

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 193011
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:

☐ MLR DEVELOPMENT 2300 N. CALVERT ST. SUITE 221
Print Name of Applicant Address Telephone Number BALTIMORE MD 21218 467-2870

☐ Lot Address 2907 ALABAMA AVE Election District 13 Council District 1 Square Feet 5000

Lot Location: N E S W / side / corner of ALABAMA AVE. 175 feet from N E S W corner of BRIAN STREET
(street) (street)

Land Owner LILLIAN BOSMAN Tax Account Number 1700009594/1302570162

Address 2906 PENNSYLVANIA AVE Telephone Number _____
BALTO. MD. 21227

☐ 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:

Signed by:

Ervin McDaniel
for the Director, Office of Planning & Zoning

Date: 4/14/94

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

4/25/94
Boltz/Horn Bldg
154 Bldg
N4 Tower 1

2907 ALABAMA AVENUE

OWNER: Lillian Bosman

APPLICANT: MLR Develop

The application for your proposed Building Permit Application has been accepted
for filing by R.T. on 4-5-94
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 4-20-94 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 5-2-94 C (B-3 Work Days)

TENTATIVE DECISION DATE 5-4-94 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District 13th

Location of property: 2907 Alabama Ave, S/S 175 E/Brim St

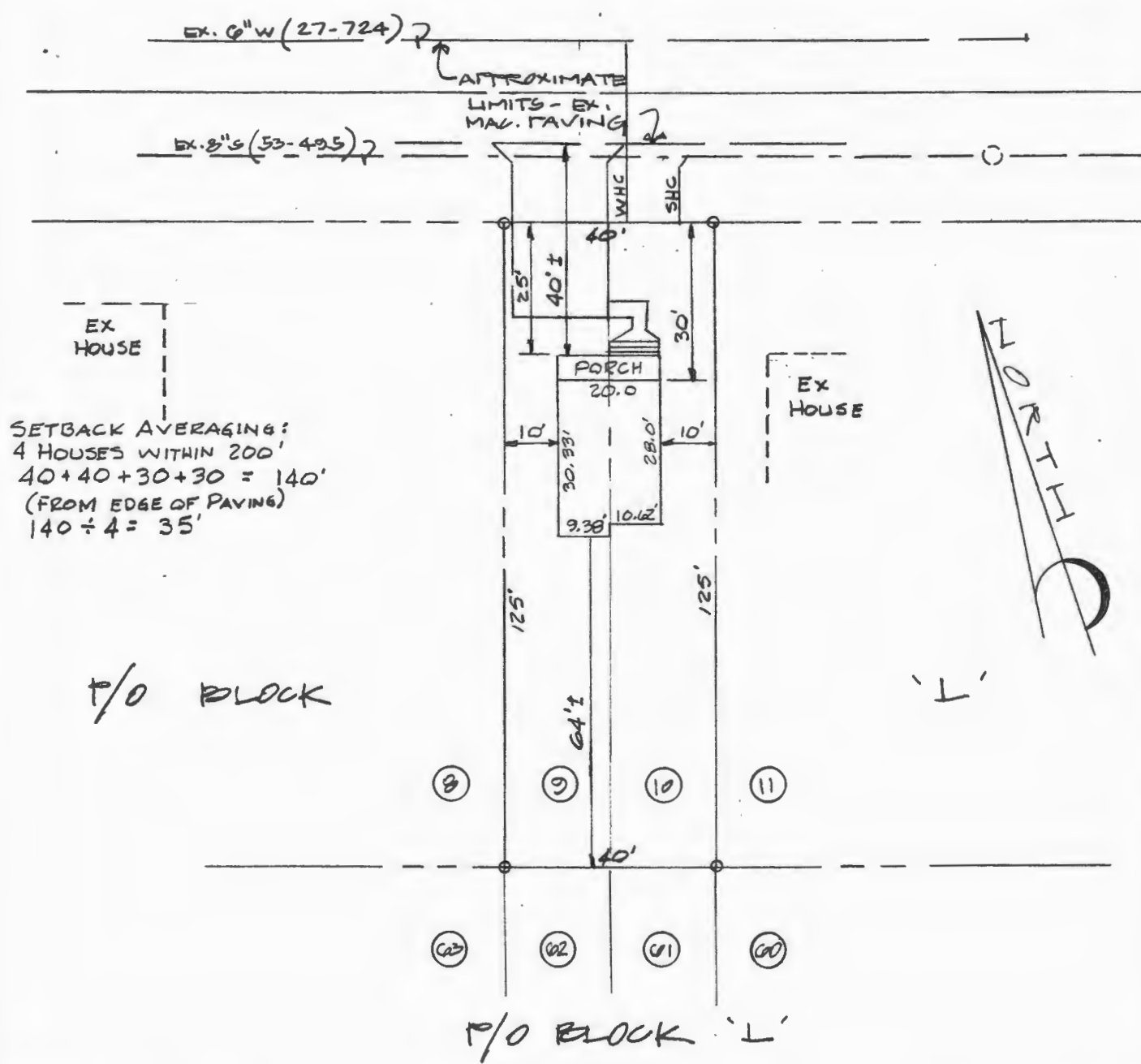
Posted by: [Signature] Date of Posting: 4/8/94
Signature

Number of Signs: 1

CK/UNDER.LOT (TXTSOPH)

ALABAMA AVENUE

50' R/W



SITE PLAN

LOTS 9 & 10 - REV'D. PLAT OF
"ROSEMONT" WPC 7/100
#2007 ALABAMA AVENUE
13TH ELECTION DISTRICT
BALTIMORE CO., MARYLAND

COLBERT ENGINEERING INC.

DUMBARTON SQUARE
3723 OLD COURT ROAD, SUITE 206
BALTIMORE, MARYLAND 21208
PHONE: (410) 653-3838

SCALE: 1" = 30'

DATE: APRIL, 1994

DECK STEPS
NOT SHOWN

10N



FRONT ELEVATION

1/4" = 1'-0"

2907 ALABAMA AVE

(SHEET SW-6-B)



1" = 200' topography

MAP S. W. 6 A

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS

DATE: 5/17/94

APPLICANT: MLR DEVELOPMENT

LOT ADDRESS: 2907 ALABAMA AVE

SUBDIVISION: BALTIMORE HIGHLANDS

TAX ACCOUNT NO: 1700009594

RECOMMENDATION: Q Approval

Q Disapproval

X Approval Subject to Comments

01
DISTRICT: 13, c1

B193011

COMMENTS: Water & Sewer Master Plan: W-1, S-1

Curb & Gutter Req'd: NO
Sidewalk Req'd: NO

Watershed: PATAPSCO
FEMA Panel: 0510
Flood Plain Onsite: NO; CHECK DRAIN ADEQUACY
Elevation Certificate Req'd: NO

Easements Req'd: NO
Reservations Req'd: NO

RECOMMEND APPROVAL AFTER SUBMITTAL OF GRADING PLAN
FOR LOT. CONCERNS INCLUDE ROAD DRAINAGE & DRAINAGE FROM LOT.
EXISTING CONTOURS INDICATE THAT AREA RECEIVES A LOT OF STORM WATER;
IS ROAD DRAINAGE ADEQUATE TO PREVENT LOT FLOODING?



SOUTH SIDE ALABAMA AVE
SHOWING ADJACENT HOUSE TO THE WEST



SOUTH SIDE ALABAMA AVE
SHOWING ADJACENT HOUSES



2907 ALABAMA AVE. (FRONT)



SOUTH
~~NORTH~~ SIDE ALABAMA AVE
LOOKING EAST

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

No. 144340

DATE 4-5-74 ACCOUNT R-071-6150

AMOUNT \$ 85.00

RECEIVED FROM: COLBERT ENGINEERING, INC.
KENNET COLBERT
(PRESIDENT) Tel: (410) 653-3838
FOR: UNDERSIZED LOT

01601ND165M1CHRC

185.00

PA 000231FND4-05-74

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER