

IN RE: PETITION FOR ADMIN. VARIANCE

NEC Shetland Hills Drive, 40' E

c/l Martingale Road

8th Election District

4th Councilmanic District

(104 Shetland Hills Drive)

J. Thomas & Mary Ruth Bisset

Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 00-261-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an administrative variance filed by J. Thomas & Mary Ruth Bisset, property owners, for that property known as 104 Shetland Hills Drive in the Lutherville area of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a 25 ft. rear yard setback in lieu of the required 30 ft., in a D.R.3.5 zone, for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

Date

By

1/14/2008
J.P. Quaresima

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 14th day of January, 2000, that a variance Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a 25 ft. rear yard setback in lieu of the required 30 ft., in a D.R.3.5 zone, for an addition, 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

RECEIVED
1/14/2000
By 



Baltimore County
Zoning Commissioner

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

January 14, 2000

Mr. & Mrs. J. Thomas Bisset
104 Shetland Hills Drive
Lutherville, Maryland 21093

Re: Petition for Administrative Variance
Case No. 00-261-A
Property: 104 Shetland Hills Drive

Dear Mr. & Mrs. Bisset:

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 Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 104 Shetland Hills Drive
which is presently zoned DR 3.5

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) 1302.3C.1 (CHART) TO PERMIT A 25 FT REAR YARD SETBACK IN LIEU OF THE REQUIRED 30 FT. IN A DR. 3.5 ZONE.

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):

Mr. J. Thomas Bisset
Name - Type or Print _____
Signature J. Thomas Bisset
Mrs. Mary Ruth Bisset
Name - Type or Print _____
Signature Mrs. Mary Ruth Bisset H-410/825-8416
104 Shetland Hills Dr. W-410/247-4100
Address _____ Telephone No. _____
Lutherville, MD 21093
City _____ State _____ Zip Code _____

Representative to be Contacted:

SEE ABOVE.
Name _____
Address _____ Telephone No. _____
City _____ State _____ 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

ORDER RECEIVED FOR FILING
Date 11/16/99
By [Signature]
CASE NO. 100-100000-0176 (1-A)
RES 9/15/98

Reviewed By [Signature] Date 12-17-99
Estimated Posting Date 12-26-99

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 104 Shetland Hills Drive
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):

The property in discussion is a corner lot that is much wider than it is long. The majority of the other lots in the development have a greater length to width ratio. This allows them to easily expand their structure while still adhering to the BCZR setbacks. The topography of the lot also dictates as to where this proposed addition goes.

I acquired the property as it now exists, and has outgrown its present size to accommodate my needs, which results in a practical difficulty. With the floor plan as it now stands there is only one place to expand, which will relieve me from this burden. This is on the NW corner of the property, and it is here that the conflict arises. However the addition's distance to the rear setback will only minimally conflict with the setback rule. On any of the other lots in the area this would not be a problem due to the lot configurations. It is my feeling that a relaxation of the setback rule will give me relief from this burden. Granting this variance public safety will not be threatened, neighbors' rights will not be infringed upon, and the intent of the ordinance will be satisfied.

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.

J. Thomas Bisset
Signature
J. Thomas Bisset
Name - Type or Print

Mary Ruth Bisset
Signature
Mary Ruth Bisset
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of November, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

J. Thomas Bisset / Mary Ruth Bisset
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

November 30, 1999
Date

Peter J. Allen
Notary Public
My Commission Expires AUGUST 1 2003

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 104 Shetland Hills Drive
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):

The property in discussion is a corner lot that is much wider than it is long. The majority of the other lots in the development have a greater length to width ratio. This allows them to easily expand their structure while still adhering to the BCZR setbacks. The topography of the lot also dictates as to where this proposed addition goes.

I acquired the property as it now exists, and has outgrown its present size to accommodate my needs, which results in a practical difficulty. With the floor plan as it now stands there is only one place to expand, which will relieve me from this burden. This is on the NW corner of the property, and it is here that the conflict arises. However the addition's distance to the rear setback will only minimally conflict with the setback rule. On any of the other lots in the area this would not be a problem due to the lot configurations. It is my feeling that a relaxation of the setback rule will give me relief from this burden. Granting this variance public safety will not be threatened, neighbors' rights will not be infringed upon, and the intent of the ordinance will be satisfied.

