

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Delaware Place; 180 feet N
of the c/l of Main Avenue
1st Election District
1st Councilmanic District
(456 Delaware Place)

Inar and Vidia Maharaj
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0039-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Inar and Vidia Maharaj for property located at 456 Delaware Place. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition (enclosing an existing deck) to have a side yard setback of 7 feet in lieu of the required 10 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to enclose the existing open porch which is 7 feet from the property line. The property has 59.8 feet frontage on Delaware Place and narrows to 30.34 feet at the rear property line.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 22, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 9-13-10

By B

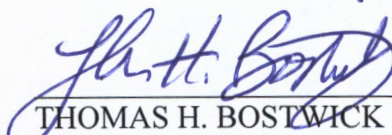
The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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.

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 13th day of September, 2010 that an Administrative Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition (enclosing an existing deck) to have a side yard setback of 7 feet in lieu of the required 10 feet is hereby GRANTED, subject to the following:

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.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 9-13-10 2

By 13



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 13, 2010

INAR AND VIDIA MAHARAJ
456 DELAWARE PLACE
BALTIMORE MD 21228

Re: Petition for Administrative Variance
Case No. 2011-0039-A
Property: 456 Delaware Place

Dear Inar and Vidia Maharaj:

Enclosed please find the decision rendered in the above-captioned case.

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 black ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Bharat R. Patel, 2705 Glenwood Court, Ellicott City MD 21042



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 456 DELAWARE PL
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) 1B02.3.C.1 - to permit a

proposed addition (enclosing an existing deck) to have a side yard setback of 7 feet in lieu of the required 10 feet.

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 _____ Date 9-13-10
Address _____ By PS Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

MR. MAHARAJ INAR
Name - Type or Print _____
Signature _____
MRS. MAHARAJ VIDIA
Name - Type or Print _____
Signature _____
456 DELAWARE PL
Address _____ Telephone No. _____
BALTIMORE MD 21228
City _____ State _____ Zip Code _____

Representative to be Contacted:

BHAKAR R PATEL
Name _____
2705 GLENWOOD CT 410-707-7063
Address _____ Telephone No. _____
ELLICOTT CITY MD 21042
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

CASE NO. 2011-0039-A

REV 10/25/01

Reviewed By KIA Date 8/9/10

Estimated Posting Date 8/22/10

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

Address 456 DELAWARE PL
City BALTIMORE State MD Zip Code 21228

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):

PROPERTY LINE IS AT AN ANGLE SO OUR
PROPOSED ADDITION'S ONE CORNER IS 7' LD
FROM THE ADJACENT LOT.

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.

Signature [Signature]
Name - Type or Print INAR V. MAHARAJ

Signature [Signature]
Name - Type or Print VIDIA MAHARAJ

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of July, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

INAR V. MAHARAJ AND VIDIA MAHARAJ
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires Jan 12 2011

ZONING DESCRIPTION
456 DELAWARE PLACE

Beginning at a point on the west side of Delaware Place which is 40 feet wide at a distance of 180 feet (+/-) north of the centerline of the nearest improved intersecting street Main Avenue which is 30 feet wide. Being Lots #21, 22, 23, Block #21, in the subdivision of Catonsville Heights as recorded in Baltimore County Plat Book #6, Folio #178, containing 6449 square feet. Also Known as 456 Delaware Place and located in the 1st Election District, 1st Councilmanic District.

Item #0039

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2000-0039-A Address 456 Delaware Pl

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/9/10 Posting Date: 8/22/10 Closing Date: 9/6/10

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

- 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.
- 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.
- 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, usually within 10 days of the closing date if all County agencies' comments are received, 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.
- 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 2000-0039-A Address 456 Delaware Pl

Petitioner's Name Maharaj Inar Telephone 410-707-7063

Posting Date: 8/22/10 Closing Date: 9/6/10

Wording for Sign: To Permit a proposed addition (enclosing an existing deck)
to have a side yard setback of 7 feet in lieu of the required
10 feet

WCR - Revised 7/7/08

**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: 2011-0039-A
Petitioner: MR. INAR MAHARAJ
Address or Location: 456 DELAWARE PL

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. INAR MAHARAJ
Address: 456 DELAWARE PL
BALTIMORE MD 21228
Telephone Number: 410-707-7063

