

INTER-OFFICE CORRESPONDENCE

B 143196

TO: Director, Office of Planning and Zoning  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ Gast Construction Co. Inc. 11100 Pulaski Highway, White Marsh, MD 21162  
Print Name of Applicant Address Telephone Number

☐ Lot Location 7321 Geis Ave Election District 15 Council District 20 Square Feet 20,500

Land Owner Paul & Patricia Murphy Tax Account Number 15-07-410460

Address 3403 Elliott Street Telephone Number 410-535-4200  
Baltimore MD 21224

☐ CHECKLIST OF MATERIALS: (to be submitted to the Office of Planning and Zoning)

|                                                   | YES                                 | NO                       |
|---------------------------------------------------|-------------------------------------|--------------------------|
| 1. Permit Application                             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Site Plan                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2 Property                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2 Photogrametric Map (available in Rm 206 C.O.B.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Building Elevation Drawings                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Photographs <u>1 set (label)</u>               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Adjoining Buildings                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Surrounding Neighborhood                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|                         |
|-------------------------|
| Processing Fee Paid     |
| Code 030 & 080          |
| Accepted by <u>ZADM</u> |
| Date <u>9-16-92</u>     |

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATIONS/COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Staff has reviewed the submitted material for the above referenced project,  
and finds the proposed house is appropriate for this location.

RECEIVED

SEP 21 1992

Signed by: Ervin McDaniel  
for the Director, Office of Planning & Zoning

Date: 9/23/92

10/16/92 appn. lg

B 143196

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING  
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2  
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted for filing by Larry Goetz / John Sullivan on Sept. 16, 1992.  
Date (A)

A sign indicating the proposed Building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

\*SUGGESTED POSTING DATE Sept 28, 92 D (15 Days Before C)

DATE POSTED 9/25/92

HEARING REQUESTED-YES ☐ NO ☒ -DATE \_\_\_\_\_

CLOSING DAY (LAST DAY FOR HEARING DEMAND) Oct 13, 92 C (B-3 Work Days)

TENTATIVE DECISION DATE Oct 16, 92 B (A + 30 Days)

\*Usually within 15 days of filing

CERTIFICATE OF POSTING

District 1528

Location of property: 7321 Geis Ave, 21219 - Ellicott City, Md

Posted by: [Signature] Date of Posting: 9/25/92  
Signature

Number of Signs: 1

CK/UNDER.LOT (TXTSOPH)

9-4-92  
APPLICATION FOR PERMIT  
BALTIMORE COUNTY MARYLAND  
OFFICE OF THE BUILDING ENGINEER  
BALTIMORE, MARYLAND 21204

OEA: DLS  
HISTORIC DISTRICT/BLDG.

PERMIT #: B143196  
RECEIPT #: X  
CONTROL #: NL  
XREF #:  
FEE: 100.00 + 5.00  
PAID: 105.00  
PAID BY: APP  
INSPECTOR: APP

PROPERTY ADDRESS: 7321 Geise Ave. YES ☐ NO ☒  
Eggenere, Md.  
SUBDIV: Chesapeake Terrace DO NOT KNOW ☐  
TAX ACCOUNT #: 15-07-410460 DISTRICT/PRECINCT 15 20  
OWNER'S INFORMATION (LAST, FIRST)  
NAME: Paul + Patricia Murphy  
ADDR: 3403 Elliott Street, 21224

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

BUILDING 1 or 2 FAM.  
CODE CODE  
BOCA CODE 90

- TYPE OF IMPROVEMENT
- 1. ☒ NEW BLDG CONST
  - 2. ☐ ADDITION
  - 3. ☐ ALTERATION
  - 4. ☐ REPAIR
  - 5. ☐ WRECKING
  - 6. ☐ MOVING
  - 7. ☐ OTHER

TYPE OF USE

RESIDENTIAL

- 01. ☒ ONE FAMILY
- 02. ☐ TWO FAMILY
- 03. ☐ THREE AND FOUR FAMILY
- 04. ☐ FIVE OR MORE FAMILY (ENTER NO UNITS)
- 05. ☐ SWIMMING POOL
- 06. ☐ GARAGE
- 07. ☐ OTHER

