

IN RE: DEV. PLAN HEARING & PETITION * BEFORE THE HEARING OFFICER/
 FOR VARIANCE
 S/S Seminary Avenue, W of * ZONING COMMISSIONER
 Norman Avenue
 9th Election District * OF BALTIMORE COUNTY
 4th Councilmanic District
 Project: Seminary at Warwick * Case No. IX-641 & 96-525-A
 Legal Owner: Michael K. Kramer
 Developer/Petitioner

* * * * *

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN AND VARIANCE ORDER

This matter comes before the Zoning Commissioner/Hearing Officer as a combined hearing, pursuant to the authority in Section 26-206.1 of the Baltimore County Code. The Petitioner/Developer, Michael K. Kramer, seeks development plan approval of the red line development plan (Developer's Exhibit No. 1) prepared by Vitti and Associates, Inc. That plan proposes development on the subject property with two single family dwellings, one of which is existing and one of which is proposed. In addition to development plan approval, a Petition for Variance has been filed by Mr. Kramer seeking relief for the existing dwelling, pursuant to Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BZCR), to permit a 9.5 ft. rear yard setback in lieu of the required 30 ft.

Appearing at the requisite public hearing held for this case was Michael K. Kramer, Developer/Petitioner. Also present was his wife, Debra Kramer and Anthony J. Vitti, the professional land surveyor who prepared the site plan. Also present on behalf of the Developer/Petitioner was Burt English, a professional engineer who was retained by the Developer to handle issues arising from the development relating to storm water management. The Developer was represented by G. Scott Barhight, Esquire. Appearing as interested persons/Protestants in the case were Stephanie

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 By M. Spork

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Bobloch, a nearby resident, Eric Rockel, on behalf of the Lutherville Community Association, and George R. Uchuck, who resides immediately adjacent to the subject site.

Also present were representatives of the various Baltimore County agencies who evaluated the project. These included Don Rascoe, the Project Manager, Rahee Famili from the Office of Permits and Development Management (PDM), Lynn Lanham from the Office of Planning (OP), Bob Small from State Highway Administration, and Larry Yeager and R. Bruce Seeley from the Department of Environmental Protection and Resource Management (DEPRM).

Addressing first the development plan, the Developer seeks approval of said plan, pursuant to Section 26-206 of the Baltimore County Code. That section sets forth the criteria to be applied to the consideration of the plan by the Hearing Officer and the conduct of the Hearing Officer's hearing. That hearing is the culmination of Phase I of the development process. That process commences with the filing of a concept plan, which occurred in this case on January 22, 1996. Thereafter a Community Input Meeting was held on Monday, February 26, 1996 at 7:00 P.M. in the Lutherville Elementary School Library. The Development Plan was submitted and a conference was held thereon on August 7, 1996 at 9:00 A.M. The Hearing Officer's hearing was scheduled and conducted in its entirety on August 22, 1996 at 9:00 A.M. in Room 118 of the Court House in Towson.

The development plan submitted shows that the subject site is 125 ft. wide and 200 ft. deep, for a total area of .574 acres. The property is zoned D.R.5.5. Under this zoning classification, three dwellings would be allowed, however, the Developer proposes two. One of these dwellings is an existing house which fronts Seminary Avenue. The proposed dwelling is

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located to the rear of the lot and vehicular access to same will be from Warwick Drive.

Mr. Kramer and his counsel described the process from which this matter ultimately came to the Hearing Officer. Apparently, Mr. Kramer initially acquired an adjacent property of similar size with the same zoning classification. That property was improved with an existing single family dwelling which fronts Seminary Avenue. Mr. Kramer desired to subdivide the property and ultimately a plan was submitted which was approved through the minor subdivision process. The plan called for subdivision of the site so as to permit two additional dwellings, so that three lots in total would be created. The existing house and one of the proposed houses front Seminary Avenue and the third house, adjacent to Mr. Uchuck's property, has vehicular access from Warwick Drive. Testimony presented was that the minor subdivision was approved and that Mr. Kramer has obtained all necessary approvals for that site. The minor subdivision plan was approved on May 2, 1996.

As part of the minor subdivision approval obtained, the Developer was required to construct a "T" turnaround macadam area at the end of Warwick Drive so as to provide vehicular access to the proposed dwelling fronting same. In planning the "T" turnaround, Mr. Kramer discovered that insufficient acreage existed on the property for actual construction and that additional area for the "T" turnaround would be required. Thus, he inquired of the property owner of the subject site as to whether the additional acreage could be purchased. That owner was apparently uninterested in selling only a portion of the property. However, ultimately, a deal was struck between Mr. Kramer and the property owner where the entire site was acquired. The site acquired is actually the subject property on which approval for the existing dwelling and proposed dwelling described above

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5/29/96

By

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MICROFILM

is sought. Apparently, the Zoning office believes that the Developer should obtain approval not through another minor subdivision process but through the development regulations to prevent the appearance of an attempted "creeping subdivision".

At the Hearing Officer's hearing, counsel for the Developer noted that nearly all development plan issues had been resolved. That is, he observed that the plan was in full compliance with all regulations, statutes and requirements of the various agencies of Baltimore County and should, therefore, be approved. In this regard, he noted that a waiver had been obtained for storm water management quantity and that the plan was amended so as to show the proposed installation of two dry wells on the southwest side of the site. These drywells were required by the Department of Environmental Protection and Resource Management (DEPRM) to address storm water management quality concerns. It was also noted that a proposed storm drain was to be located near the intersection of Westbury Road and Warwick Avenue and that additional storm drains were not required. Moreover, landscaping on the southern border of the property is shown so as to provide an adequate buffer from the adjoining residents on that side. Finally, Mr. Barhight noted that Note No. 23 had been added to the plan that architectural drawings for the proposed house would be submitted to the Office of Planning for review. The Developer takes issue with that comment but has added same so that the plan is in compliance with all outstanding comments.

The County representatives present corroborated counsel's remarks. Mr. Larry Yeager from DEPRM testified that the plan was in compliance with this agency's requirements. He described the function of the drywells and their affect on water quality management and the waiver which will be issued for water quantity. In his judgment, the plan is appropriate as to

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WINTER 1996

these issues and development will not cause additional runoff on surrounding properties. It is to be noted that testimony was also received on this issue from Mr. English, the Developer's consultant. I am persuaded based on the cumulative testimony by these witnesses that storm water management issues are resolved.

The storm water management concerns were but one issue raised by the residents of the locale. Questions were also directed to the Developer regarding the landscape/screening on the southern side of the property. That screening as shown on the plan appears appropriate and sufficient to buffer surrounding properties. Although the neighbors requested some language in any Order approving the development requiring the continued screening, I believe that the insertion of such language is impractical and unenforceable. I would assume that the occupants of the proposed dwelling, as well as the existing dwelling located at 1404 Warwick Drive, will wish to maintain screening so as to provide privacy for both properties. However, mandating that the screening be maintained in a certain fashion after the property is developed is an unfair restriction on any purchaser. That purchaser may desire a different kind of buffering or other types of screening. I am satisfied with the information shown on the plan and will approve it on that basis.

Another issue related to potential parking on Warwick Drive. The neighbors are concerned that Warwick Drive may be posted with no parking signs. It is feared that the installation of these signs would be an inconvenience to existing houses adjacent to that street, as well as the proposed residences. I agree. Thus, I will order that "no parking" signs not be installed as a part of the approval of the development plan. If, in the future, the neighbors petition the County for installation of

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By [Signature]

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signs, the appropriateness of same can be determined at that time. However, they will not be required as part of the development plan.

The last issue relates to Office of Planning's comment. As Mr. Barhight noted, there is no such requirement for the adjacent property developed by Mr. Kramer. Thus, the design of the two existing dwellings will not be altered and the architecture of the proposed dwellings on the adjacent lot will not be reviewed by Planning. Allowing Planning to review only this single structure seems a illogical. Moreover, Planning's comment, for whatever reason, seeks only that the plans be submitted to their office for review but does not mandate approval by that agency.

For these reasons, I decline to incorporate this comment as a restriction. I, frankly, do not see the sense of requiring this Developer to submit architectural plans for the proposed construction of one house when they are not required for two others. Such a request is inappropriate in my judgment; thus, Note No. 23 shall be stricken from the plan.

