

IN RE: PETITION FOR VARIANCE
W/S of Chesapeake Avenue, 335 ft. N
centerline of Coldspring Road
15th Election District
6th Councilmanic District
(1420 Chesapeake Avenue)

Janet L. & Thomas E. Donohue
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-126-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property Janet L. and Thomas E. Donohue. The variance request is for property located at 1420 Chesapeake Avenue in the eastern area of Baltimore County. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure with a height of 20 ft. in lieu of the maximum allowed height of 15 ft.

The property was posted The property was posted with Notice of Hearing on November 8, 2003, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on November,6, 2003 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area,

11/24/03
R. Donohue

off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) Comments are made part of the record of this case and contain the following highlights. The ZAC comments from the Department of Planning dated October 6, 2003 supporting the variance with conditions are attached hereto and made a part hereof. The ZAC comments from the Department of Environmental Protection & Resource Management (DEPRM) dated October 8, 2003 requesting conditions are attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the requested variance relief was Thomas Donohue, the Petitioner. There were no protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Mr. Donohue testified that he was building a new home on the his lot on Middle River and wanted to have his new garage match the roof pitch of his home. A copy of the permit for the new home is in the file. He indicated that he gave copies of elevation drawings of the house and garage to the County for review and was unaware that he would need a variance for the height of the garage. He only found out that this was needed when an inspector for the County came to inspect his framed garage which is under roof and told him he needed a variance for the height. He also testified that there was no second floor in the new garage only roof trusses

11/24/03
R. Zimmerman

pitched at a sharp angle to match the roof of his home. He had no intention of converting the second floor to living space.

Finding of Fact and Conclusions of Law

I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Furthermore, I find that this variance can be granted in strict harmony within the spirit and intent of regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

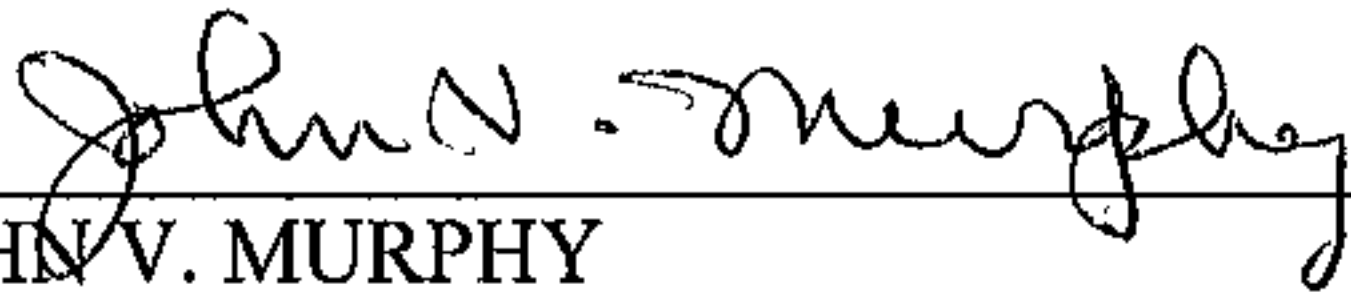
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 24 day of November, 2003, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure with a height of 20 ft. in lieu of the maximum allowed height of 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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.
2. Compliance with the recommendations made by the Office of Planning dated October 6, 2003, a copy of which is attached hereto.
3. Compliance with the recommendations made by DEPRM dated October 8, 2003, a copy of which is attached hereto.

11/24/03
R. J. [Signature]

4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

11/24/03
R. J. J. J.

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

November 24, 2003

Mr. & Mrs. Thomas E. Donohue
1420 Chesapeake Avenue
Baltimore, Maryland 21220

Re: Petition for Variance
Case No. 04-126-A
Property: 1420 Chesapeake Avenue

Dear Mr & Mrs. Donohue:

Enclosed please find the decision rendered in the above-captioned case. The petition for 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,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

Visit the County's Website at www.baltimorecountyonline.info





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1420 CHESAPEAKE AVE.

which is presently zoned D.R. 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) 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A
HEIGHT OF 20-FEET IN LIEU OF THE PERMITTED 15-FEET.