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **59336**

Date: **8/3/10**

PAID RECEIPT

BUSINESS ACTIVE TIME
 8/09/2010 8/09/2010 11:30:50

REC-0003 WALKIN 0000 100
 RECEIPT N 073296 8/09/2010 0010

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub-Obj	Dept	Obj	BS Acct	Amount
001	306	0000		6120					505.00

5 329 ZONING CERTIFICATION
 059336

Receipt for \$65.00
 \$65.00 CK \$1.00 CA
 Baltimore County, Maryland

Total: **1065.00**

Rec From:

For: **zoning hearing - case #2011-0079-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2011-0039-A

Petitioner/Developer MAHARAT
INAR

Date Of Hearing/Closing: 9/6/10

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

Attention:

Ladies and Gentlemen

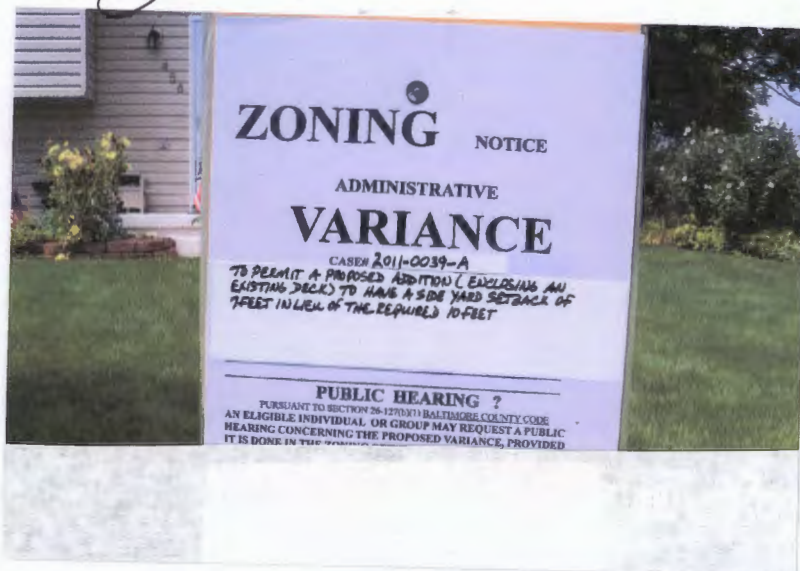
This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 456 DELAWARE PLACE

This sign(s) were posted on August 22, 2010
Month, Day, Year
Sincerely,

Martin Ogle 8/22/10

Martin Ogle 8/22/10
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

September 9, 2010

Inar & Vidia Maharaj
456 Delaware Pl
Baltimore, MD 21228

Dear: Inar & Vidia Maharaj

RE: Case Number 2011-0039-A, 456 Delaware Pl

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 09, 2010. This letter is not an approval, but only a **NOTIFICATION**.

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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Bharat Pargl; 2705 Glenwood Ct., Ellicott City, MD 21042



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 25, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 23, 2010

Item No.:

Administrative Variance: 2011-0039A, 0059A, 0062A - 0064A, 0067A, 0069A, 0070A, 0072A

Variance: 2011-0037A, 0038A, 0040A, 0041A, 0046A, 0058XA, 0059A, 0065A, 0066A, 0068A, 0071A

Special Exception: 2011-0058XA

Special Hearing: 2011-0061SPH

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable for the above listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop 1102

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 30, 2010

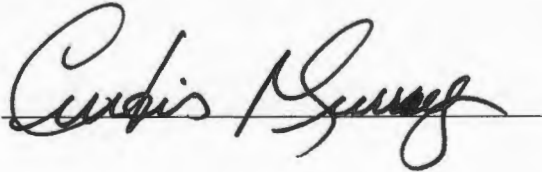
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-039- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. The subject property is adjacent to the athletic fields at the Banneker Community Center.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

AUG 31 2010

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 08 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 8, 2010
SUBJECT: Zoning Item # 11-039-A
 Address 456 Delaware Place
 (Maharaj Property)

Zoning Advisory Committee Meeting of August 23, 2010

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL Date: 9/8/2010

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 26, 2010

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For September 6, 2010
Item Nos. 2011- 037, 038, 039, 040,
041, 046, 059, 060, 061, 062, 063,
064, 066, 067, 069, 070 and 071

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

DAK:CEN:cab
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-09062010 -NO COMMENTS.doc



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: August 25, 2010

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2011-0039-A
496 DELAWARE PL
VIDIA PROPERTY
ADMIN. VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2011-0039-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

Patricia Zook - Descriptions for Monday's administrative variance cases

From: Patricia Zook
To: Williams, LaShenda
Date: 9/10/2010 9:36 AM
Subject: Descriptions for Monday's administrative variance cases
CC: Bostwick, Thomas

LaShenda -

I don't yet have the files or the descriptions for the administrative variances that closed on Monday. I'd like to at least get the descriptions now so that I can start processing the requests.

I've received a couple calls from Petitioners and they were referred to you.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Patricia Zook - any administrative variance cases from Monday?

From: Patricia Zook
To: Williams, LaShenda
Date: 9/9/2010 10:03 AM
Subject: any administrative variance cases from Monday?
CC: Bostwick, Thomas

Good morning LaShenda -

Are there any administrative variance cases that closed on Monday?

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>8-26-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
<u>9-8-10</u>	DEPRM (if not received, date e-mail sent _____)	<u>nc</u>
<u>8-25-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>8-30-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>nc</u>
<u>8-25-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>8-22-10</u> <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☒	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	

Comments, if any: _____

2011-0039-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 01 Account Number - 2200013666

Owner Information

Owner Name:	MAHARAJ INAR MAHARAJ VIDIA	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	456 DELAWARE PL BALTIMORE MD 21228	Deed Reference:	1) / 9423/ 232 2)

Location & Structure Information

Premises Address
 456 DELAWARE PL

Legal Description
 .1595AC L22-23 PL 21
 456 DELAWARE PL WS
 CATONSVILLE HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
95	20	227					22	1	Plat Ref: 6/ 178

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1993	1,076 SF	6,469.00 SF	04
Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2010	07/01/2011
Land	111,460	101,400		
Improvements:	155,500	121,400		
Total:	266,960	222,800	222,800	222,800
Preferential Land:	0	0	0	0

Transfer Information

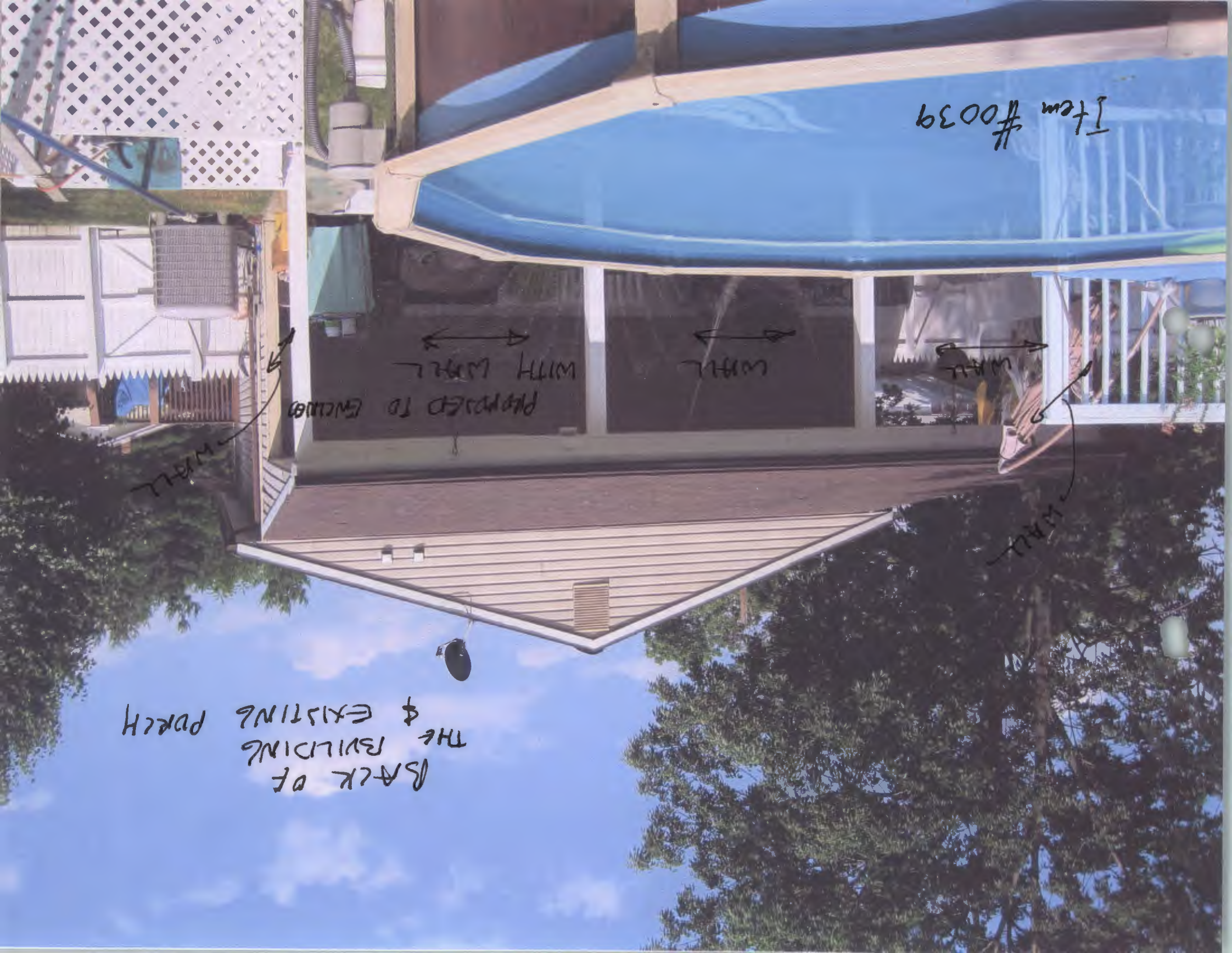
Seller: K V N CONSTRUCTION INC	Date: 10/22/1992	Price: \$102,500
Type: NOT ARMS-LENGTH	Deed1: / 9423/ 232	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Item #0039

