

**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 _____
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:

☐ Frank J. Manning 11012 Powers Avenue Cockeysville, Md 21030 252-5300
Print Name of Applicant Address Telephone Number

☐ Lot Address 11012 Powers Avenue Election District 8th Council District 3rd Square Feet 97,000 s.f.
Lot Location: N E S W / side / corner of Powers Avenue 2300 feet from N E S W corner of Sherwood Road
(street) (street)

Land Owner Frank J. Manning Tax Account Number 08-19-053810
Address 11012 Powers Avenue Telephone Number 252-5300
Cockeysville, MD 21030

☐ **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)	<u>X</u>	_____
2. Permit Application	_____	<u>n/a</u>
3. Site Plan		
Property (3 copies)	<u>X</u>	_____
Topo Map (available to the 204 C.O.B.) (2 copies) (please label site clearly)	<u>X</u>	_____
4. Building Elevation Drawings	_____	<u>n/a</u>
5. Photographs (please label all photos clearly)		
Adjoining Buildings	<u>X</u>	_____
Surrounding Neighborhood	<u>X</u>	_____

Residential Processing Fee Paid
Codes 030 & 060 (\$225)

Accepted by: ZAOM

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:

The Planning Office does not believe this application conforms with Section 304.1A of the Baltimore County Zoning Regulations.

Signed by: _____

for the Director, Office of Planning & Zoning

prolata.pb

Date: November 13, 1995

Handwritten notes:
BUTHERY OR W/ COMPACT ABOUT ISSUE ONLY? WAS ABOVE SECTION SUBJECT TO ZONING. LATENT. PER BUTHERY 12-5-95
MUST MEET AN ZONING REQUIREMENTS: NO VARIANCES OR OTHER HEARINGS SOF



Baltimore County
Department of Permits and
Development Management

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

December 15, 1995

McKee & Associates, Inc.
5 Shawan Road
Hunt Valley, Maryland 21030

RE: Tax I.D.#08-19-053810
11012 Powers Avenue
Undersized Lot
8th Election District

Gentlemen:

The Baltimore County Zoning Office will approve a building permit for a second house on this property using the zone line as a demarkation line (see Section 1A00.4, 1A00.5 and 304.1C, which I have enclosed for further explanation). To do this, the property must meet all zoning requirements. No variances or other hearings will be required.

However, to clear any issues of title related to transfer or sale of the property, a minor subdivision will be required.

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,

John R. Alexander
Planner II
Zoning Review

JRA/jnw

Enclosures (2)

RECEIVED DEC 28 1995



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

No.

007757

DATE 9-5-95 ACCOUNT R. COI. C150

AMOUNT \$ 55

RECEIVED
FROM:

FRANK HANNON. 11012 PETERS AVE.

UNDERSIZED LCT. APP. 50

1 SIGN 35

FOR: TOTAL 85

02A02#0296MTCHRC

\$85.00

BA 0011:35A09-05-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

LETTERHEAD.

To: McKee & Assoc.

SHAWAN PLACE .5 SHAWAN RD

HUNT VALLEY MO. 21030

Re: 11012 POWERS AVE. UNDERSIZED LOT (TAID.#08-19-0538)

Re: 11012 POWERS AVE. UNDERSIZED LOT (TAID.#08-19-0538)

WE HAVE REVIEWED YOUR APPLICATION FOR UNDERSIZED LOT AND DETERMINED THAT IT MAY BE APPROVED SUBJECT TO THE CONDITION THAT ALL OTHER ZONING REQUIREMENTS ARE MET, AND NO ZONING HEARINGS ARE REQUIRED.

B.C. PLANNING OFFICE QUESTIONED THIS PROPOSAL'S CONFORMANCE WITH SECTION 304.1 BECAUSE THE PROPOSED SUBDIVISION IS NOT YET IN EXISTENCE.

WE BELIEVE THAT 304.10. APPLIES, SUPPORTED BY 1A00.3 FOR THE R.C.-4 PORTION & 1A00.4 FOR DR. ZONE.

"WHEREAS A SINGLE TRACT IS DIVIDED BY A ZONE BOUNDARY SO THAT PORTIONS OF SUCH A TRACT LIE WITHIN R.C. ZONES OF DIFFERENT CLASSIFICATIONS, THE TOTAL NUMBER OF DWELLINGS OR DENSITY UNITS PERMITTED SHALL APPLY TO EACH TRACT INDIVIDUALLY FOR THE PURPOSE OF THESE REGULATIONS, SHALL BE DETERMINED AS SEPARATE PARCELS.