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

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

Case No. 04-126-A

REV 9/15/98

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D. THOMPSON Date 9/11/03

Zoning Description for **1420 CHESAPEAKE AVENUE**

Beginning at a point on the west side of Chesapeake Avenue which has a 40 foot right-of-way at a distance of 335-feet north of the centerline of Coldspring Road. Being Lot#179 and Lot #180 in the subdivision of "Long Beach Estates" as recorded in Baltimore County Plat Book #4, Folio #131 containing 18,675 square feet. Also known as 1420 Chesapeake Avenue and located in the 15th Election District, 6th Councilmanic District.

04-126-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 28149

DATE 9/11/03 ACCOUNT 0010066150

AMOUNT \$ 65.00

RECEIVED FROM: THOMAS E. DONOHUE

FOR: ITEM 126 04-126-A

1420 CHESAPEAKE AVE. BY D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
9/12/2003	9/11/2003	10:40:01	5
REG NO. 5	WALKIN	CHAR CLH	
RECEIPT #	327004	9/12/2003	OFLN
Dept	5	520 ZONING VERIFICATION	
CR NO.	028149		

Receipt Tot \$65.00
.00 CK 65.00 DA
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #04-126-A
1420 Chesapeake Avenue
W/side of Chesapeake Avenue, 335 feet north of centerline of Coldspring Road
15th Election District
6th Councilmanic District
Legal Owner(s): Thomas and Janet Donahue

Variance: to permit an accessory structure with a height of 20 feet in lieu of the permitted 15 feet.

Hearing: Monday, November 24, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

11/018 Nov. 6 C635297

CERTIFICATE OF PUBLICATION

11/6/, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/6/, 2003.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 04-126-A

Petitioner/Developer: THOMAS +

JANET DONAHUE

Date of Hearing/Closing: NOV 24, 2003

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

ATTN: Becky Hart {(410) 887-3394}

Ladies and Gentlemen:

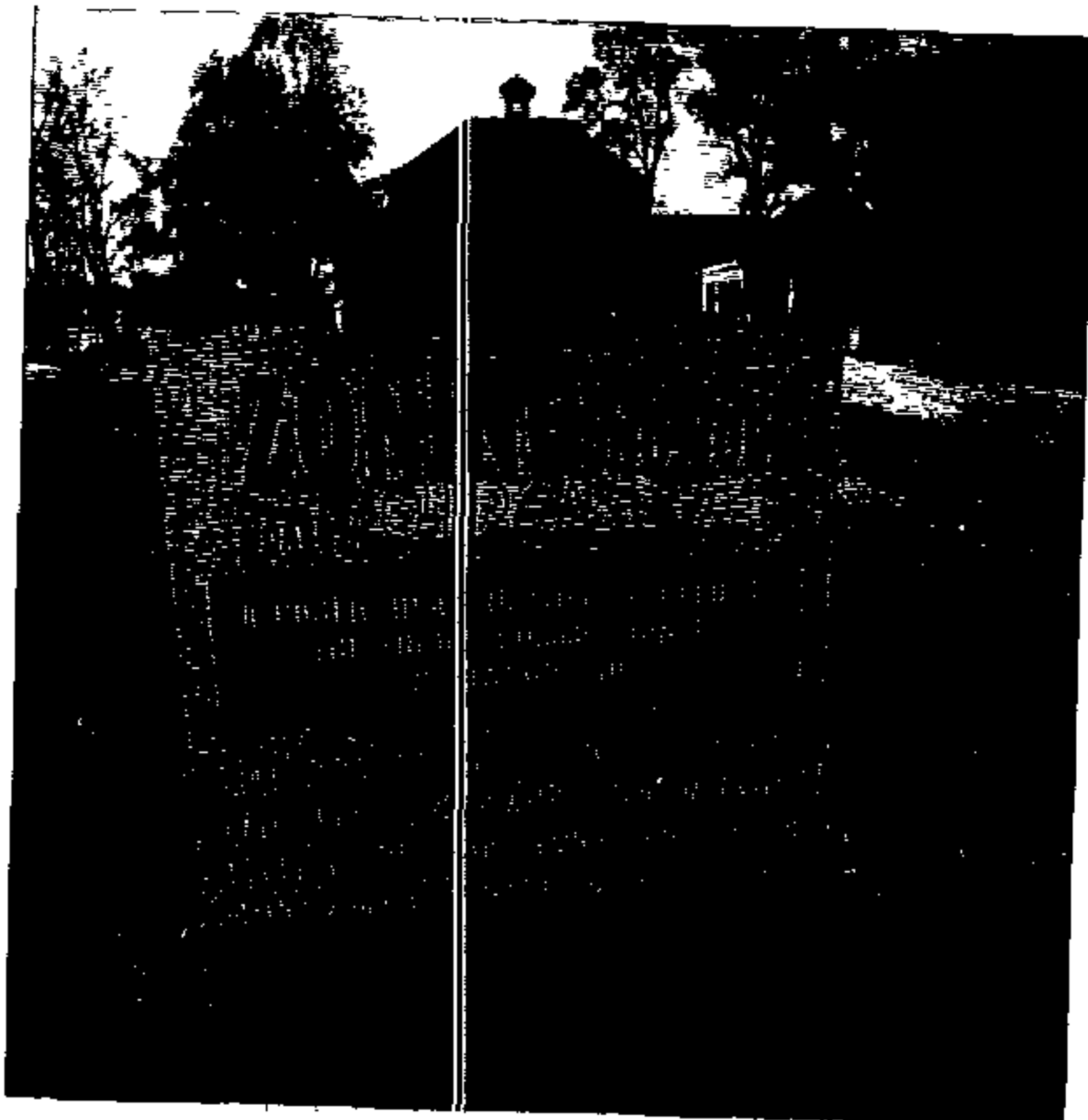
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1420 CHESAPEAKE AVE