BACK OF
THE BUILDING
& EXISTING
PORCH

PROPOSED TO ENCLOSE
WITH WALL

WITH WALL

WITH WALL

WALL

WALL



Item #0039

ENLARGED WITH WALL

ENLARGED WITH WALL

EXISTING PORCH

Item #0039

PROPERTY
LINE

CORNER
OF THE
BUILDING
WILL
BE
7-0
FROM
PROPERTY
LINE



PORCH REMODEL
456 DELAWARE PLACE
CATONSVILLE, MARYLAND

BUILDING CODES

COMPLY WITH ALL CURRENT ENERGY CODES

2003 INTERNATIONAL BUILDING CODE, WITH LOCAL ADMENDMENTS

2003 INTERNATIONAL RESIDENTIAL CODE, WITH LOCAL ADMENDMENTS

2003 INTERNATIONAL MECHANICAL CODE, WITH LOCAL ADMENDMENTS

2003 INTERNATIONAL PLUMBING CODE, WITH LOCAL ADMENDMENTS

2003 INTERNATIONAL ENERGY CONSERVATION CODE, WITH LOCAL ADMENDMENTS

2000 NATIONAL ELECTRICAL CODE, WITH LOCAL ADMENDMENTS

EMERGENCY ESCAPE

Maximum sill height - 44"
Minimum clear opening: 5.7 sq.ft
Minimum opening height: 22"
Minimum opening width: 20"

MEANS OF EGRESS DOORWAY

Minimum width: 36"
Minimum height: 6'-8"

STRUCTURAL DESIGN LOADS

Roof Load: 30 PSF (live) 30 PSF (total=LIVE + SNOW)
Non-sleeping area: 40 PSF (live) 60 PSF (total)
Foundation lateral loads: 30 PCF (live)
Wind loads: 20 PSF (live)

WIND BRACING

The corners of all exterior walls shall be braced by not less than one piece of 1" x 4" contiguous diagonal brace let into the stude or other approved metal brace. Bracing is not required where diagonal wood sheathing, plywood particle board or other approved structural sheathing is applied vertically in panels of not less than 4' x 8' with approved fasteners.