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.

J. Thomas Bisset
Signature
J. Thomas Bisset
Name - Type or Print

Mary Ruth Bisset
Signature
Mary Ruth Bisset
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of November, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

J. Thomas Bisset / Mary Ruth Bisset
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

November 30, 1999
Date

Peter J. Allen
Notary Public

My Commission Expires _____



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 104 Shetland Hills Drive

which is presently zoned DR 3.5

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) 1302.3 c.1 (CHART) to Permit

A 25 FT. ROAD AND SETBACK IN LIEU OF THE REQUIRED 30 FT. IN
DR. 3.5 ZONE

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):

Mr. J. Thomas Bisset

Name - Type or Print

Signature

Mrs. Mary Ruth Bisset

Name - Type or Print

Signature

H- 410/825-8416

104 Shetland Hills Dr. W- 410/247-4100

Address

Telephone No.

Lutherville, MD

City

State

21093

Zip Code

Representative to be Contacted:

Name

Address

City

State

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 12-17-99 day of DECEMBER, 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. 00-261-A

REV 9/15/98

Reviewed By STJ

Date 12-17-99

Estimated Posting Date 12-26-99

Zoning description for 104 Shetland Hills Drive.

Beginning at a point on the north side of Shetland Hills Dr.

which is 50 feet wide at a distance of 40 feet east of the

centerline of Martingale Rd. which is 50 feet wide. Being lot #

1, Block G, Section # 2, in the subdivision of Shetland hills as

recorded in Baltimore County Plat Book # 23, Folio # 7,

containing 14705.1-sq. ft.. Also known as 104 Shetland Hills

Dr., and located in the 8th Election district, 4th Councilmanic

District.

CO-261-A

CERTIFICATE OF POSTING

RE: CASE #00-261-A
PETITIONER/DEVELOPER
(Tom Bisset)
DATE OF Closing
(Jan 10, 2000)

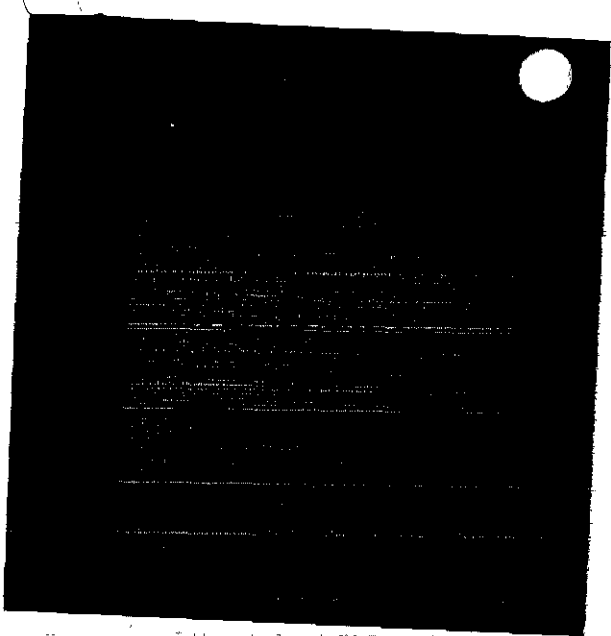
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
104 Shetland Hills Drive Baltimore, Maryland 21093—

The sign(s) were posted on 12-26-99
[Month, Day, Year]



Sincerely,

Thomas P. Ogle, Sr. 12/26/99
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 076673

DATE 12-17-99 ACCOUNT R. COLLEGE

AMOUNT \$ 50.00

RECEIVED FROM: Tom Bisset

R. VAN (ADULT)

FOR:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

5007

PAID RECEIPT

PROCESS ACTUAL TIME
12/20/1999 12/17/1999 15:21:47
REG 4943 CASHIER PWS PEW INCHER
Dept 5 528 ZONING VERIFICATION
Receipt # 109246
CR NO. 076673

Receipt Tot 50.00
50.00 CR
10.00-05
Baltimore County, Maryland

CASHIER'S VALIDATION

**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 - 261-A

Petitioner: JOHN T. BISSET

Address or Location: 104 Shetland Hills Drive, Lutherville, Md. 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: John T. Bisset

Address: 104 Shetland Hills Drive
Lutherville, Md. 21093

Telephone Number: 410-825-8416 (Home) 410-247-4100 (work)

Revised 2/20/98 - SCJ

00-261-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 261 -A Address 104 SHELTON HILLS DR.