The sign(s) were posted on _____

11/8/03
(Month, Day, Year)

Sincerely,



[Signature] 11/8/03
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

RE: PETITION FOR VARIANCE * BEFORE THE
1420 Chesapeake Avenue; W/side Chesapeake *
Avenue, 335' N c/line of Coldspring Road * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Thomas & Janet Donohue * FOR
Petitioner(s) * BALTIMORE COUNTY
* 04-126-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of September, 2003, a copy of the foregoing Entry of Appearance was mailed to, Thomas & Janet Donahue, 1420 Chesapeake Avenue, Baltimore, MD 21220, Petitioner(s).

RECEIVED

SEP 26 2003

Per.....

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

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 6, 2003 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. Donahue
820 Frog Mortar Road
Baltimore, MD 21220

410-335-2365

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-126-A

1420 Chesapeake Avenue

W/side of Chesapeake Avenue, 335 feet north of centerline of Coldspring Road

15th Election District – 6th Councilmanic District

Legal Owners: Thomas and Janet Donahue

Variance to permit an accessory structure with a height of 20 feet in lieu of the permitted 15 feet.

Hearings: Monday, November 24, 2003, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

September 30, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-126-A

1420 Chesapeake Avenue
W/side of Chesapeake Avenue, 335 feet north of centerline of Coldspring Road
15th Election District – 6th Councilmanic District
Legal Owners: Thomas and Janet Donahue

Variance to permit an accessory structure with a height of 20 feet in lieu of the permitted 15 feet.

Hearings: Monday, November 24, 2003, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Thomas and Janet Donahue, 1420 Chesapeake Avenue, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 8, 2003.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



**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: 04-126-A
Petitioner: DONOHUE
Address or Location: 1420 CHESAPEAKE AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR & MRS. DONOHUE
Address: 820 FROG MORTAR RD.
BALTO. MD 21220
Telephone Number: 410-335-2365



Baltimore County
Department of Permits and
Development Management

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

November 21, 2003

Thomas Donohue
Janet Donohue
1420 Chesapeake Avenue
Baltimore, MD 21220

Dear Mr. and Mrs. Donohue:

RE: Case Number: 04-126-A, 1420 Chesapeake Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 11, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

September 24, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: September 22, 2003

Item No.: 112, 114-122, 124, 126, 128-130, 136

Dear Ms. Hart:

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.

7. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 30, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For September 29, 2003
Item Nos. 113, ~~114~~ 115, 116, 117,
118, 122, 125, 126, 128, 130, and
136

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DATE: October 8, 2003

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS/TLS*

DATE: October 8, 2003

SUBJECT: Zoning Item 04-126
Address 1420 Chesapeake Avenue (Donohue Property)

Zoning Advisory Committee Meeting of September 22, 2003

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

11/24/03
R. Seeley
Reviewer: Keith Kelley

Date: 10/6/03

Jack
11/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: October 6, 2003

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

RECEIVED

OCT - 7 2003

SUBJECT: 1420 Chesapeake Avenue

INFORMATION:

Item Number: 04-126

Petitioner: Thomas Donohue

Zoning: DR 3.5

Requested Action: Variance

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit an accessory structure (garage) with a height of 20 feet in lieu of the maximum permitted 15 feet contingent upon the following:

1. The proposed structure shall not be used for residential purposes at any time.
2. Submit building elevations (all sides) of the proposed structure to this office for review and approval prior to the issuance of any building permits.

Prepared by: Margaret Cunningham

Section Chief: Kathy Schlabach

AFK/LL:MAC:

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

1000 DEPARTMENT OF TRANSPORTATION

Date: 9.23.03

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

RE: Baltimore County
Item No. 126 DT

Dear Ms. Hart:

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,

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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.201.7165 Statewide Toll Free

Street Address: 707 North Calvert Street Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

REQUIRED CONSTRUCTION INSPECTIONS

1. FOOTING INSPECTION: shall be requested as soon as the trenches are completed, steel is in place if required, and concrete encased electrode is in place before pouring concrete.
2. FOUNDATION INSPECTION: shall be requested when the foundation has been waterproofed before backfilling the earth.
3. SLAB INSPECTION: shall be requested when all reinforcing, piping, wiring, weepholes, drain tile, etc., are in place or completed and inspected by plumbing/electrical inspection and before pouring concrete. (Residential basement slabs do not require building inspections.)
4. FRAMING INSPECTION: shall be requested when all structural members are in place, electric and plumbing roughed in, and chimney and duct work installed before covering with lathe, insulation, or drywall. All fire stopping shall be installed. A separate ceiling grid inspection shall be determined by the inspector.
5. INSULATION INSPECTION: after framing inspection, but prior to sheetrock.
6. OCCUPANCY OR FINAL INSPECTION: shall be requested before the structure is used or occupied.

NEW BUILDINGS AND ADDITIONS:	6 inspections required: footing - foundation - slab - framing - insulation - occupancy
ALTERATIONS:	3 inspections required: framing - insulation - occupancy or final
FACTORY BUILT FIREPLACE AND STOVES:	2 inspections required: framing with thimble in place - final
MASONRY FIREPLACE:	3 inspections required: footing - throat/framing (inspection shall be called for when the throat/framing of the unit is complete, but prior to the erection of the chimney) - final
TANKS:	3 inspections required: hydrostatic (fire department) excavation with tank, bedding, and piping in place prior to backfill (building inspection) - final
DECKS:	2 inspections required: footing - final
SWIMMING POOLS:	2 inspections required: steel in place - fence erected if needed prior to final
FENCING, RAZING, GRADING AND TEMPORARIES:	1 inspection required: final (when all work is completed as per the permit)

- * WELL INSPECTION MUST BE MADE TWO WEEKS BEFORE OCCUPANCY OR FINAL INSPECTION IS CALLED FOR (887-2762).
- * MECHANICAL WORK: depends on type or extent of work; contact inspector after or during preliminary inspection.

*** NUMBERS TO CALL FOR INSPECTIONS ***

BUILDING	PLUMBING	ELECTRICAL	FIRE DEPT.
410-887-3953	410-887-3620	410-887-3960	410-887-4880

**** IMPORTANT NOTES ****

APPROVED PLANS, INCLUDING COMMENTS, MUST BE ON SITE FOR INSPECTION.

ANY INFORMATION SUPPLIED FOR THIS PERMIT THAT IS FOUND TO BE ERRONEOUS OR INCOMPLETE COULD RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.

YOU MUST PROVIDE THE PERMIT NUMBER, DISTRICT, PRECINCT, AND STREET ADDRESS WHEN REQUESTING AN INSPECTION.

SEPARATE PERMITS ARE REQUIRED FOR PLUMBING AND ELECTRICAL WORK.

INSPECTIONS SHALL BE REQUESTED BEFORE 3:45 P.M., WITH A ONE-DAY NOTICE ON ALL INSPECTIONS.

Call
730
8-00

410 887 53 call 8-830

DR 3.5



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

BUILDING PERMIT

[Signature]
BUILDINGS ENGINEER

PERMIT #: B494719 CONTROL #: NRFP DIST: 15 PREC: 01
DATE ISSUED: 09/25/2002 TAX ACCOUNT #: 2300001859 CLASS: 34

PLANS: CONST 2 PLOT 7 R FLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 1420 CHESAPEAKE AVE
SUBDIVISION: LONG BEACH ESTATES

OWNERS INFORMATION

NAME: DONOHUE, THOMAS & JANET
ADDR: 1420 CHESAPEAKE AVE BALTO MD 21220

TENANT:

CONTR: OWNER

ENGR:

SELLR:

WORK: CONSTRUCT SFD W/5 BDRMS, 2 COV'D REAR PORCHES,
COV'D FRT PORCH. OWNER AFFIRMATION LETTER
ATTACHED. 74'8"X46'1"X40'4"= 6,616SF
SEE B494717 FOR RAZING OF EX SFD & THREE (3)
SHEDS. CBCA, FLOOD ZONE: A, ELEV: 4'

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD E.C.R.

EXISTING USE: VACANT LOT, SEE B494717 FOR RAZING

TYPE OF IMPRV: NEW BUILDING CONTRUCTION

USE: ONE FAMILY

FOUNDATION: SLAB

BASEMENT: NONE

SEWAGE: PUBLIC EXIST

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 18675SF

FRONT STREET:

SIDE STREET:

FRONT SETB: 82'

SIDE SETB: 15'/10'

SIDE STR SETB:

REAR SETB: 235'

**THIS PERMIT EXPIRES
ONE YEAR FROM
DATE OF ISSUE**

FLOOD PLAIN PERMIT NOTICE

**A FRAMING INSPECTION
WILL NOT BE APPROVED UNTIL AN ELEVATION
CERTIFICATION IS RECEIVED BY BUILDING INSPECTION**

**DEPARTMENT OF PERMITS AND
DEVELOPMENT MANAGEMENT
NOTICE TO BUILDERS
IS PART OF THIS PERMIT**

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

BUILDING PERMIT

[Signature]
BUILDINGS ENGINEER

PERMIT # B315969 CONTROL # MR DIST. 15 PREP 01
DATE ISSUED: 04/23/2003 TAX ACCOUNT # 2300001859 CLAYS 11

LEADS: CONST 0 PLOT 0 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION 1420 CHESAPEAKE AVE
SUBDIVISION: LONG BEACH ESTATES

GENERAL INFORMATION

OWNER: DUNHAM, THOMAS & DALE
1420 CHESAPEAKE AVE 21220

PROJECT

TYPE: GARAGE

DATE

REVISION

WORK

CONST A 1STY DETACHED 3 CAR GARAGE W/POD IN ON
RIGHT PROPERTY OF SFD 20'X40'X15' BOOSE (C/FRONT)
USED AS IN HGT & BLDG NOT FOR LIVING QUARTERS
CLV 4' FLOOD ZONE. THIS PERMIT CANCELS B494329
& EXPIRES 7/12/03 CHG IN WORDING. REVER BACK
FOR SITE PLAN. WAIVE CONST DWGS: JAV

OFFICE CODE

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD & DET GARAGE

EXISTING USE: SFD UNDER CONST B494719

TYPE OF WORK: NEW BUILDING CONSTRUCTION

USE: GARAGE

FOUNDATION: BLOCK

BASEMENT: NONE

WATER: PUBLIC EXIST

WATER: PUBLIC EXIST

LOT LINE AND SETBACKS

FRONT SETBACK

REAR SETBACK

SIDE SETBACK

WIDE STR SETBACK

WIDE STR SETBACK

WIDE STR SETBACK

WIDE STR SETBACK

DATE _____

E-MAIL

[illegible]