CEILING HEIGHT

Habitable rooms other than kitchens, storage rooms and laundry rooms must have a ceiling height of not less than 7 feet 6 inches.
Kitchens, Hallways, bathrooms, toilet rooms and habitable basements for use as a recreation room only must have a height of not less than 7 feet. The maximum projection below the required ceiling height for beams and girders spaced not less than 4 feet on center shall be 6 inches. Furred ceiling of not less than 7 feet are permitted as long as the required ceiling height is provided in two thirds of the area

SMOKE DETECTORS

Smoke Detectors shall be provide on every story including the basement of each dwelling unit. The detcetors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit. All electric detectors must also have battery poser to serve as a back up and be a type approved by the state.

HUMAN INPACT LOADS

Individual glazed areas in hazardous locations such as those indicated below shall pass the requirements of "CPSC 16-CFR", part 1201, or by comparative test shall be proven to produce at least equivalent performances (tempered glass)

- a) Glazing in ingress doors except wired glass in required fire doors a d jalousies
- b) Glazing in fixed and sliding panels of sliding-type doors
- c) Glazing in storm doors
- d) Glazing in all unframed swinging doors
- e) Glazing in shower and bathtub enclosures.
- f) Glazing, operable or inoperable adjacent to a door in all building and the within the same wall plane as the door whose nearest vertical edge is within 12 inches of the door is less than 60 inches above the floor or walking surface.
- g) Glazing in fixed panels having a glazed area in excess of 9 sq. ft. with lowest edge less than 18 inches above finished floor level or walking surface within 36 inches of such glazing. In lieu of safety glazing such glazed panels may be protected with a horitzontal member not less than 1-1/2 inches in width when located between 24 inches and 36 inches above the walking surface.

ATTIC VENTILATION

The minimun required net ventilating area shall be 1/150 of the area of the space ventilated. Except that the minimum required area shall be reduced to 1/300 where at least 50% of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet aboce eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

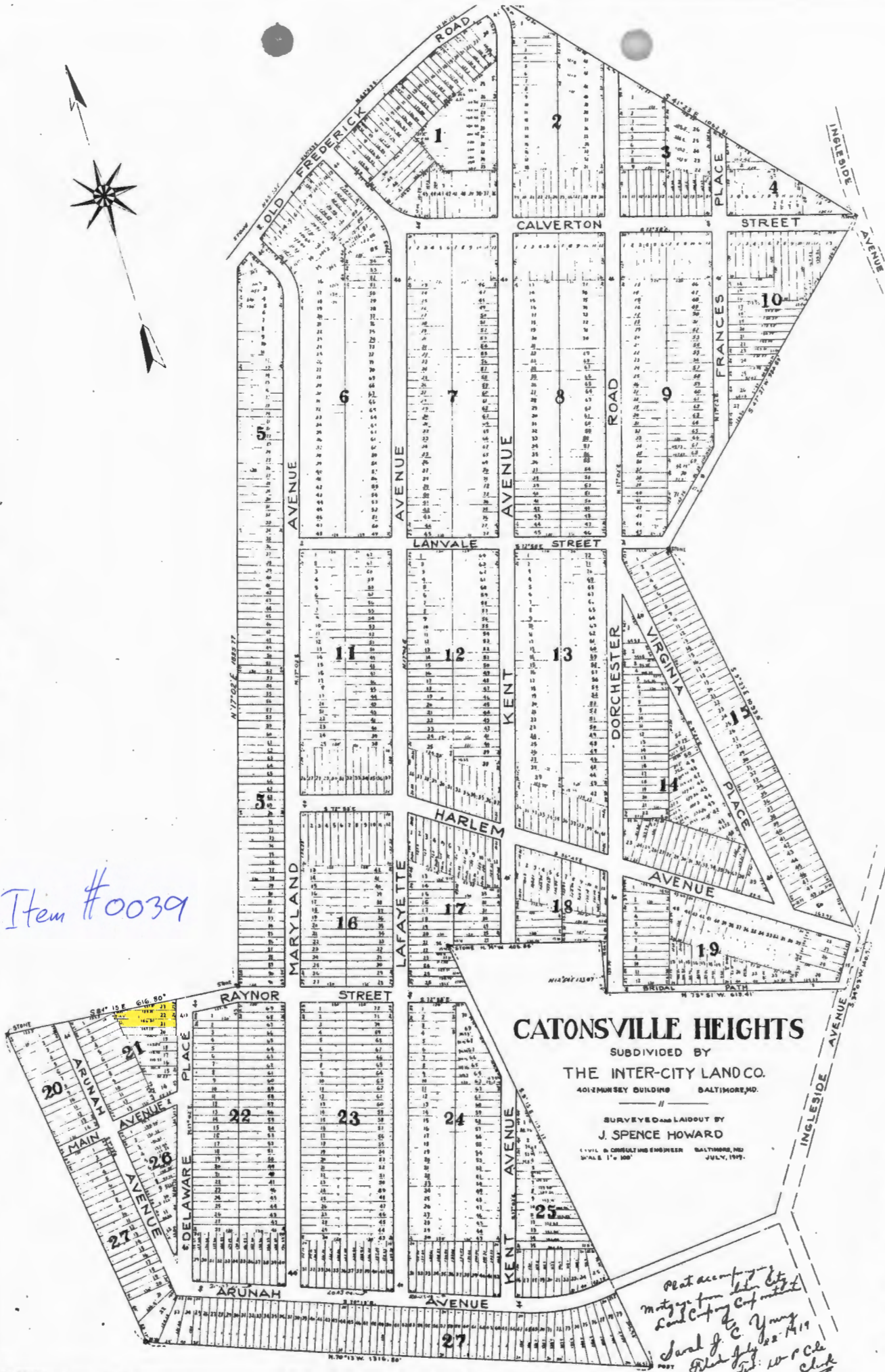
Steel reinforcing in slabs as dictated by building code and site conditions.

Top courses of CMU foundation wall shall be filled solid including the courses under any stell bar or corbelled CMU.

Item # 0039



Item #0039

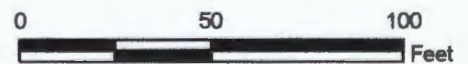


W.P.C. 9A-178

456 Delaware Place



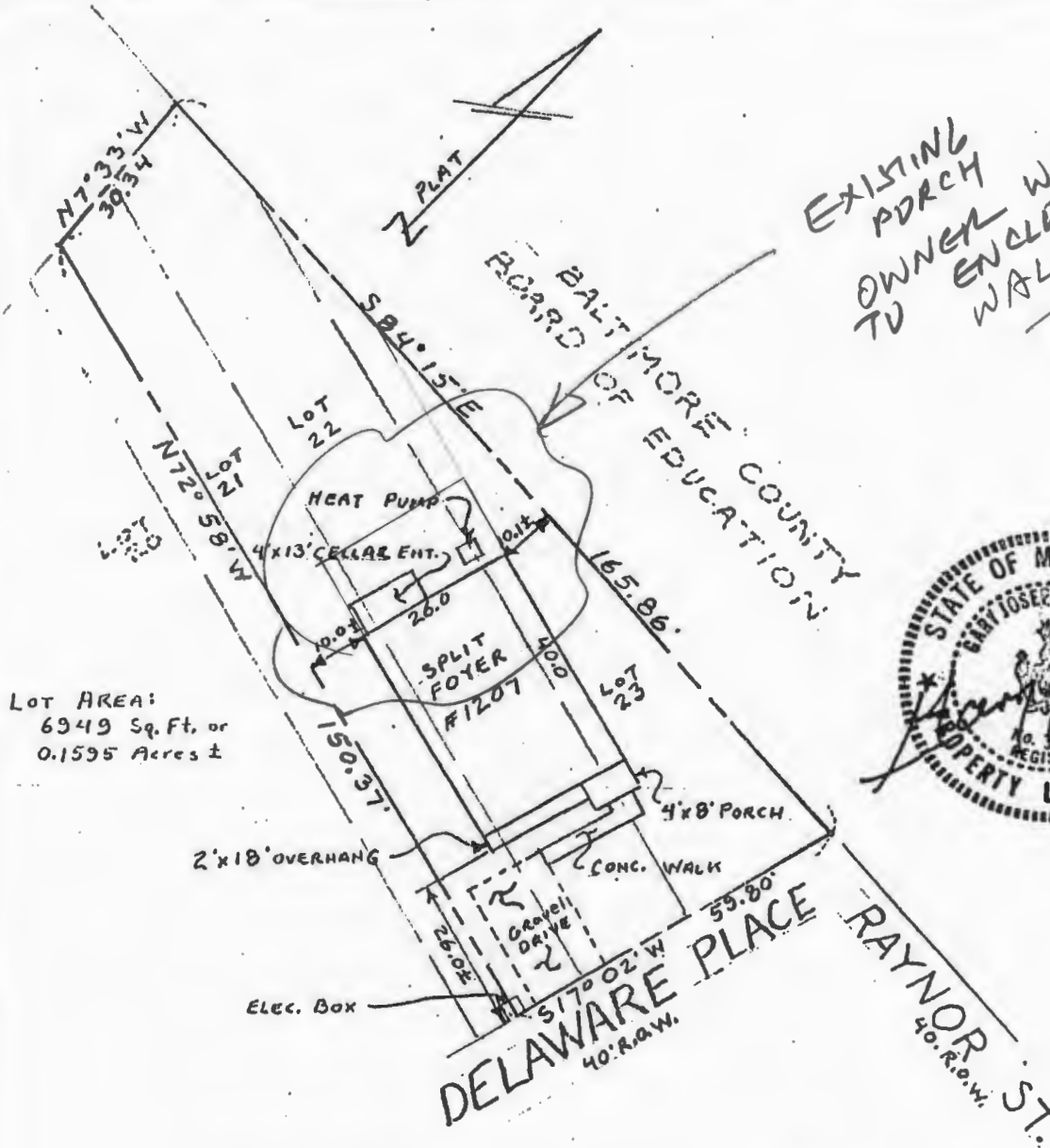
Publication Date: August 09, 2010
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 50 feet

