BALTIMORE COUNTY, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

7/11/89
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 559, Zoning Advisory Committee Meeting of June 27, 1989

Property Owner: Thomas F. Mullan, III, et ux

Location: SE/S Redcoat Ln, 440' NE of centerline Dance Mill Rd District: 10

Water Supply: private Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.

( ) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.

( ) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

( ) A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.

( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.

( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations For more complete information, contact the Division of Maternal and Child Health.

( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.

( ) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestoes, 887-3775.

( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.

( ) Soil percolation tests, have been ____, must be ____, conducted.
( ) The results are valid until _____.
( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.

( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
( ) shall be valid until _____.
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.

(✓) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

( ) Others _____

G. A. Tetrault
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2586
(301) 887-4500

Paul H. Reincke
Chief

JUNE 26, 1989

Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: THOMAS F. MULLAN, III

Location: SE/S OF REDEOAT LANE, 440' NE OF CENTERLINE OF DANCE MILL ROAD

Item No.: 559 Zoning Agenda: JUNE 27, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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", 1988 edition prior to occupancy.

REVIEWER: Capt Joseph Kelly 6-26-89 Noted and Approved Capt Wm Brady
Planning Group
Special Inspection Division
Fire Prevention Bureau

JK/KEK

JUN 27 1989

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: September 12, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for June 27, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 525, 527, 542, 543, 544, 545, 546, 548, 549, 550, 551, 552, 553, 554, 555, 557 and 559.

For Item 526, comments are attached.

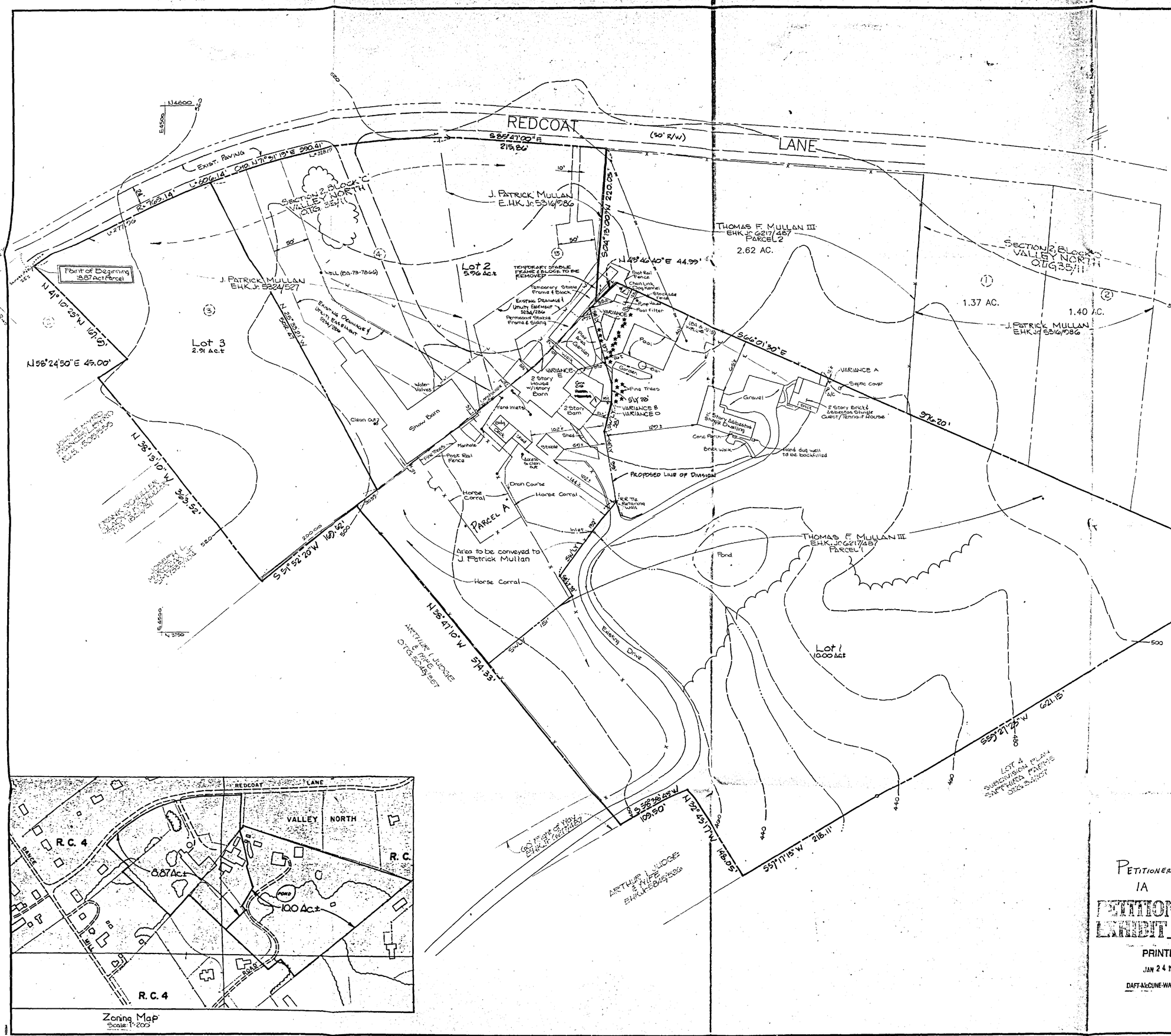
For Item 547, Glen Arm Road and Long Green Pike are existing roads, which shall ultimately be improved as 40-foot street cross-sections on 60-foot rights-of-ways. The Developer must grant the highway widening and slope easements at no cost to the County.

