

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 194282
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:

☐ Homecroft Homes 6111 Davis Rd Woodbine 21709 301-829-0356
Print Name of Applicant Address Telephone Number

☒ Lot Address 3925 Glenhurst Rd Election District 12 Council District 7 Square Feet 6173

Lot Location: N E W side / corner of Glenhurst Rd 203 feet from N E W corner of EDGEWATER Pk
(street) (street)

Land Owner Leo & Mary Smith Tax Account Number 151519710620

Address 3924 Glenhurst Rd 11222 Telephone Number 410-477-2472
DUNDALK MD 21222

☐ **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: Francis Morsey
for the Director, Office of Planning & Zoning

Date: 5-12-94

UNDERSIZED LOT

#B 194282

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

45-011
Core RE

3925 GLENHURST ROAD

APPLICANT: HOMECROFT HOMES

The application for your proposed Building Permit Application has been accepted
for filing by JRA on MAY 6, 1994
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 MAY 17, 1994 D (15 Days Before C)

DATE POSTED 5/14/94

HEARING REQUESTED-YES NO -DATE

CLOSING DAY (LAST DAY FOR HEARING DEMAND) JUNE 1, 1994 C (B-3 Work Days)

TENTATIVE DECISION DATE JUNE 6, 1994 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District 15th

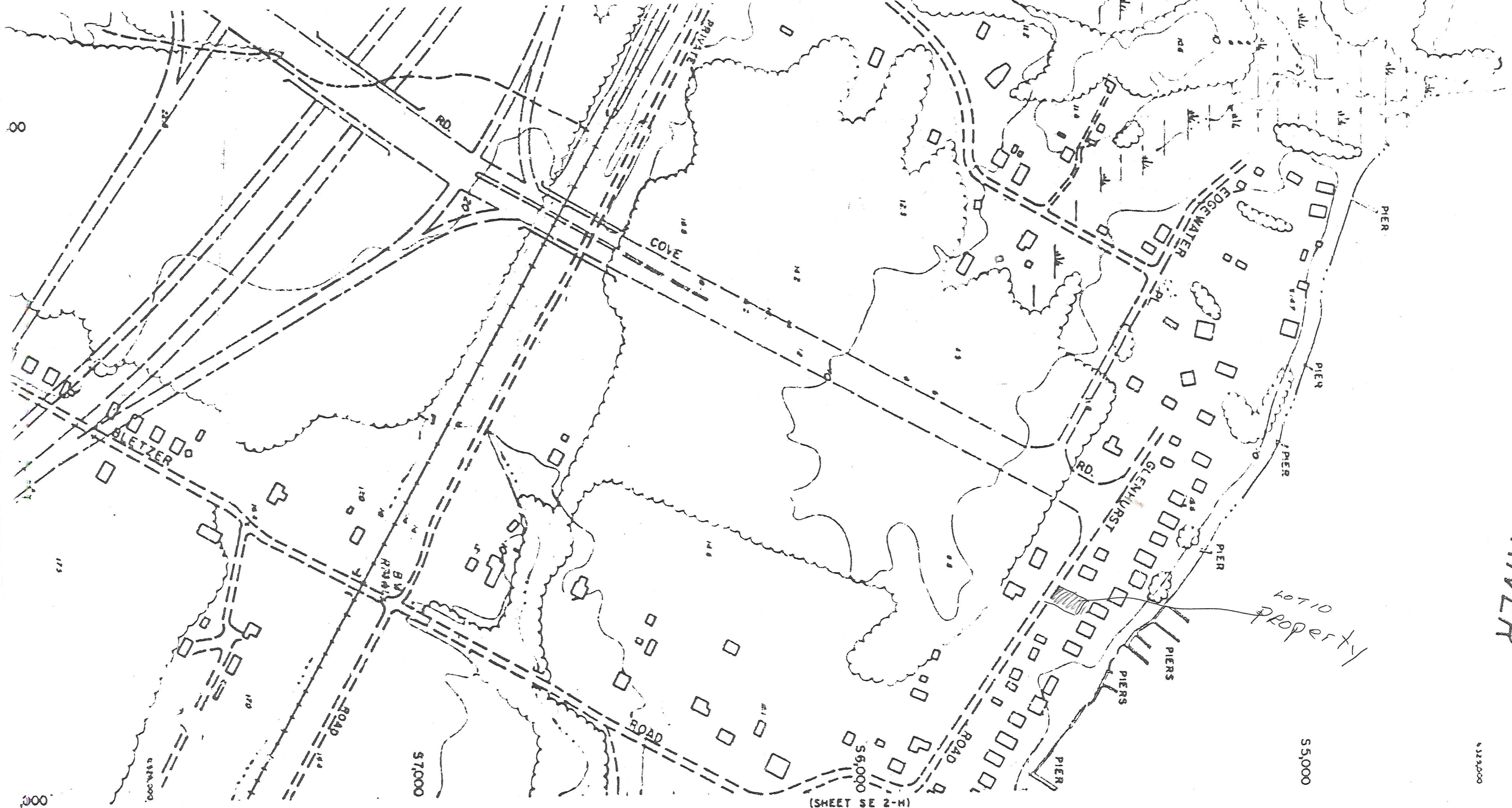
Location of property: 3925 Glenhurst Rd., W/S,
S/W COR. Edgewater Place - 12th Flc. D.

