

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of November, 1999, that a variance Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), Section 301(211.3, 211.4, 1955 Regs.) to allow an addition (open carport and deck) with a sideyard setback of 30 inches and a rear yard setback of 10 ft. in lieu of the minimum required 6 ft. and 22 ½ ft. respectively, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR PLANS
Date 11/15/99
By R. G. Jensen



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

November 15, 1999

Mr. & Mrs. Christopher Blake
3 Alston Road
Lutherville, Maryland 21093

Re: Petition for Administrative Variance
Case No. 00-148-A
Property: 3 Alston Road

Dear Mr. & Mrs. Blake:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

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 from 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 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3 ALSTON ROAD, LUTHERVILLE, MD 21093
which is presently zoned DR S.5

This Petition shall be filed with the Department of Permits and 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) 1 B02.3.B, 301 (211.3, 211.4,

1955 REGS.) TO ALLOW AN ADDITION (OPEN GARPORT AND DECK)
WITH A SIDE YARD SETBACK OF 30 INCHES AND A REAR
YARD SETBACK OF 10 FEET IN LIEU OF THE MINIMUM
REQUIRED 6 FEET AND 22 FT. RESPECTIVELY.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

CHRISTOPHER R. L. BLAKE

Name - Type or Print

Signature

MOIRA R. BLAKE

Name - Type or Print

Signature

3 ALSTON ROAD (410) 832-5241

Address

Telephone No.

LUTHERVILLE MD

21093

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By [Signature] Date 10-12-99

Estimated Posting Date 10-24-99

CASE NO. 00-148-A

RSU 9/15/98

ORDER RECEIVED FOR FILING

11/15/99

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3 ALSTON ROAD
Address
LUTHERVILLE MD 21093
City State Zip Code

That, based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

WE WISH TO ENJOY THE BENEFITS OF A CAR PORT AND A DECK WITHOUT ADVERSE EFFECTS ON OUR NEIGHBORS AND THEIR PROPERTIES. THE CURRENT ENVIRONMENT RESTRICTS THE OUTDOOR ACTIVITIES OF OUR GROWING FAMILY SINCE IT PREVENTS US FROM USING FULLY OUR AVAILABLE SPACE FOR OUTDOOR LEISURE AND RECREATION. THE PROPOSED ADDITION WOULD REMOVE THAT HARDSHIP AND RESTRICTION.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Christopher R.L. Blake
Signature
CHRISTOPHER R.L. BLAKE
Name - Type or Print

Moira R. Blake
Signature
MOIRA R. BLAKE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of October, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Christopher R.L. Blake Moira R. Blake
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

October 12, 1999
Date

Shaaron G. McKendry
Notary Public

My Commission Expires April 1, 2002

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3 ALSTON ROAD
Address
LUTHERVILLE MD 21093
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

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Christopher R. Blake
Signature
CHRISTOPHER R.L. BLAKE
Name - Type or Print

Moira R. Blake
Signature
MOIRA R. BLAKE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of October, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Christopher R.L. Blake Moira R. Blake
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

10/10/99
Date

Sharon L. McKendry
Notary Public
My Commission Expires April 1, 2002



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3 ALSTON ROAD, LUTHERVILLE, MD 21093
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and 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)

1 BOZ. 3.B, 301 (211.3 211.4, 1955 REGS.) . TO ALLOW AN ADDITION (OPEN CARPORT AND DECK) WITH A SIDEYARD SETBACK OF 30 INCHES AND A REAR YARD SETBACK OF 10FT. IN LIEU OF THE MINIMUM REQUIRED 6FT. AND 22½ FT. RESPECTIVELY .

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

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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/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

CHRISTOPHER R. L. BLAKE

Name - Type or Print

Signature

MOIRA R. BLAKE

Name - Type or Print

Signature

3 ALSTON ROAD (410) 832 5241

Address

LUTHERVILLE MD

City

State

Telephone No.

21093

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 20-148-A

Reviewed By [Signature] Date 10-12-99

REU 9/15/98

Estimated Posting Date 10-24-99

11/8

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 3 Alston Road, Lutherville, Maryland 21093-6103.

Beginning at a point on the south side of Alston Road which is 50 feet wide at the distance of 125 feet east of the centerline of the nearest improved intersecting street Tenbury Road which is 50 feet wide. Being Lot # 17, Section # C in the subdivision of Green Ridge Garden as recorded in Baltimore County Plat Book #22, Folio #145, containing 5,310 square feet. Also known as 3 Alston Road and located in the 9th Election District, ~~7~~⁴th Councilmanic District.

00. 148.A

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

DATE 10-12-99 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED
FROM:

Christopher Blake

FOR:

Residential Variance filing fee
#3 Alston Rd. (21093)

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Case No. 00-148-A
062309

PAID RECEIPT

PROCESS	ACTUAL	TIME
10/13/1999	10/10/1999	15:30:36
REG 1204	CASHIER JAW JLL	30MIN
DEPT	5	322 JORDAN VERIFICATION
Receipt #	097350	
CR NO.	042309	

Receipt Tot 50.00
50.00 OK .00 Tax
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 00-148-A

Petitioner/Developer: BLAKE, ETAL
% O'KEEFE

Date of Hearing/Closing: 11/8/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #3 ALSTON RD.

The sign(s) were posted on

10/20/99

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 11/2/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)

ZONING NOTICE ADMINISTRATIVE VARIANCE

CASE # 00-148-A
TO PERMIT A SIDE YARD SETBACK OF
30 INCHES AND A REAR YARD SETBACK OF 10
FEET IN LIEU OF THE MINIMUM REQUIRED
6 FEET AND 22 1/2 FEET RESPECTIVELY
(#3 ALSTON RD.)

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
5:00 p.m. ON MONDAY, NOVEMBER 8, 1999
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD 21204
TEL. 905-8571

MEETING IS HANDICAP ACCESSIBLE CP 512-4621

2

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 00-148-A
Petitioner: CHRISTOPHER R.L. BLAKE
Address or Location: 3 ALSTON ROAD, LUTHERVILLE, MARYLAND 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHRISTOPHER R.L. BLAKE
Address: 3 ALSTON ROAD, LUTHERVILLE, MARYLAND 21093
Telephone Number: (410) 832 5241

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 148 -A Address # 3 Alston Rd.
Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10-12-99 Posting Date: 10-24-99 Closing Date: 11-8-99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 00- 148 -A Address # 3 Alston Rd.
Petitioner's Name Christopher R. L. Blake Telephone (410) 832-5241
Posting Date: 10-24-99 Closing Date: 11-8-99
Wording for Sign: To Permit a sideyard setback of 30 inches and a rear yard setback of 10 ft. in lieu of the minimum required 6 ft. and 22 1/2 ft. respectively.



Baltimore County
Department of Permits and
Development Management

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

November 9, 1999

Mr. Christopher Blake
3 Alston Road
Lutherville, MD 21093

Dear Mr. Blake:

RE: 00-148-A , 3 Alston Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on .

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures



AY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

OCT 29

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

Date: October 25, 1999

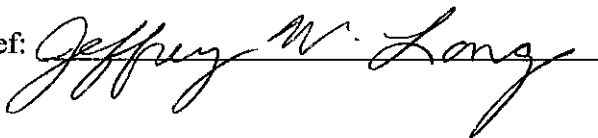
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 148 and 150

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 8.25.99

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

RE: Baltimore County
Item No. 148 JJS

Dear Ms Stephens:

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

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

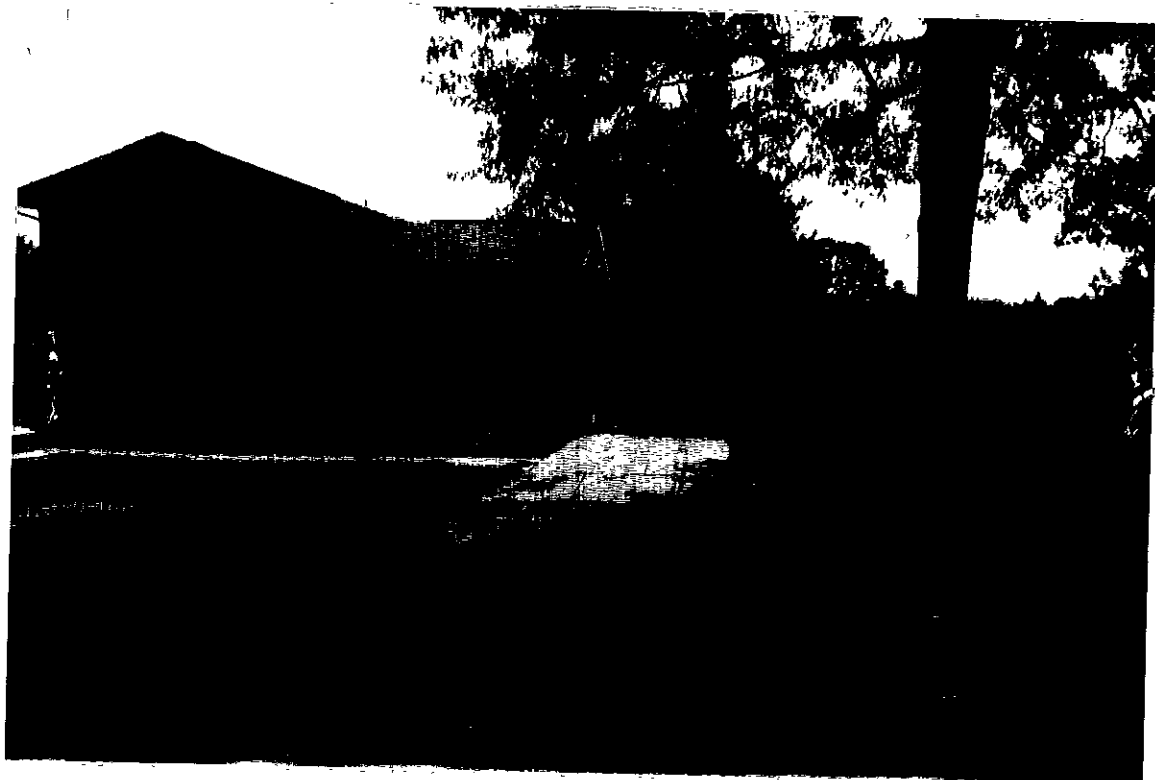
Very truly yours,

10 Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



FRONT YARD AND SIDE YARD SHOWING DISTANCE BETWEEN
PROPERTIES.



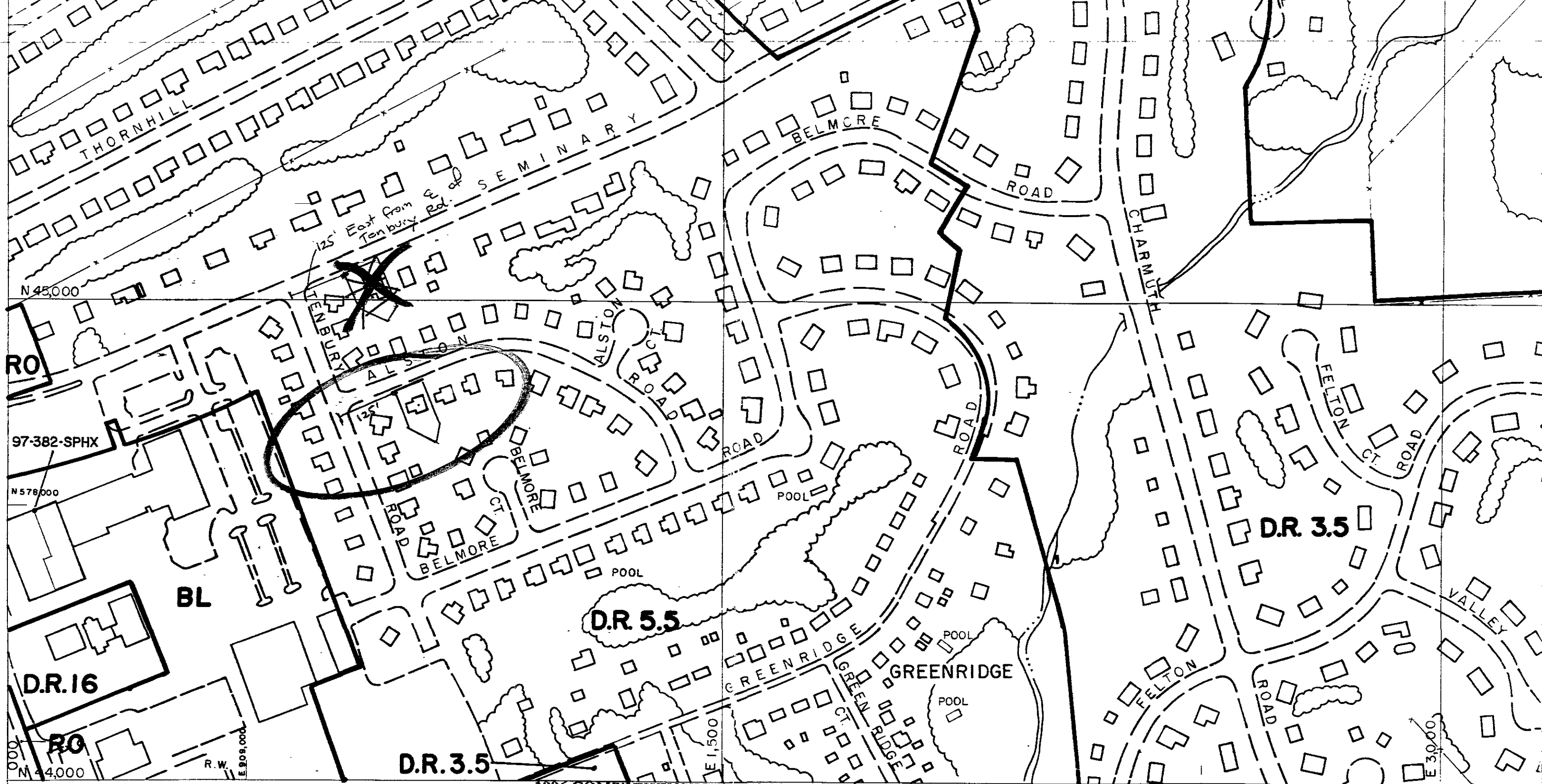
00-148-A



SIDE-YARD. PROPOSED LOCATION OF CARPORT AND DECK.