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

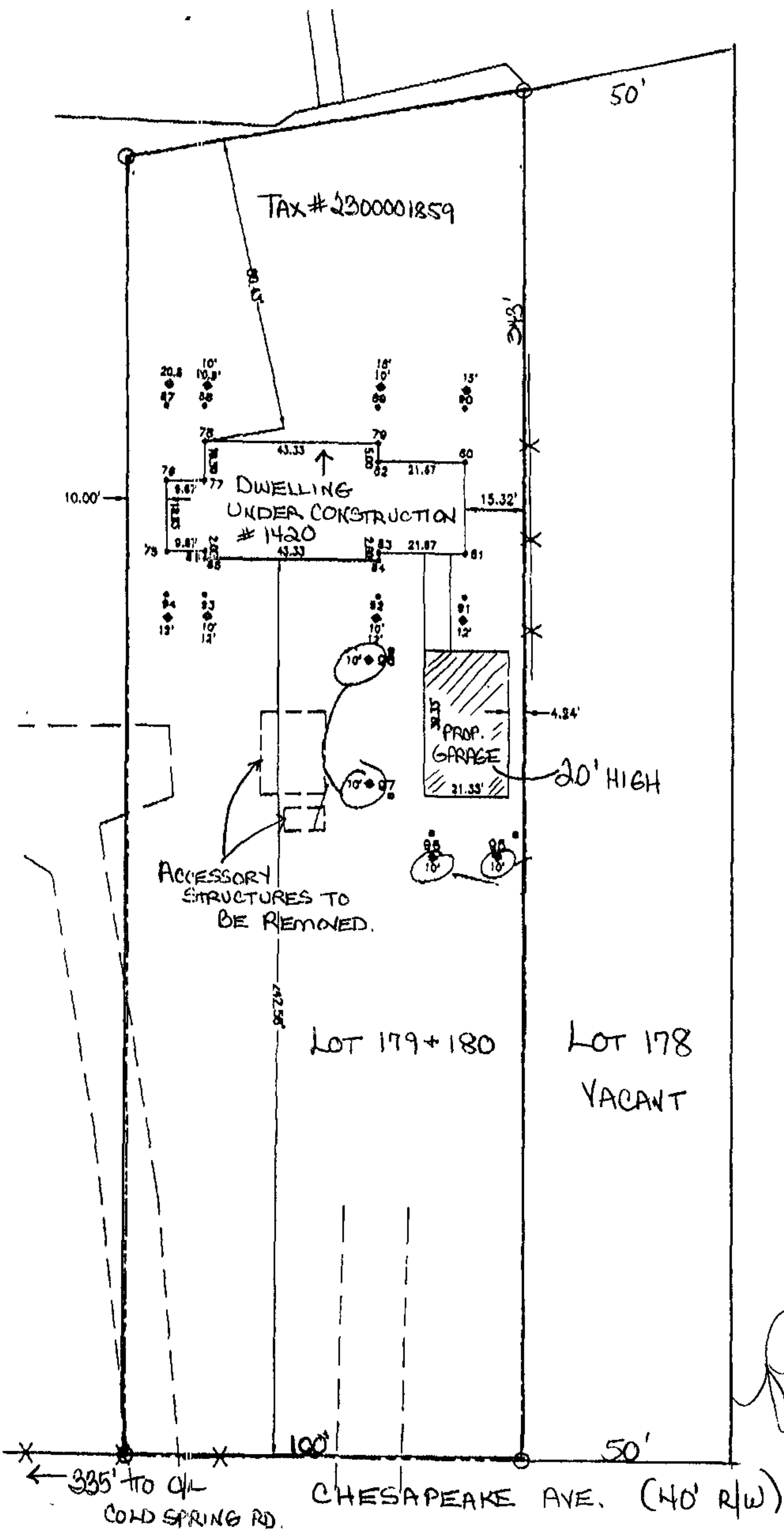
PROPERTY ADDRESS 1420 CHESAPEAKE AVE.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME LONG BEACH ESTATES