Contact Person: John R. Alexander Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12-17-99 Posting Date: 12-26-99 Closing Date: 1-10-2000

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- 261 -A Address 104 SHELTON HILLS DR.
Petitioner's Name Mr. Tom Bisset Telephone H-410-825-8416
Posting Date: 12-26-99 Closing Date: 1-10-2000
Wording for Sign: To Permit A REAR YARD SETBACK OF 25 FT. IN
VIEW OF 30 FT. LNA DR. 3.5 ZONE.



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

January 10, 2000

Mr. & Mrs. Thomas and Mary Bisset
104 Shetland Hill Drive
Lutherville MD 21093

Dear Mr. & Mrs. Bisset:

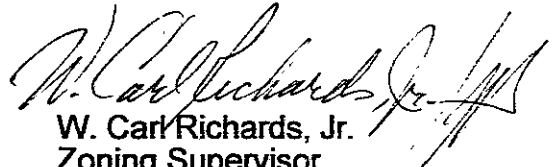
RE: Case Number 00-261-A , 104 Shetland Hills Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 17, 1999.

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.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

C:



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 6, 2000

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for January 3, 2000
Item Nos. 245, 246, 247, 248, 249,
250, 251, 252, 253, 254, 255, 256,
257, 259, and (261)

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

AV
1/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JAN 10

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

Date: January 10, 2000

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

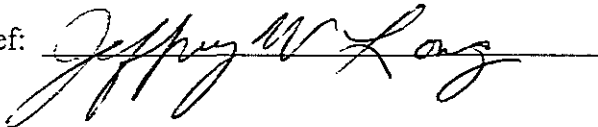
SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):

Item No(s): 253, 254, 261, and 262

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: 1-5-00

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

RE: Baltimore County
Item No. 261 JZA

RECEIVED JAN 06 2000

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 +10-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for 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

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Pearing

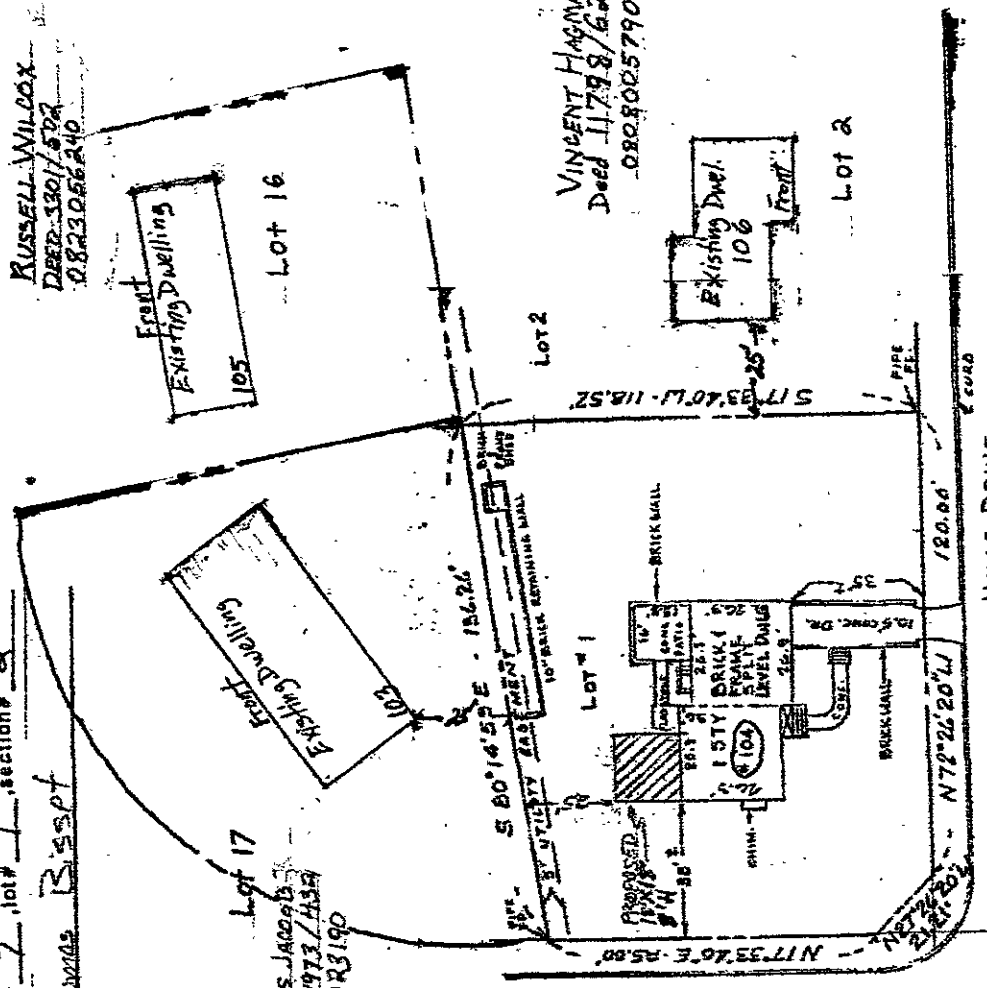
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 104 Shetland Hills Dr.
 Subdivision name: Shetland Hills
 plat book # 23, folio # 7, lot # 1, section # 2
 OWNER: J. Thomas Bisset