Item # 0039

EXISTING
PORCH
OWNER WANTS
TO ENCLOSE WITH
WALL ALL AROUND.



LOT AREA:
6949 Sq. Ft. or
0.1595 Acres ±

SURVEYORS CERTIFICATE
THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES. THIS IS ONLY TO CERTIFY THAT I HAVE LOCATED THE IMPROVEMENTS SHOWN HEREON AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

NOTES:

- 1) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
- 2) THE PARCEL OF LAND SHOWN HEREON LIES IN "ZONE C - AREAS OF MINIMAL FLOODING" AS PER FLOOD INSURANCE RATE MAP PANEL NO. 240010 0390 B, EFFECTIVE DATE OCT 16, 1987.

NOTE: PROPERTY CORNERS WERE NOT SET

KVN
CONSTRUCTION COMPANY, INC.
QUALITY HOME BUILDERS
583 A STREET
PASADENA, MARYLAND 21122
(301) 255-0526

Location Survey
Lots 23, 22 & P/O 21
CATONVILLE HEIGHTS
Plat Book 6 page 178
1207 Delaware Place
1st Election District
Baltimore County, Maryland
Scale: 1"=30' Date: 7 Sep 92

Item #0039

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS: 456 DELAWARE PLACE

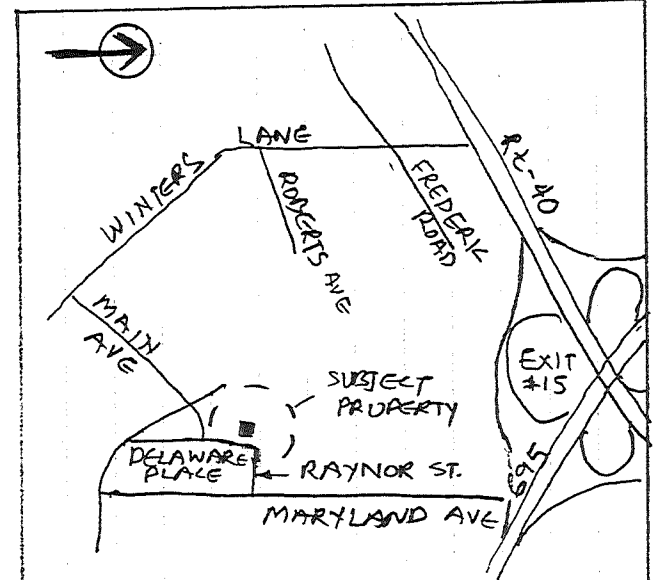
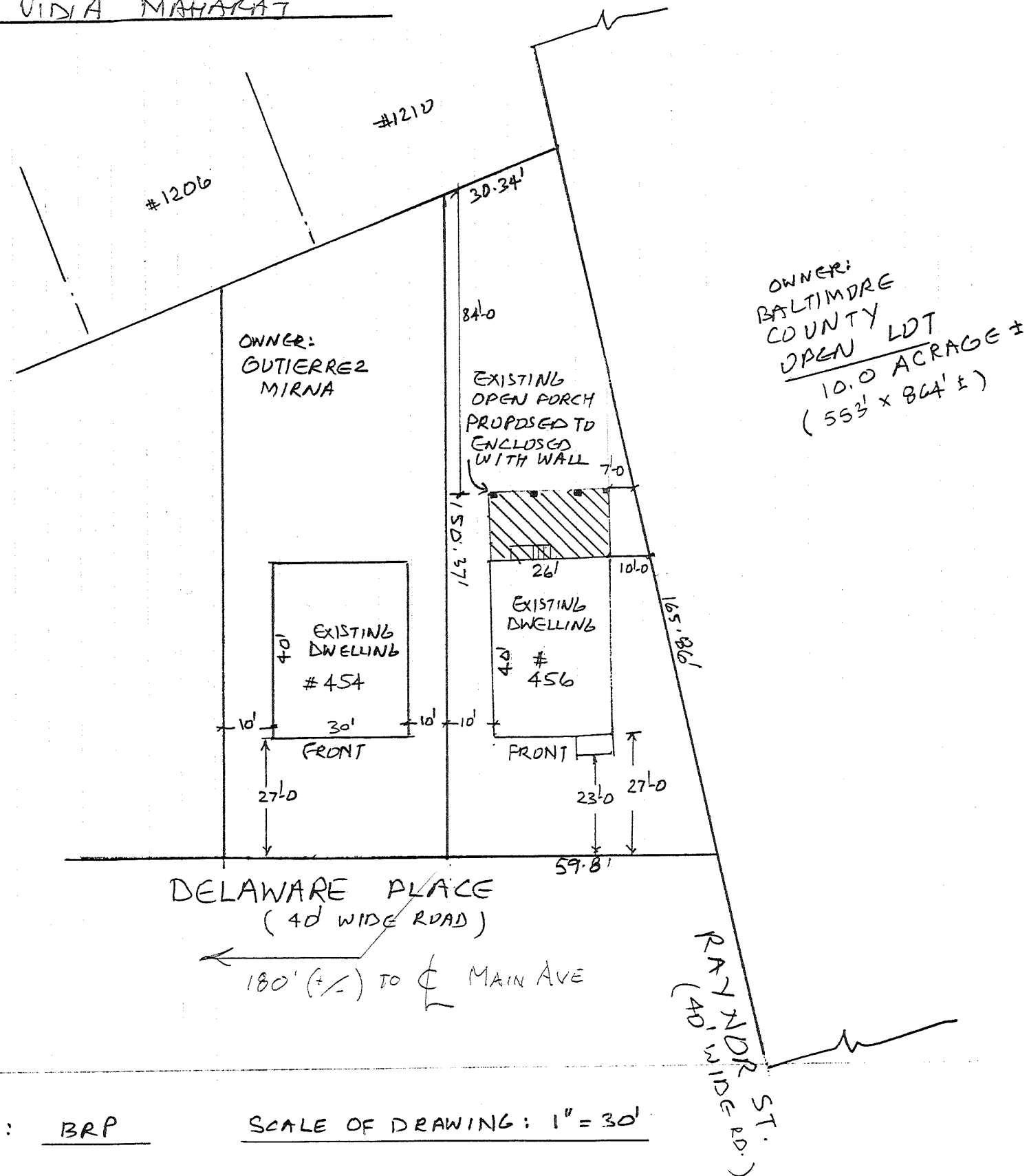
SUB DIVISION NAME: CATONSVILLE HEIGHT

PLAT BOOK # 6 FOLIO # 178 LOT # 23, 22 & P/D 21

OWNER: INAR & VIDIA MAHARAT

BLOCK 21

SECTION #



VICINITY MAP
SCALE 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 1
COUNCILMANIC DIST. 1
1" = 200' SCALE MAP # 101A1

ZONING DR 5.5

LOT SIZE: 1595 6949

ACREAGE SQ FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐ YES NO

CHESAPEAKE BAY CRITICAL AREA ☐ ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED ITEM# CASE #

2011-0039-A

PREPARED BY: BRP

SCALE OF DRAWING: 1" = 30'