TYPE FOUNDATION

- 1. ☒ SLAB
- 2. ☐ BLOCK
- 3. ☐ CONCRETE

BASEMENT

- 1. ☐ FULL
- 2. ☐ PARTIAL
- 3. ☒ NONE

APPLICANT INFORMATION

NAME: Mary Frances Gast  
COMPANY: Gast Construction Co. Inc.  
ADDR1: 11100 Pulaski Highway  
ADDR2: White Marsh, MD 21162  
PHONE #: 335-4200 MHIC LICENSE #:  
APPLICANT SIGNATURE: [Signature] TRACT: BLOCK:  
PLANS: CONST 2 PLOT PLAT DATA EL 7 PL 1  
TENANT  
CONTR: Gast Construction Co. Inc.  
ENGR:  
SELLR:

DESCRIBE PROPOSED WORK:

CONSTR. SFD W/FP; OUTSIDE PROJECTION NOT TO EXCEED 4X10. 1 BEDROOM EX. SFD TO BE RAZED

NON-RESIDENTIAL

- 08. ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
- 09. ☐ CHURCH, OTHER RELIGIOUS BUILDING
- 10. ☐ FENCE (LENGTH HEIGHT)
- 11. ☐ INDUSTRIAL, STORAGE BUILDING 28' x 38' x 27' = 1596 SF
- 12. ☐ PARKING GARAGE
- 13. ☐ SERVICE STATION, REPAIR GARAGE
- 14. ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME
- 15. ☐ OFFICE, BANK, PROFESSIONAL EX. GRD EL. 5.0
- 16. ☐ PUBLIC UTILITY F.P.R.E.L. 10.0
- 17. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL L.F.F. EL. 11.0
- 18. ☐ SIGN
- 19. ☐ STORE MERCANTILE RESTAURANT EL. CERTIFICATION IS REQ'D.
- 20. ☐ SWIMMING POOL SPECIFY TYPE
- 21. ☐ TANK, TOWER
- 22. ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS)
- 23. ☐ OTHER SPECIFY TYPE

TYPE OF CONSTRUCTION

- 1. ☐ MASONRY
- 2. ☒ WOOD FRAME
- 3. ☐ STRUCTURE STEEL
- 4. ☐ REINF. CONCRETE

TYPE OF HEATING FUEL

- 1. ☐ GAS
- 2. ☐ OIL
- 3. ☒ ELECTRICITY
- 4. ☐ COAL

TYPE OF SEWAGE DISPOSAL

- 1. ☒ PUBLIC SEWER EXISTS PROPOSED
- 2. ☐ PRIVATE SYSTEM EXISTS PROPOSED
- SEPTIC EXISTS PROPOSED
- PRIVY EXISTS PROPOSED

CENTRAL AIR: 1. Y 2. ☐  
ESTIMATED COST: \$82,000  
OF MATERIALS AND LABOR

- 1. ☒ PUBLIC SYSTEM EXISTS PROPOSED
- 2. ☐ PRIVATE SYSTEM EXISTS PROPOSED

PROPOSED USE: SFD  
EXISTING USE: SFD TO BE RAZED

OWNERSHIP

- 1. ☒ PRIVATELY OWNED
- 2. ☐ PUBLICLY OWNED
- 3. ☐ SALE
- 4. ☐ RENTAL

RESIDENTIAL CATEGORY: 1. ☒ DETACHED 2. ☐ SEMI-DET. 3. ☐ GROUP 4. ☐ TOWNHSE 5. ☐ MIDRISE  
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS 6. ☐ HIRISE