RUSSELL WILCOX
 DEED-3301/502
 0823056240

JAMES JACOB
 DEED-3773/434
 080403190

VINCENT HAGMAN
 Deed 11798/620
 0808005790



NOT IN FLOOD ZONE

North
 date: 9-29-99
 prepared by: G.M.D.
 Scale of Drawing: 1" = 50'

LOCATION INFORMATION

Election District: 8
 Councilmanic District: 4
 1"-200' scale map #: NE 12-A
 Zoning: DR 3.5
 Lot size: 3375 14705.1
 acres square feet

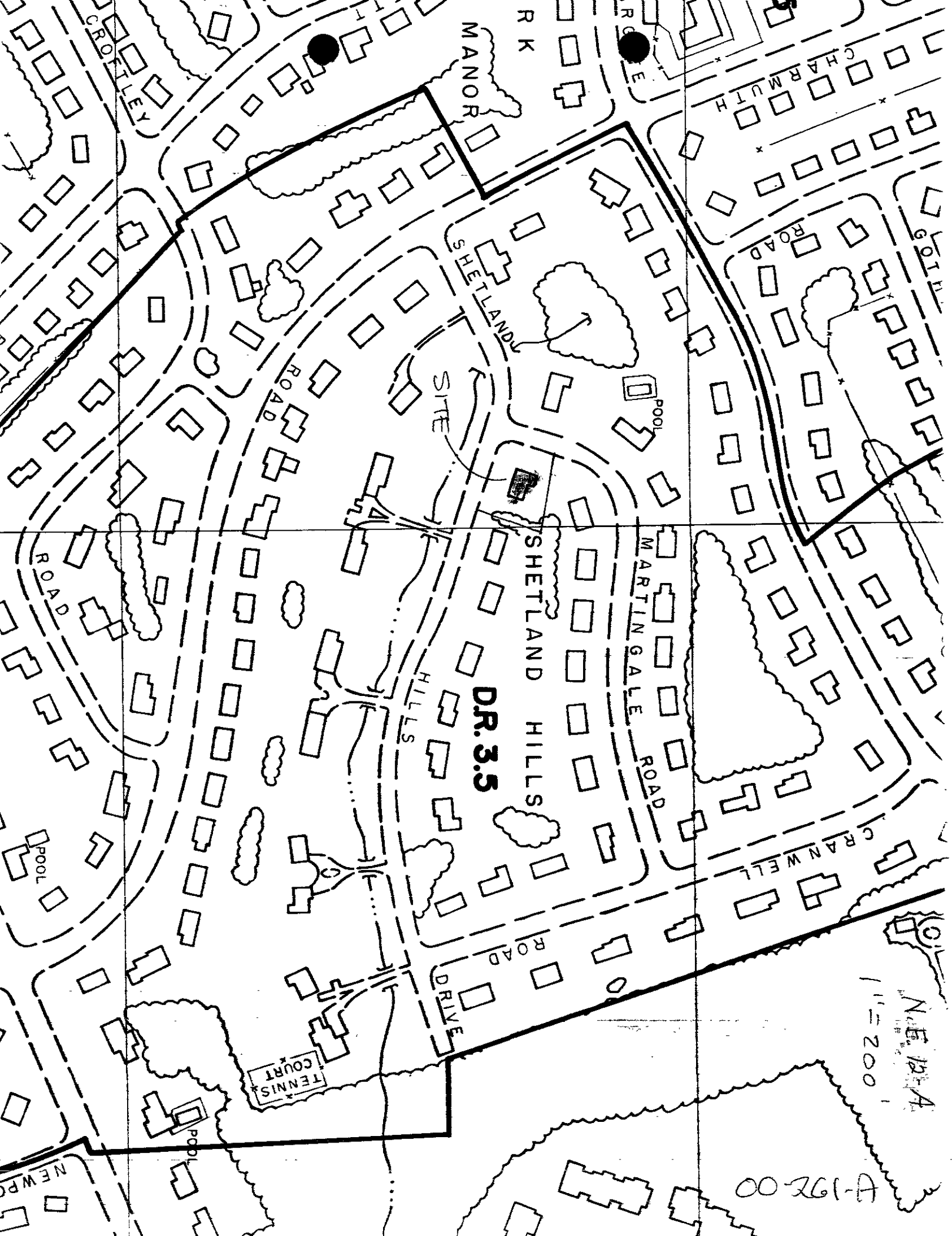
public private
 SEWER: ☒ ☐
 WATER: ☒ ☐
 Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings:
NONE

