

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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

B 158459
Permit Number

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:

☐ **KEITH A. RANDLETT** 8656 PULASKI HWY. 410-780-3939
Print Name of Applicant Address Telephone Number

☐ Lot Address **809 WOODROW AVE** Election District **15** Council District **5** Square Feet **10,250**

Lot Location: N **E**W / side / corner of **WOODROW AVE** feet from N E S W corner of _____
(street) (street)

Land Owner **METZGER, WILLIAM** Tax Account Number **1506100920**

Address **726 MARLYN AVE.** Telephone Number **410-780-3939**
BALTO MD 21221

☐ **CHECKLIST OF MATERIALS:** (to be submitted for design review by the Office of Planning and Zoning)
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☒	☐
3. Site Plan	☒	☐
Property (3 copies)	☒	☐
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly)	☐	☐
Adjoining Buildings	☐	☐
Surrounding Neighborhood	☐	☐

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by AEZ/le
ZADM

Date 3/26/93

RECEIVED

APR 8 1993

**OFFICE OF
PLANNING & ZONING**

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:

Please resubmit plans reflecting attached recommendations.

Signed by: Pat Kell

for the Director, Office of Planning & Zoning

Date:

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: May 14, 1993

FROM: Francis "Jake" Morsey *Fjm*
Office of Planning and Zoning

SUBJECT: Undersized Lots

The undersized lot known as 809 Woodrow Avenue has complied with all of the Office of Planning and Zoning's comments and this office recommends APPROVAL of the petitioner's plan.

FM:rdn

BALTIMORE COUNTY, MARYLAND
INTRA-OFFICE CORRESPONDENCE

TO: Ervin McDaniel
VIA: Jake Morsey
FROM: Nicholas Linehan
PROJECT: Undersized Lot (809 Woodrow Avenue)

DATE: April 23, 1993

DESIGN COMMENTS:

Background

A cohesive and orderly relationship between the existing and proposed houses can be accomplished by emulating similar architectural design elements of the adjacent and surrounding houses. Copying existing building styles is not the intention of meeting the design and compatibility standards associated with undersized lot development. What is encouraged, however, is that the new building complement and reinforce the predominant architectural setting of the neighborhood. The compatibility standards outlined in the undersized lot regulations emphasize the architectural elements that shape the building's appearance from the street, adjacent properties and existing buildings. The overall height, bulk, and scale relationships between buildings are the primary visual elements that established and reinforce the architectural setting or context of the neighborhood. The second level of visual elements address proportional relationships of the major components of the building facade including vertical and horizontal offsets of walls and rooflines and proportions of openings such as windows and door in relation to walls. The next level includes the stylistic, decorative detailing materials and color which can provide a balanced relationship between the new and existing building.

Recommendations

The county's waterfront communities are characterized by traditional, bungalow style, wood framed houses, low profile (1 or 1½ stories) on narrow, deep lots. The garages are usually detached from the home and are located in the rear yard with the driveway running along the side of the house. The front facades often have porches or protruding vestibules that provide visual interest. Horizontal siding also characterizes the shore communities. The houses immediately surrounding the proposed site are 1 to 1½ story buildings with many of the characteristics listed above. The proposed house is a modern suburban 2 story house with an attached garage facing the street. The house is clad with vertical cedar siding. In order to meet the intent of the design and compatibility standards for developing undersized lots please use the following recommendations:

1. Deemphasize the garage by turning the door to face the side and add windows to the wall facing the street. To accomplish this a sideyard setback variance may be needed and would be supported by the Office of Planning and Zoning.
2. The proposed vertical siding is a strong visual element that emphasizes the height and verticality of the house. The "cut off" gable roof in the front further accentuates the height and bulk of the facade facing the street, by showing off a disproportionate amount of wall compared to surrounding houses which have

*P. 2

Design Comments
809 Woodrow Avenue

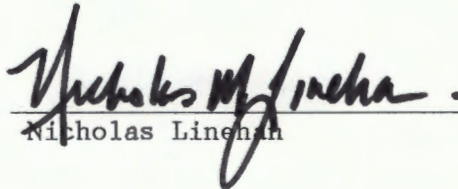
low rooflines. In order to make the height, bulk and proportional relationship more compatible with the architecture of water front communities the front and side facades should be clad with horizontal siding. White vinyl siding is preferred over the cedar siding because it would be in keeping with the traditional "painted" look of wood siding.

