

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 B165254
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: CHESAPEAKE LAND S. AUCTION

☐ William H. Bissell, Jr. 7905 Harford Road 665-8835 or 339-7511
Print Name of Applicant Address Telephone Number

☐ Lot Address 4707 Kenwood Ave. AKA Lot 21 Election District 14 Council District 5 Square Feet 2650 sq. ft.

Lot Location: N E S W / side / corner of Kenwood Ave. 67 feet from N E S W corner of Elmont Ave.
(street) (street)

Land Owner William H. Bissell, Jr. Tax Account Number _____

Address 7905 Harford Road Telephone Number 665-8835 or 339-7511
Baltimore MD 21234

☐ 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)	<u>✓</u>	_____
2. Permit Application	<u>✓</u>	_____
3. Site Plan	<u>✓</u>	_____
Property (3 copies)	<u>✓</u>	_____
Topo Map (available in Rm 206 C.O.B.) (2 copies)	<u>✓</u>	_____
(please label site clearly)	<u>✓</u>	_____
4. Building Elevation Drawings	<u>✓</u>	_____
5. Photographs (please label all photos clearly)	<u>✓</u>	_____
Adjoining Buildings	<u>✓</u>	_____
Surrounding Neighborhood	<u>✓</u>	_____

Residential Processing Fee Paid Codes 030 & 080 (\$85)
Accepted by _____ ZADM
Date _____

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:

- (1) Pursuant to Section 304.2 of the Baltimore County Zoning Regulations elevation drawings must be submitted that will allow determination in accordance with the guidelines provided in subsection 304.2.B.
- (2) The elevation drawings are incorrect and insufficient. The front, rear, and side elevations should be labeled correctly. The proposed porch should be shown on the front and side elevations.
- (3) The proposed parking pad in the front yard is not compatible with surrounding properties. The required off-street parking should be provided either in the rear yard or on a single width driveway in a side yard.

Signed by: Francis Morsey
for the Director, Office of Planning & Zoning

Date: July 6, 1993

UNDERSIZED Lot

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

WILLIAM H. BISSELL, JR.

4709 KENWOOD AVE

The application for your proposed Building Permit Application has been accepted
for filing by JRA on 6-18-92
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 6-30-93 D (15 Days Before C)

DATE POSTED 6/25/93

HEARING REQUESTED-YES NO -DATE

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 7-14-93 C (B-3 Work Days)

TENTATIVE DECISION DATE 7-19-93 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District 14th E.D
6th C.D

Location of property: 4709 Kenwood Ave

Posted by: [Signature] Date of Posting: 6/25/93
Signature

Number of Signs: 1

CK/UNDER.LOT (TXTSOPH)

B 165254

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

OEA: MR
HISTORIC DISTRICT/BLDG.

PERMIT #: 3165254
RECEIPT #: 4191014
CONTROL #: NR
XREF #:

PROPERTY ADDRESS: 4709 Kenwood Ave.
SUBDIV: Pinehurst
TAX ACCOUNT #: 14-12-001075
OWNER'S INFORMATION (LAST, FIRST): 14 4
NAME: Bissett, N.M.H.
ADDR: 7515 Sherrill Rd 21004

FEE: 110.00 x 5.00
PAID: 115.00
PAID BY: BW
INSPECTOR:

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS 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 1

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: Same
COMPANY: Same
ADDR1:
ADDR2:
PHONE #: 339-7511 MHIC LICENSE #:
APPLICANT SIGNATURE: W.H. H. H.
TRACT: BLOCK:
PLANS: CONST 2 PLOT 7 PLAT 1 DATA EL 1 PL 1
TENANT:
CONTR:
ENGR:
SELLR: Kanaw, Susan

DESCRIBE PROPOSED WORK:

Constr. SFD foundation for
except state approved industrialist SFD
Project # 14-12-001075 lot size 50'0" x 156'148' lot 21
26' x 38' x 18' 14' 26' x 8' front porch 12' x 8' rear porch
765'

NON-RESIDENTIAL

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT)
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT
SPECIFY TYPE
20. SWIMMING POOL
SPECIFY TYPE
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

TYPE OF CONSTRUCTION

1. ✓ MASONRY
2. ✓ WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

1. ✓ GAS 3. ELECTRICITY
2. OIL 4. COAL

TYPE OF SEWAGE DISPOSAL

1. ✓ PUBLIC SEWER ✓ EXISTS PROPOSED
2. PRIVATE SYSTEM
SEPTIC EXISTS PROPOSED
PRIVY EXISTS PROPOSED

CENTRAL AIR: 1. ✓ 2.
ESTIMATED COST: \$24,000
OF MATERIALS AND LABOR

PROPOSED USE: SFD
EXISTING USE: Same lot SFD to remain

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
1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1 2. N BATHROOMS 1 CLASS 4
POWDER ROOMS KITCHENS 1 LIBER 4 FOLIO 94

APPROVAL SIGNATURES

DATE

BUILDING SIZE
FLOOR 2080
WIDTH 26
DEPTH 38
HEIGHT 78
STORIES 14
LOT # 3
CORNER LOT
1. Y 2. ✓ N ZONING DR5.5

LOT SIZE AND SETBACKS
SIZE 111 X
FRONT STREET
SIDE STREET
FRONT SETBK 50'
SIDE SETBK 12'-12'
SIDE STR SETBK
REAR SETBK 53'

BLD INSP:
BLD PLAN:
FIRE:
SEDI CTL:
ZONING 109: DR 5.5 to file
PUB SERV:
ENVRMNT:
PERMITS:

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 15, 1993

Mr. William H Bissell, Jr.
7905 Harford Rd.
Baltimore MD 21234

339-7511
665-8835

Dear Mr. Bissell:

As a follow-up to our conversation today, I am writing to confirm that you will need a variance for a side yard setback from the existing house to the existing lot line for an open structure (porch) in a DR 5.5 zone. You show a 7' setback per your revised plan. The regulations require a 7'6" setback.

In addition, your application to build on an undersized lot has been challenged; that also will require a public hearing.

Enclosed please find a checklist which explains the variance filing procedure. After you have reviewed same, please call when you are ready to file or should you have any questions.

Sincerely

A handwritten signature in dark ink, appearing to read "John Alexander", is written over the word "Sincerely".

John Alexander
Planner

JA:kj



July 12, 1993

Baltimore County Office Building
Office of Zoning
Room 109
11 W. Chesapeake Avenue
Baltimore, Maryland 21204

Attention: John Alexander

Dear Mr. Alexander,

We wish to request a public hearing for zoning notice B 165245, 4709 Kenwood Avenue. The homes in the Pinchurst development adjacent to the subject property are constructed on double lots. To allow the proposed construction and/or any zoning variances for additional construction would jeopardize the value and integrity of the adjacent homes due to the closeness of the structures.

The adjacent homes and the existing house on the property were constructed from 1916 through the mid 1920's. The existing dwelling, 4707 Kenwood is less than 5 feet off common property line between 4707 and proposed 4709. This would be a violation of the side set back allowance.

Enclosed is \$40.00 for the filing fee.

Sincerely,


William C. Lagna and Phyllis Lagna

4711 KENWOOD AVE
BARTO, MD 21206
HOME 661-8967
WORK 485-7300

SIGNATURES OF PETITION

ZONING NOTICE B-165254

4709 Kenwood Avenue

Baltimore, Maryland

WILLIAM C. LAGNA William C. Lagna 4711 KENWOOD AVE
#21206
PHYLLIS M. LAGNA Phyllis M. Lagna 4711 KENWOOD AVE #21206
HAROLD PANEBAKER Harold Panebaker 4718 Kenwood Ave BALTO 6 21206
RAY PANEBAKER Ray Panebaker 4718 Kenwood Ave BALTO. 21206
JOHN MACKEBEE John Mackabee 4705 Kenwood Ave. 21206
LINDA BUSSE Linda Busse 4712 KENWOOD AVE BALTO. MD 21206
DONALD J. HAHN SR Donald J. Hahn Sr. 2 ELMONT AVE BALTO. MD. 21206
DOROTHY M. HAHN Dorothy M. Hahn 5 ELMONT AVE.
GREGORY L. ROLF Gregory L. Rolf 5 ELMONT AVE. BALTO. MD. 21206
HELEN M. ROLF Helen M. Rolf 27 ELMONT AVE BALTO MD 21206
DEANIS F O'BRIEN Deanis F O'Brien ELMONT + AVE BALTO MD. 21206
CINDY GRIEL Cindy Griel 10 Elmont Ave Balto, MD 21206
BILL KROUPA Bill Kroupa 8. Elmont Ave BALTO. MD 21206
WALTER C FARRIE Walter C. Farrick 8 1/2 Elmont Ave Balto Md 21206
MICHAEL T. JOHNSON Michael T. Johnson 4714 Kenwood Ave
DAVID CISSIN David Cissin 4715 Kenwood Ave. 21206
WM. BEHRENDT Wm. Behrendt 4801 Kenwood Ave. 21206
LONA J. CONNORS Lona J. Connors

SIGNATURES OF PETITION

ZONING NOTICE B-165254

4709 Kenwood Avenue

Baltimore, Maryland

Darlene Dennis
Darlene Dennis

4720 Kenwood Ave.

Joseph J. Finn, Jr.
Joseph J. Finn, Jr.

4800 Kenwood Ave.

MARY ALICE ARMETTA

Mary Alice Armatta

4804 Kenwood Ave.

Fred Palmer

4808 Kenwood Ave.

Rose M. Palmer
John G. Palmer

4809 Kenwood Ave 21206

MARY EICK

Mary Eick

4805 Kenwood Ave 21206

MARIE E. SVEHLA

Marie E. Svehla

1-B McCormick Ave 21206

Diane S. Hash

Diane S. Hash

1-A McCormick Ave 21206

Helen C.W. Blondell

Helen C.W. Blondell

4-A McCormick Ave 21206

Susan J. Smith

Susan J. Smith

6 McCormick Ave 21206

G. Hyatt

James H. Behrmann

8 McCormick Ave 21206

JAMES H. BEHRMANN

7 McCormick 21206

Patricia Buterman

13 McCormick Ave 21206

Wm Joseph Buterman

13 McCormick Ave 21206

David Johnson

15 McCormick Ave 21206

Frank Veirs
FRANK VEIRS

20 McCormick Ave 21205

SIGNATURES OF PETITION

ZONING NOTICE B-165254

4709 Kenwood Avenue

Baltimore, Maryland

WILLIAM B. STONE *William B. Stone* 3 ELMONT AVE 21206

JOHN A. SCHRENKER SR. 9 ELMONT AVE 21206

BRUCE RICKTER *Bruce Rickter* 25 ELMONT AVE 21206

ROBERTINE RESOP *Robertine Resop* 22 ELMONT AVE 21206

BOB MORGAN *Bob Morgan* 20 ELMONT AVE 21206

Wm. G. WEITZEL 13 ELMONT AVE 21206

Mr. & Mrs. Robert Light, Jr. *Robert Light, Jr.* 35 Elmont Ave 21206

Lillian Calvert 14 1/2 Elmont Ave.

Jim Cuffman 14 ELMONT AVE.

William Michael Wheeler 4710 Kenwood Ave.

Amy Wheeler 4710 Kenwood Ave.

Michael L. Temple 13 ELMONT AVE.

Kelly Temple 11

ZONING NOTICE B-165254

Baltimore, Maryland

24 Mc Cormick Ave

24 M^c Cormick Ave

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: Zoning Administation and
 Development Management

DATE: July 14, 1993

FROM: Office of Planning and Zoning

SUBJECT: Undersized Lot, 4709 Kenwood Avenue

The Office of Planning and Zoning is amending its previous comments of July 6, 1993 and is now recommending APPROVAL of the undersized lot known as 4709 Kenwood Avenue.

The petitioner has addressed our previous comments by providing revised elevation drawings which meet with our approval. Also, the parking pad which was previously located in the front yard has been re-located to the rear of the house which addresses another one of our concerns. The area planner has met with Mr. Bissel and is satisfied that the revised plan has complied with the Planning Office's concerns.

FM:rdn

KENWOOD/MINOR



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number

Date

UNDERSIZED LOTS \$50
SIGN POSTING 335
TOTAL \$85
William H Bissell Jr.
4709 Kenwood Ave.
BALT. MD. 21234

02AD280177KICHR
BA C002:20PND6 18-93

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number

Date

7/13/93

#610 -- CHALLENGER FEE FOR UNDERBID LOT ----- \$40.00

4709 Kenwood Avenue
Owner: William H. Bissell, Jr.
14c5

Challenge Filed By: William & Phyllis Lagna

03A03#0472MICHR
BA C011:45AM07-13-93

\$40.00

Please Make Checks Payable To: Baltimore County

Cashier Validation



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number

Date

7/13/93

#610 — CHALLENGER FEE FOR UNDER SIZED LOT ————— \$40.00

4709 Kenwood Avenue

Owner: William H. Bissell, Jr.

14c5

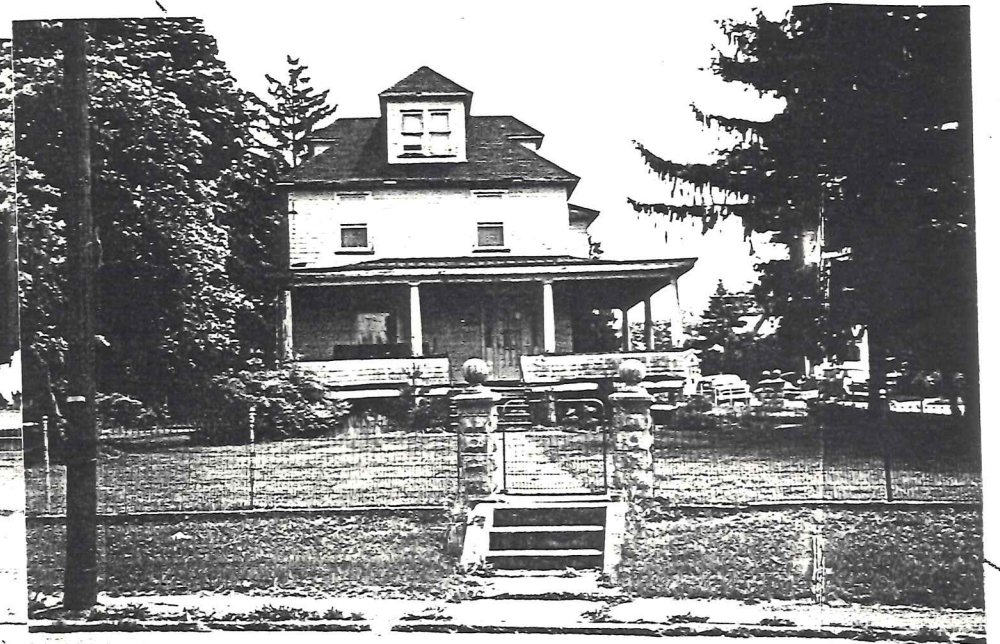
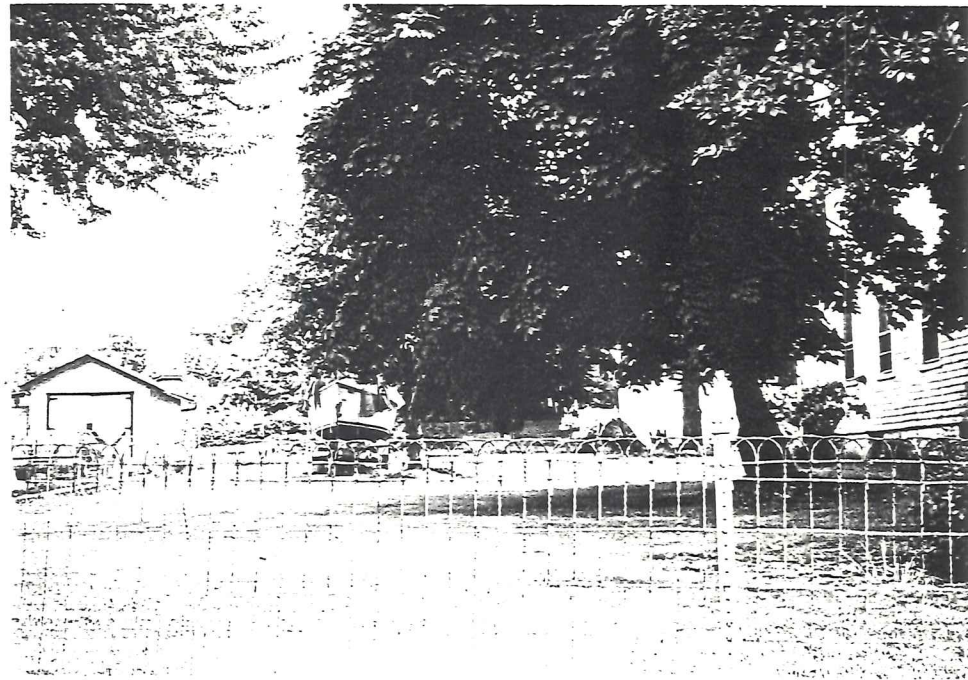
Challenge Filed By: William & Phyllis Lagna

03A03#0472MICHR
BA C011:45AM07-13-93

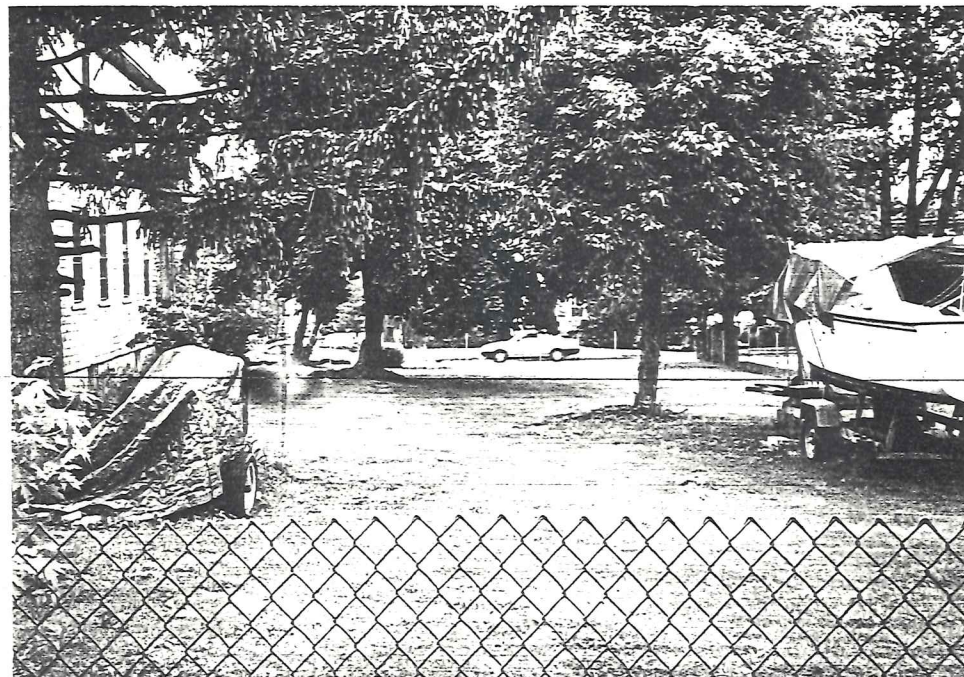
\$40.00

Please Make Checks Payable To: Baltimore County