Posted by: [Signature] Date of Posting: 5/14/94
Signature

Number of Signs: 1

CK/UNDER.LOT (TXTSOPH)





(SHEET SE 2-M)

55,000

55,000

56,000

57,000

0 100 200

SHAFER RESIDENCE
collins

HOMECROFT HOMES, INC.

WOODBINE, MARYLAND 21781
8111 DAVIS ROAD

301-858-0326

DAVID W. CROSS, INC.

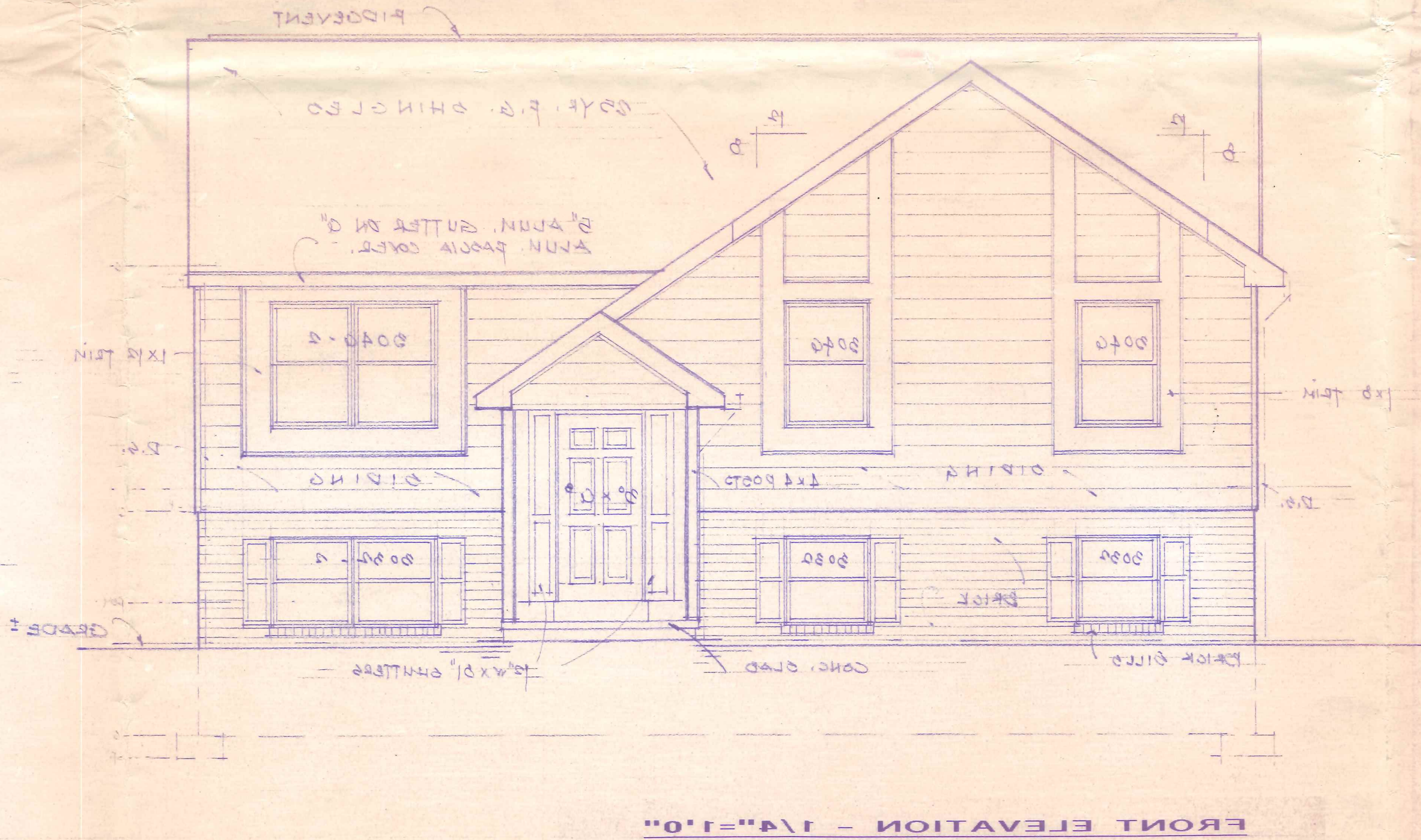
PROFESSIONAL BUILDING DESIGNER
1937-B GLEN COVE ROAD
DARLINGTON, MARYLAND 21034
410-836-3821

MEMBER
B D
A I

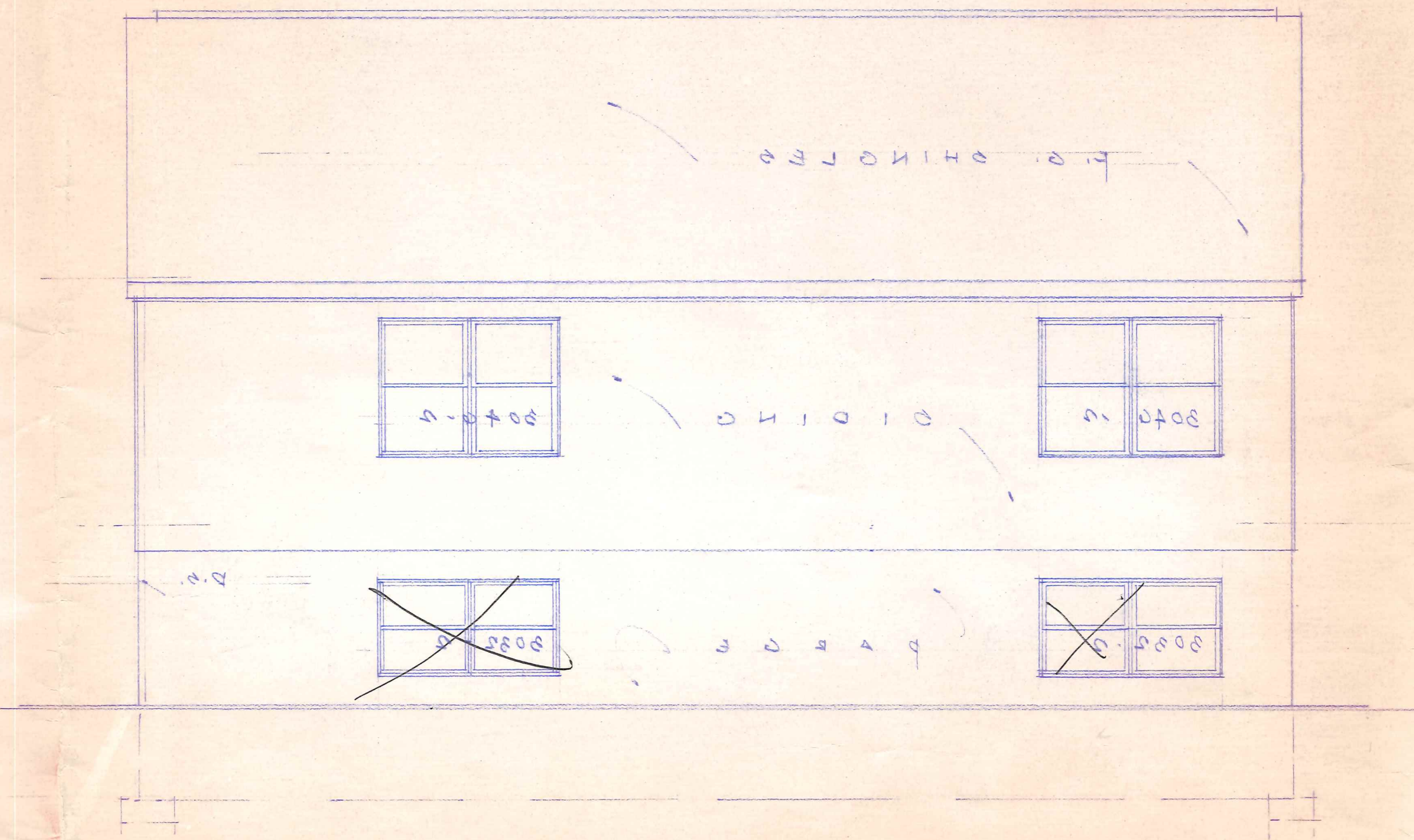
DATE: 10-28-84 BY: DMC

1 of 2

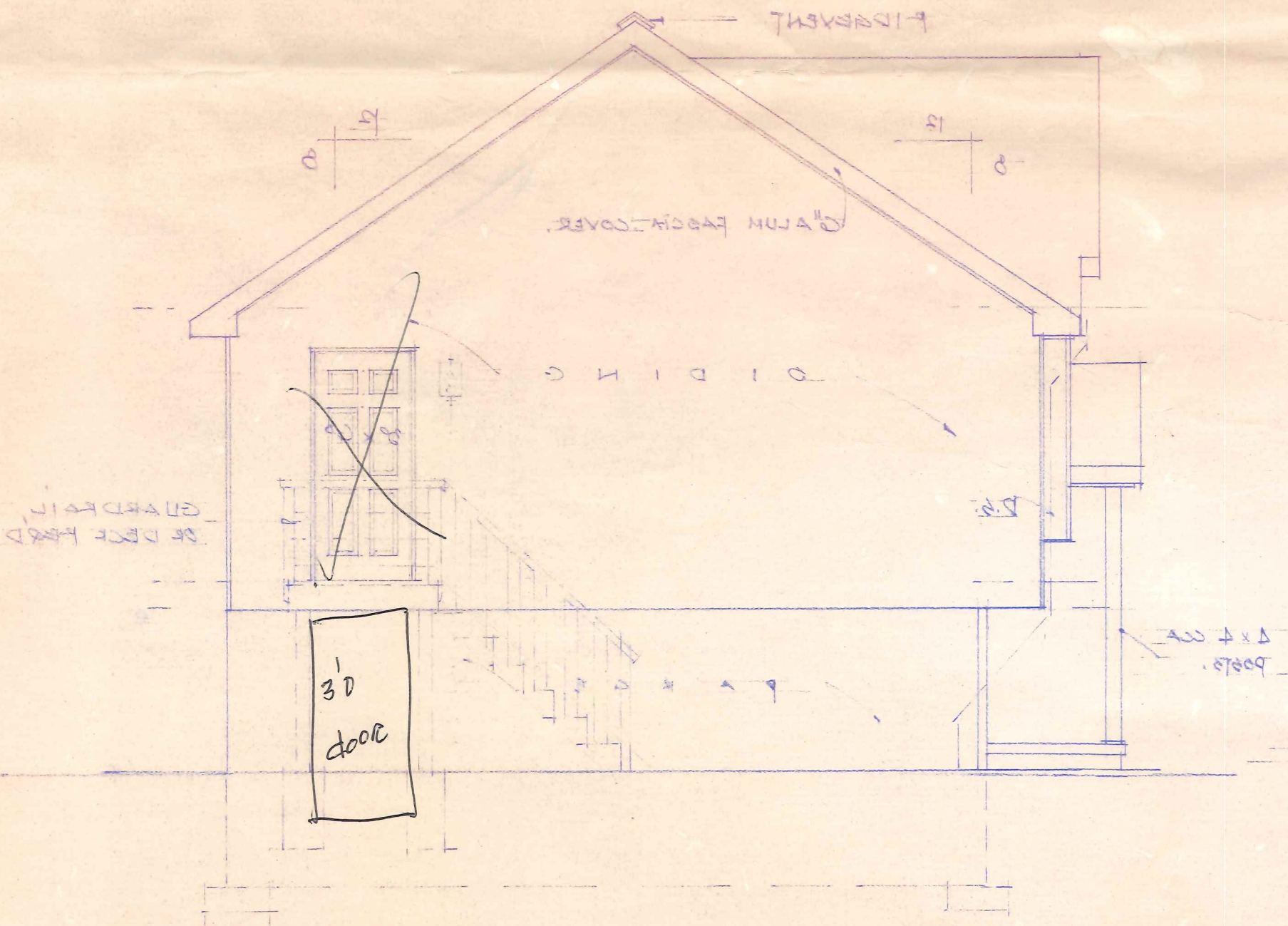
SHEET



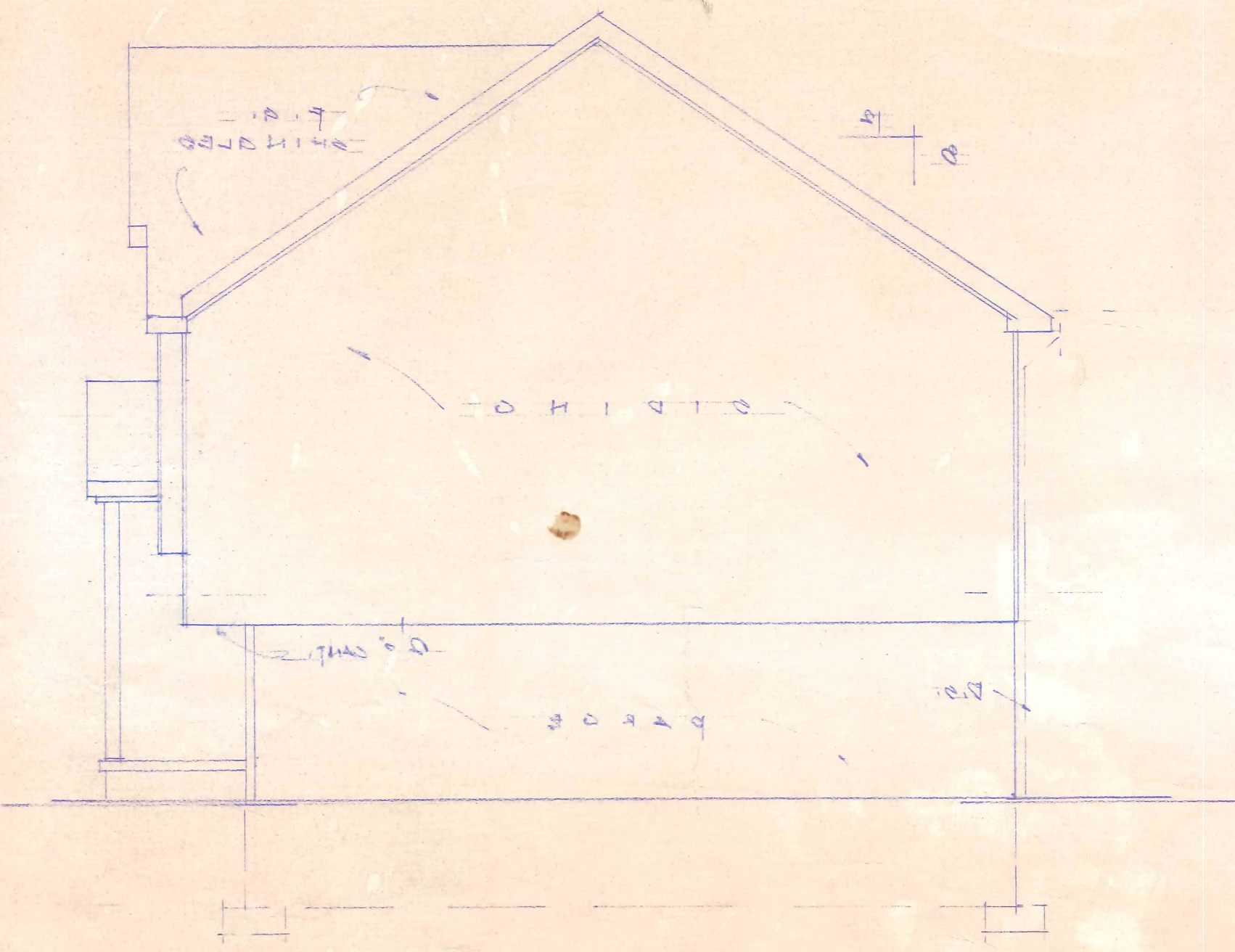
FRONT ELEVATION - 1/4"=1'0"



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



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



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

ON SITE
NO KNOWN STREAMS
OR WETLAND
BUFFERS ON
SITE.

PROPOSED
3 - large Trees
6 shrubs in
wetland
area

9A
12x3 EX.

11A

NOTE: EX. SHEDS
TO BE REMOVED

PROP.
SILT
FENCE

11x0 EX.

12x8 EX.

NEIGHBD. AV. STBK.

#3919 3/2-2

#3915 253

AV = 28'5"
HOLD 29'

PROPOSED

10x20 STONE

driveway

13x2 EX. EDGE RD.

GLENHURST ROAD
50' WIDE

NOTE: SITE IN L.O.A.

6173 SF ±

X. ZONING DR 5.5
ADD ZONE 'C' PER FIRM.
40010. 2440. B

TRACTOR SHALL PROVIDE POSITIVE DRAINAGE
AWAY FROM FOUNDATION AT ALL TIMES.

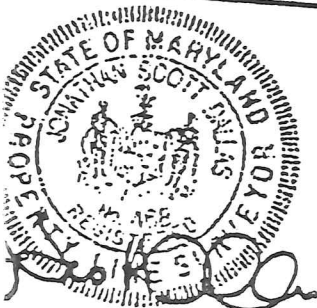
SITE PLAN

LOT 10A
"GLENHURST" 12/22
15TH ELEC. DIST. BALTO. CO., MD.

MH
43254

PROP. IMPERVIOUS
SURFACE = 23%

INV. 4.63



CHAFFEE RESIDENCE

J.S. DALLAS, INC.

Surveying & Engineering
4932 Hazelwood Avenue Baltimore, Md. 21206
(410) 866-2001

Date: 4/4/94

Scale: 1"=20'

Job Number: HH10

Drawn By: TE

Checked By: USD

FORM #SD155

Designed & Printed by PARAGON Design & Drafting