3. Consider the dormer options in the attached sketches instead of the skylight in the front.

4. Separate the windows on the front and lengthen the first floor windows as shown in the sketches so they are in proportion with the windows of the adjacent homes and to improve the overall facade proportions.

5. The landscaping should include evergreen trees on both sides of the house to diminish the scale and mass of the blank side walls. Provide a row of shrubs along the garage wall facing the adjacent house.

6. Provide a paved driveway, concrete or asphalt.



Nicholas Linen

NL:rdn

cc: Patty Beere

809 Woodrow Ave

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

May 1st
37 13/12

The application for your proposed Building Permit Application has been accepted
for filing by Edghe on 3/26/93
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 4/18/93 D (15 Days Before C)

DATE POSTED 4/17/93

HEARING REQUESTED-YES NO -DATE

CLOSING DAY (LAST DAY FOR HEARING DEMAND) May 3 C (B-3 Work Days)

TENTATIVE DECISION DATE B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District 15th

Location of property: 809 Woodrow Ave - E/S Maryland Ave

Posted by: Mr. [Signature] Date of Posting: 4/17/93
Signature

Number of Signs: 1

CK/UNDER.LOT (TXTSOPH)

LOCATION: 809 WOODROW AVE
 SUBDIVISION: DEEP CREEK AVENUE PARK
 TAX ASSESSMENT #: 1506100920

OWNERS INFORMATION
 NAME: METZGER, WILLIAM & DOROTHY
 ADDR: 726 MARLYN AVE. 21221

APPLICANT INFORMATION
 NAME: KEITH A RANDLETT
 COMPANY: AMERICAN BUILDERS, INC.
 ADDR1: 8656 PULASKI HIGHWAY
 ADDR2: BALTO. MD. 21237
 PHONE #: 410-780-3939 LICENSE #:

NOTES
 COP/MR

TRACT: BLOCK:
 PLANS: CONST 2 PLOT 7 R FLAT 0 DATA 0 ELEC YES PLUM YES
 TENANT:
 CONTR: AMERICAN BUILDERS, INC.
 ENGR:
 SELLR:
 WORK: CONSTR. SFD, FIREPLACE-OUTSIDE PROJ. NOT TO EXCEED 4'X10', 52X30X24=2106 SQ. FT. 2 BR; PLAN INDICATES FIRST FLOOR ELEVATION TO BE 11.4 SE H1.

PROPOSED USE: SFD WITH 1 CAR GARAGE
 EXISTING USE: VACANT LOT

BLDG. CODE: BOCA CODE
 RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED
 ESTIMATED COST OF MATERIAL AND LABOR: 75,000.00

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION
 USE: ONE FAMILY
 FOUNDATION: BLOCK BASEMENT: NONE
 SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST
 CONSTRUCTION: WOOD FRAME FUEL: ELECTRICITY
 CENTRAL AIR: YES

SINGLE FAMILY UNITS
 TOTAL 1 FAMILY BEDROOMS 2
 MULTI FAMILY UNITS
 EFFICIENCY (NO SEPARATE BEDROOMS): NO. OF 1 BEDROOM:
 NO. OF 2 BEDROOMS: NO. OF 3 BEDROOMS OR MORE:
 TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS:

PAGE 1 OF 2

PERMIT #: B158439

DIMENSIONS - INSTALL FIXTURES

BUILDING SIZE		LOT SIZE AND SETBACKS
GARBAGE DISP: Y	FLOOR: 2106	SIZE: 0050.00 X 0000.00
POWDER ROOMS: 0	WIDTH: 52	FRONT STREET:
BATHROOMS: 2	DEPTH: 30	SIDE STREET:
KITCHENS: 1	HEIGHT: 24	FRONT SETB: 42
	STORIES: 2	SIDE SETB: 10/10
LOT NOS: 25		SIDE STR SETB:
CORNER LOT: N		REAR SETB: 118

ZONING INFORMATION

DISTRICT:	BLOCK:	ASSESSMENTS
PETITION:	SECTION:	LAND: 0028870.00
DATE:	LIBER: 000	IMPROVEMENTS: 0000000.00
MAP:	FOLIO: 002	TOTAL ASS.:
	CLASS: 34	

PLANNING INFORMATION

MASTER PLAN AREA: SUBSEWERSHED: CRITICAL AREA:
 DATE APPLIED: 03/26/93 INSPECTOR INITIALS: 15R
 FEE: \$106.00 PAID: \$106.00 RECEIPT #: A181279
 PAID BY: APPLICANT

(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)

COMPANY OR OWNER

DATE

IRE TOP OF
FINANCIAL
BALTIMORE,
COUNTY MD.

MAR 29 '93

OR DEPOSIT TO CREDIT
OF CORPORATE
COLLECTION ACCOUNT

DO NOT SIGN BELOW THIS LINE
FOR DEPOSIT INSTITUTION USE

BA C003:43PM03/26/93

6609 95026

FIN OF MD
F103 PM EAST
RETURN 01-276183
BANK OF AMERICA, MD
A0520001134

MAR 30 93

NOV 10 1992
ON 10 1992
66 66 66

AMERICAN BUILDERS, INC.

8656 PULASKI HIGHWAY
BALTIMORE, MD 21237
410-780-3939

0445

7-1/520
2019

PAY
TO THE
ORDER OF

SIGNET BANK

Baltimore, MD 21202

Maryland

FOR

8158439

000445

052000018

440008535

0000008500

**Presented twice
DO NOT PRESENT AGAIN**

INSUFFICIENT FUNDS UNLESS
OTHERWISE INDICATED
☐ CLOSED
☐ NO FUNDS
☐ UNCOLLECTED FDS.

8.50a

R-C

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

No.

DATE 3-26-93 ACCOUNT 8158439

AMOUNT \$ 95.00

RECEIVED FROM: AMERICAN BUILDERS, INC.

FOR: PAID TO BALTIMORE COUNTY

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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

No. 118264

DATE 5/6/93 ACCOUNT 001-006-3080

AMOUNT \$ 25.00

RECEIVED FROM: AMERICAN BUILDERS

FOR: BAD CHECK FEE

03A03#0052MICHRC

\$25.00

BA 0002-36PM05 06 93

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

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

No. 118263

DATE 5/6/93 ACCOUNT R-001-6150

AMOUNT \$ 85.00

RECEIVED FROM: AMERICAN BUILDERS

FOR: UNDERSIZED LOT 809 WOODROW AVE

03A03#0054MICHRC

\$85.00

BA 0002-36PM05 06 93

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

DE04 125

31	001-006-3070	27.00	Stanley Fanaras	Parking Fines
31	001-006-6910	30.00	John Ackerman	Sanitation
31	001-006-6971	20.00	Ronald Sullivan	Sub. Abuse - North
31	001-006-7280	6.00	Don Collins	Aging - Co. Ride
31	001-006-6150	85.00	American Builders	Zoning
31	001-006-2510	106.00	American Builders	Per. & Lic. - Building
31	001-006-6980	10.00	Susan Murphy	" Animal Shelter