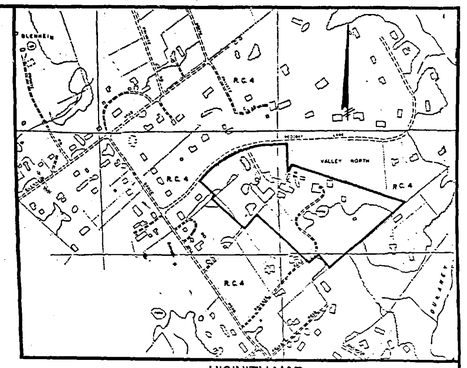
For Item 558, California Avenue is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way. The Developer must grant the highway widening and slope easement at no cost to the County.

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

Encl.





VICINITY MAP
Scale: 1" 500'

NOTE: Map shown hereon has been supplied by Baltimore County Office of Planning and Zoning. Showing Zoning as of 6/15/89 Data is for reference only.

General Notes

1. Election District 10, Council District 6
2. Properties and surrounding areas are zoned RC-4.
3. The use and dimensions of all buildings are as shown. Adjoining properties are residential.
4. At least two off-street parking spaces shall be provided for each dwelling.
5. Properties are not served by public water or sewer facilities.
6. Variances covered on this plat are:
   a. 12' setback to guest/tenant house
   b. 15' setback to [redacted] curb cut
   c. 20' setback to frame and siding stable
   d. 21' setback to 2 story barn
   e. 39' setback to 2 story house w/1 story barn
7. Area to be retained by Thomas F. Mullan, III = 10.00 Ac.±
   Area to be retained by J. Patrick Mullan = 8.87 Ac.±

Property Owners

1. Thomas F. Mullan, III
   3820 Dance Mill Road
   Phoenix, MD 21131
2. J. Patrick Mullan
   4 Paddington Court
   Baltimore, MD 21212

Zoning Map
Scale: 1"=200'

PETITIONER'S 1A

PETITIONER'S EXHIBIT 1A

PRINTED
JAN 24 1990
DAFT-McCUNE-WALKER, INC.

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

PLAT TO ACCOMPANY PETITION FOR
ZONING VARIANCES
PROPERTY OF
J. PATRICK & MULLAN
THOMAS F. MULLAN III.