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 107768

DATE 9-16-92 ACCOUNT R-001-10150

AMOUNT \$ 85.00

RECEIVED FROM: MRS. GAST

FOR: Under sized lot procedure & pasting  
B143196

0440430083MTCRC

\$85.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



7323 - Right side  
Geis Ave neighbor



7322 Geis Ave  
Neighbor across street

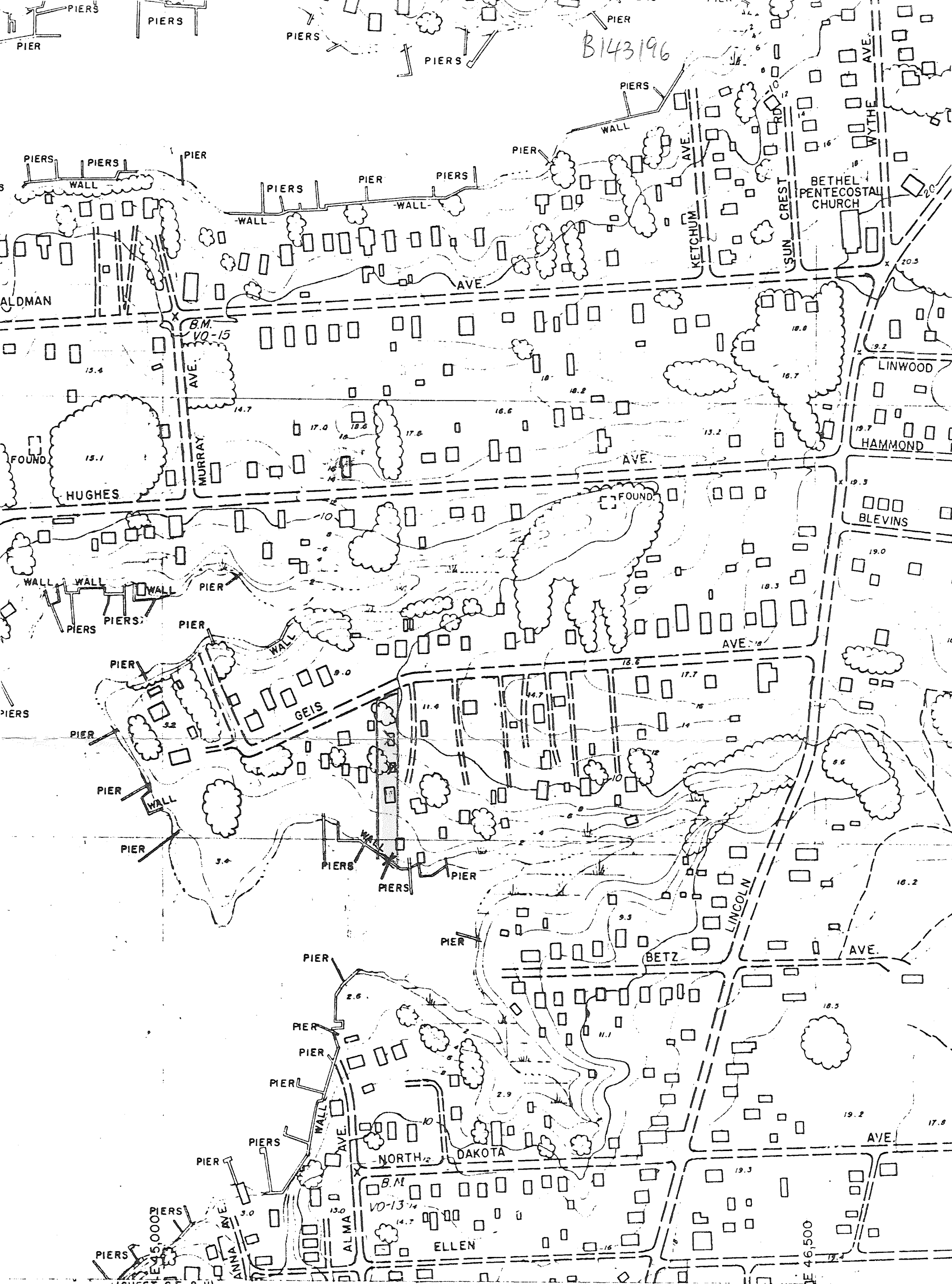


7321 Geis Ave  
River view



7319 Geis Avenue  
Left side neighbor



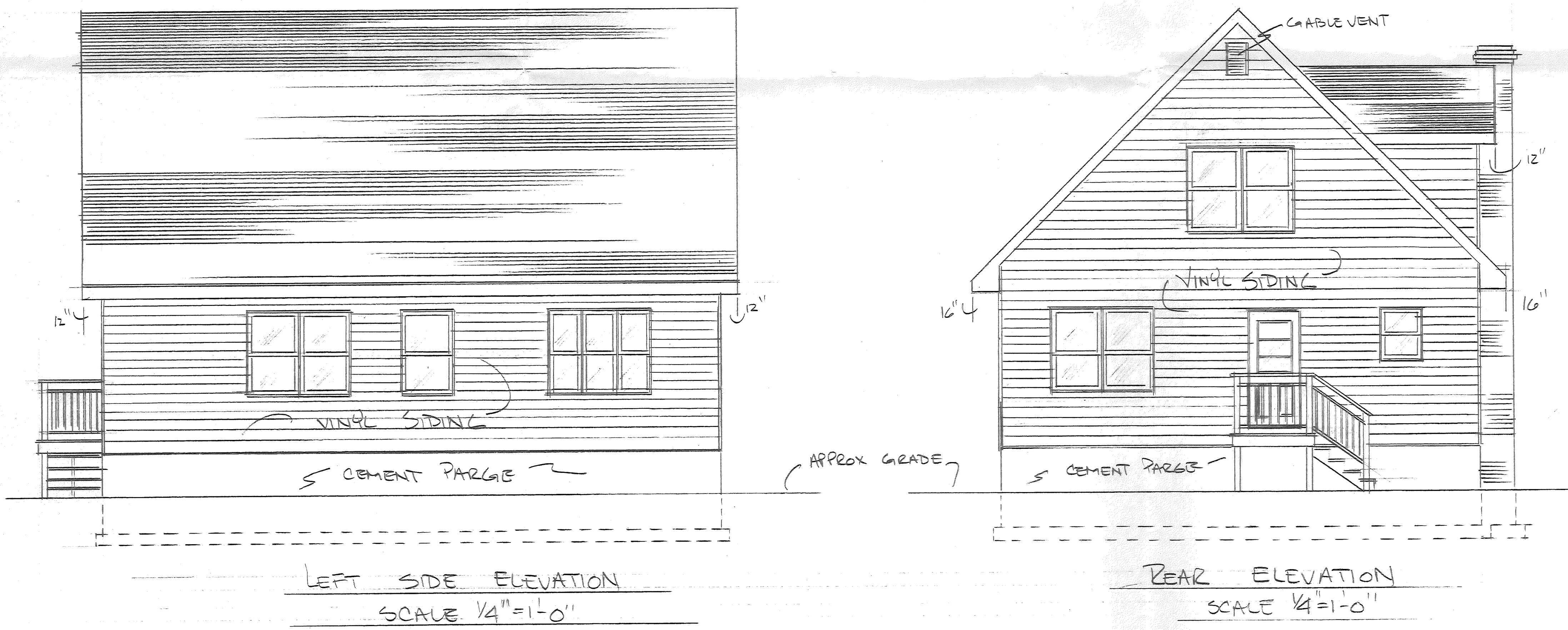
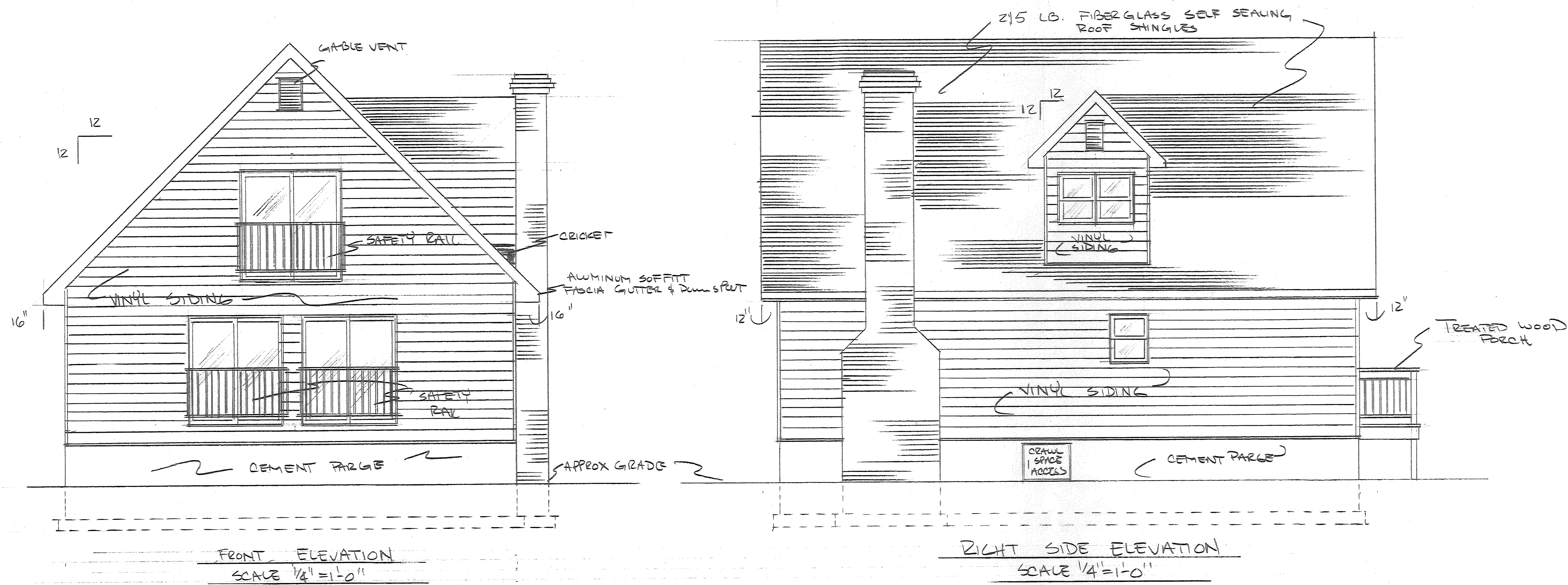