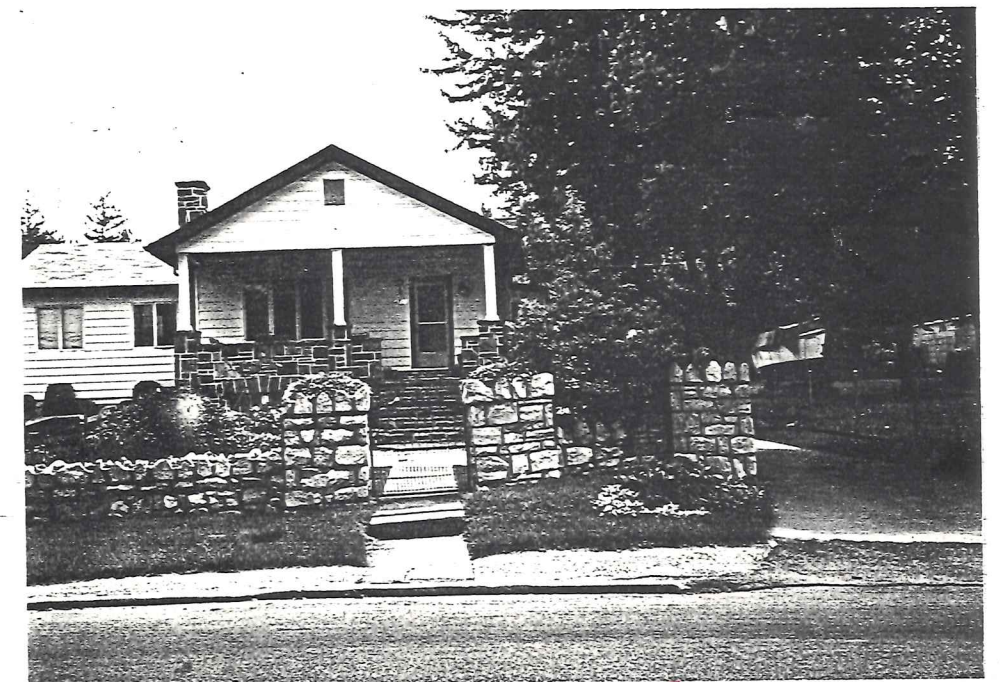
Cashier Validation



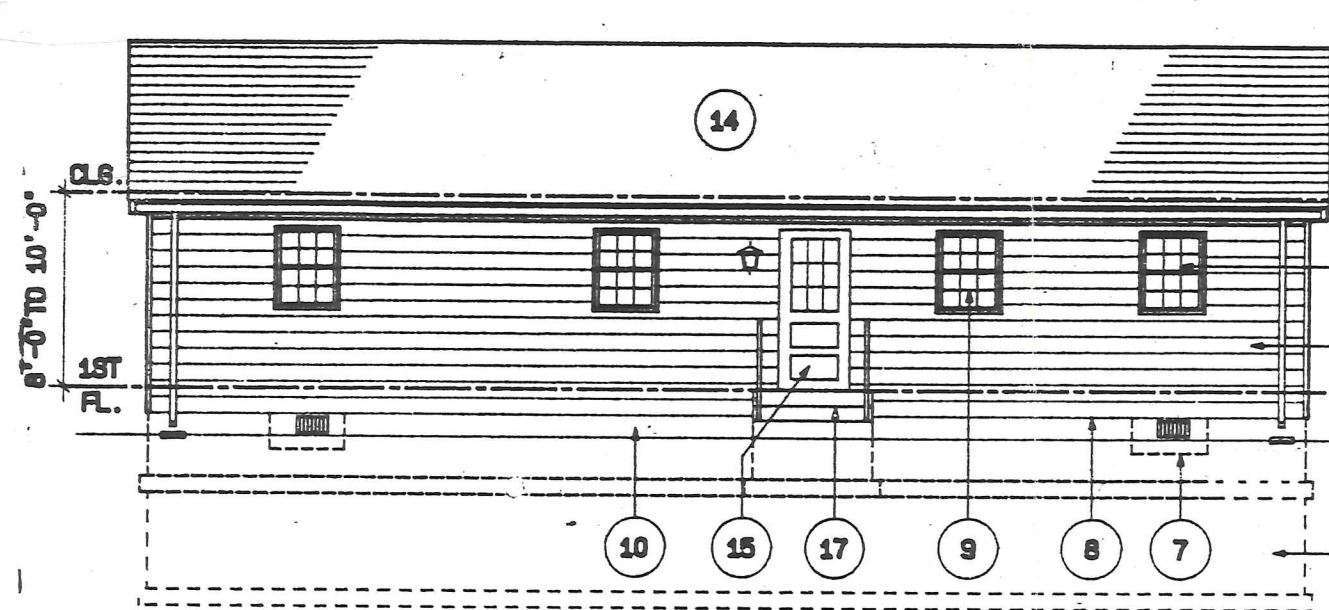
SPACE ON THE PICTURE WHERE THE BOAT IS, IS WHERE THE HOUSE WILL BE.