PLAT BOOK # 4 FOLIO # 131 LOT # 180 SECTION # 179

OWNER THOMAS E. & STAKET L. DONOHUE



Site Plan #1



Log Pt

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # NE 1 R

ZONING D.R. 3.5

LOT SIZE 18,675 SQUARE FEET

ACREAGE 0.425

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO

100 YEAR FLOOD PLAIN ☒ YES ☐ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

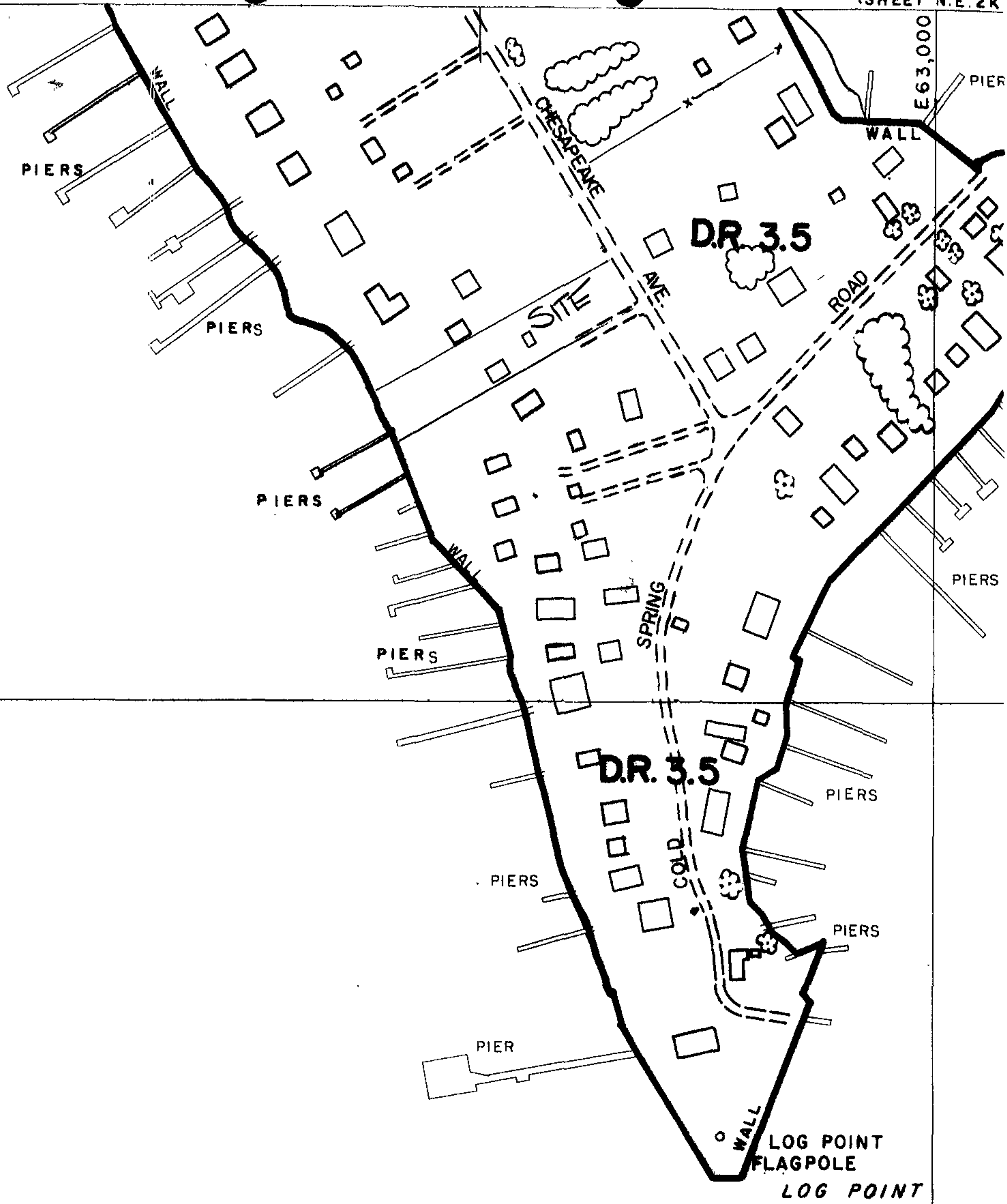
D. Thompson 126 104-1267A

202

E 61,500

E 63,000

1
E
R



NEIK