# TOPOGRAPHIC MAP OF COUNTY METROPOLITAN AREA

| REVISIONS |                    |        |
|-----------|--------------------|--------|
|           | BY                 | DATE   |
|           | <i>[Signature]</i> | 8/3/83 |

Topography Compiled By Photogram  
ABRAMS AERIAL SURVEY CORP. LA

B143196



- NOTES:
1. ALL GRADES SHOWN ARE APPROXIMATED  
FINISH GRADE WILL BE DETERMINED IN THE  
FIELD BY THE CONTRACTOR
  2. ALL FRAMING LUMBER WILL BE HEM-FIR  
#2 OR BETTER
  3. ALL DIMENSIONS SHOWN ARE APPROXIMATE
  4. INSULATION:  
FLOOR - 5/2" FIBER GLASS BATT R-19  
WALLS - 3/2" FIBER GLASS BATT R-13  
ROOF - 10" FIBER GLASS BATT R-30

For Review Purposes Only

B143196

### DRYWELL DATA FOR ROOF

STORAGE REQUIRED  
 $28.0 \times 36.0 \times \frac{1}{2} = 41 \text{ C.F.}$   
 STORAGE PROVIDED  
 TYPE: STONE FILLED DRYWELL  
 VOID RATIO: 0.40  
 SIZE: 6' DIAMETER  $\times$  4.5' DEEP  
 STORAGE:  $4.5 \times 3^2 \times \pi \times 0.40 = 51 \text{ C.F.}$