Turning to the zoning variance, there was no opposition to same. The neighbors present support the variance request and there is a favorable comment from the Office of Planning. The variance is actually generated by the subdivision of the property. The new lot line which divides the subject property into two lots will be located 9.5ft. from the existing garage. The Developer would be required to relocate the dwelling towards Seminary Avenue to meet the setback requirement. However, it makes no logical sense to impose such a requirement. As the site plan shows, the house, where situated, is set back an appropriate distance from Seminary Avenue when compared with other houses in the neighborhood.

Based on the uncontradicted testimony and evidence offered, I am persuaded to grant the Petition for Variance. In my judgment the Develop-

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Date

By

8/29/96
M. G. G. G.

er has satisfied the requirements of Section 307 of the BCZR and the case law.

Pursuant to the development regulations of Baltimore County, as contained within Subtitle 26 of the Baltimore County Code, the advertising of the property and the public hearing thereon, I will approve the development plan consistent with the comments set forth above and shall so order.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th day of August 1996, that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

IT IS FURTHER ORDERED that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR), to permit a 9.5 ft. rear yard setback in lieu of the required 30 ft., be and is hereby GRANTED, subject, however to the following restrictions:

1. Note No. 23 on the plan shall be deleted.
2. There shall be no requirement, on the development plan or comments appended thereto, that "no parking" signs be erected on Warwick Avenue. This restriction is without prejudice to the neighbors and future property owners from requesting the erection of such signs, depending upon conditions at that time.

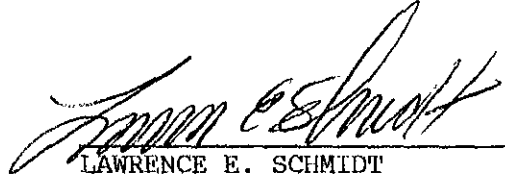
IT IS FURTHER ORDERED that the Developer shall prepare and submit to Permits and Development Management (PDM), within 10 days from the date of this Order, a development plan which reflects and incorporates the terms, conditions, and restrictions, if any, of this opinion and Order and/or the development plan comments.

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Date 8/29/96
 By [Signature]

REC'D 8/29/96

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

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Date 8/29/96
BY M. G. [Signature]

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 28, 1996

G. Scott Barhight, Esquire
Whiteford, Taylor, Preston
500 Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204

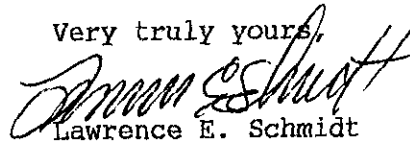
RE: Case No. IX-641 and 96-525-A
Development Plan Order and Petition for Variance
Project: Seminary at Warwick
Developer/Petitioner: Michael K. Kramer

Dear Mr. Barhight:

Enclosed please find the decision rendered in the above captioned case. The Hearing Officer's Opinion and Development Plan Order and Petition for Variance have been approved.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

- c: Mr. and Mrs. Michael K. Kramer, 1010 Old Barn Road, Parkton, Md. 21120
Mr. Burt English, 1029 North Calvert St., Balto. Md. 21202
- c: Ms. Stephanie Bobloch, 115 Hedgwood Road, Lutherville, Md. 21093
Mr. Eric Rockel, Lutherville Community Assn., 1610 Riderwood Drive,
Lutherville, Md. 21093
Mr. George R. Uchuck, 1405 Warwick Road, Lutherville, Md. 21093
- c: Don Rascoe, Project Manager

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#516



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at # 109 West Seminary Avenue
96-525-A which is presently zoned D.R.-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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(s)

1302.3.C.1 to permit a 9.5-ft rear yard in lieu of 30-ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To be determined at Hearing.
(See Attached Letter)

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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

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

Legal Owner(s).

Michael K. Kramer
(Type or Print Name)

[Signature]
Signature

(Type or Print Name)

Signature

P.O. Box 271 329-6051
Address Phone No

Monkton, Md. 21111
City State Zipcode
Name, Address and phone number of representative to be contacted.