This Deed

MADE THIS 27th day of July in the year One Thousand Nine Hundred and Ninety Two by and between JAMES A. MARTIN and ROBERT J. DUFRANE parties of the first part, and FRANK J. MANNING party of the second part.

Witnesseth, That in consideration of the sum of One Hundred Sixty Seven Thousand Dollars (\$167,000.00), the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey to the said party of the second part, as sole owner, his/her personal representatives, heirs and assigns, in fee simple, that parcel of ground situate in Baltimore County, Maryland and described as follows, that is to say:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

BEING the same parcel of ground which by deed dated January 15, 1988 and recorded among the Land Records of Baltimore County, Maryland in Liber SM No. 7815, folio 722 was granted and conveyed by ROBERT J. DUFRANE AND DANA L. DUFRANE, HIS WIFE unto JAMES A. MARTIN and ROBERT J. DUFRANE, the Grantor herein. ALSO BEING the same parcel of ground which by Deed dated January 15, 1988 and recorded among the Land Records of Baltimore County, Maryland in Liber SM No. 7815, folio 725 was granted and conveyed by ROBERT J. DUFRANE unto JAMES A. MARTIN, as to an individual one-half interest.

THE WITHIN GRANTEE(S) DO HEREBY CERTIFY UNDER THE PENALTY(IES) OF PERJURY THAT THE LAND CONVEYED HEREIN IS RESIDENTIALLY IMPROVED OWNER-OCCUPIED REAL PROPERTY AND THAT THE RESIDENCE WILL BE OCCUPIED BY US AS EVIDENCED BY THE SIGNATURE(S) BELOW.

This is to certify the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

F. Michael Grace
F. Michael Grace, Esquire

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said party of the second part as sole owner, his/her personal representatives, heirs and assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantor(s) and Grantee(s).

Test:

[Signature]
[Signature]
[Signature]

[Signature]
JAMES A. MARTIN
[Signature]
ROBERT J. DUFRANE
[Signature]
FRANK J. MANNING

A RC/F 15.00
A T TX 685.00
A DOCS 835.00
AC IMP 5.00
DEED 0
SH CLERK 1540.00
#79897 C003 R01 T11:0
12/01/9

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE [Signature] DATE 11/30/92

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

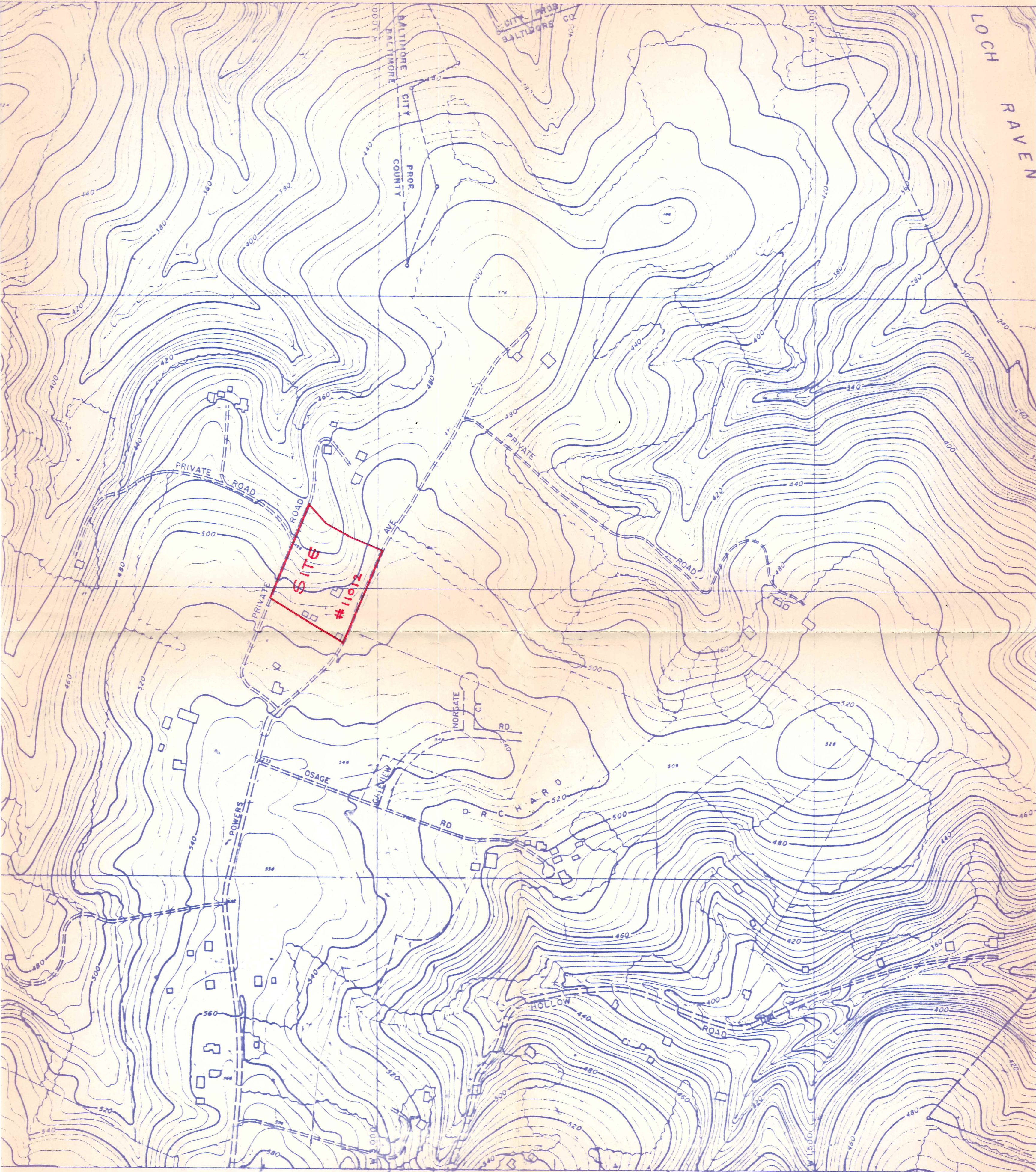
By

Date

[Signature] 11/30/92

01A918D2201LTRY
BA C001-11PM11-10-92

\$2,672.00



PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS

SCALE

BY DATE

1" = 200'

DATE OF
PHOTOGRAPHY
APRIL 1953

Topography Compiled by Photogrammetric Methods
AERIAL SERVICE CORPORATION PHILADELPHIA, PA.