Zoning Office USE ONLY!

reviewed by: SSR RG 100-261A
 ITEM #: 100-261A
 CASE #:

PET. EX-#1



MANOR

R K

R C E

CHARMOUTH

GOLDEN

ROAD

SHEPHERD

SITE

POOL

MARTINGALE

ROAD

GRANWELL

DR. 3.5

SHEPHERD HILLS

HILLS

DRIVE

ROAD

TENNIS COURT

POOL

POOL

N.E. 12-A

1" = 200'

A-192.00

NEWPORT

00 261-A





Baltimore County
Fire Department

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

December 30, 1999

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: KOINONIA PTNP./GRAMERCY BED AND BREAKF.

Location: DISTRIBUTION MEETING OF December 13, 1999

Item No.: 181

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.

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", 1994 edition prior to occupancy.
11. IF THE BUILDING PERMITS FOR THIS DEVELOPMENT ARE ISSUED AFTER JUNE 30, 1998; THE DEVELOPER SHALL PROVIDE A RURAL WATER SUPPLY FOR FIRE FIGHTING PURPOSES, OR INSTALL SPRINKLER SYSTEMS COMPLYING WITH NFPA 13D IN ALL HOUSES. AS PER FIRE DEPARTMENT REQUIREMENTS, IN ACCORDANCE WITH BALTIMORE COUNTY FIRE PREVENTION CODE; SECTION F-517.12.

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

cc: File



00-261-A





Baltimore County
Fire Department

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

December 30, 1999

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: KOINONIA PTNP./GRAMERCY BED AND BREAKF.

Location: DISTRIBUTION MEETING OF December 13, 1999

Item No.: 181

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.

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", 1994 edition prior to occupancy.
11. IF THE BUILDING PERMITS FOR THIS DEVELOPMENT ARE ISSUED AFTER JUNE 30, 1998; THE DEVELOPER SHALL PROVIDE A RURAL WATER SUPPLY FOR FIRE FIGHTING PURPOSES, OR INSTALL SPRINKLER SYSTEMS COMPLYING WITH NFPA 13D IN ALL HOUSES. AS PER FIRE DEPARTMENT REQUIREMENTS, IN ACCORDANCE WITH BALTIMORE COUNTY FIRE PREVENTION CODE; SECTION F-517.12.

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

cc: File



CO-2614



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET
1" = 200' ±			
DATE OF PHOTOGRAPHY JANUARY 1986		HAMPTON GREENRIDGE	N.E 12-A