Anthony J. Vitti
Vitti & Associates, Inc.
Name

P.O. Box 276 668-0466
Address Phone No
Lutherville, Md. 21093

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: [Signature] DATE 6/27/86

* w/ 1404

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Printed with Soybean Ink on Recycled Paper



96-525-A

June 10, 1996

Project: Seminary at Warwick

The zoning plan for Seminary at Warwick allows for three lots. We had formerly planned to remove the garage of the existing house at 109 W. Seminary Avenue, move the house east, then place said structure on a newly constructed foundation, creating a lot with house, and a building lot beside, both facing Seminary Avenue. The third lot, a building lot is accessed from Warwick Drive.

Due to the communities' concern about density of houses and loss of mature trees, we have decided to leave the house at 109 West Seminary Avenue in place, fronting on West Seminary Avenue and request a waiver allowing the garage to remain since it is not practical to remove the garage. When we are trying to reduce the impact to the house and property.



Michael K. Kramer

MICHAEL K. KRAMER

#516

Vitti & Associates, Inc.

Engineering & Surveying
1717 York Road, Suite 102 • Lutherville, Maryland 21093
(410) 252-5212

96-525-A

ZONING DESCRIPTION
#109 West Seminary Avenue
Lot 1
"Seminary @ Warwick"
9th Election District
Baltimore County, Md.

Beginning for the same at a point in the centerline of West Seminary Avenue, 40 feet wide, at a distance of 742 feet, more or less, from the West side of York Road, thence:

- 1) South 03 Degrees 52 Minutes 05 Seconds East, 130.00 feet to a point.
- 2) South 86 Degrees 07 Minutes 55 Seconds West, 125.00 feet
- 3) North 03 Degrees 52 Minutes 05 Seconds West, 130.00 feet
- 4) North 86 Degrees 07 Minutes 55 Seconds East, 125.00 feet to the place of beginning.

Containing 0.373 Acres of Land, more or less.



[Faint handwritten notes]

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/25, 1996

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 1 successive weeks, the first publication appearing on 7/25, 1996.

THE JEFFERSONIAN,

A. Henriksen

LEGAL AD. - TOWSON

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 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204, or Room 118, Old Courthouse, 400 Washington Avenue, Towson,

Maryland 21204 as follows:

Case: #96-925-A
(Item 516)

109 W. Seminary Avenue
S/S Seminary Avenue
742' W of of York Road

9th Election District
4th Councilmanic

Legal Owner(s):
Michael K. Kramer

Variance: to permit a 9.5
foot rear yard in lieu of 30 feet.
Hearing: Thursday, August 22,
1996 at 9:00 a.m. in Rm. 118,
Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3353.

(2) For information concern-
ing the File and/or Hearing,
Please Call 887-3391.

7/272 July 25

C68816

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

No. 122068

96-525-A

DATE 5/2/71

BY: [Signature] AMOUNT \$ 615.00

RECEIVED M.K. Kramer, Inc. - 101 W. Security St.

FROM: 010-225 Bar - 101 W. Security St.
020-1579

FOR: [Signature] +
MICROFILMED

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

 ARNOLD JABLON, DIRECTOR

 For newspaper advertising:

Item No.: 516 Petitioner: Kramer, Michael K.

Location: 109 West Seminary Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Kramer, Michael K.

ADDRESS: P.O. Box 271
Monkton, MD 21111

PHONE NUMBER: 329-6057

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY
July 25, 1996 Issue - Jeffersonian

Please forward billing to:

Michael K. Kramer
P. O. Box 271
Monkton, MD 21111
329-6051

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 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-525-A (Item 516)
109 W. Seminary Avenue
S/S Seminary Avenue, 742' W of c/1 York Road
9th Election District - 4th Councilmanic
Legal Owner: Michael K. Kramer

Variance to permit a 9.5 foot rear yard in lieu of 30 feet.

HEARING: THURSDAY, AUGUST 22, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 13, 1996

Mr. Michael K. Kramer
P.O. Box 271
Monkton, MD 21111

RE: Item No.: 516
Case No.: 96-525-A
Petitioner: Michael K. Kramer

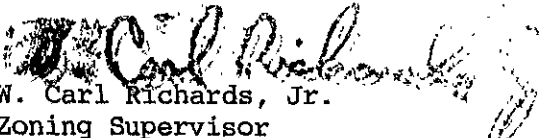
Dear Mr. Kramer:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 27, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

RECEIVED





Design Data

Design Requirements — Quick Response Applications

In Quick Response applications, Model HEC-12 145°F, 160°F and 200°F rated sprinklers are intended for standard area coverages and standard flow and pressure requirements as specified in current NFPA 13 Standards. They are listed for use in ordinary and light hazard occupancies installed with the deflector from 4" to 12" below the ceiling.



Installation

Model HEC-12 sprinklers must be installed in accordance with current NFPA 13 Standards. Deviations from these requirements and standards or any alteration to the sprinkler itself will void any warranty made by Central Sprinkler Company. In addition, installation must also meet local government provisions, codes and standards as applicable.

The system piping must be properly sized to ensure the minimum required flow rate from the sprinkler.

Prior to installation, check for proper model, style, orifice size, and temperature rating. Install sprinklers after the piping is in place to avoid mechanical damage; replace any damaged unit. Wet pipe systems must be protected from freezing.

Upon completion of the installation, the system must be tested per recognized standards.

In the event of a thread leak, remove the unit, apply new pipe joint compound or tape, and reinstall.

Installation Sequence

Step 1. The unit must be installed in the horizontal position.

Step 2. The face of the sprinkler fitting should be installed 1" ($\pm 1/8"$) behind the finished wall line. Adjustments are made via the adjustable sliding escutcheon plate to compensate for variations in the fittings.

The sprinkler will function properly, only when the system piping is anchored to the building structure. Otherwise, reaction forces from system initiation could alter the sprinkler alignment and disrupt the distribution pattern.

Step 3. Use only a non-hardening pipe joint compound or Teflon* tape. Apply to the male threads only.

Step 4. Hand tighten the sprinkler into the fitting. Use an Omega HEC sprinkler wrench to tighten the assembly into the fitting. A leak tight joint requires the application of only 7-14 ft.-lbs. of torque. A tangential force of 14-28 lbs. delivered through a 6" long ratchet handle will deliver adequate torque. Torque levels over 21 ft.-lbs may distort the orifice seal, resulting in leakage.

Step 5. To install the escutcheon plate, align it with and press it over the sprinkler body until the outer edge of the escutcheon meets the mounting surface.

Do not over or under tighten the sprinkler to compensate for inaccurate escutcheon plate adjustment.

Caution: Special care must be taken when installing with a CPVC system. Sprinklers must be installed after the CPVC manufacturer's recommended setting time for the primer and cement to ensure that neither accumulate within the sprinkler.

Special care must be taken when installing with a copper system. Sprinklers must be installed only after the inside of the sprinkler nipple and associated fittings have been wire brushed to remove any flux. Residual flux can cause corrosion and in extreme cases can impair proper sprinkler operation.



Care & Maintenance

Sprinklers must be handled carefully. They must not be transported or stored where ambient temperatures may exceed 100°F/38°C. For best results, store them in a cool, dry location in the original shipping package.

Do not install sprinklers that have been dropped or visibly damaged. Sprinklers must never be painted, coated, plated, or altered in any other way from manufactured condition or they may not function properly. Any sprinklers altered in such manner must be replaced.

The owner is responsible for the proper working condition of all fire protection devices and accessories. The NFPA Standard 13A entitled, "Care and Maintenance of Sprinkler Systems", contains guidelines and minimum maintenance requirements. Furthermore, the local Authority Having Jurisdiction may have additional regulations and requirements for maintenance, testing, and inspection that must be obeyed.

It is advisable to have sprinkler systems inspected regularly by a qualified inspection service. Length of time between such inspections can vary due to accessibility, ambient atmosphere, water supply, and site activity.

Do not attempt to re-assemble or otherwise reuse a sprinkler that has operated. Replace any sprinkler exhibiting corrosion or damage; always use new sprinklers of the same type and temperature rating as replacements.

* Teflon is a trademark of the DuPont Corp.

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 07/12/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: PAUL E. FEILD, JR.

Location: E/S HARFORD RD., 510' FROM CENTERLINE SUNSHINE AVE.
(12619 HARFORD RD.)