11012 POWERS AVE

PROPERTY ADDRESS: 11012 POWERS AVENUE

N / A

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: FRANK J. MANNING

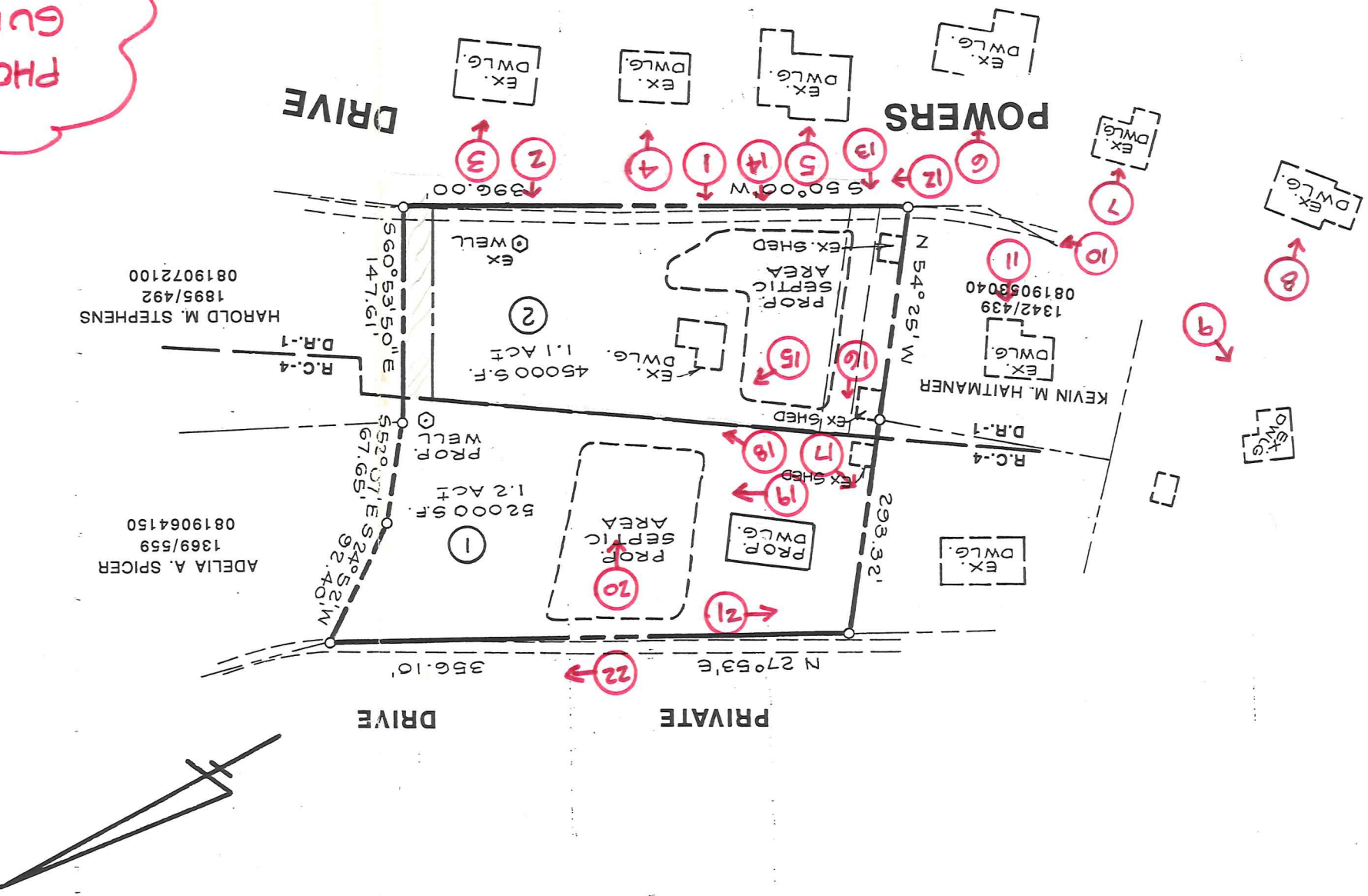
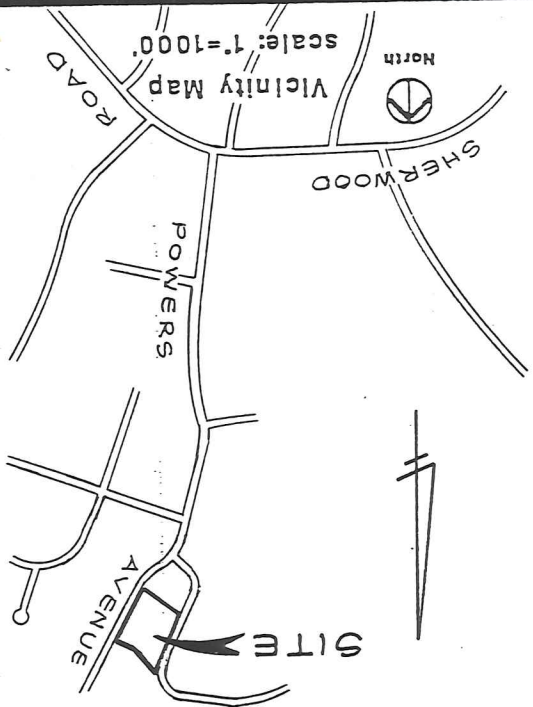


PHOTO
GUIDE

Scale of Drawing: 1"=100' Date: 9.5.95

MCKEE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
SHAWAN PLACE, 5 SHAWAN ROAD
HUNT VALLEY, MD 21030
PHONE - (410) 527-1555



LOCATION INFORMATION

Councilmanic District: 3 RD

Election District: 8 TH

1"=200' scale map#: N.W. 16 A

Zoning:

Lot size: 1.2 acreage
52000 (LOT 1 R.C.4)
square feet
45000 (LOT 2 D.R.1)
1.1

SEWER: ☒ public ☒ private
WATER: ☒ ☒
Chesapeake Bay Critical Area: ☒ yes ☒ no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: