



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 5, 1996

William A. Hahn, Jr., Esquire
Suite 700, Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204-5340

RE: 7108 Oliverwood Road
Case No. CBA-95-157
15th Election District

Dear Mr. Hahn:

In reference to your letter of February 23, 1996 to this office regarding the above captioned matter, please be advised that your correspondence will be placed in 7108 Oliverwood Road file.

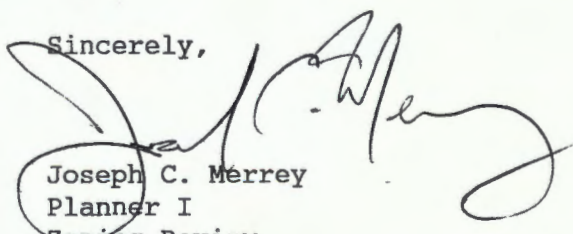
However, be aware that at such time when the Myers file for compatibility review (pursuant to Section 304.2 of the Baltimore County Zoning Regulations) and the property is posted, any request for hearing must be in writing and received by this office within the 15 day posting period (see Section 304.4 of BCZR).

Your aforementioned February 23rd letter does not secure your client's right to a hearing on a future compatibility filing by the Myers.

Finally, regarding your notice request on the reapplication of a permit by the Myers, the property will need to be posted prior to any such building permit being issued, and this posting serves as formal notice.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, please do not hesitate to contact me at 887-3391 (FAX - 887-5708).

Sincerely,


Joseph C. Merrey
Planner I
Zoning Review

JCM/jnw



WILLIAM A. HAHN, JR.
ATTORNEY AT LAW
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(410) 823-7858
FAX (410) 823-0451

February 23, 1996

Arnold Jablon, Esquire
Director
Office of Planning and Zoning
Baltimore County Office Building
111 Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. CBA-95-157
Building Permit No. B-226263

Dear Mr. Jablon:

I represent Mr. and Mrs. Thomas Snow, the adjoining landowners and Protestants in the above matter that went to the County Board of Appeals for hearing January 31, 1996. The Board of Appeals filed its decision and Final Opinion and Order on February 9, 1996, on a de novo determination that the applicants' lot qualified as an undersized lot under §304.1 finding that the subject lot did not satisfy the requirements for approval as set forth in §304.1 of the Baltimore County zoning regulations.

My clients would like to make formal notice under §304.4 that they request a hearing on any building permits that the applicants may reapply for on the subject property 7108 Oliver^{way} Road, and it would be appreciated if this office was notified on behalf of Mr. and Mrs. Snow in the event that there is any reapplication for permit.

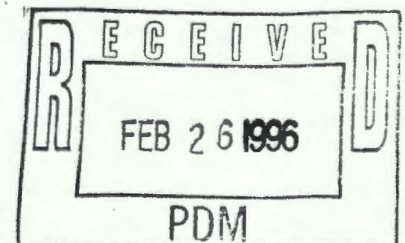
Thank you for your attention in this matter.

Yours very truly,

William A. Hahn, Jr.
WILLIAM A. HAHN, JR.

WAHJr:tji
Enclosures

cc: Mr. and Mrs. Thomas Snow
Peter Max Zimmerman, Esquire
Mary E. Gephardt, Esquire



IN THE MATTER OF
MARVIN MYERS, ET UX -APPLICANTS
7108 OLIVERWOOD ROAD
15TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT

RE: DEPUTY ZONING COMMISSIONER'S
DISAPPROVAL /BUILDING PERMIT
APPLICATION /UNDERSIZED LOT

B
* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. CBA-94-163

* * * * *

O P I N I O N

This matter comes before the Board of Appeals on a de novo determination of whether or not the subject lot qualifies as an undersized lot that satisfies Section 304.1 of the Baltimore County Zoning Regulations (BCZR). Mr. & Mrs. Marvin Myers were represented at the hearing by Mary E. Gephardt, Esquire, and Mr. & Mrs. Thomas Snow and Dane Glisan appeared in proper person. Mr. Myers and Mr. Snow were the only witnesses to testify. Mr. Myers offered evidence as to the lot being undersized and first recorded by plat on May 21, 1947, and testified that he has never owned adjoining property. Mr. Snow offered evidence of drainage and water flow problems whereby the adjoining properties' runoff flows onto the subject lot. There was no evidence as to what, if any, agencies have reviewed the plans or any footprint or other evidence as to where the proposed dwelling would be placed on the lot.

Section 304.1 of the BCZR permits the erection of a single-family detached dwelling on an undersized lot provided three requirements are met; namely, 1) the lot shall have been duly recorded prior to March 30, 1955; 2) all other requirements of the height and area regulations are complied with; and 3) the lot owner does not own sufficient adjoining land to permit compliance. The

evidence before the Board indicated that the lot was duly recorded prior to 1955, and the owners do not own adjoining property with which to cure the size defect. There also was evidence of compliance with height requirements, but no evidence of compliance with area regulations. Given the paucity of evidence in this regard, the Board is constrained to decline at this juncture to approve of the application under Section 304.1. The denial is without prejudice insofar as the Myerses may reapply for a permit and, if they can produce evidence that satisfies subsection B of Section 304.1, this Board would rule in their favor.

Because this Board would ultimately rule in favor of Mr. and Mrs. Myers were they to comply with subsection B of Section 304.1, we believe further comment is in order. We do not wish to be understood as necessarily granting a permit per se. Merely, we would be granting the Myerses the ability to proceed with application for the building permit. This Board would thus still expect the Myerses to comply with the procedures and substantive requirements set forth in Section 304.2 of the BCZR, as well as the Title 26 requirements set forth in the Baltimore County Code, particularly Sections 26-269 and 26-275 pertaining to drainage, grading and sediment control. Accordingly, this Board finds that the property does not satisfy the requirements for approval as an undersized lot pursuant to Section 304.1 of the BCZR and will so order.

O R D E R

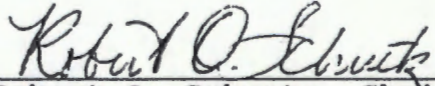
IT IS THEREFORE, this 9th day of February, 1996 by

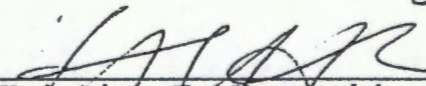
the County Board of Appeals of Baltimore County

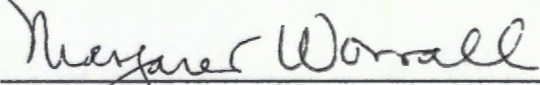
ORDERED that the subject property, known as 7108 Oliverwood Road, does not satisfy the requirements for approval as an undersized lot as set forth in Section 304.1 of the Baltimore County Zoning Regulations.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY


Robert O. Schuetz, Chairman


Kristine K. Howanski


Margaret Worrall

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 18, 1995

Mr. and Mrs. Thomas Snow
7106 Oliverwood Road
Baltimore, MD 21220

Mr. Dane E. Glisan
7102 Oliverwood Road
Baltimore, MD 21220

RE: Undersized Lot
7108 Oliverwood Road
15th Election District
6th Councilmanic District
Marvin Meyers, et ux
Building Permit No. B226263

Dear Mr. and Mrs. Snow, and Mr. Glisan:

Please be advised that an appeal of the above-referenced case was filed in this office on June 13, 1995 by Marvin and Elaine Myers. All materials relative to the case have been forwarded to the Board of Appeals.

If you have any questions concerning this matter, please do not hesitate to contact Julie A. Winiarski at 887-3353.

Sincerely,

A handwritten signature in black ink, appearing to read "Arnold Jablon".

ARNOLD JABLON
Director

AJ:jaw

cc: People's Counsel



APPEAL

Undersized Lot
7108 Oliverwood Road
15th Election District, and 6th Councilmanic District
Marvin & Elaine Myers-Owners
Permit No. B226263

Rear Elevation Plan

Entry of Appearance dated May 31, 1995

Amended Entry of Appearance dated June 6, 1995

Petitioner(s) and Protestant(s) Sign-In Sheets

Letter of opposition to the Zoning Department from John and Kathleen
Cunzeman Received on May 2, 1995

Two Miscellaneous Letter

57 Photographs of 7108 Oliverwood Road

Building Permit B226263

Zoning Commissioner's Order dated June 20, 1995 (Denied)

Notice of Appeal received on July 13, 1995 from Elaine Myers

cc: Mr. and Mrs. Marvin Myers, 6223 Ebenezer Road, Baltimore, MD 21220
Mr. and Mrs. Thomas Snow, 7106 Oliverwood Road, Baltimore, MD 21220
Mr. Dane E. Glisan, 7102 Oliverwood Road, Baltimore, MD 21220
People's Counsel of Baltimore County, M.S. 2010

Request Notification: Patrick Keller, Director, Planning and Zoning
Timothy M. Kotroco, Deputy Zoning Commissioner
Arnold Jablon, Director of PDM

7/17/95

July 12, 1995

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner for Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Hearing on undersized lot
(7108 Oliverwood Road)
15th Election District - 6th Councilmanic District
Marvin Myers, et ux - Applicants
Building Permit No. B-226263

Dear Mr. Kotroco:

This letter is formal notice that we are appealing the Findings of Fact and Conclusions of Law rendered in the above entitled case on June 20, 1995. Attached is a check in the amount of \$75.00 to cover the applicable charges for the appeal.

Should you require additional information, please advise.

Very truly yours,


Marvin Myers


Elaine Myers
6223 Ebenezer Road
Baltimore, Maryland 21220

Enclosure

RECEIVED

JUL 13 1995

ZADM

IN RE: HEARING ON UNDERSIZED LOT
(7108 Oliverwood Road)
15th Election District
6th Councilmanic District

Marvin & Elaine Myers
Owners/Applicants

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Bldg. Permit #B-226263

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner pursuant to a request for public hearing filed by the adjoining property owners to determine the appropriateness of a building permit application for the proposed development of the subject undersized lot, known as 7108 Oliverwood Road, located in the vicinity of Chase in the subdivision of Oliver Beach. The owners of the subject property seek to develop the property with a single family dwelling in accordance with the architectural drawing submitted with their application.

Appearing at the hearing in support of their building permit application were Marvin and Elaine Myers, owners of the subject property. Appearing in opposition to the application were Thomas C. and Laura D. Snow, adjoining property owners who requested this public hearing, and Dane E. Glisan, a nearby resident of the area.

Testimony and evidence offered revealed that Mr. & Mrs. Myers seek approval to construct a single family dwelling on the subject undersized lot, which consists of 8,635 sq.ft., more or less, zoned D.R. 5.5. The lot is approximately 50 feet wide by 168 feet deep. Mr. Myers testified that he has owned the subject property for the past 12 years and now seeks to develop the lot as proposed for resale.

ORDER RECEIVED FOR FILING

Date 6/29/95

By [Signature]

Appearing in opposition to the Applicants' request were Thomas and Laura Snow, adjoining property owners who reside at 7106 Oliverwood Road, and Dane Glisan, a nearby resident at 7102 Oliverwood Road. The Protestants are very concerned over the proposed development of the subject lot and submitted into evidence numerous photographs of the poor drainage conditions which currently exist in this area, not only on the subject lot, but also the area surrounding this property. The many photographs submitted by these Protestants depict a very serious water ponding and pooling problem that exists in this area and accumulates on the lot in question. These neighbors are very much concerned that the construction of a dwelling on this particular lot will cause more standing water and force the standing water to runoff onto adjacent properties. Testimony revealed that there is no storm water drainage system for this area of Oliverwood Road.

As noted above, this matter comes before me pursuant to Section 304.4 of the Baltimore County Zoning Regulations (B.C.Z.R.). That Section provides for a public hearing before the Zoning Commissioner in the event a hearing is requested either by a resident located within 1,000 feet of an undersized lot, or by the Director of Zoning Administration and Development Management (ZADM). At the hearing before me, I am required to determine whether the construction of a single family dwelling on the subject undersized lot would be appropriate, considering the circumstances surrounding the particular lot. Given the terrible drainage and surface water problem which currently exists in this area of Baltimore County, I do not believe it appropriate to construct a single family dwelling on the subject undersized lot and as such, the Myers' request should be denied.

ORDER RECEIVED FOR FILING

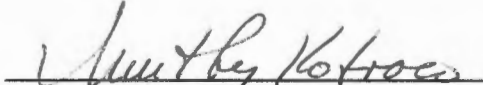
Date

By

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of June, 1995 that Building Permit No. B-226263 for the construction of a single family dwelling on the subject undersized lot, known as 7108 Oliverwood Road, should and must be denied.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date 6/20/95

By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

June 20, 1995

(410) 887-4386

Mr. & Mrs. Marvin Myers
6223 Ebenezer Road
Baltimore, Maryland 21220

RE: HEARING ON UNDERSIZED LOT
(7108 Oliverwood Road)
15th Election District - 6th Councilmanic District
Marvin Myers, et ux - Applicants
Building Permit No. B-226263

Dear Mr. & Mrs. Myers:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The building permit application has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Thomas Snow
7106 Oliverwood Road, Baltimore, Md. 21220

Mr. Dane E. Glisan
7102 Oliverwood Road, Baltimore, Md. 21220

People's Counsel

File

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 12, 1995

**NOTICE OF REQUEST FOR
HEARING AND HEARING DATE
FOR UNDERSIZED LOT PERMIT**

Please note that a formal request for a public hearing to be held before the Zoning Commissioner has been filed with this office. Pursuant to Baltimore County Zoning Regulations, such hearing has been scheduled and will take place as follows:

HEARING ON UNDERSIZED LOT
Permit Number: B-226263
7108 Oliverwood Road
15th Election District - 6th Councilmanic
Legal Owners: Marvin and Elaine Myers

Hearing to determine whether the Zoning Commissioner should approve the proposed improvements on an undersized lot.

HEARING: MONDAY, JUNE 12, 1995 at 2:00 p.m. in Room 118, Old Courthouse,
400 Washington Avenue, Towson MD.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director ZADM

cc: Marvin and Elaine Myers
Dane and Kay Glisan
John and Kathleen Cunzeman



5/15/95
TO 68

Thomas C. and Laura Snow
7106 Oliverwood Road
Baltimore, MD 21220
410-335-4592

April 30, 1995

Office of Zoning Administration
Room 104
111 W. Chesapeake Avenue
Towson, MD 21204

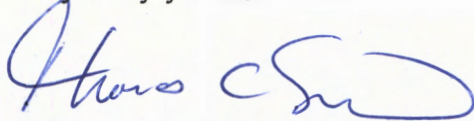
RE: 7108 Oliverwood Road
Baltimore, MD 21220

Dear Sirs:

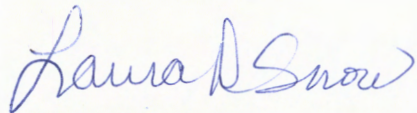
We hereby request a hearing regarding a building permit on the undersized subject property, 7108 Oliverwood Road, Baltimore, MD.

Please notify us of the hearing date, time and location. Thank you.

Very truly yours,



Thomas C. Snow



Laura D. Snow

RECEIVED
MAY 15 1995
ZADM

1905-95

5/2/95
Y
to ~~the~~ BS
is this in for (H)?

Zoning Department
Room 104
111 W. Chesapeake Ave.
Towson MD 21204

Re: 7108 Oliverwood Rd. Baltimore MD 21220

To Whom it May Concern,

I, along with my husband John K. Cunzeman, strongly protest the building of a house or the removal of trees from the lot 7108 Oliverwood Rd. We live within 1000 feet of the property at 7105 Oliverwood Rd.

The reasons for this protest include the lot is undersized and removal of the trees would further compound drainage problems we are all ready experiencing. Additional construction would also detach from the esthetics of the area and reduce the resale value of our home.

Very Truly Yours,



John and Kathleen Cunzeman
7105 Oliverwood Rd.
Baltimore MD 21220

4-27-95

(410) 335-8707

RECEIVED
MAY 2 1995
ZADM

TO: Office of Zoning Administration
111 West Chesapeake Ave., Room 104
Towson, MD 21204

FROM: Mr. & Mrs. Dane Glisan
7102 Oliverwood Road
Baltimore, MD 21220

Key & Dane Glisan
335-8869

DATE: April 25, 1995

RE: 7108 Oliverwood Road

Please be advised that we request a public hearing regarding the lot on 7108 Oliverwood Road. We understand that you will advise us as to the time and date of the hearing. Thank you for your assistance.

1836-95-
4/27/95
y
AS

RECEIVED

APR 27 1995

ZADM

887-3391

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 0-226263
Permit NumberRE: **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:

☐ MARVIN & ELAINE MYERS 6223 EBENEZER RD (410) 335-7750
Print Name of Applicant Address Telephone Number

☐ Lot Address 7108 OLIVERWOOD RD Election District 15 Council District 6 Square Feet 8635.75

Lot Location: N E S W (side) corner of OLIVERWOOD RD 101 feet from N E S W corner of PATUXENT RD,
N.E. (street) (street)

Land Owner MARVIN & ELAINE MYERS Tax Account Number 15-04-203112

Address 6223 EBENEZER RD Telephone Number (410) 335-7750
DALTO. MD. 21220

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

Date:

Oliverwood
30-10/11

Undersized Lot

B-226263

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

7108 OLIVERWOOD ROAD

MARVIN + ELZINE MYERS - OWNERS

The application for your proposed Building Permit Application has been accepted
for filing by JRF on 4-17-95
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 4-27-95 D (15 Days Before C)

DATE POSTED 4/22/95

HEARING REQUESTED-YES ☐ NO ☐ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 5-12-95 C (B-3 Work Days)

TENTATIVE DECISION DATE 5-17-95 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District 15th

Location of property: 7108 Oliverwood Rd,

Posted by: M. J. Shady Date of Posting: 4/22/95
Signature

Number of Signs: 1

CK/UNDER.LOT (TXTSOPH)

PERMIT #: B226263
RECEIPT #: A245037
CONTROL #: NR
XREF #:

PROPERTY ADDRESS: 7108 OLIVERWOOD RD YES ☐ NO ☒
SUBDIV: OLIVER BEACH DO NOT KNOW ☐
TAX ACCOUNT #: EX-88 403112 DISTRICT/PRECINCT: 15 6
OWNER'S INFORMATION (LAST, FIRST)
NAME: MARVIN MYERS Elaine
ADDR: 6223 EBENEZER RD BALTO, MD. 21220

FEE: 11315
PAID: 11800
PAID BY: App
INSPECTOR:

DOES THIS BLDG.
HAVE SPRINKLERS
YES ☐ NO ☐

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

- Flood
- ☒ 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

DESCRIBE PROPOSED WORK:

Construct sfd - no garage
no fireplace, 3 bedrooms, front porch
29x30x36 = 2363

NON-RESIDENTIAL

- There has been no adjacent owner
within the past 12 yrs per
applicant.
Revised Plat D
- ☐ 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
- ☐ EXISTS _____ PROPOSED _____
- ☐ EXISTS _____ PROPOSED _____

TYPE OF WATER SUPPLY

- ☒ PUBLIC SYSTEM
- ☐ PRIVATE SYSTEM
- ☐ EXISTS _____ PROPOSED _____
- ☐ EXISTS _____ PROPOSED _____

CENTRAL AIR: ☒ 1. ☐ 2.
ESTIMATED COST: \$64,000
OF MATERIALS AND LABOR

PROPOSED USE: sfld
EXISTING USE: vacant lot

OWNERSHIP

- ☒ PRIVATELY OWNED
- ☐ PUBLICLY OWNED
- ☐ SALE
- ☐ RENTAL

RESIDENTIAL CATEGORY:

- ☒ DETACHED
- ☐ SEMI-DET.
- ☐ GROUP
- ☐ TOWNHSE
- ☐ MIDRISE
- ☐ HIRISE

#EFF: 1 #1BED: 3 #2BED: 3 #3BED: 3

1 FAMILY BEDROOMS

GARBAGE DISPOSAL 1. Y 2. N

POWDER ROOMS 1

BATHROOMS 2
KITCHENS 1

CLASS 04
LIBER 019 FOLIO 037

BUILDING SIZE

FLOOR 2363

WIDTH 29

DEPTH 28

HEIGHT 36

STORIES 2 1/2

LOT #'S 279

CORNER LOT

1. Y 2. N

LOT SIZE AND SETBACKS

SIZE SUX

FRONT STREET

SIDE STREET

FRONT SETBK 38

SIDE SETBK 80 1/2

SIDE STR SETBK 10 1/2

REAR SETBK 107.8

ZONING DRS-5

APPROVAL SIGNATURES

BLD INSP: John P. Pico OK TO FILE 2/2
BLD PLAN: OK TO FILE 2/2
FIRE: OK TO FILE 2/2
SEDI CTL: OK TO FILE 2/2
ZONING 109: OK TO FILE 2/2
PUB-SERV 109: OK TO FILE 2/2
ENVRMNT 416 NC: OK TO FILE 2/2
PERMITS: OK TO FILE 2/2

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

COMPATIBILITY REVIEW
INFILL LOT

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

B 22 62 63

District 1506 Date of Posting 5/20/95
Posted for: Undersized lot
Petitioner: Morvin & Florio Myers
Location of property: 7108 Oliverwood
Location of Signs: On property being zoned
Remarks: _____
Posted by *M. Myers* Date of return: 5/26/95
Signature
Number of Signs: 1



7108 Oliverwood

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

MARVIN MYERS

Elaine Myers

6223 EBENEZER RD
BALTO MD 21220
6823 Ebenezer Rd BALTO MD
21220



Printed with Soybean Ink
on Recycled Paper

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Thomas C Snow
Laura D Snow

7106 Oliverwood Rd
Baltimore MD 21220
410-335-4592

Dane E. Glisan

7102 Oliverwood Rd.
Balto., Md. 21220
410-335-8869

6/7/95 AG

RE: HEARING ON UNDERSIZED LOT	*	BEFORE THE
7108 Oliverwood Road		
15th Election District, 6th Councilmanic	*	ZONING COMMISSIONER
Marvin and Elaine Myers	*	OF BALTIMORE COUNTY
Applicants	*	Permit No. B226263

* * * * *

AMENDED ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of June, 1995, a copy of the foregoing Entry of Appearance was mailed to Marvin and Elaine Myers, 6223 Ebenezer Road, Baltimore, MD 21220, Applicants.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

RECEIVED

JUN 7 1995

ZADM

RE: HEARING ON UNDERSIZED LOT * BEFORE THE
7108 Oliverwood Road *
15th Election District, 6th Councilmanic * ZONING COMMISSIONER
Marvin and Elaine Myers * OF BALTIMORE COUNTY
Applicants *
Permit No. B226263

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of May, 1995, a copy of the foregoing Entry of Appearance was mailed to Marvin and Elaine Myers, 7108 Oliverwood Road, Baltimore, MD 21220, Applicants.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



7104 OLIVERWOOD



7110 OLIVERWOOD



7122 OLIVERWOOD
Rd.



7106 OLIVERWOOD

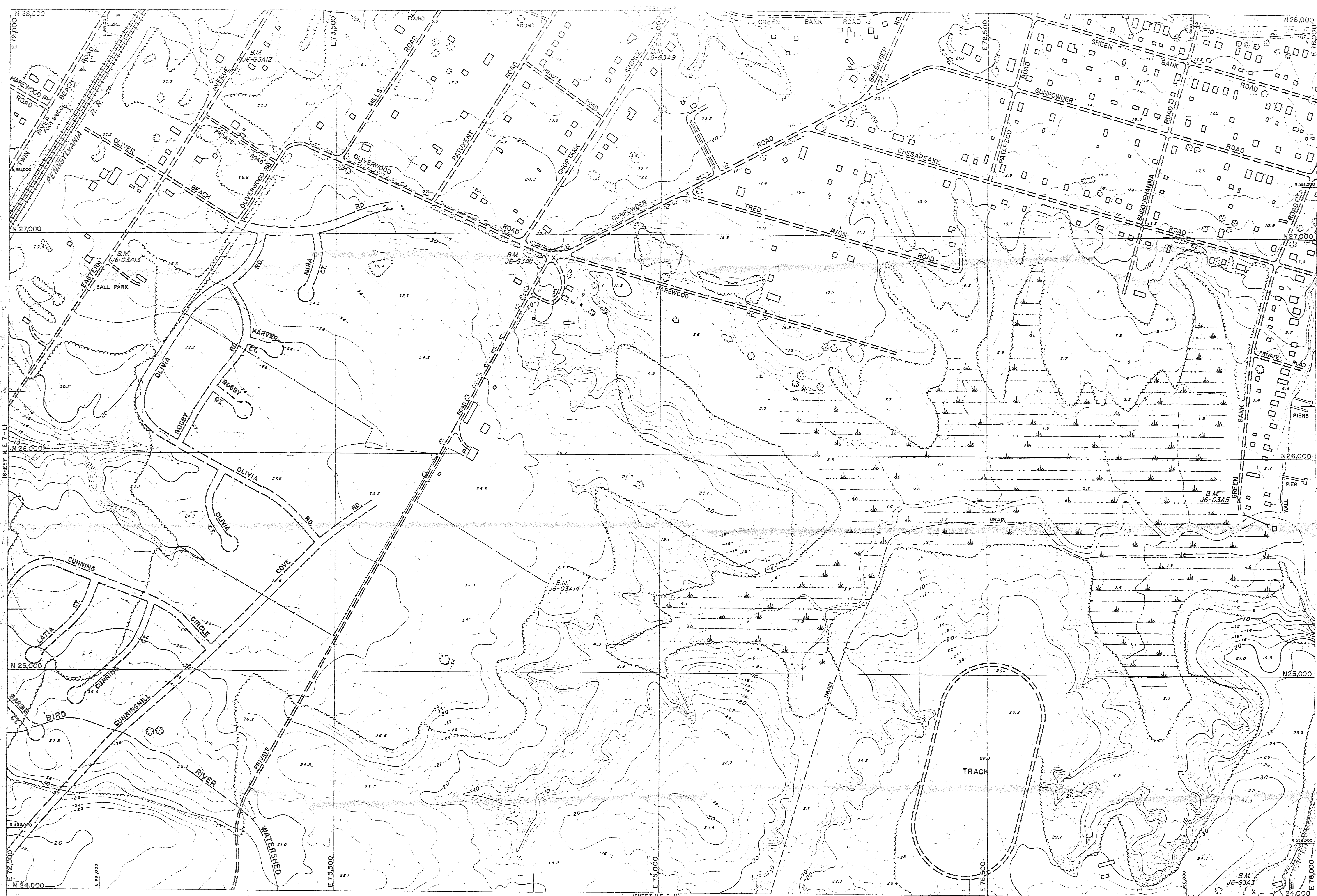


7111 OLIVERWOOD



7105 OLIVERWOOD



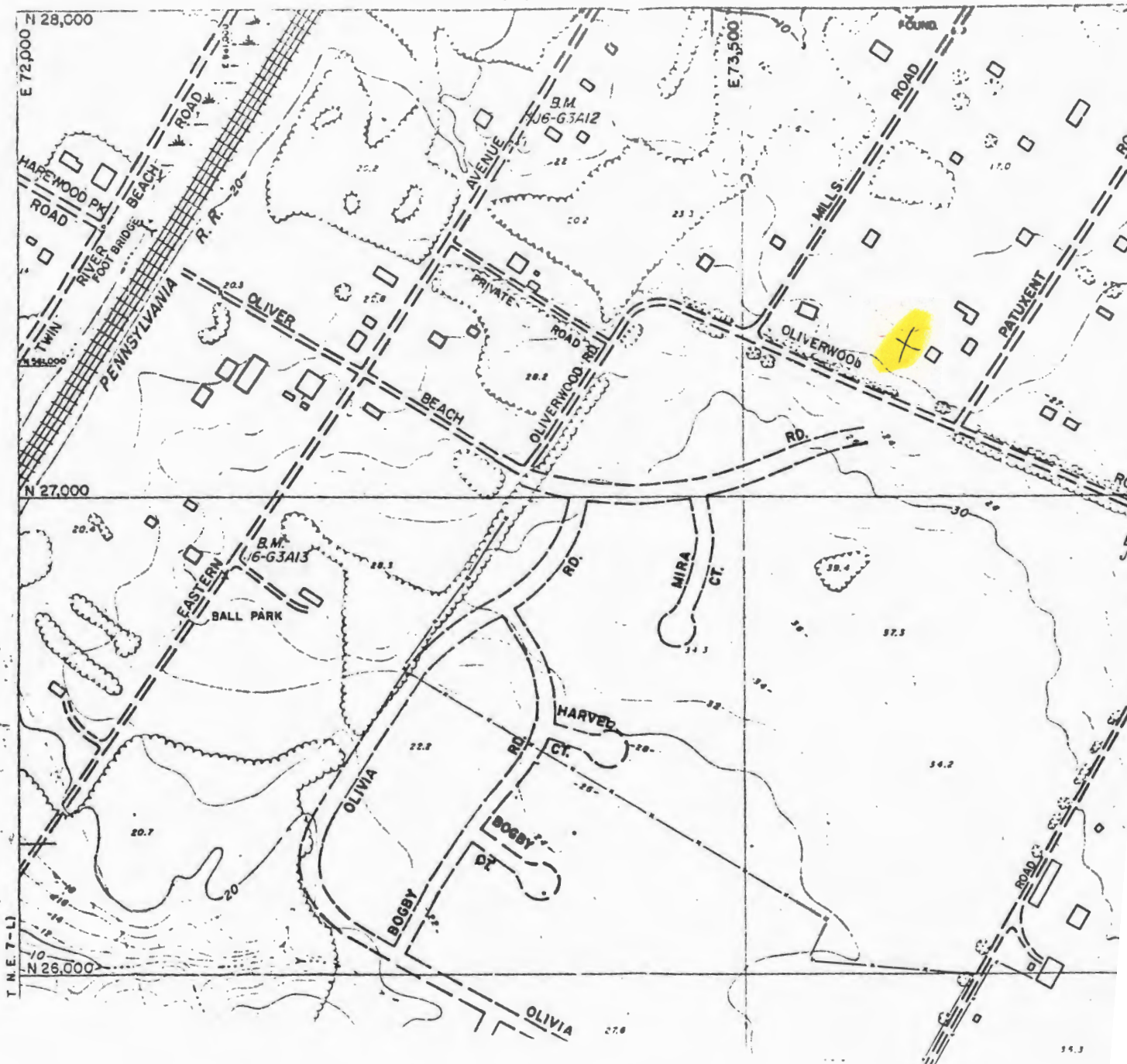


MM-SW MM-SE

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	HAREWOOD	N.E.
	9-1-81	DATE OF PHOTOGRAPHY DEC. 1954	OLIVER BEACH	7-M
Topography Compiled By Photogrammetric Methods ABRAMS AERIAL SURVEY CORP. LANSING MICH.				

58
8.5"
11"
17"
22"





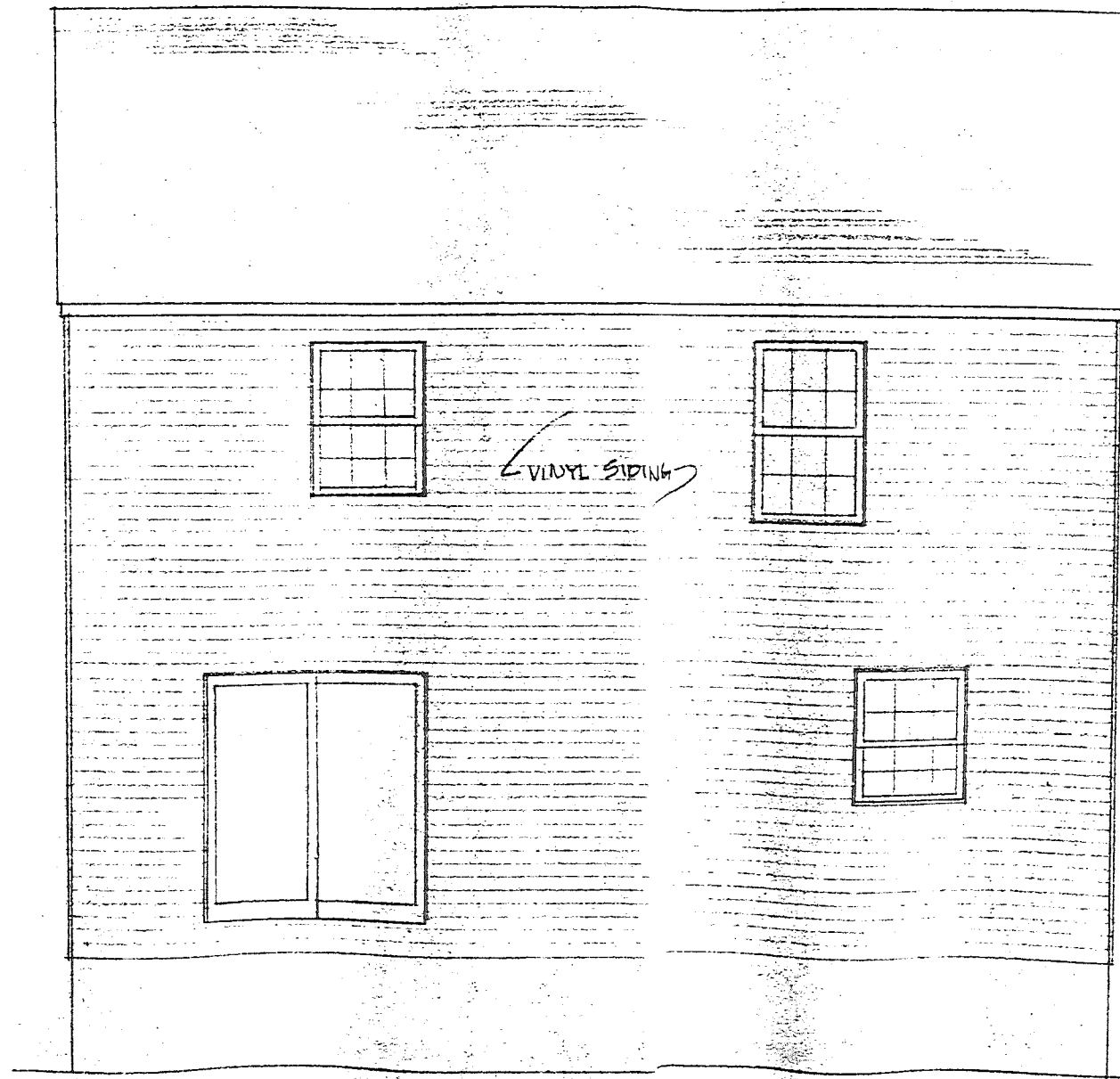
T. ELEVATION

1'-0"



FRONT ELEVATION

$\frac{1}{4}'' = 1'-0''$



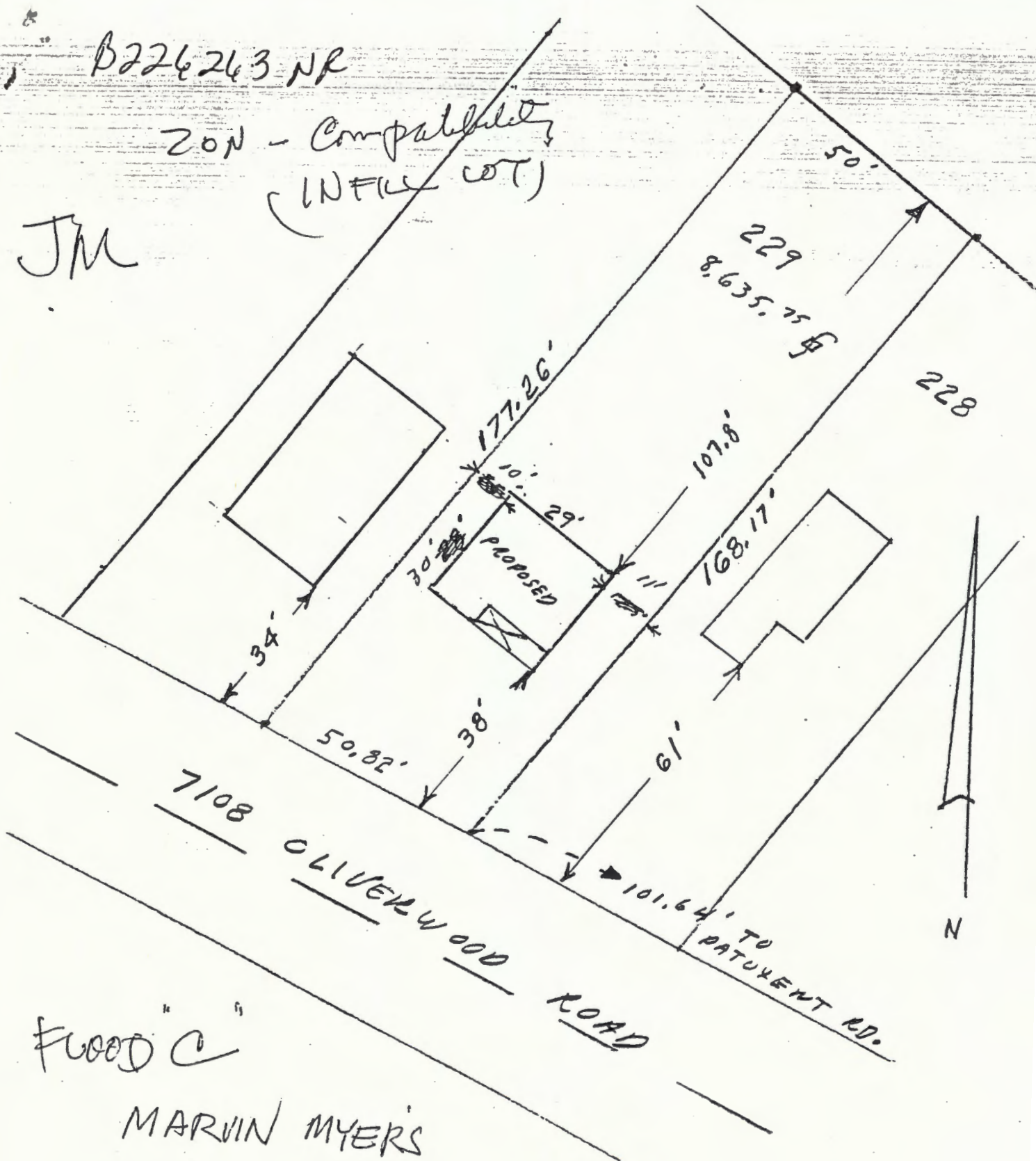
REAR ELEVATION

$\frac{1}{4}'' = 1'-0''$

B226263 NR

ZON - Compatibility
(INFLU LOT)

JM



FLOOD C

MARVIN MYERS

LESS THAN 5000' DISTURBED AREA

PLAT BOOK No 14

FOLIO 37

SCALE 1" = 30'