

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 185133
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:

☒ ARMAND SHANK, JR. 10720 BEAVER DAM RD. COCKEYSVILLE MD. 21030
Print Name of Applicant LOT 20 BLOCK SECTION E 785-3320
Address 1812 GREENSPRING DR. 8 3 7900
Lot Address GREENSPRING DR. 400 TALBOTT AVE.
Lot Location: N E W side corner of GREENSPRING DR. 400 TALBOTT AVE.
(street) JERRY + SHIRLEY HATTER 0808006690
Land Owner 3127 DUBOIS AVE. 668-9647
Address BALTO, MD. 21234
Telephone Number

☐ **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: 1/26/94

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

The application for your proposed Building Permit Application has been accepted
for filing by Mitch Kellman on 1/6/94
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 1/15/94 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

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

TENTATIVE DECISION DATE 2/6/94 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District 3rd

Location of property: Lot #20 - 1812 Greenspring Dr., Luthor Villa
415' N/ Talbott Ave

Posted by: M. J. Steady Date of Posting: 1/7/94
Signature

Number of Signs: 1

CK/UNDER.LOT (TXTSOPH)

ZONING DESCRIPTION

1812 GREENSPRING DRIVE

LOT NUMBER 20

OWNER: JERRY AND SHIRLEY HATTER

ELECTION DISTRICT:

COUNCILMANIC DISTRICT:

ZONING DESCRIPTION FOR 1812 GREENSPRING DRIVE.

**BEGINNING AT A POINT ON THE WEST SIDE OF GREENSPRING DRIVE
WHICH IS 40' WIDE AT A DISTANCE OF 415' NORTH OF THE CENTERLINE
OF THE NEAREST IMPROVED INTERSECTING STREET TALBOTT AVENUE
WHICH IS 40' WIDE. BEING LOT #20, BLOCK E, SECTION E IN THE
SUBDIVISION OF LUTHERVILLA AS RECORDED IN BALTIMORE COUNTY PLAT
BOOK #8, FOLIO #13, CONTAINING 7910 SQUARE FEET AND .18 ACRES.
DECEMBER 17, 1993**



**ROCCHI
CONSTRUCTION
CORPORATION**

DECEMBER 15, 1993

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

RE: **RESIDENTIAL BLDG PERMIT APPLICATION**
LOT 20, SECTION E, LUTHER VILLA
1812 GREENSPRING DRIVE
LUTHERVILLE, MD

GENTLEMEN:

WE HAVE APPLIED FOR A BUILDING PERMIT TO CONSTRUCT A NEW
30' WIDE RESIDENCE ON THE SUBJECT LOT WHICH IS 50' IN WIDTH.
AS REQUESTED, WE HAVE ENCLOSED COPIES OF THE DEEDS FOR THE
ADJOINING PROPERTIES WHICH COVER THE LAST TEN YEARS.

<u>LOT NUMBER</u>	<u>OWNER</u>	<u>DATE</u>
21 AND 22	EDWARD CLAY STAMBAUGH, JR AND MARY MARGARET STAMBAUGH	MARCH 1, 1983
17 AND 18	CHIK-YUNG CHIEN AND CHUN WUEI SU CHIEN	OCT 24, 1973
TRIANGULAR PARCEL	JERRY & SHIRLEY HATIER	SEP 26, 1985 [SOLD ON THAT DATE]

THE TWO OTHER ABOVE NAMED STILL RETAIN OWNERSHIP OF THOSE
PROPERTIES AT THE PRESENT TIME.

ALSO ENCLOSED ARE THREE COPIES OF THE UNDERSIZED LOT
APPLICATION, OUR PERMIT APPLICATION, THREE SITE PLANS, TWO
TOPOGRAPHY PLANS, BUILDING ELEVATIONS AND PHOTOGRAPHS OF
ADJOINING HOUSES AND THE SURROUNDING NEIGHBORHOOD.

PLEASE DO NOT HESITATE TO CALL SHOULD YOU NEED ANY ADDITIONAL
INFORMATION.

SINCERELY,
ROCCHI CONSTRUCTION CORPORATION

ARMAND M. SHANK, JR.
PRESIDENT

AMS/am

cc: JACK SERIO

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

OEA: 22/COP
HISTORIC DISTRICT/BLDG

PERMIT # 185133
RECEIPT #: 201184
CONTROL #: 185
XREF #:

PROPERTY ADDRESS 2852 18TH GREENSPRING
DRIVE LUTHERVILLE

YES ☐ NO ☒

SUBDIV: LUTHER VILLA

DO NOT KNOW

TAX ACCOUNT #: 0808006690

DISTRICT/PRECINCT

OWNER'S INFORMATION (LAST, FIRST)

NAME: HATTER, JERRY AND SHORLEY

ADDR: 3127 DUBOIS AVE BALTO. MD 21234

APPLICANT INFORMATION

NAME: ARMAND SHANK JR

COMPANY: ROCCHI CONST. CORP.

ADDR1: 10720 BEAVER DAM RD

ADDR2: COCKEYSVILLE, MD - 21030

PHONE #: 410-785-3320

MHIC LICENSE #: 2853

APPLICANT

SIGNATURE: Armand Shank Jr TRACT:

BLOCK: E

PLANS: CONST 1 PLOT 1 PLAT 1 DATA 1

EL 1 PL 1

TENANT

CONTR: ROCCHI CONST. CORP.

ENGR:

SELLR:

FEE: 111.00
PAID: 111.00
PAID BY: CASH
INSPECTOR: 1
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. X NEW BLDG CONST

2. ADDITION

3. ALTERATION

4. REPAIR

5. WRECKING

6. MOVING

7. OTHER

TYPE OF USE

RESIDENTIAL

01. X 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. X BLOCK

3. CONCRETE

BASEMENT

1. X FULL

2. PARTIAL

3. NONE

NON-RESIDENTIAL

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT) MR. SHANK
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. X WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

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

TYPE OF SEWAGE DISPOSAL

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

CENTRAL AIR: 1. X 2.
ESTIMATED COST: \$60,000
OF MATERIALS AND LABOR

1. X PUBLIC SYSTEM EXISTS X PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED

PROPOSED USE: RESIDENCE

EXISTING USE: NONE VACANT LOT

OWNERSHIP

1. X PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY: 1. X 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 X Y 2. N

POWDER ROOMS 1

BATHROOMS 2

KITCHENS 1

CLASS

LIBER 5054 FOLIO 0206

APPROVAL SIGNATURES

DATE

BUILDING SIZE
FLOOR 1568 SF
WIDTH 28'
DEPTH 28'
HEIGHT 20' 33"
STORIES 2
LOT #'S 20
CORNER LOT
1. Y 2. X N ZONING DR 5.5

LOT SIZE AND SETBACKS
SIZE 7900 SQ. FT.
FRONT STREET 50'
SIDE STREET
FRONT SETBK 25'
SIDE SETBK 10' 10"
SIDE STR SETBK
REAR SETBK 9' 4"

BLD INSP :
BLD PLAN :
FIRE :
SEDI CTL :
ZONING DR 5.5 OK to go 12-1-93
PUB SERV :
ENVRMT :
PERMITS :

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

Zoning needs letter and accompanying
records to ownership references with dates showing
my address ownership with lot 20 for first 6-10 yrs.
IF ADDRESS OWNERSHIP SHOWS RDJ, BLDG, ERS
Regarding steel need underground
lot approval PER S. 304.
ALSO PAYING FUNDS AT LOT.



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

receipt

Account: R-001-6150

Number

Date

1/4/94

Taken In By: MDK
Item Number: N/A

Shank, Armand — 1812
Greenspring Drive
Timonium

030 - Undersized Lot Application - \$50.00

080 - 1 sign

- \$35.00

\$85.00

02A02700486KTCNRC

\$85.00

BA 0011:14AND1-04-94

Please Make Checks Payable To: Baltimore County

Cashier Validation



1809 GREENSPRING





1806 GREENSPRING

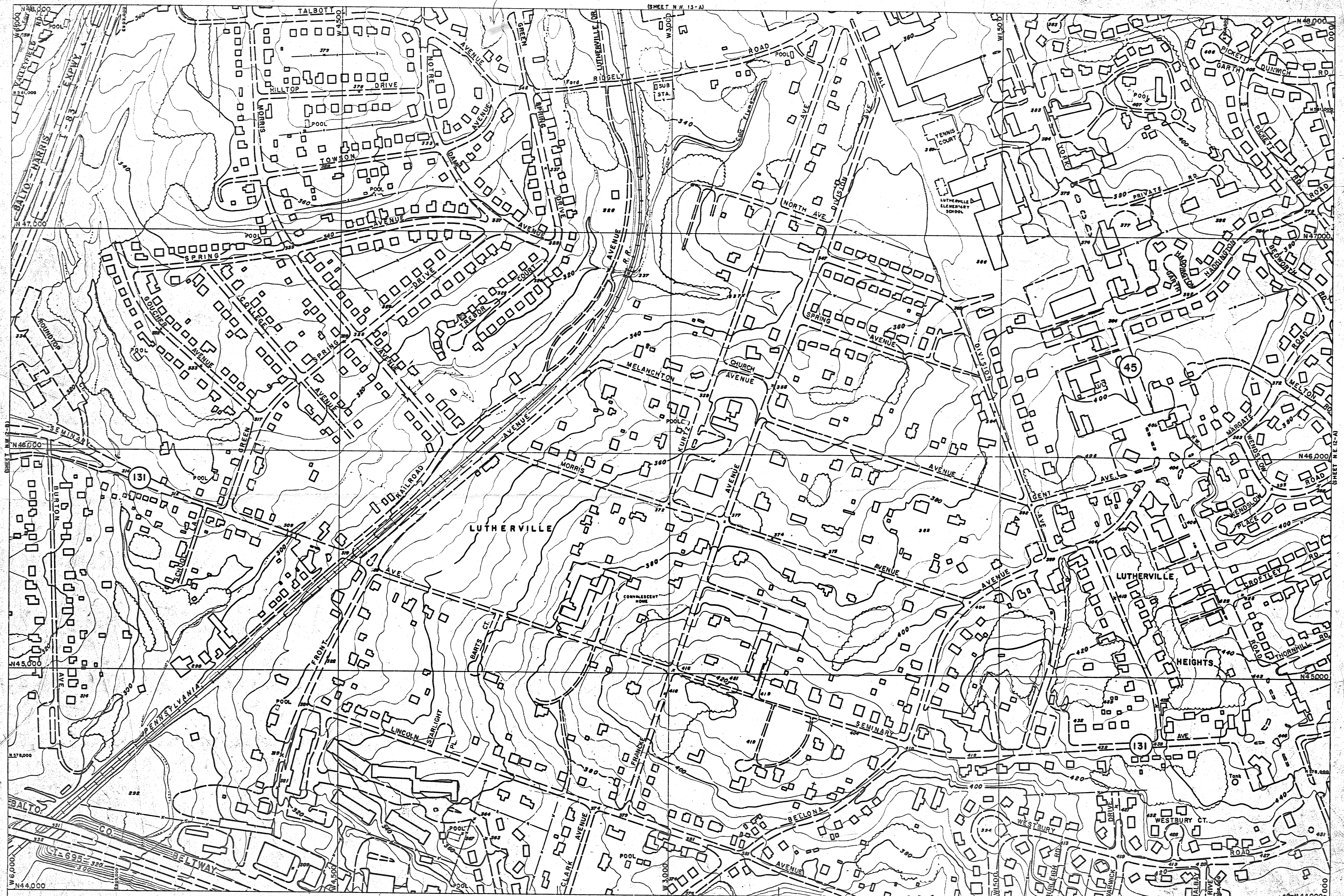




1801



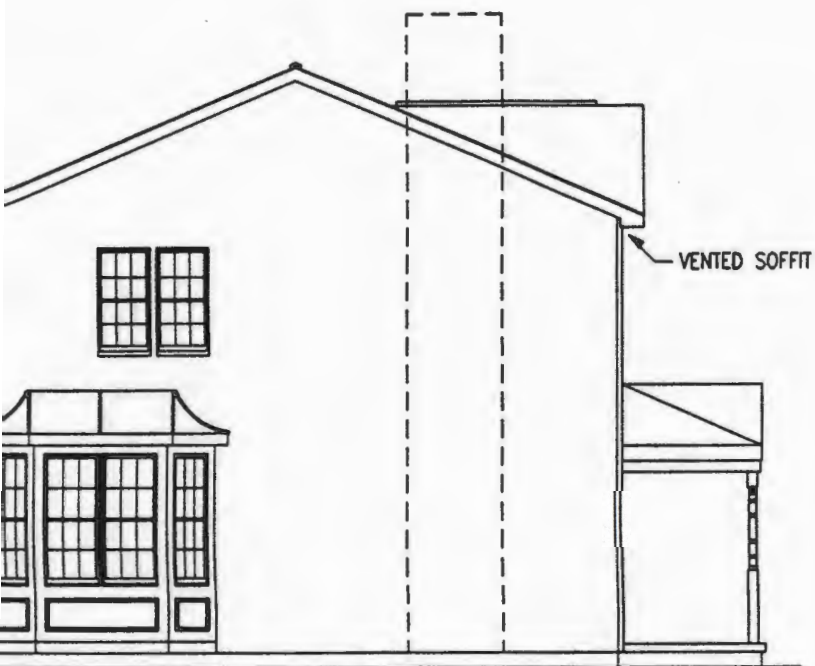




S-SE R-SW

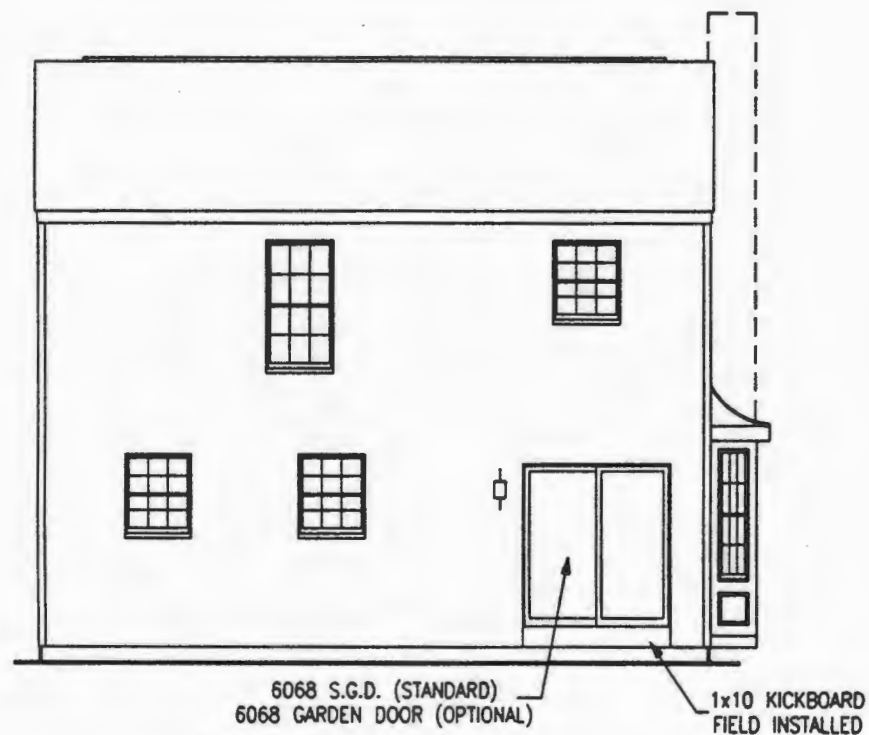
PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE	LOCATION	SHEET
Topographic	BY	DATE	1" = 200'	LUTHERVILLE	N.W. 12-A
	MAPS, INC.	4-11-70			
	10/10/74		DATE OF PHOTOGRAPHY APRIL 1953		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.					



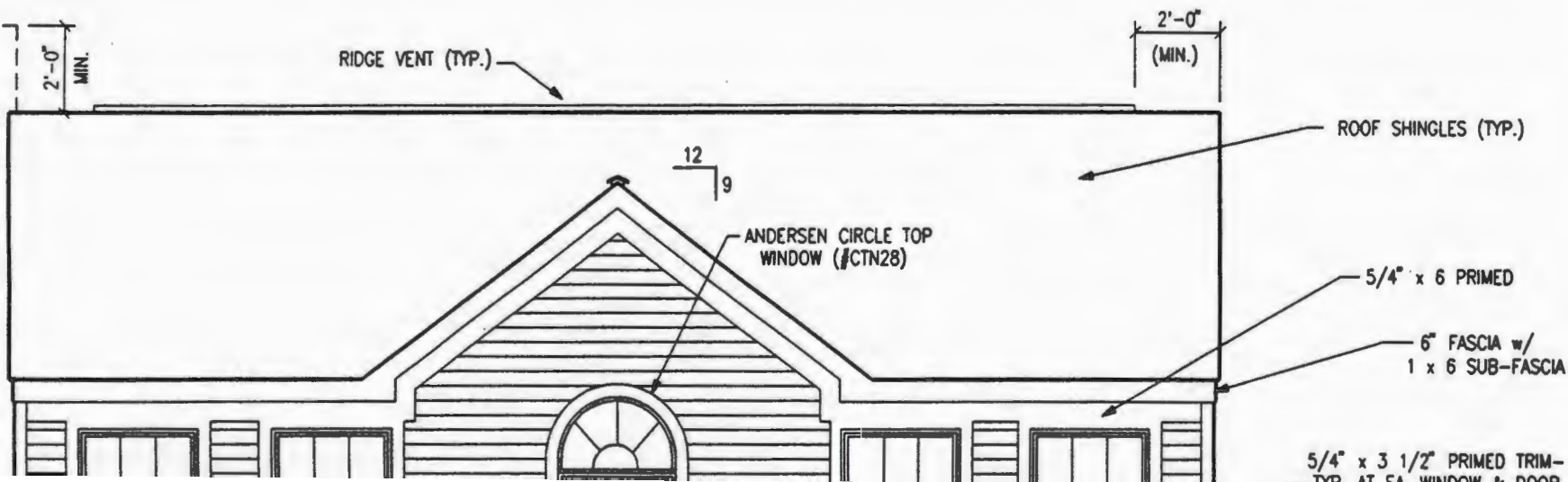
LEFT SIDE ELEVATION

$1/8" = 1'-0"$

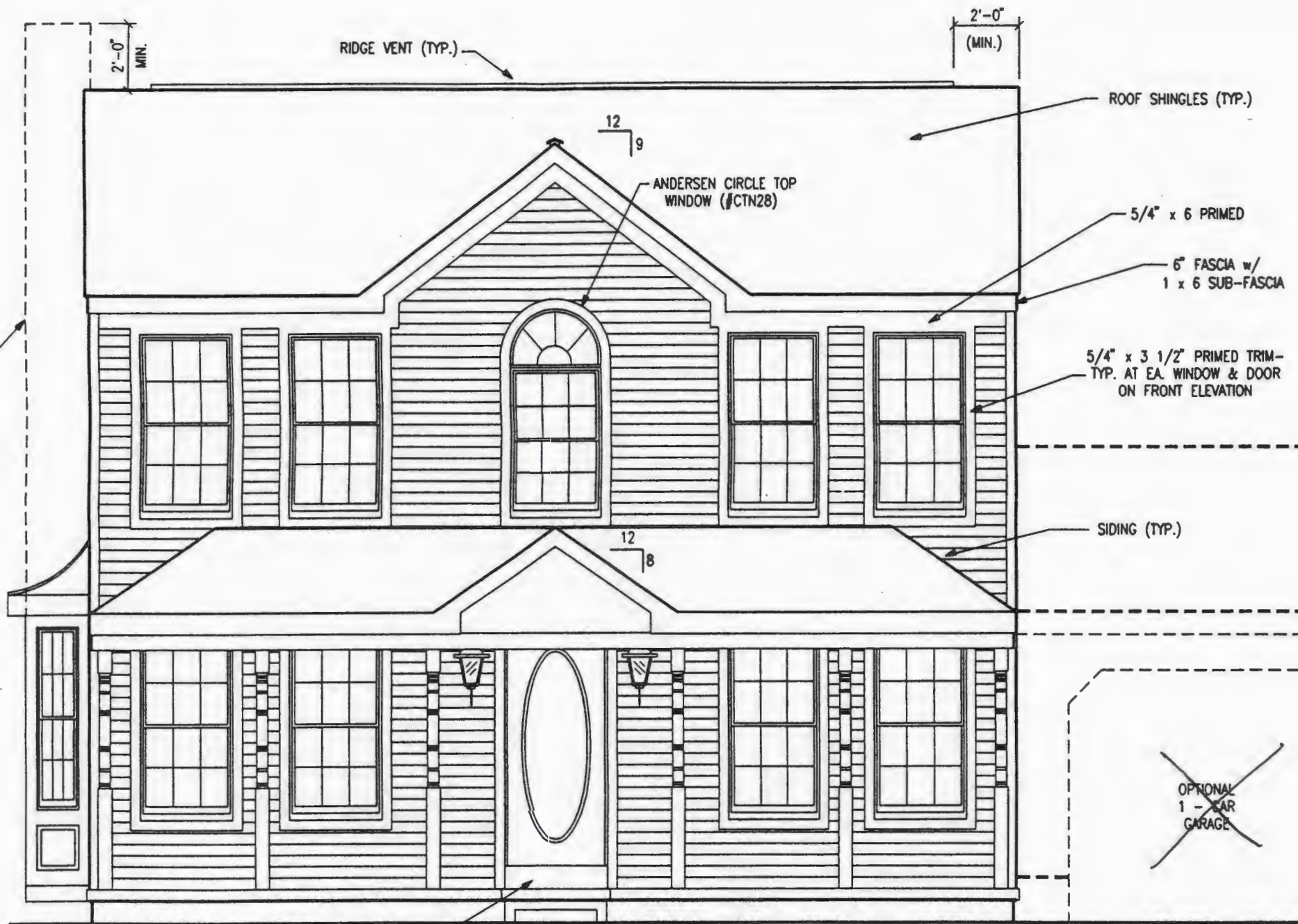


REAR ELEVATION

$1/8" = 1'-0"$



OPT.
FIREPLACE



1x10 KICKBOARD
FIELD INSTALLED.

FRONT ELEVATION

1/4" = 1'- 0"

SEE GARAGE

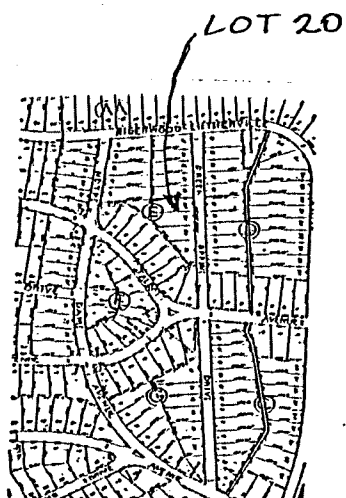
Lot Number 20

Owner: Jerry and Shirley Hatter

Election District:

Councilmanic District:

Zoning Description for 1812 Greenspring Drive. Beginning at a point on the West Side of Greenspring Drive which is 40' wide at a distance of 415' North of the centerline of the nearest improved intersecting street Talbott Ave. which is 40' wide. Being Lot #20 , Block E, Sect Section E in the subdivision of Luthervilla as recorded in Baltimore County Plat Book #8, Folio #13, containing 7910 sq. ft. and .18 acres.
December 17, 1993


$$1'' = 1000'$$

LIBER 7011
FOLIO 757

WILLIAM J. & MARY LINDA
MOTSCHIEDLER, JR.
NO LOT NUMBER
LUTHERVILLA PLAT 2
SECTION E

32.18'

50.02'

50.02'

LOT 21

EDWARD CLAY &
MARY MARGARET
STAMBAUGH

LUTHERVILLA
BLOCK E. PLAT 2
LIBER 6519
PAGE 398

1812 GREENSPRING

LOT 19

CHIH-YUNG &
CHUN WUEI SU
CHIEN

LUTHERVILLA
BLOCK E PLAT 2
LIBER 5405
PAGE 280

5' EASEMENT

25' SETBACK LINE

DRIVEWAY

PORCH

WALK

SHOW (ALL)
PRINT AVERAGE
STKS.

55'

50.0'

LOT 20

1812 GREENSPRING DR.

LUTHER VILLA

$$1'' = 20'$$

UTILITIES TO BE EXTENDED TO SITE
UNDER PUBLIC WORKS AGREEMENT

415' TO E OF TALBOTT AVE

XIST. 8" WATER

EXIST. 8" SEWER

 γ

32'

FH