00-
148-
A



S-SE R-SW

NE 12-A

1996 COMPREHENSIVE ZONING MAP

ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 8, 1996

Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kawene
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

(SHEET N.E.-11-A)

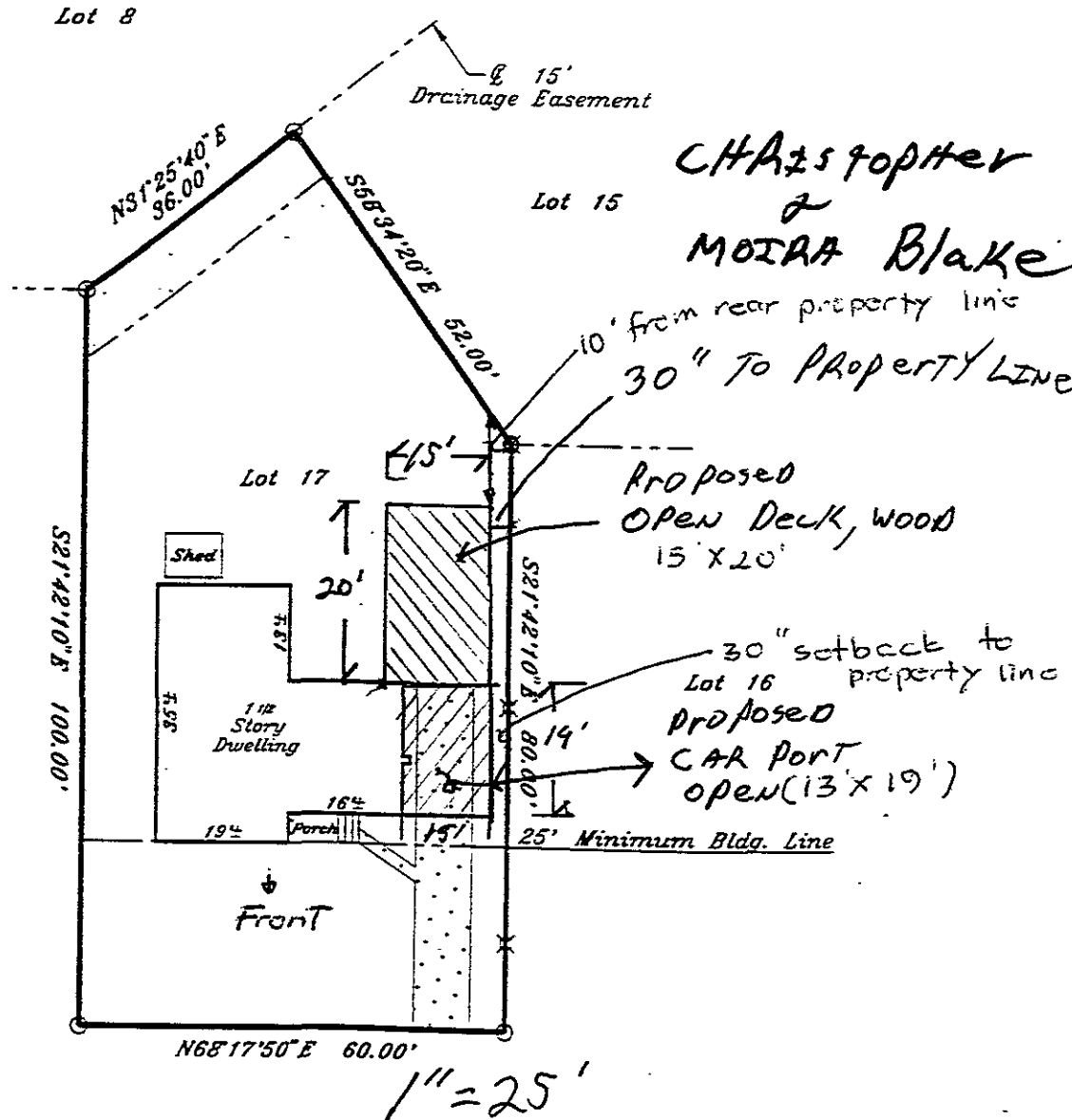
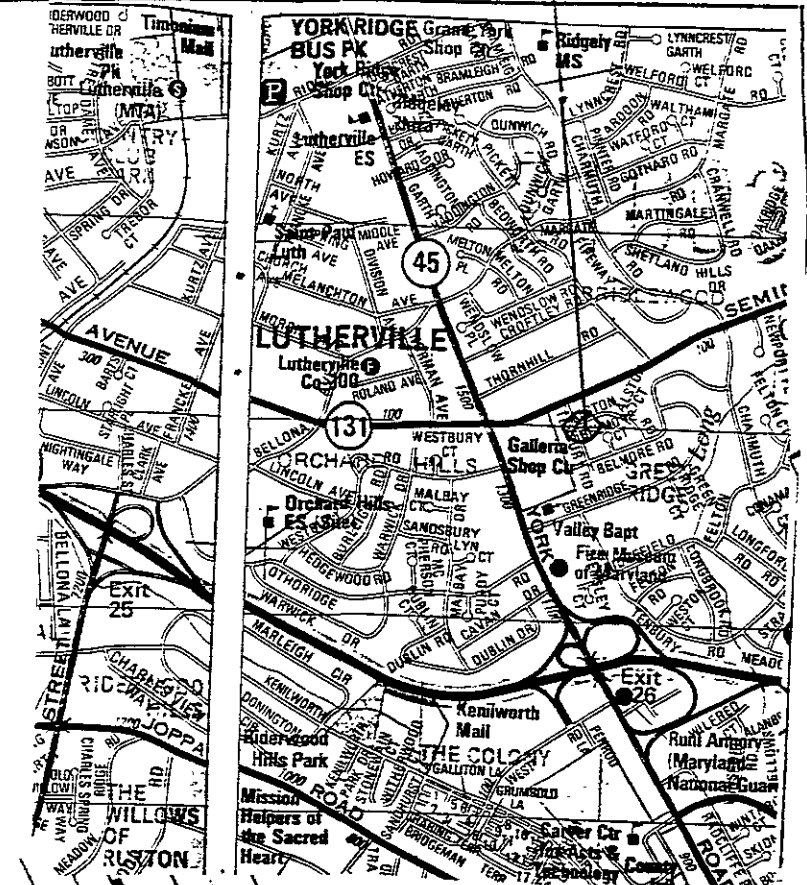
BALTIMORE C
OFFICE OF PLANNING
OFFICIAL ZON

00-148-A

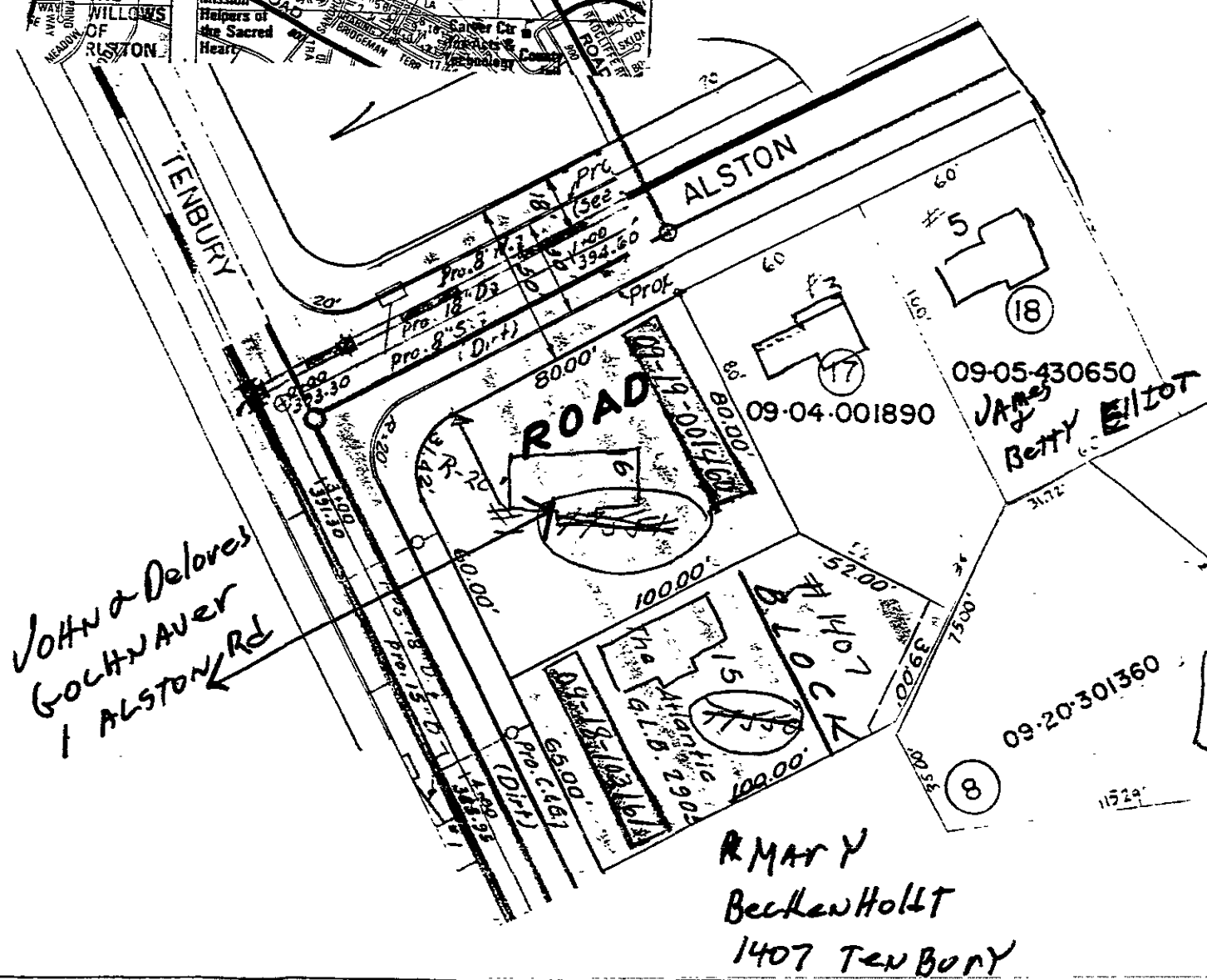
PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

CURRENT ZONING D.R. 5.5
 COUNCILMANIC DIST **4**
 Election DIST **9**
 200 scale MAP # **NE 12-A**
 LOT SIZE **5310 SQ. FT.**
 PUBLIC WATER & SEWER Yes
 Prior ZONING HEARINGS NO
 CHEASPEAKE BAY CRITICAL AREA NO

Lot Number: 17
 Block/Section: C
 Plat Reference: Book: 22 Page: 145
 Title of Plat: Subdivision Plat of Green Ridge Gardens



Property lies in Flood Zone C
 F.E.M.A. Map Panel Number 240010 0265 B, Dated 3/02/81



BRIAN & KATHARINE TAYLOR
 1404 Belmore CT

PET. EX. #1

00-148-A

ALSTON COURT - AL

DRAWN BY C.B.

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

CURRENT ZONING D.R. 5.5

COUNCILMANIC DIST 4

Election DIST 9

200 SCALE MAP# NE 12-A

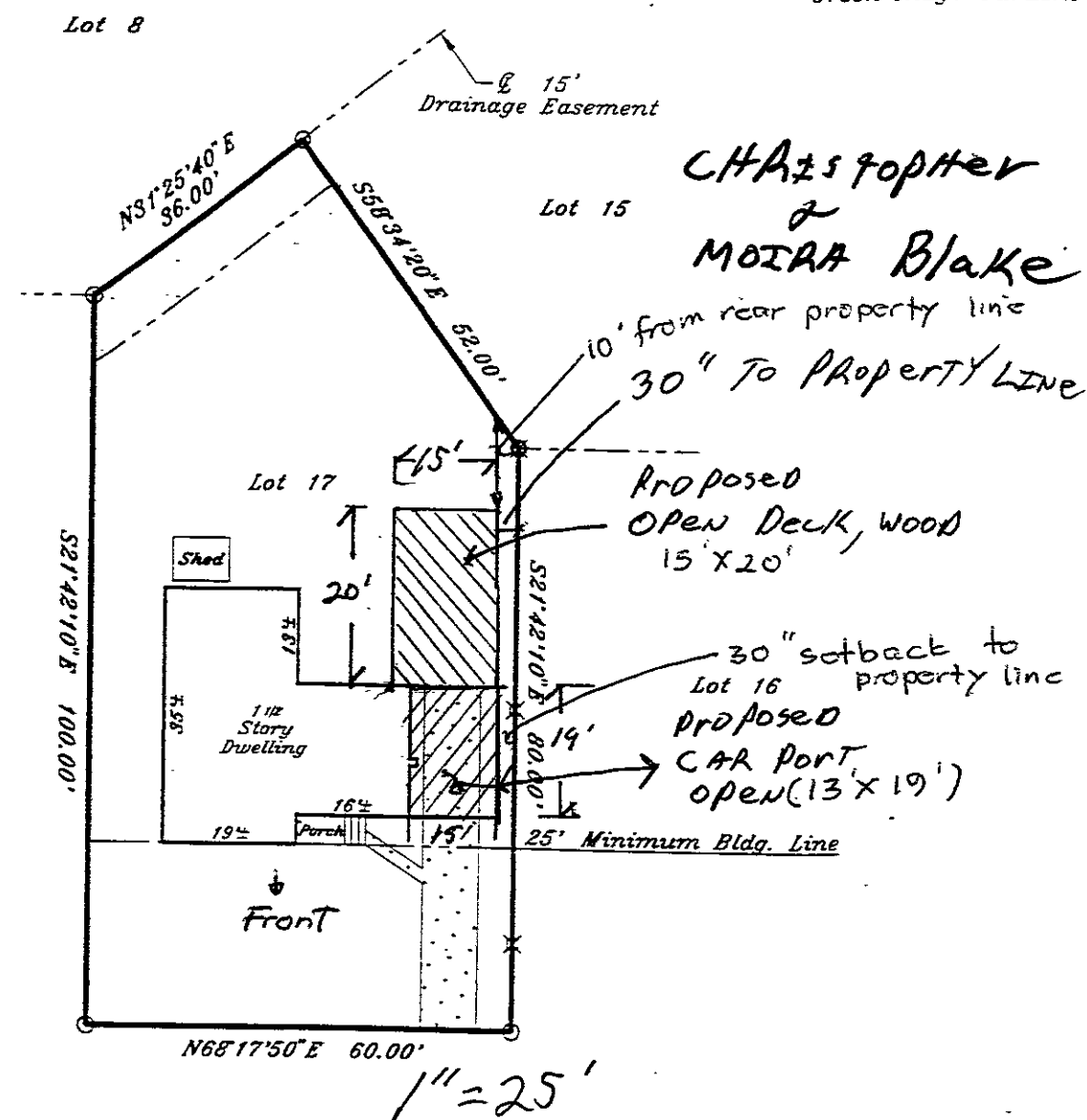
LOT SIZE 5310 SQ. FT.

PUBLIC WATER & SEWER Yes

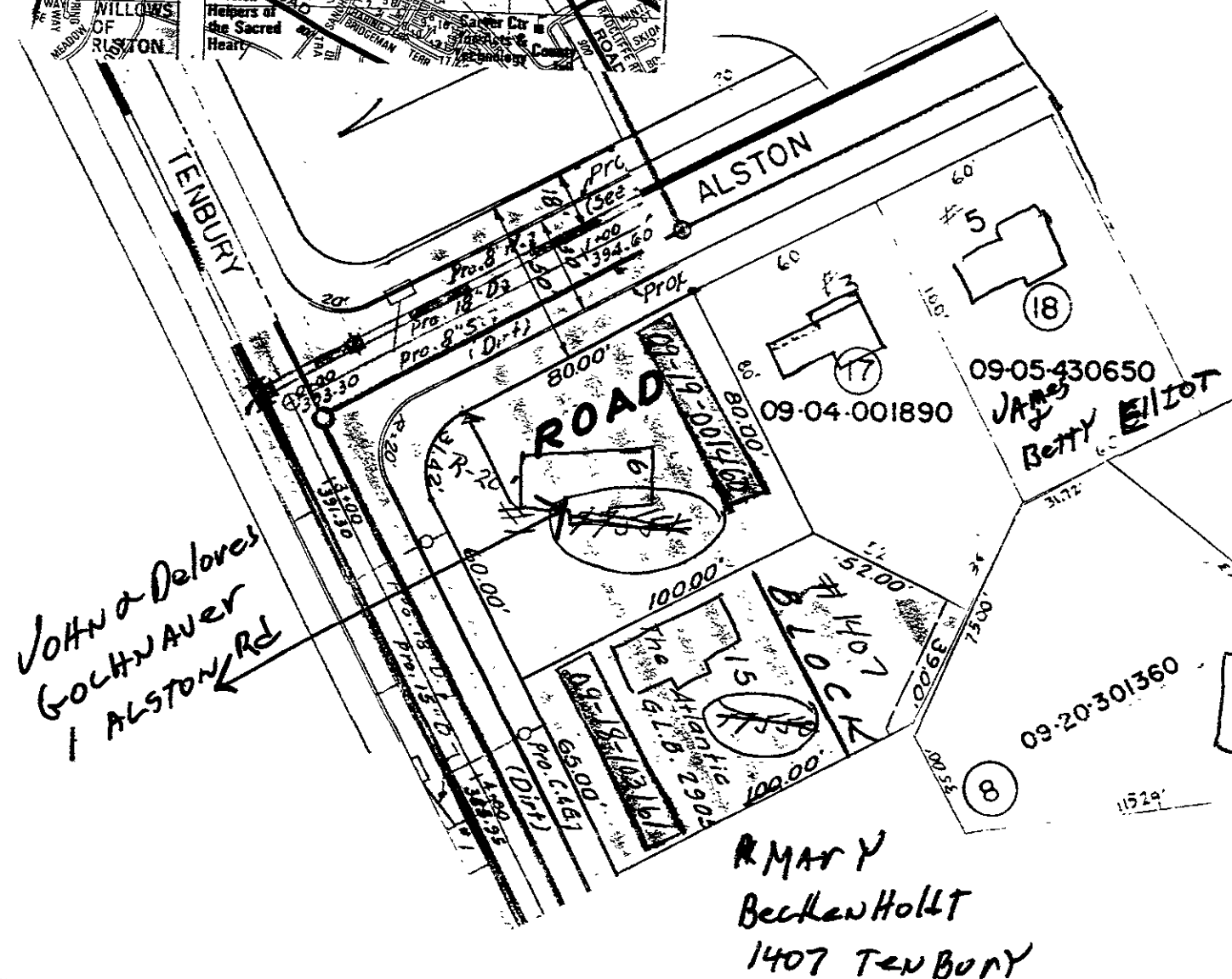
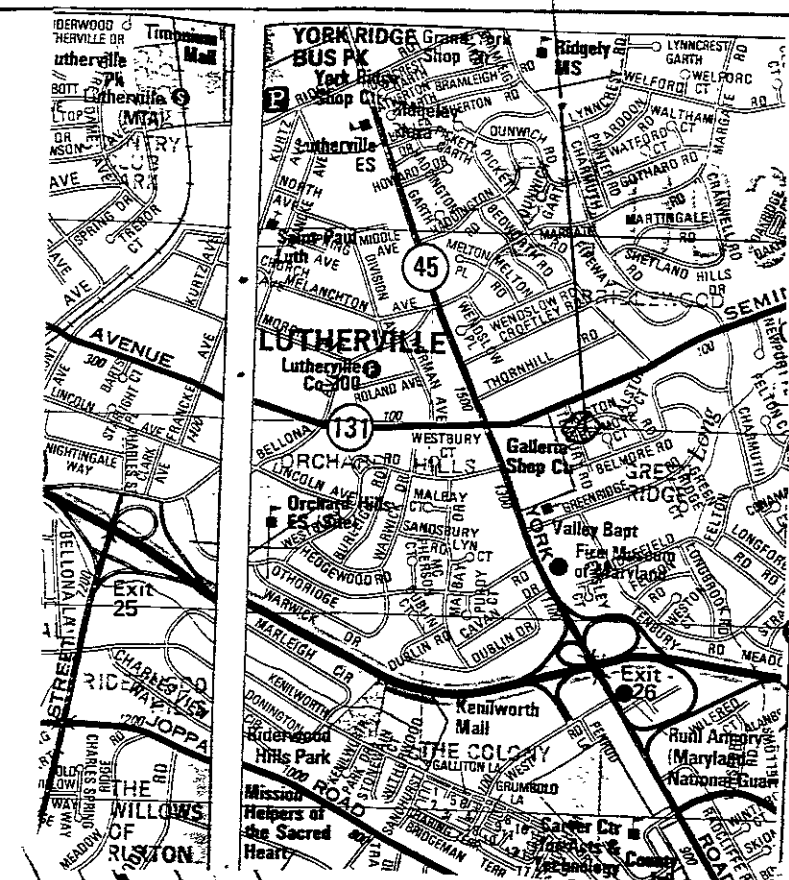
PRIOR ZONING HEARINGS NO

CHEASPEAKE BAY CRITICAL AREA NO

Lot Number: 17
Block/Section: C
Plat Reference: Book: 22 Page: 145
Title of Plat: Subdivision Plat of Green Ridge Gardens



Property lies in Flood Zone C
F.E.M.A. Map Panel Number 240010 0265 B, Dated 3/02/81



BRIAN & KATHARINE TAYLOR
1404 Belmore CT

MARY Beckenholt
1407 Tenbury

00-148-A

DRAWN BY C.B.

ALSTON COURT - AL



LOCATION

SCALE

1" = 200'

SHEET

N.E.

12-A

HAMPTON
GREENRIDGE

DATE
OF
PHOTOGRAPHY
JANUARY
1986

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

148

00-148-A



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

November 29, 1999

RECEIVED JAN 06 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCTOBER 25, 1999

Item No.: See Below

Dear Ms. Stephens:

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

130, 131, 133, 134, 135, 137, 140, 142, 143, 144, 148,
149, 150, 151, 152,

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

