

Mr. Robert G. Deltrich,
Building Inspection Engineer

(continued)

In answer to your inquiry as to what percentage of the exterior perimeter of a lot must abut a street, please be advised that under date of January 3, 1962, Judge Oppenheimer, in deciding the case of William M. Cooper, et al v. Mayor and City Council of Baltimore, Zoning Appeal No. 412-61, Baltimore City Court, Petition Docket 18, folio 425, in an oral opinion, which has now been written up, copy attached, held in essence, that so long as a lot on which a dwelling is to be erected has adequate and permanent access to a public street of not less than 30 feet in width, where such access is provided by a public way of adequate width, that abuts both the public street and such lot and sufficient to provide clear and unobstructed access from and to such lot from and to such public street for safety, fire prevention, light, air and the other facilities which a public street affords, such a situation would fully comply with the requirements of the Zoning Ordinance as well as the holding of the Princeton case.

Therefore, in view of the foregoing, it is our opinion, under the present state of the law, that so long as there is an adequate access public way leading to and from a public street of not less than 30 feet in width to a lot on which a building is to be erected, the provisions of the Zoning Ordinance would be complied with.

Very truly yours,

/s/

FRANCIS B. BURCH
City Solicitor

/s/ JAMES B. MURPHY
Assistant City Solicitor

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