10TH ELECTION DISTRICT BALTIMORE COUNTY, MD

SCALE: 1"=50'
JOB ORDER NO. 88003
ISSUE DATE Feb. 24, 1989

DATE	REVISIONS
6/13/89	Add Geo. Notes & Revs
1/24/90	Rev. Property Th. to include lots 1, 2, & 3

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
NE/S Fullerton Heights Ave. *
1025' NW c/l Belair Road * ZONING COMMISSIONER
Lots 39 and 40 Fullerton Heights *
14th Election District * OF BALTIMORE COUNTY
6th Councilmanic District *
* Case No. 90-117-A
Contract Purchaser: Joseph Lutz *
Legal Owner: Beatrice M. Sanders *
Petitioners *

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1B02.3.C.1. to permit a 50 feet lot width in lieu of the minimum 55 feet, as more particularly described on Petitioners' Exhibits 1.

The Petitioners, Beatrice M. Sanders, Legal Owner, and Joseph Lutz, Contract Purchaser, appeared and testified. Also appearing on behalf of the Petitioners was Carl Sauter, Realtor. Appearing as Protestants were Constance and John J. Ayd, Scott Gunn and Edward Korber.

Testimony and evidence indicated that the subject property known as 32 Fullerton Heights Avenue, consists of .17 acres +/-, and is zoned D.R. 5.5.

Mr. Joseph Lutz, the Contract Purchaser, testified that he is desirous of constructing a single family dwelling on the subject site which will require the requested variances. He stated that other homes in this community are situated on 50 foot lots.

Testimony indicated that parking on Fullerton Heights Avenue is extremely limited in view of the 13 foot wide roadbed from curb to curb.

Mrs. Ayd testified in opposition to Petitioners' request citing the existing parking problems and the severe problem this community experiences with water runoff.

ORDER RECEIVED FOR FILING
Date 10/9/89
By M. Dorch

Mr. Gunn testified that on several occasions emergency vehicles have been unable to travel to the end of Fullerton Heights Avenue in view of the narrow roadway.

Mr. Korber testified that he found it necessary to sell his full size pickup truck for a smaller model in view of the fact that on numerous occasions, he was unable to back his truck out of his driveway with vehicles parked adjacent to his driveway.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

The Fullerton Heights Avenue community is a densely populated neighborhood which has suffered with severe icing problems, water runoff and parking problems for many years.

ORDER RECEIVED FOR FILING
Date 10/9/89
By M. Dorch

Testimony indicated there exists a potential hazard from fire, panic and other various dangers that would require responsive emergency vehicles in view of this narrow and congested Avenue.

It is the opinion of the Zoning Commissioner that the granting of the Petitioner's request would only exacerbate this already crowded neighborhood, and, further, the request is not in harmony with the spirit and intent of the Baltimore County Zoning Regulations (B.C.Z.R.).

In reviewing the evidence, there is insufficient evidence to allow a finding that the Petitioner would experience practical difficulty or unreasonable hardship if the requested variance was denied. The testimony presented by the Petitioner was in support of a matter of a preference rather than of the necessity for the variance. The Petitioner has failed to show that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome. Therefore, the variance requested must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of Oct., 1989 that a variance to permit a 50 feet lot width in lieu of the minimum 55 feet, as more particularly described on Petitioners' Exhibits 1, be and is hereby DENIED.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 10/9/89
By M. Dorch

JRH:mmn
cc: Peoples Counsel
cc: Mr. Carl Sauter, 8109 Harford Road, 21234
Mr. and Mrs. John Ayd, 27 Fullerton Heights Avenue, 21236
Mr. Scott Gunn, 34 Fullerton Heights Avenue, 21236
Mr. Edward Korber, 35 Fullerton Heights Avenue, 21236

ORDER RECEIVED FOR FILING
Date 10/9/89
By M. Dorch

#574

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-117-A

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 1B02.3.C.1

To permit a 50' lot width in lieu of the minimum 55'