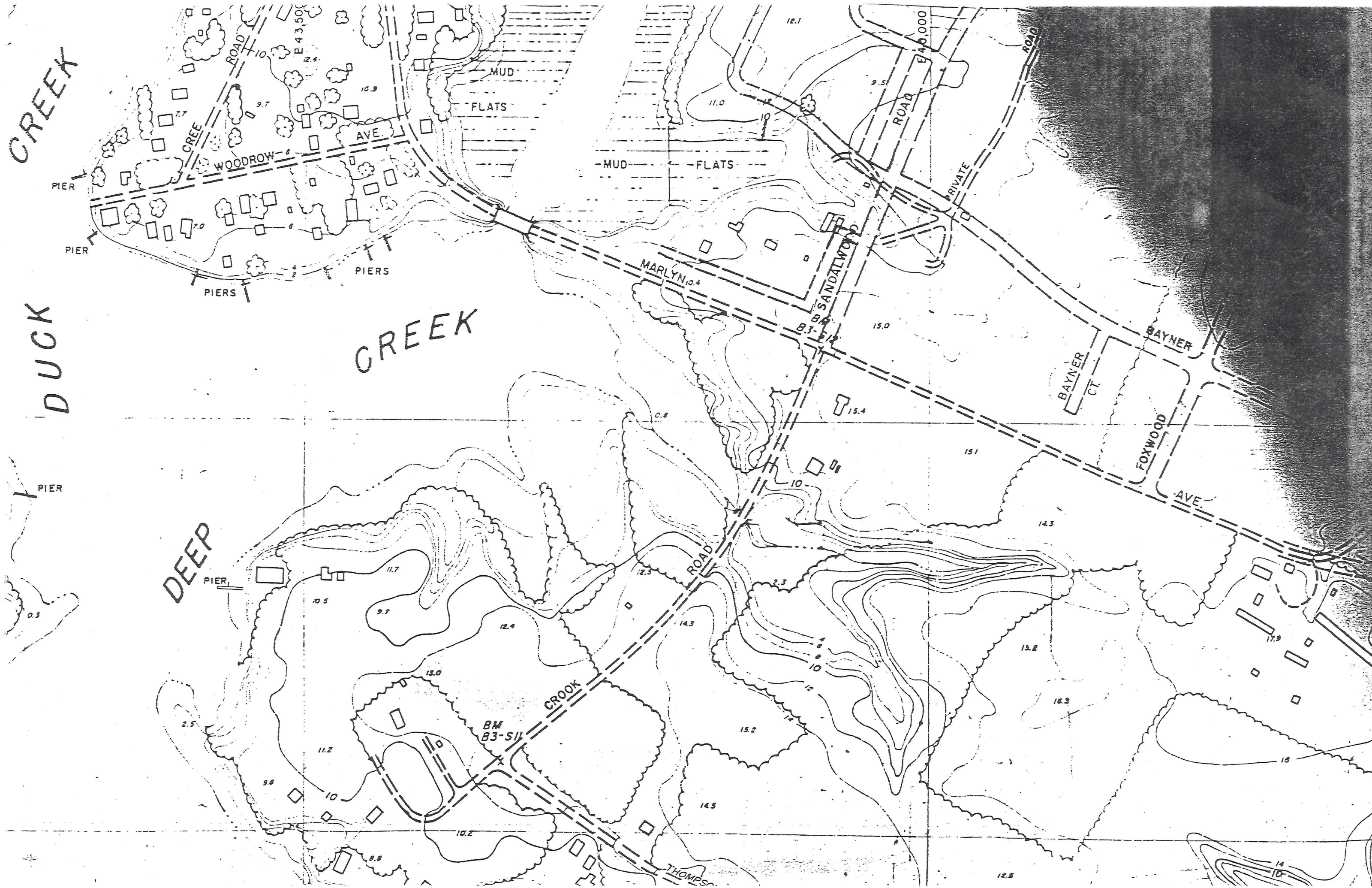
called - 4/28/93 - Keith Randlett - said he would bring money tomorrow

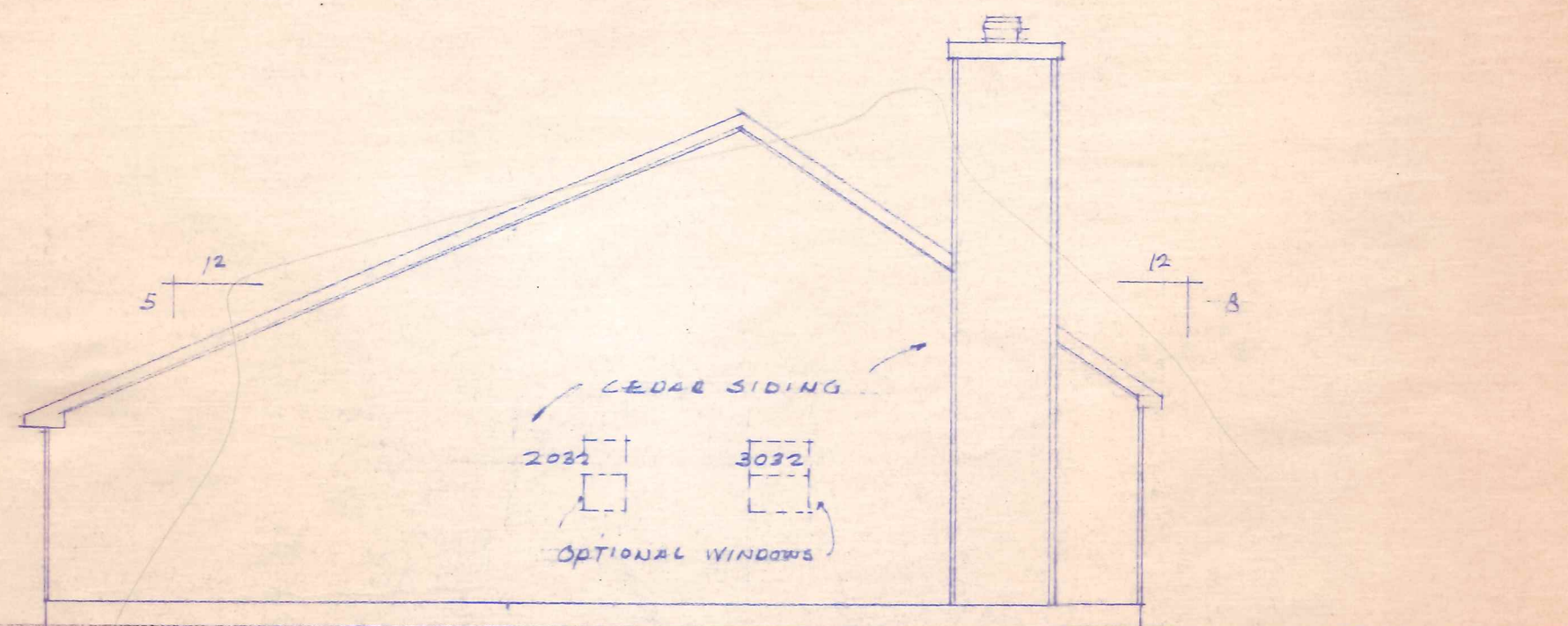
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APR 26 1993

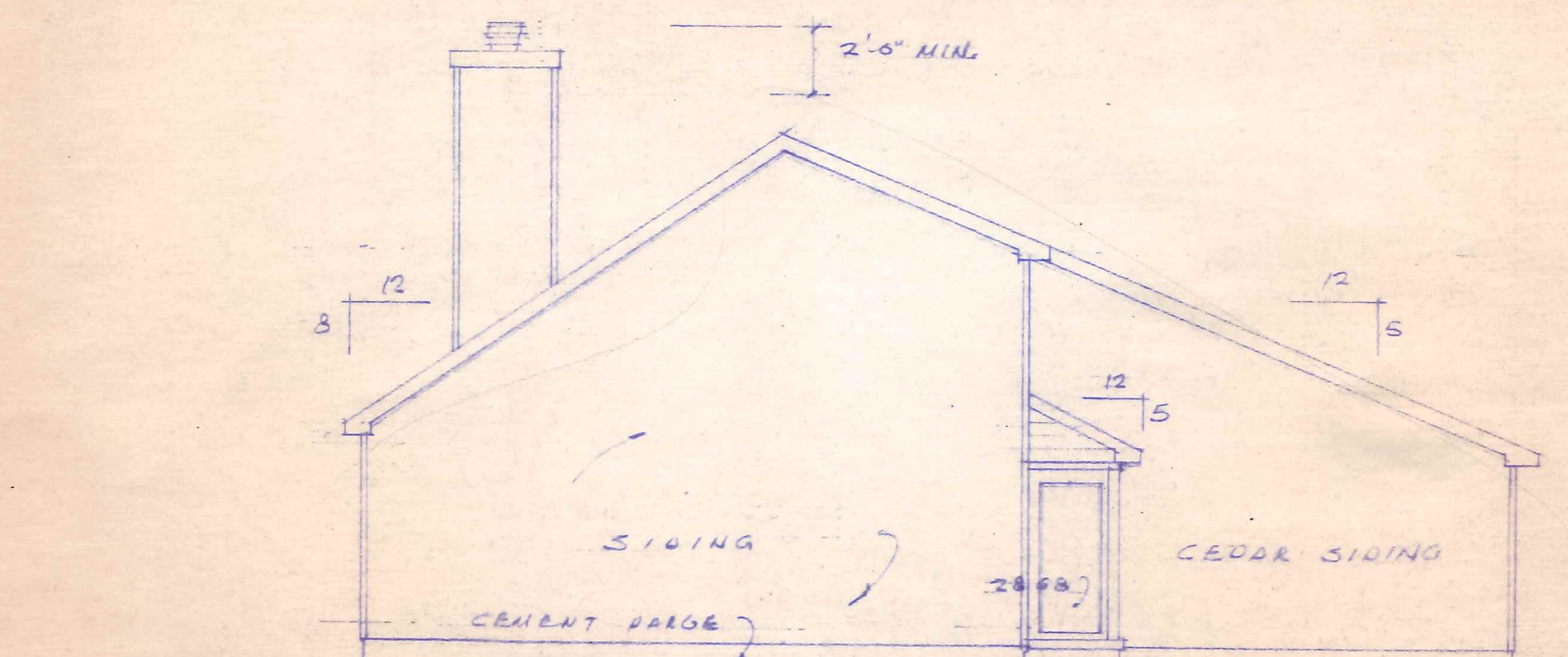
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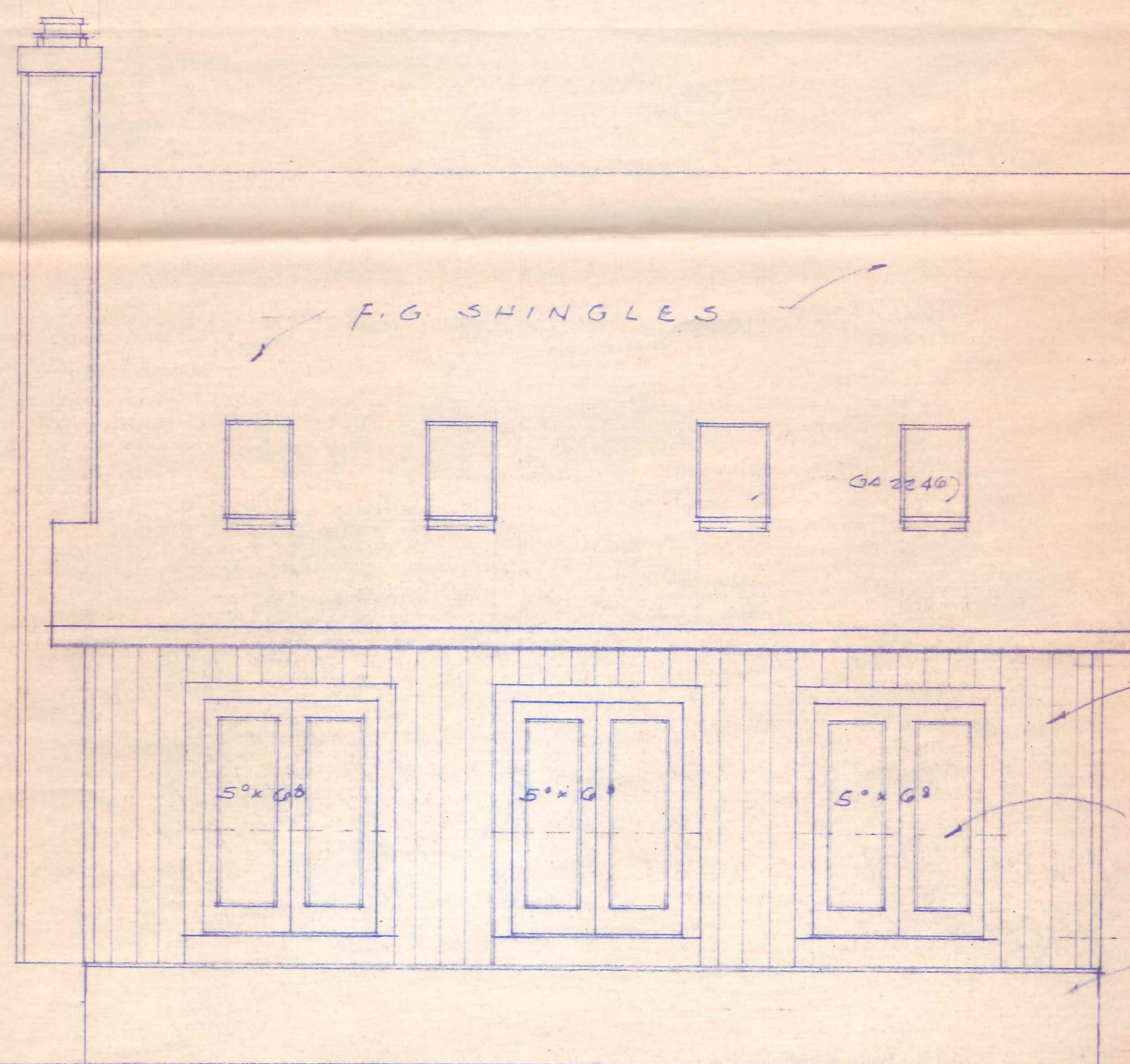




