

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: July 15, 1993

TO: Zoning Administration and Development Management

FROM: Office of Planning and Zoning

SUBJECT: Undersized Lot 1103 Hilltop Road

On July 14, 1993, Mr. Fred McHugh, owner of the property and Mr. Al Raynor, the applicant met with representatives of the Office of Planning and Zoning. The applicants presented their site proposal and addressed the previous outstanding issues raised by the Office of Planning and Zoning. Our office is satisfied that these issues will not create a problem, therefore, we recommend APPROVAL of the applicant's request to build a home on 1103 Hilltop Road.

Francis Morsey
Francis Morsey

FM:rdn

HILLTOP.LOT/MINOR

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 15, 1993

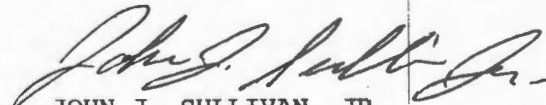
Mr. Albert T. Rayner
1618 Schacks Road
Bel Air, MD 21015

RE: Undersized Lot Application
603 Hilltop Road
(originally described as 1103
Hilltop Road)

Dear Mr. Rayner:

Your undersized lot request has been denied by the Office of Planning and Zoning. Enclosed are their comments. If you have any questions you may contact Mr. Francis Morsey or Mr. William Hughey at that office at 887-3480.

Very truly yours,


JOHN J. SULLIVAN, JR.
Planner II

JJS:jaw

cc: Mr. & Mrs. Fred McHugh, 1101 Hilltop Road, Baltimore, MD 21228



Undersized lot
1103 Hilltop Road

According to the Baltimore County Zoning Regulations, Section 304.2.B.1, "New buildings shall be appropriate in the context of the neighborhood in which they are proposed to be located". Section 304.2.B.2 states, "Appropriateness shall be evaluated based upon one or more of these architectural design elements or aspects":

- a) height;
- b) bulk or massing;

The Office of Planning and Zoning's Area Planner made a site visit and found that this proposal is not appropriate in the context of the immediate neighborhood. Most of the existing houses in this area are 30' x 30', 2-story, bungalows and cottages. The applicant is proposing a 28' x 62' reversed rancher which is completely out of character with the existing neighborhood. Also, the applicant proposes a driveway/carport located in the front center of the lot. The nearby dwellings have their driveways along the side yard with garages in the rear of the house.

CB:rdn

UNDSZ.LOT/TXTROZ

**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

B _____
Permit Number

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:

☐ Albert T. Rayner 1618 Schwicks Rd Bel Air Md 494-2885
Print Name of Applicant Address Telephone Number

☐ Lot Address 1103 Hilltop Rd Election District 1 Council District 1 Square Feet 10,000
Lot Location: N SW / side / corner of Hilltop 250' feet from N SW corner of E Blimmsbury Rd
(street) (street)

Land Owner Mr & Mrs. Fred McHugh Tax Account Number 0123504051

Address 1101 Hilltop Rd Telephone Number 744-8340
Bahco, Md 21228

☐ **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 _____
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:

See attachment.

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

Date:

111-E/S
Ct Towon H/S

E2 Rolling Rd
off Bloomsbury Rd

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2 (UNDERSIZED LOT)
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Applicant: Albert T. RAYNER . . . 605 Hilltop Road

The application for your proposed Building Permit Application has been accepted
for filing by _____ on _____ 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 6-14-93 D (15 Days Before C)

DATE POSTED 6/13/93

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 6-29-93 C (B-3 Work Days)

TENTATIVE DECISION DATE 7-6-93 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District 1

Location of property: 605 Hilltop Rd. - 250' E/Bloomsbury Rd
NE/S Hilltop Rd.

Posted by: [Signature] Date of Posting: 6/13/93
Signature

Number of Signs: 1

CK/UNDER.LOT (TXTSOPH)

3-24-93
APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

Room 123
ADDRESS JMV

OEA: DLS
HISTORIC DISTRICT/BLDG.

PERMIT #: B1
RECEIPT #: 1
CONTROL #: NR
XREF #:

PROPERTY ADDRESS

605 Hilltop Rd

YES ☐ NO ☒

SUBDIV:

Bloomshury Field

DO NOT KNOW ☐

TAX ACCOUNT #:

0123504051

DISTRICT/PRECINCT

OWNER'S INFORMATION (LAST FIRST)

NAME: Fred McHugh + CAROL

ADDR: 603 Hilltop Rd 21228

APPLICANT INFORMATION

NAME:

Allyson Rayner

COMPANY:

Rayner Builders

ADDR1:

11618 Schuch Rd Belger, Md 21015

ADDR2:

PHONE #:

494-2885

MHIC LICENSE #:

1947

APPLICANT

SIGNATURE: Allyson Rayner

TRACT:

BLOCK:

PLANS: CONST

PLOT

PLAT

DATA

EL

PL

TENANT

CONTR:

ENGR:

SELLR:

DESCRIBE PROPOSED WORK:

Construct SFD w/ fireplace
OUTSIDE PROJECTION NOT TO EXCEED
4x10. ~~LOW FRONT PORCH & CARPORT.~~

REVERSED - 28' x 82' x 22' = 4,046 SF

NON-RESIDENTIAL

22' x 82' x 22' = 4,158 SF

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

TYPE OF IMPROVEMENT

- NEW BLDG CONST
- ADDITION
- ALTERATION
- REPAIR
- WRECKING
- MOVING
- OTHER

TYPE OF USE

RESIDENTIAL

- ONE FAMILY
- TWO FAMILY
- THREE AND FOUR FAMILY
- FIVE OR MORE FAMILY
(ENTER NO UNITS)
- SWIMMING POOL
- GARAGE
- OTHER

TYPE FOUNDATION

- SLAB
- BLOCK
- CONCRETE

BASEMENT

- FULL
- PARTIAL
- NONE

- AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
- CHURCH, OTHER RELIGIOUS BUILDING
- FENCE (LENGTH HEIGHT)
- INDUSTRIAL, STORAGE BUILDING
- PARKING GARAGE
- SERVICE STATION, REPAIR GARAGE
- HOSPITAL, INSTITUTIONAL, NURSING HOME
- OFFICE, BANK, PROFESSIONAL
- PUBLIC UTILITY
- SCHOOL, COLLEGE, OTHER EDUCATIONAL
- SIGN
- STORE MERCANTILE RESTAURANT
SPECIFY TYPE
- SWIMMING POOL
SPECIFY TYPE
- TANK, TOWER
- TRANSIENT HOTEL, MOTEL (NO. UNITS)
- OTHER

TYPE OF CONSTRUCTION

- MASONRY
- WOOD FRAME
- STRUCTURE STEEL
- REINF. CONCRETE

TYPE OF HEATING FUEL

- GAS
- OIL
- ELECTRICITY
- COAL

TYPE OF SEWAGE DISPOSAL

- PUBLIC SEWER
- PRIVATE SYSTEM
- SEPTIC
- PRIVY

CENTRAL AIR: 1. 2.
ESTIMATED COST: \$75,000
OF MATERIALS AND LABOR

- PUBLIC SYSTEM
- PRIVATE SYSTEM

PROPOSED USE: SFD
EXISTING USE: VACANT

OWNERSHIP

- PRIVATELY OWNED
- PUBLICLY OWNED
- SALE
- RENTAL

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

1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. 2. N
POWDER ROOMS 0

BATHROOMS 2
KITCHENS 1

CLASS 04
LIBER 07 FOLIO 71

APPROVAL SIGNATURES

DATE

BUILDING SIZE

FLOOR

WIDTH

DEPTH

HEIGHT

STORIES

LOT #3

CORNER LOT

1. Y 2. N

LOT SIZE AND SETBACKS

SIZE 50 x 200

FRONT STREET

SIDE STREET

FRONT SETBK

SIDE SETBK

SIDE STR SETBK

REAR SETBK

ZONING 5.5

BLD INSP :

BLD PLAN :

FIRE :

SEDI CTL :

PUB SERV :

ENVRMNT :

PERMITS :

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

Width 28 Depth 82 HGT 22 1+ Base

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

No. 108146

DATE 6-4-93 ACCOUNT 8-001-010

AMOUNT \$ 80

RECEIVED
FROM: _____

FOR: UNDERSIZED LET. RECOMMENDATION

03A0380152MICHRC

\$85.00

BA 0083-53P806 0+ 7%

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Undersized lot
601 Hilltop Rd



601 Hilltop
ES Property



601 Hilltop
ES Property



601 Hilltop
ES Property



601 Hilltop
ES Property

Undersized 605
605 Hilltop Rd



605 Hilltop
WS Property



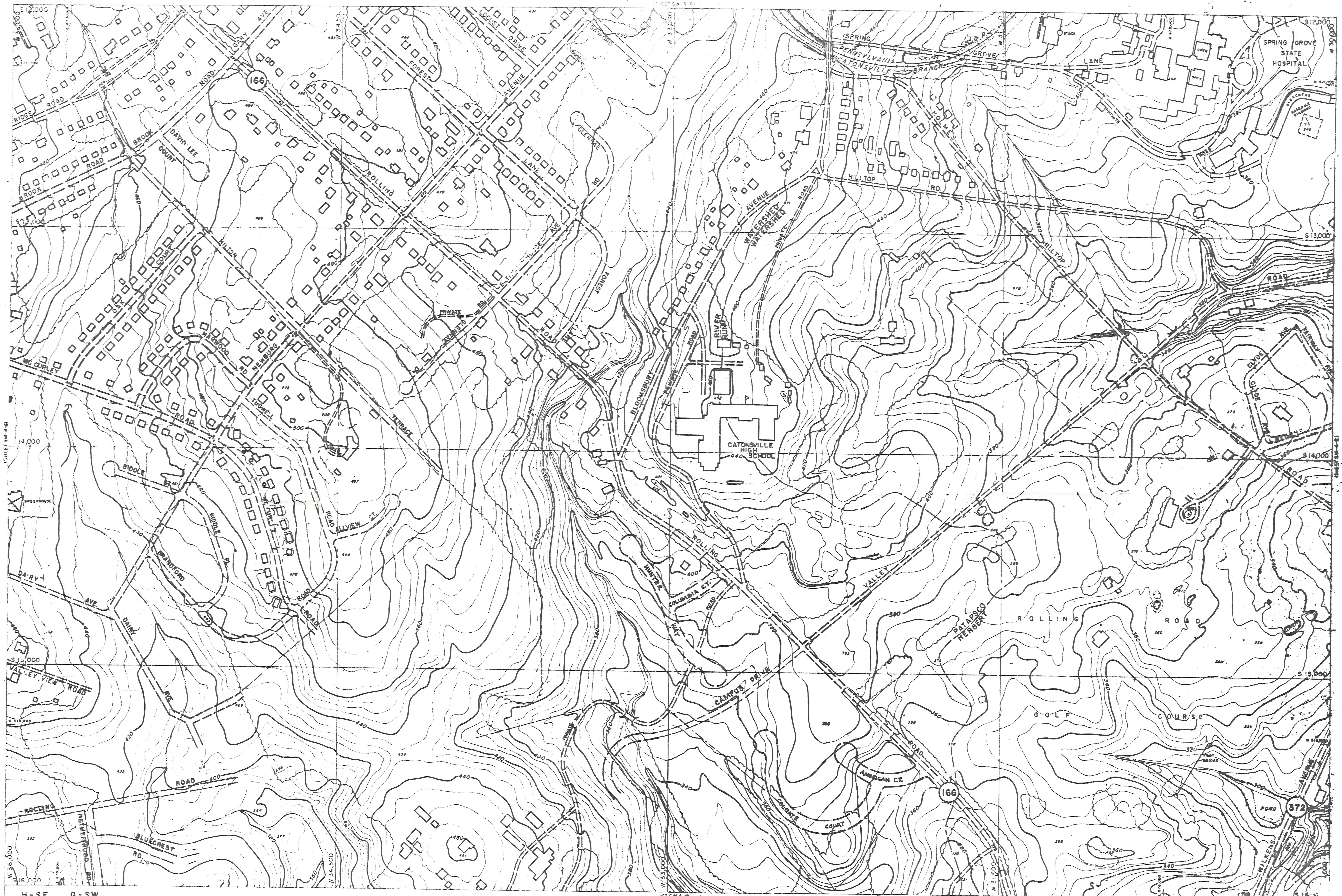
605 Hilltop
WS Property



605 Hilltop
WS Property



605 Hilltop
WS Property



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	CATONSVILLE	S.W.
		DATE OF PHOTOGRAPHY APRIL 1953		4-F
Topography Compiled by Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				

7/23/78

Hilltop Rd.

1105

1103

1101

Driveway

N

Driveway

Garport

House

Mrs. Fred McHugh
744-8340 Balto. 21228
Scale 1" = 20'

Ex Zoning - DR 5.5
Gross Area = 10,000 sq ft
Election Dist. 1
Councilmanic Dist. 1

Locality Map.