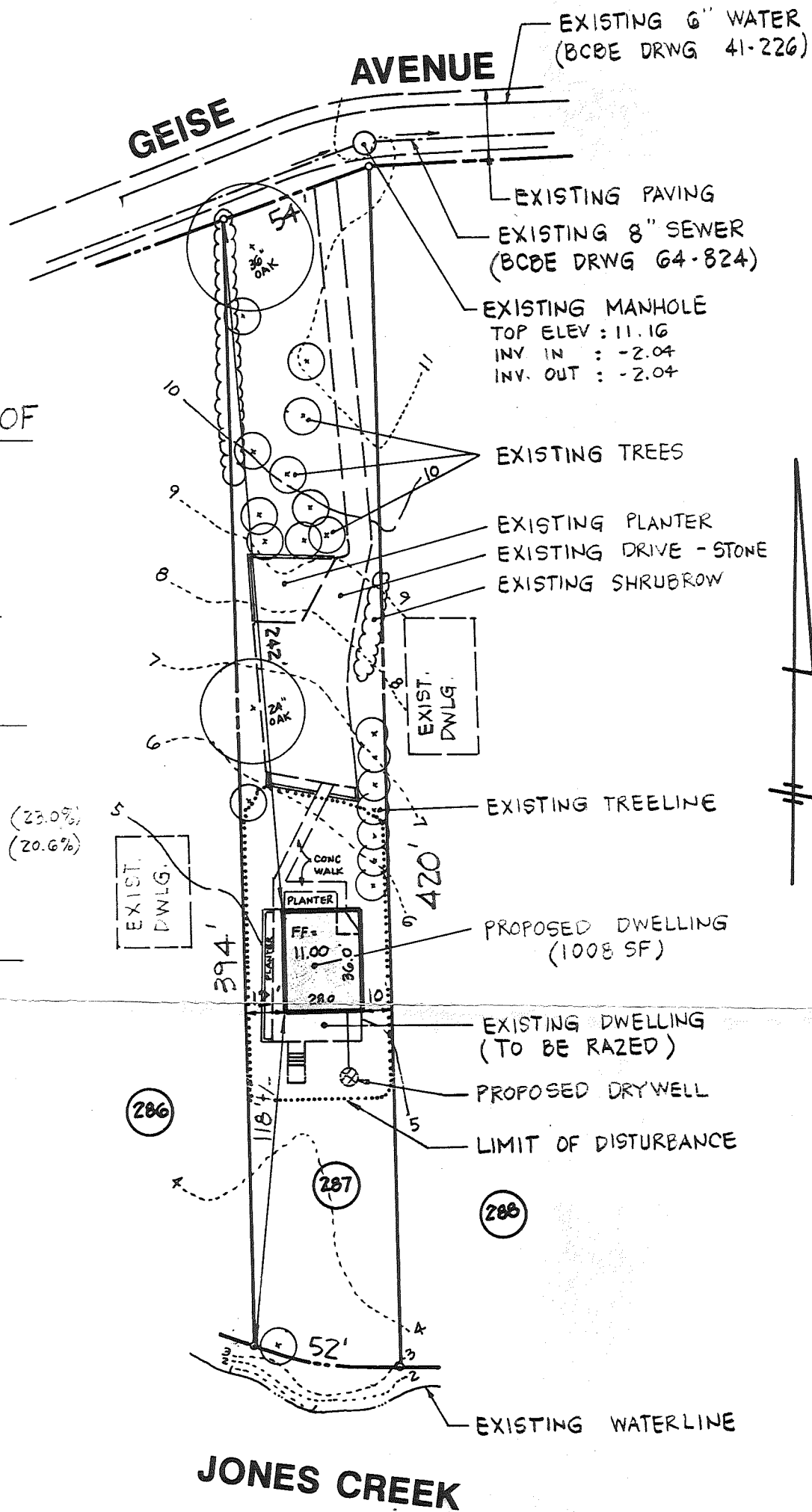
### SITE TABULATION

|                     |                  |
|---------------------|------------------|
| EXISTING ZONING     | DR-5.5           |
| CRITICAL AREA ZONE  | LDA              |
| AREA OF SITE        | 20,500 SF        |
| EXISTING IMPERVIOUS | 4,717 SF (23.0%) |
| PROPOSED IMPERVIOUS | 4,240 SF (20.6%) |

### DISTURBED AREA

5500 SF +/-

CONTRACTOR IS TO PROVIDE  
 POSITIVE DRAINAGE AWAY FROM  
 FOUNDATION AT ALL TIMES



## SITE PLAN & CRITICAL AREA FINDINGS PLAN 7321 GEISE AVENUE

15TH ELECT. DIST.  
 SCALE: 1"=50'

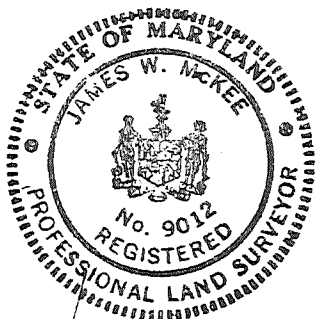
BALTO. CO., MD  
 AUGUST 28, 1992

**BEING**

LOT 287

SECTION B  
**CHESAPEAKE TERRACE**

Δ WPC 5/36



JAMES W. McKEE  
 MD REG. NO. 9012

8/28/92  
 DATE

**McKEE & ASSOCIATES, INC.**  
 CIVIL ENGINEERS - LAND SURVEYORS  
 SHAWAN PLACE 5 SHAWAN ROAD  
 HUNT VALLEY, MD 21030  
 PHONE - (410) 527-1555