Item No.: 509

Zoning Agenda: VARIANCE

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.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 510, 511, 512, 513, 514, 515,
516, 517, 518, 519, 520, 521, 522, 523, 524 AND 525.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

7-19-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 516 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

MICROFILMED

John Alexander

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: July 16, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
For July 15, 1996
Item Nos. 510, 511, 512, 513, 515, 516,
518, & 521

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE17

MICROFILMED
JUL 17 1996

Rescheduled from 1/16/96
 CASE NUMBER: 96-245-SPH (Item 245)
 7200 Green Bank Road
 N/S Green Bank Road, 25' E of c/l Choptank Road
 15th Election District - 5th Councilmanic
 Legal Owner: Paul D. Kiebler and Jean A. Kiebler

Special Hearing to determine whether the divisional lines established on the plat accompanying this Petition are in compliance with the provisions of Section 417.3 and such other actions which will be required to construct the piers as shown on the plat; further to determine that the adjacent properties designated as Lot #31 and #32 are not in compliance with the provisions of B.C.Z.R. contained in Section 417; and to determine such items which may be presented at the hearing relative to this issue.

HEARING: WEDNESDAY, APRIL 3, 1996 at 9:00 a.m. in Room 106, County Office Building.

Rescheduled from 11/29/95 and 2/21/96
 CASE NUMBER: 96-168-SPHA (Item 162)
 2260 Cromwell Bridge Road
 Sanders Corner
 NW/S Cromwell Bridge Road, 78' SW of c/l Loch Raven Road
 9th Election District - 6th Councilmanic
 Legal Owner: Ronald Sanders

Special Hearing to allow commercial parking in a residential zone; to amend a previous site plan dated 10/23/90 (case #91-256-SPH); to confirm an existing non-conforming use; and to approve a modified parking plan. Variance to allow for a reduction in the required number of parking spaces from 72 to 39.

HEARING: WEDNESDAY, APRIL 3, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-317-SPH (Item 316)
 5 Celebric Court
 E/S Celebric Court, approximately 500' S of Glenbaur Road
 11th Election District - 5th Councilmanic
 Legal Owner: Sharon L. Rose

Special Hearing to approve an addition for an in-law apartment with self-contained facilities and kitchen for owner's parents.

HEARING: WEDNESDAY, APRIL 3, 1996 at 11:00 a.m. in Room 106, County Office Building.

CASE NUMBER: 96-318-A (Item 319)
 1633 Jeffers Road
 S/S Jeffers Road, 145' NE of c/l Thornton Road
 8th Election District - 4th Councilmanic
 Legal Owner: Charles M. Hughes and Lynnallen Hughes

Variance to permit two storage sheds to be situated in the side yard in lieu of the rear yard.

HEARING: WEDNESDAY, APRIL 3, 1996 at 2:00 p.m. in Room 106, County Office Building.

CASE NUMBER: 96-319-SPH (Item 318)
 600 Reisterstown Road
 4th Election District - 3rd Councilmanic
 Legal Owner: Pikesville Plaza Building Company
 Contract Purchaser/Lessee: L & J Associates, Inc.

Special Hearing to approve the use of the premises as a beauty shop with accessory massage services.

HEARING: THURSDAY, APRIL 4, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-320-SPH (Item 328)
 600 Reisterstown Road
 NWC Reisterstown Road and Slade Avenue
 4th Election District - 3rd Councilmanic
 Legal Owner: Frank Scarfield/Pikesville Plaza Building Company
 Contract Purchaser/Lessee: Progressive Ambulance Company/Millard C. Sheppard

Special Hearing to approve an amendment to the site plan and parking variance granted in case #74-232-A to allow a total of 161 spaces provided in lieu of of the total 172 spaces permitted and to reduce the total by 12 spaces used for storage and parking by ambulances and limousines for a new total of 149 spaces. Special Exception to permit a service garage providing for storage and parking of ambulances and limousines.

HEARING: THURSDAY, APRIL 4, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 7-9-96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 7-8-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

- Item #'s:
- | | |
|------------|-----|
| 510 | 521 |
| 511 | 522 |
| 513 | 523 |
| 514 | 524 |
| 515 | 525 |
| <u>516</u> | |
| 517 | |
| 519 | |

RBS:sp

BRUCE2/DEPRM/TXTSBP

R. Bruce Seeley
7-9-96

MICROFILMED

RE: PETITION FOR VARIANCE
109 W. Seminary Avenue, S/S Seminary
Ave., 742' W of c/l York Road, 9th
Election District, 4th Councilmanic

Michael K. Kramer
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-525-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of August, 1996, a copy of the foregoing Entry of Appearance was mailed to Anthony J. Vitti, Vitti & Associates, P. O. Box 276, Lutherville, MD 21093, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

July 3, 1996

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Don Rascoe

FROM: Gwendolyn Stephens, PDM
PHONE - X 3391, MAIL STOP - 1105, E-MAIL - GWEN

SUBJECT: Seminary @ Warwick

Don be advised that a petition for variance has been filed under item #516 with regard to the above project.

I will hold the petition, awaiting their submittal of the development plan for the HOH.

A handwritten signature in cursive script, appearing to read "Gwen", is located on the right side of the page.

MICROFILMED

DATE CASE NO. LOCATION/PETITIONER APPELLANT

Page 3

04/05/95 DRC No. 03275D	DRC Approval Airtel Communications at Saperstein Tower 28 Walker Avenue 3rd E.D. & 2nd C.D.	Richard E. Matz
04/05/95 95-274-X	Petition for Special Exception E/S McDonogh Road, 400 Ft. S of the c/l of Selina/Lesan Roads 3949 McDonogh Road 2nd E.D. & 2nd C.D.	Richard H. Scholtzman Petitioner
04/07/95 95-9-SPH	Petition for Special Hearing E/S York Road, 141 Ft. S of the c/l of Terrace Dale Road 7717 York Road 9th E.D. & 4th C.D. 7727 Limited Partnership	Francis X. Borgerding Attorney/Petitioner
04/07/95 95-282-A	Petition for Variance NEC Poplar and Potomac Avenues 207 Potomac Avenue 15th E.D. and 7th C.D. George B. Gephardt, Jr.	George and Martha Gephardt Petitioners
04/13/95 04105C	DRC Approval Foreston Ridge Foreston Road 5th E.D. & 3rd C.D.	J. Carroll Holzer Attorney/Protestant
04/14/95 95-280-XA	Special Exception and Variance N/S Old Eastern Ave., 25 ft. E of the c/l of Eyring Avenue 1300 Old Eastern Avenue 15th E.D. & 5th C.D. Gordon L. Harrison, et ux-Petitioner	Peter Max Zimmerman People's Counsel
04/14/95	Denial of Request for Transfer of Assessment Benefits Rolling Ridge, Section 2 Resub. Lots 10-20 and Horman Property 2nd E.D. & 3rd C.D. Pulte Homes Corp.	Benjamin Bronstein Attorney/Pulte Homes
04/25/95 03205I	DRC Approval 7732 Wise Avenue Fuscsick Enterprises, Inc. 12th E.D. and 7th E.D.	Stanley S. Fine Attorney/Protestants

REQUEST FOR HOH

PROJECT MANAGER: DONALD RASCOE

NAME: SEMINARY @ WARWICK

NUMBER: 09-641

LOCATION: S/S SEMINARY AVENUE, W OF
NORMAN AVENUE

ACRES: 0.574

DEVELOPER: MICHAEL K. KRAMER

ENGINEER: VITTI & ASSOCIATES, INC.

PROPOSAL: 2 SINGLE FAMILY DWELLINGS

REVIEWER: JRA

DOES THIS NEED A SPECIAL EXCEPTION OR A VARIANCE

YES

NO

ITEM NUMBER AND/OR DROP-OFF DATE 516 FOR
VARIANCE, ET AL.

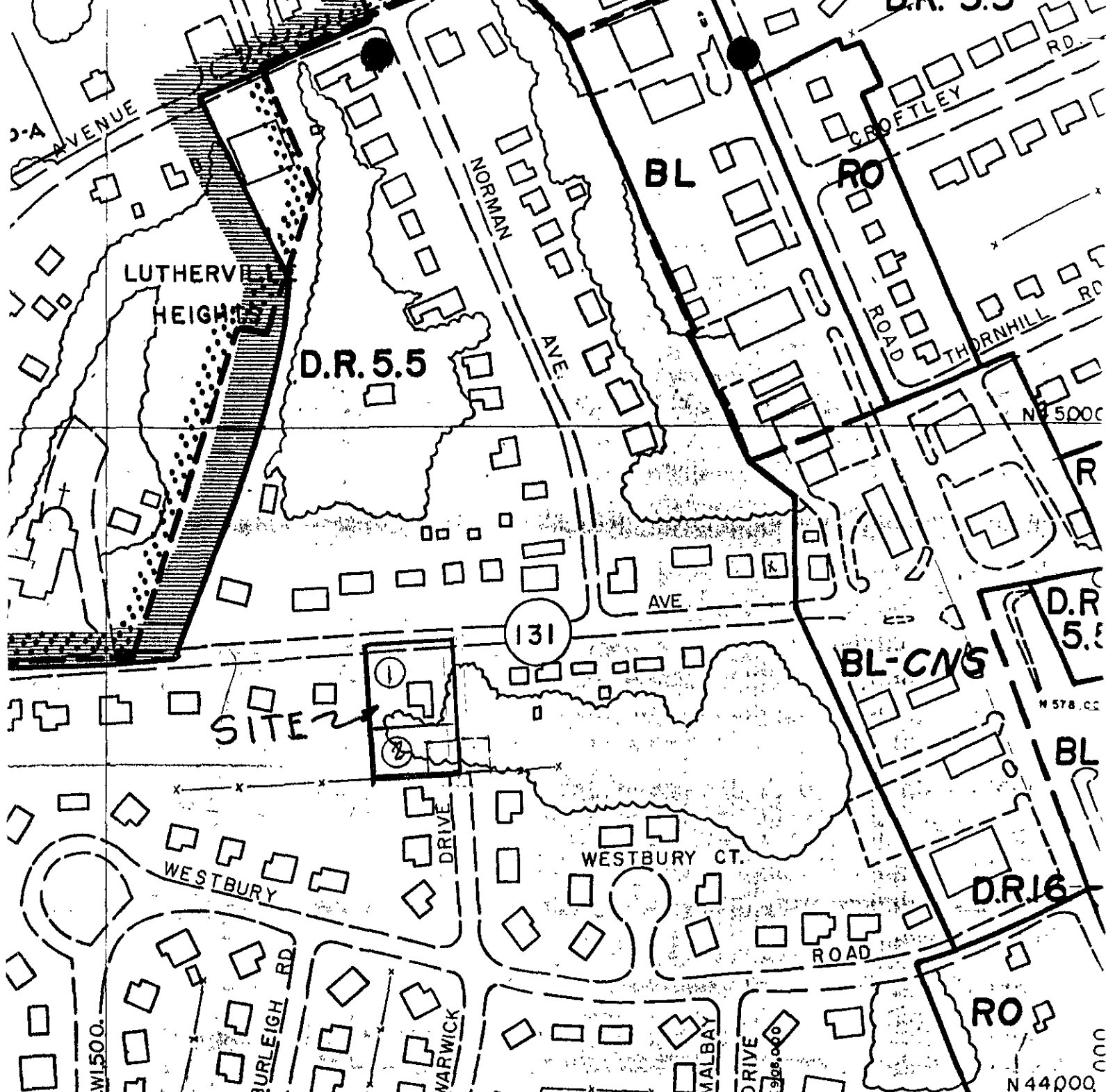
ESTIMATED LENGTH OF HEARING: _____

ATTORNEY: SCOTT BARKHAIGHT — 832-2050

OPPOSING ATTORNEY: _____

DATE (S) NOT TO SET: Aug 21 | Aug 23 | Aug 26

MICHAEL K. KRAMER



RESIDENTIAL ZONING MAP
More County Council
, 1992
 12,186-92,187-92,188-92,189-92

R. Howard IV
County Council

SCALE
 1" = 200' ±

DATE OF PHOTOGRAPHY
 JANUARY 1986

LOCATION
 LUTHERVILLE

96-525-A

SHEET
 N.W.
 12-A
 #516