.

ON THE FOLLOWING: Appeal: 1 hour

Please see the below notations.

UPON RECEIPT OF THIS NOTICE, Counsel shall contact each other immediately to conform calendar. Claim of not receiving notice will not constitute reason for postponement.

If the above Hearing Date is not agreeable to any counsel, a request for a postponement MUST BE MADE IN WRITING to the Assignment Office AS SOON AS POSSIBLE, with a copy to all counsel involved. POSTPONEMENTS PRIOR TO 30 DAYS OF TRIAL should be directed to the attention of Irene Summers. POSTPONEMENTS WITHIN 30 DAYS OF TRIAL must be made to the attention of the Director of Central Assignments-Joyce Grimes-887-3497.

SETTLEMENTS: If a settlement is reached prior to the hearing date, the Assignment Office must be notified immediately. All settlements must be put on the record if no order of satisfaction is filed prior to trial.

MICROFILMED
52 APR 13 AM 11:11

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(801) 887-3353
J. Robert Haines
Zoning Commissioner

November 20, 1990



Dennis F. Rasmussen
County Executive

Mr. & Mrs. Stewart R. Scott
7841 North Cove Road
Baltimore, MD 21219

RE: Item No. 96, Case No. 91-150-A
Petitioner: Stewart R. Scott, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Scott:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

MICROFILMED

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(801) 887-3353
J. Robert Haines
Zoning Commissioner

Your petition has been received and accepted for filing this 26th day of September, 1990.

J. Robert Haines
Zoning Commissioner

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Stewart R. Scott, et ux

Petitioner's Attorney:

MICROFILMED

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: October 2, 1990
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Stewart R. Scott, Item No. 96

The Petitioner requests a Variance to permit a side street setback of 10 ft. in lieu of the required 25 ft. and to permit a front yard setback of 25' in lieu of the required average front yard setback of 44 ft.

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM96/ZAC1

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(801) 887-3554

October 1, 1990



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 89, 90, 91, 92, 93, 95, and 96.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF/jw

RECEIVED
10/4/90

MICROFILMED

MICROFILMED

Baltimore County
Fire Department
700 East Joppa Road, Suite 801
Towson, Maryland 21204-5500
(801) 887-4500
Paul H. Reincke
Chief

OCTOBER 3, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: STEWART R. SCOTT
Location: #7511 SPARROWS POINT BOULEVARD
Item No.: 96 Zoning Agenda: SEPTEMBER 25, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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", 1988 edition prior to occupancy. Chapter 22

REVIEWER: [Signature] Noted and Approved Captain W.F. Brady
Planning Group Fire Prevention Bureau

JK/KEE

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE
SEPTEMBER 27, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 96
PROPERTY OWNER: Legal Owner: Stewart R. Scott
Contract Purchaser: Keith A. Randlett
LOCATION: S/S Sparrows Point Blvd., SEC Eugene Avenue
(8751 Sparrows Point Boulevard)
ELECTION DISTRICT: 12th
COUNCILMANIC DISTRICT: 7th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
() PARKING LOCATION () RAMPS (degree slope)
() NUMBER PARKING SPACES () CURB CUTS
() BUILDING ACCESS () SIGNAGE
() PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
X A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS NOW BE ARE REQUIRED.
() A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
() STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
() OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

MICROFILMED

9/28/90 RECEIVED