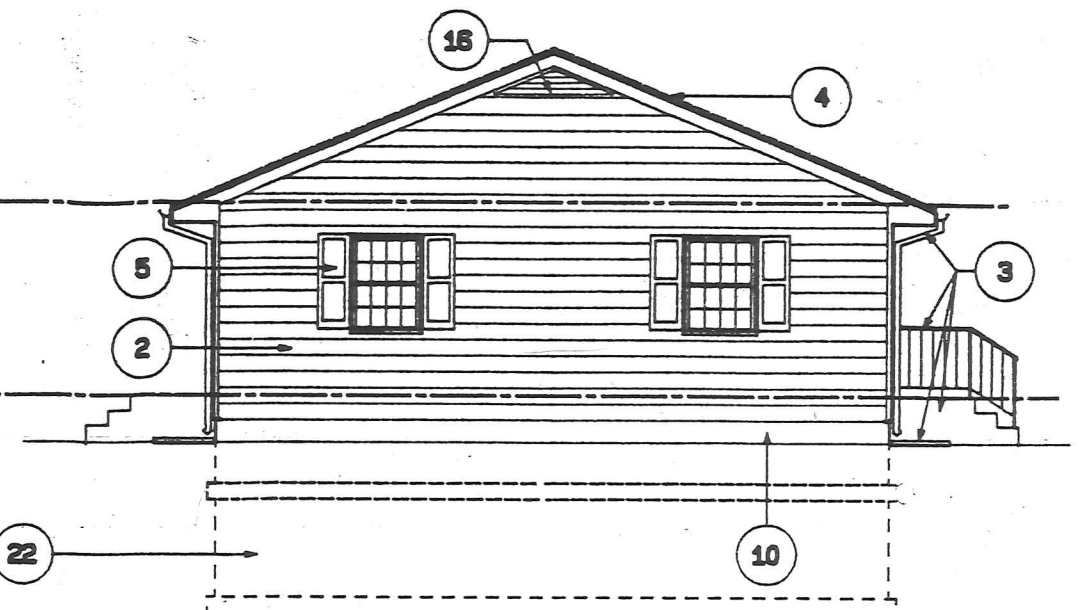
SAME LOT FROM REAR



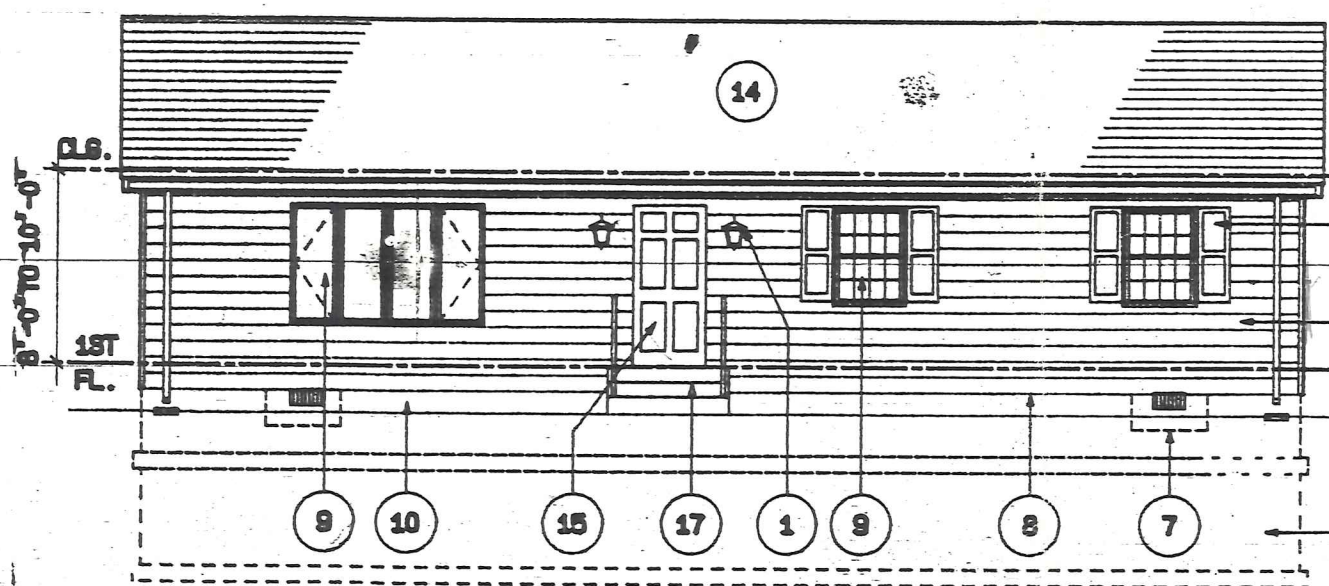
HOUSE ON THE OPPOSITE SIDE OF THE LOT