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

1) Owner need to sell for medical expenses
2) Existing houses are on 50' lots

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

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: Joseph Lutz
(Type or Print Name)
Signature: Joseph Lutz
Address: 5409 Lutz Hill Rd
City and State: Balto, MD 21206
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:

Legal Owner(s): Beatrice M. Sanders
(Type or Print Name)
Signature: Beatrice M. Sanders
(Type or Print Name)
Signature
Address: 4714 Chippewa Dr. Phone No. 661-7809
City and State: White Hall, MD. 21161

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name: Joseph Lutz
Address: 5409 Lutz Hill Rd Phone No. 866-4340

ORDERED By The Zoning Commissioner of Baltimore County, this 12 day of July, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28 day of Sept, 1989, at 2 o'clock P. M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING -1/2HR. +1HR. (over)
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL ✓ OTHER
REVIEWED BY: MK DATE 6/26/89

#574

ZONING DESCRIPTION

Beginning on the northeast side of Fullerton Heights Avenue, 35 feet wide, at the distance of 1,025' northwest of the centerline of Belair Road, being lots 39 and 40 in the subdivision "Fullerton Heights", book number 3, folio 58 in the 14th election district.

CERTIFICATE OF PUBLICATION

August 31, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on August 31, 1989.

THE JEFFERSONIAN
NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER
S. Zeke Orlan
Publisher

PO 16250
req M34168
ca 90-117-A
price $74.86

CERTIFICATE OF POSTING 90-117-A
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th
Date of Posting: 9/12/89
Posted for: Variance
Petitioner: Beatrice M. Sanders + Joseph Lutz
Location of property: NE/S Fullerton Heights Ave, 1025' NW Belair Rd.
32 Fullerton Heights Ave

September 10, 1989

RECEIVED
OCT 2 1989
ZONING OFFICE

J. Robert Haines, Zoning Commissioner
Room 106
Baltimore County Office Bldg.
Towson, Maryland 21204

Dear Sir:

We, the property owners of Fullerton Hgts. Ave., Baltimore County 14th election district- 6th councilmanic are concerned and opposed to having a variance granted to permit a 50 ft. lot width in lieu of the minimum 55 ft. for lots 39 and 40 Fullerton Hgts. per petition of legal owner Beatrice M. Sanders and contract purchaser Joseph Lutz at Zoning Hearing at 2:00 PM, Sept. 28, 1989. (90-117-A #574)

Our reasons for opposition to this variance are as follows:

1. Fullerton Hgts. Ave. is a small dead end street and has problems with parking. The width of the street allows only one lane open when cars are parked. There are two driveways opposite lots 39 and 40. Another home and drive way will compound the already hazardous conditions to the young children who live there. The traffic pattern in this area at Fullerton Hgts. Ave. and Belair Rd. has increased alarmingly in the last three to five years. It is difficult to access Belair Rd. from our street during high traffic patterns. There have been problems with emergency equipment, Fire Trucks, Ambulance, etc., getting to their points of destination.

2. Most of the homes on the street have lots that are 75 to 165 ft. widths. The last home built on our street was over twenty years ago.

3. There is potential of a greater problem with water run off related to minor problems with water now. In winter this area has ice from water collecting since there is no drainage system.

Thank you for your concern and attention to our petition. We appreciate your assistance in denying this zoning change.

Sincerely yours,
Donna L. Grammer
Kenneth R. Grammer
38 Fullerton Heights Ave
661-2826

Copy sent to: Councilman William R. Evans

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

DATE 9.7.89

Mr. Joseph Lutz
5409 Lutz Hill Road
Baltimore, Maryland 21206

Re: Petition for Zoning Variance
CASE NUMBER: 90-117-A
NE/S Fullerton Heights Avenue, 1025' NW c/l Belair Road
Lots 39 and 40 Fullerton Heights
14th Election District - 6th Councilmanic
Legal Owner(s): Beatrice M. Sanders
Contract Purchaser(s): Joseph Lutz
HEARING SCHEDULED: THURSDAY, SEPTEMBER 28, 1989 at 2:00 p.m.