RIGHT ELEVATION - 1/8"=1'0"



LEFT ELEVATION - 1/8"=1'0"



REAR ELEVATION - 1/4"=1'-0"



FRONT ELEVATION - 1/4"=1'0"

CEMENT PORGE
FINAL GRADE TO BE DETERMINED

NOTE:
PROVIDE GUARD-
RAIL (TYP.)

RECEIVED

MAY 14 1993

OFFICE OF
PLANNING & ZONING

WALLACE RESIDENCE

AMERICAN BUILDERS

DAVID M. CROSS, INC.

PROFESSIONAL BUILDING DESIGNER
1937-B GLEN COVE ROAD
DARLINGTON, MARYLAND 21034
410-836-3621

A I
B D
MEMBER

DRAWING NO:
BY
DATE

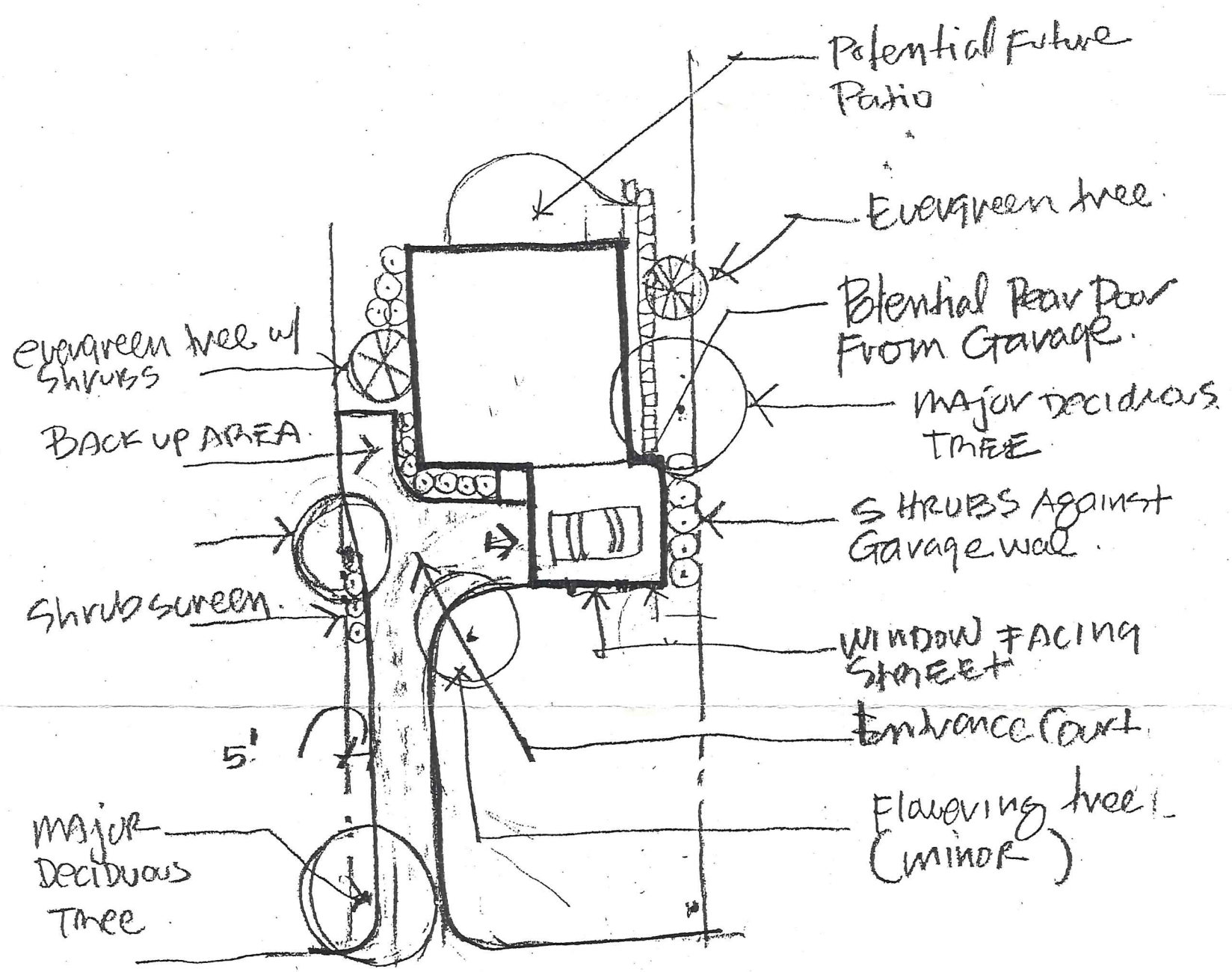
9333
DHC
3-24-93

SHEET
1 OF 6



LANDSCAPE SCREEN
SIDE VIEW

RECOMMENDED
GARAGE
ORIENTATION



WOODROW AVENUE

1"=20' 809 WOODROW AVE. NL/OPZ.

SHEET 1

LOT# 25 809 WOODROW AVE

DUCK CREEK

RECEIVED

APR 8 1993

OFFICE OF
PLANNING & ZONING

CRITICAL AREA
CALCULATIONS

EX. NET AREA
10,250 sq. ft.

ALLOWABLE IMPERVIOUS
SURFACE 15%
 $10,250 \times .15 = 1,537.5 \text{ sq. ft.}$

PROPOSED IMPERVIOUS
SURFACE

HOUSE 900 sq. ft.
GARAGE 264 sq. ft.
PORCH 20 sq. ft.
DEWALKS 84 sq. ft.

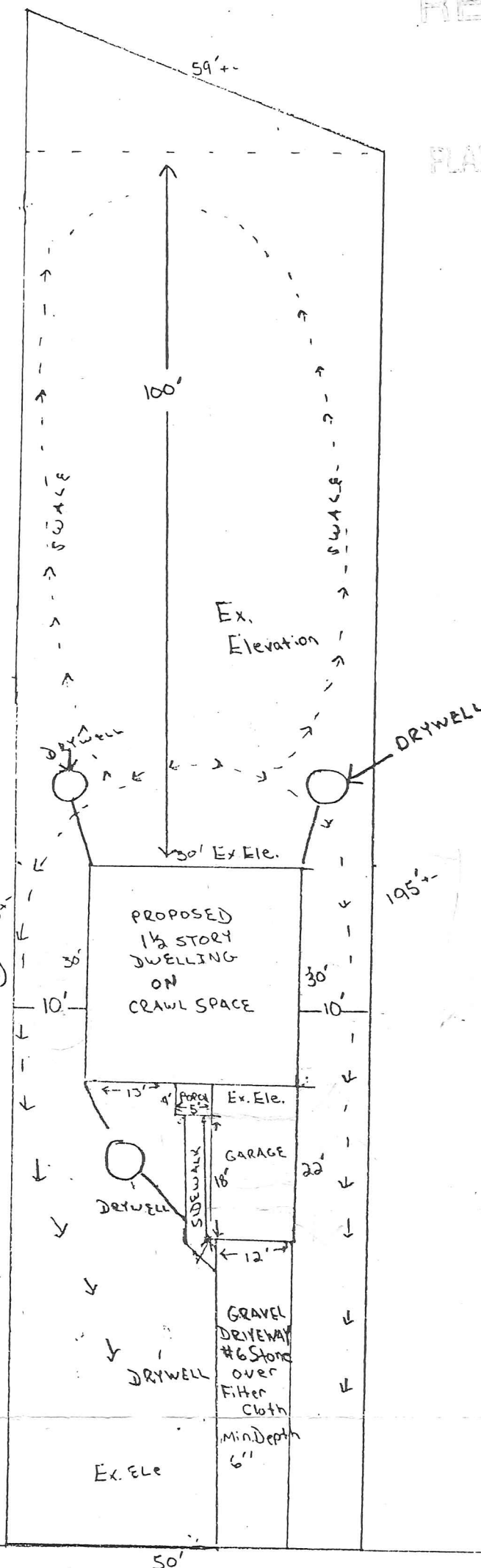
1268 sq. ft.
OR 12.3%

ALL RUNOFF WILL BE
DIRECTED INTO DRYWELLS
TO BE INSTALLED
VOL. REQ 160 FT³ (ADAPTED FROM MD WRA 1986)

REQUIRED PLANTING

1 MAJ. DECID. TREE
2 MIN. DECID. TREES
2 SHRUBS

first floor elevation
to be 11.



GENERAL NOTES

809 WOODROW AVENUE
BALTIMORE, MD. 21221
ELEC. DIS. 15
MAP# 97

EXISTING PUBLIC WATER
& SANITARY SEWER

EX. ZONING DR5.5

TAX ACCOUNT #
1506100920

DEED REF. 5101/0036

SUBDIVISION: DEEP CREEK

EX. ELEVATION:

CURRENT OWNER:
WILLIAM & DOROTHY METZGER

SCALE 1" = 20'

WOODROW AVENUE