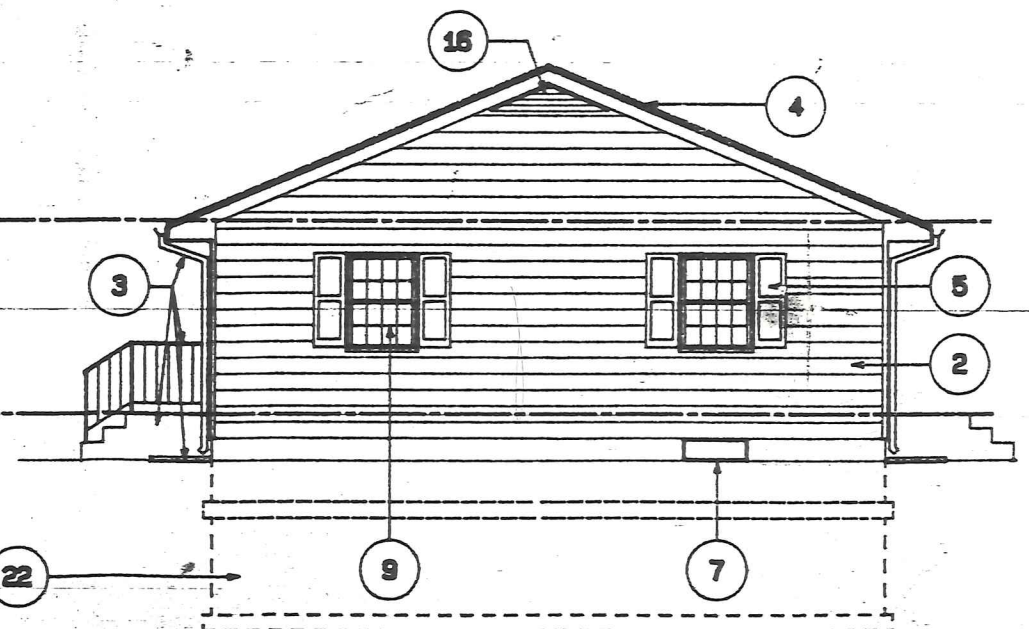
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

RANCH

SCALE: 1/8" = 1'-0"

Undersized Lot #B165254