Dear Mr. Lutz:

Please be advised that $ 99.86 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

... post set(s), there ... for each such set

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT No. 071323
DATE 9/28/89 ACCOUNT R001-615-000
AMOUNT $ 99.86
RECEIVED FROM: Joseph Lutz
FOR: P&A for 9/28/89 hearing 90-117-A
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
400 Washington Avenue
Towson, Maryland 21204
(301) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance

CASE NUMBER: 89-117-A
W/S Fullerton Heights Avenue, 100' N/S Baker Road
Lots 27-40 Fullerton Heights
Plat Book 9, Folio 17
Petitioner(s): Patrick W. Sanders
Hearing Scheduled: Monday, September 18, 1989 at 2:00 p.m.

Variance to permit a 50 ft. lot width in lieu of the minimum 55 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cmp

cc: Patrick W. Sanders
File

PETITIONER'S EXHIBIT 1

LOCATION MAP
SCALE 1"=200'

FULLERTON HEIGHTS AVE

EX. ZONING DRSS
AREA OF LT. 0.17 Ac±

LOTS 27-40
FULLERTON HEIGHTS
PLAT BOOK 9 FOLIO 17
4TH DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE 1"=50'

FRANK S. LEE
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21237

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

RECEIVED
AUG 3 1989
ZONING OFFICE

July 31, 1989

Mr. J. Robert Haines
Zoning Commissioner
Office of Planning & Zoning
Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 315, 576, 577, 578, 579, 580, 581, and 582.

Very truly yours,
Michael S. Flanigan
Traffic Engineer Associate II

MSF/lbs

PETITIONER'S EXHIBIT 2

LOCATION MAP
SCALE 1"=200'

FULLERTON HEIGHTS AVE

EX. ZONING DRSS
AREA OF LT. 0.17 Ac±

LOTS 27-40
FULLERTON HEIGHTS
PLAT BOOK 9 FOLIO 17
4TH DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE 1"=50'

FRANK S. LEE
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21237

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 13, 1989

Mr. Patrick W. Sanders
4114 Chippewa Drive
White Hall, MD 21161

RE: Item No. 576, Case No. 89-117-A
Petitioner: Patrick W. Sanders
Petition for Zoning Variance

Dear Mr. Sanders:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not to be interpreted as rulings or decisions of the Committee and/or Baltimore County but to assure that all parties are aware of plans or problems with regard to the development plans that may have a bearing on this petition. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, they will be forwarded thereafter. These comments will be placed in the file. If no comments are received from a member agency, it may be assumed that it has no comments to offer. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI, IF YOU HAVE ANY QUESTIONS REGARDING THIS PLEASE CONTACT HER AT 887-3391.

Very truly yours,
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Joseph Lutz
5409 Lutz Mill Road
Baltimore, MD 21206

Baltimore County
400 York Road
Towson, Maryland 21204-5500
(301) 887-3600

Fred H. Dewberry
Director

July 19, 1989

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JOSEPH LUTZ

Location: NE/S OF FULLERTON HEIGHTS AVENUE, 1,025' NW OF CENTERLINE OF BEAIR RD

Item No.: 576 Zoning Agenda: JULY 11, 1989

Gentlemen:

Upon receipt of the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A minimum vehicle turning radius of feet is required.

( ) 3. The maximum allowable grade on any road is %.

( ) 4. The sight distance is insufficient for safe ingress and egress.

( ) 5. The intersection of and shall be graded and paved to provide a safe turning area.

( ) 6. Road widths shall be in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 7. Dead end streets over feet in length shall be provided with a turnaround in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 8. Road widths, grades, and alignments are acceptable as submitted.

( ) 9. Other:

Noted and Approved
Fire Prevention Bureau
Special Inspection Division

JJ/KEK