INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

B 226-563
Permit Number

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

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:

☐ MICHAEL ZELLERS (Print Name of Applicant) 10517 York Rd (Address) 21030 666-3042 (Telephone Number)

☐ Lot Address 7210 GREENBANK RD Election District 15 Council District 06 Square Feet 2200

Lot Location: N E S W / side / corner of _____ (street) 500 feet from N E (S) W corner of EASTERN AVE. (street)

Land Owner VERNON & Doris Schoff Tax Account Number 15-19-271 200

Address 3997 KAHLSTON ROAD Telephone Number 410-256-5920
BALTIMORE MD 21236

☐ **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 ($25)
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 Morley
for the Director, Office of Planning & Zoning

Date: 3/17/95

smlots.pub

3/27/95 To: JCM 1307-95
3/28/95 via WCR

3/28 Planning appd this before a response went out. Applicant is ~~waiting~~ to pick up permit

March 20, 1995

To whom it may concern,

It is my understanding that my builder Cher Chris Construction, has filled with you, all required forms etc. for compatability zonning of 7210 Greenbank Road.

Cher Chris overlooked the filing of these forms, and same has delayed the beginning of construction of my home. This is creating a hardship on my part, as I must be out of my present home by July 1, 1995.

I understand that a portion of the waiting time to obtain the building permit can be waved if requested.

I ask requesting, building permit be issued as soon as possible, so construction can begin.

Thank You,
Vernon H. Saloff
3997 Kahlston Road
Balto. Md. 21236
Phone - 256-5920
Property owner of:
7210 Greenbank Road

RECEIVED
MAR 27 1995
ZADM

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

UNDERSIZED LOT 7210 GREENBANK ROAD 15th E.D. 6th C.D.
Applicant: Michael Zellers Owner: Vernon & Doris Schoff

The application for your proposed Building Permit Application has been accepted for filing by JCM on 3-14-95 (A).
Date

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 3-24-95 D (15 Days Before C)

DATE POSTED 3/18/95

HEARING REQUESTED-YES ___ NO ___ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 4-4-95 C (B-3 Work Days)

TENTATIVE DECISION DATE 4-7-95 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District 15th

Location of property: 7210 Greenbank Rd.

Posted by: _____ Date of Posting: 3/19/95
Signature

Number of Signs: 1

CK/UNDER.LOT (TXTSOPH)

COMPATIBILITY

receipt

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

Account: R-001-6150

Number JCM

Date 3-14-95

COMPATIBILITY (filing) ——— 50.00

POSTING ——— 35.00

85.00

03A03#0014MICHRC $85.00
BA C002:09PM03-14-95

Please Make Checks Payable To: Baltimore County

Cashier Validation

APPLICATION FOR PERMIT — #Set
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204
GK

DATE: 2-24-95
OEA: KBA/JP
HISTORIC DISTRICT/BLDG. ☐ YES ☑ NO ☐ DO NOT KNOW

PERMIT #: B226563
RECEIPT #: A245481
CONTROL #: NR.
XREF #:

FEE: $187.00 + 5.00
PAID: 192.00
PAID BY: Appl.
INSPECTOR:

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS 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 ✓
BOCA CODE
TYPE OF IMPROVEMENT
1. ✓ NEW BLDG CONST
2. ___ ADDITION
3. ___ ALTERATION
4. ___ REPAIR
5. ___ WRECKING
6. ___ MOVING
7. ___ OTHER

PROPERTY ADDRESS 7210 GREENBANK RD.
SUBDIV: OLIVER BEACH SECTION B
TAX ACCOUNT #: 15-19-271-200
DISTRICT/PRECINCT 15 6
OWNER'S INFORMATION (LAST,FIRST) Helvin
NAME: SCHOFF, VERNON T DORIS Mae
ADDR: 3997 KAHLSTON RD. 21236

DOES THIS BLDG. HAVE SPRINKLERS YES ___ NO ✓

APPLICANT INFORMATION
NAME: MICHAEL ZELLERS
COMPANY: CHER-CHRIS
STREET 10517 YORK RD.
CITY,ST,ZIP COCKEYSVILLE MD 21030
PHONE #: 666-3042 MHIC LICENSE #:
APPLICANT SIGNATURE: MZellers TRACT: BLOCK:
PLANS: CONST 2 PLOT 7 PLAT DATA EL 1 PL 1
TENANT
CONTR: CHER-CHRIS CONST CO INC 10517 YORK RD.
ENGNR:
SELLR:

DESCRIBE PROPOSED WORK: CONSTRUCT SFD W/ ATTACHED 2 CAR GARAGE NO FIRE PLACE, [redacted]. Covered Front Porch, Balcony on 2nd Fl Mstr Bdrm.

TYPE OF USE

RESIDENTIAL
01. ✓ 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

NON-RESIDENTIAL
08. ___ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. ___ CHURCH, OTHER RELIGIOUS BUILDING
10. ___ FENCE (LENGTH HEIGHT)
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 FOUNDATION: 1. ___ SLAB 2. ✓ BLOCK 3. ___ CONCRETE
BASEMENT: 1. ✓ FULL 2. ___ PARTIAL 3. ___ NONE

TYPE OF CONSTRUCTION: 1. ___ MASONRY 2. ✓ WOOD FRAME 3. ___ STRUCTURE STEEL 4. ___ REINF. CONCRETE

TYPE OF HEATING FUEL: 1. ___ GAS 2. ✓ OIL 3. ___ ELECTRICITY 4. ___ COAL

TYPE OF SEWAGE DISPOSAL: 1. ✓ PUBLIC SEWER ✓ EXISTS ___ PROPOSED; 2. ___ PRIVATE SYSTEM ___ SEPTIC ___ EXISTS ___ PROPOSED ___ PRIVY ___ EXISTS ___ PROPOSED

TYPE OF WATER SUPPLY: 1. ✓ PUBLIC SYSTEM ✓ EXISTS ___ PROPOSED; 2. ___ PRIVATE SYSTEM ___ EXISTS ___ PROPOSED

CENTRAL AIR: 1. YES 2. ___
ESTIMATED COST OF MATERIALS AND LABOR: $75,000
PROPOSED USE: SFD
EXISTING USE: HOUSE TO BE RAZED #B224437

OWNERSHIP: 1. ✓ PRIVATELY OWNED 2. ___ PUBLICLY OWNED 3. ___ SALE 4. ___ RENTAL

RESIDENTIAL CATEGORY: 1. ✓ DETACHED 2. ___ SEMI-DET. 3. ___ GROUP 4. ___ TOWNHSE 5. ___ MIDRISE 6. ___ HIRISE
#EFF: ___ #1BED: ___ #2BED: ___ #3BED: ___ TOT BED: ___ TOT APTS/CONDOS: ___
1 FAMILY BEDROOMS 3
GARBAGE DISPOSAL 1. Y 2. ✓ N BATHROOMS 2 CLASS 34
POWDER ROOMS 1+BI KITCHENS 1 LIBER 12 FOLIO 56
Sect-B

50X215

BUILDING SIZE		LOT SIZE AND SETBACKS	
FLOOR	3891	SIZE	10,750 SQ FT
WIDTH	30'	FRONT STREET	[redacted]
DEPTH	57'	SIDE STREET	
HEIGHT	36'	FRONT SETBK	53'
STORIES	2+BSMT.	SIDE SETBK	10/10
LOT #'S	25	SIDE STR SETBK	
CORNER LOT		REAR SETBK	100'
1. ___ Y 2. ✓ N		ZONING	DR 5.5

APPROVAL SIGNATURES		DATE
BLD INSP	:	:
✓ BLD PLAN	: 120	:
FIRE	:	:
✓ SEDI CTL	: 416 NC	:
✓ ZONING	: 109 Lim ok w/ fee	: 2-24-95
✓ PUB SERV	: 109 Lim ok w/ fee	: 2-24-95
✓ ENVRMNT	: 416 NC.	:
✓ Hse #	: 123 DDP	: 2/24/95
PERMITS	:	: ✓ :

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

FLOOD PLAIN VERIFICATION
PENDING

March 20, 1995

To Whom it may concern:

In reference to compatability Zonning of 7210 Greenbank Road.

House to be built is to be two story frame, 2200 square feet, 30 feet wide, by 57 feet long excludding attached garage, same will be setback 160 feet from water.

I/We the undersigned have viewed the above information and have no objections to same.

Signed / Trent Blake

Address: 7206 Greenbank Rd

3-20-95

Copy to: Baltimore County Zonning

RECEIVED

MAR 27 1995

ZAD

March 20, 1995

To Whom it may concern:

In reference to compatability Zoning of 7210 Greenbank Road.

House to be built is to be two story frame, 2200 square feet, 30 feet wide, by 57 feet long excludding attached garage, same will be setback 160 feet from water.

I/We the undersigned have viewed the above informateon and have no objections to same.

Segned: Clyde A Miller

Address: 7215 GREENBANK Rd.
BALTa Md. 21220

Copy to: Baltimore County Zoning

March 20, 1995

To Whom it may concern:

In reference to compatability Zonning of 7210 Greenbank Road.

House to be built is to be two story frame, 2200 square feet, 30 feet wide, by 57 feet long excluding attached garage, same will be setback 160 feet from water.

I/We the undersigned have viewed the above informateox and have no objections to same.

Segned: Mae M. Tucker

Address: 7818 Greenbank Rd

3/20/95

Copy to: Baltimore County Zonning

March 20, 1995

To Whom it may concern:

In reference to compatability Zonning of 7210 Greenbank Road.

House to be built is to be two story frame, 2200 square feet, 30 feet wide, by 57 feet long excluding attached garage, same will be setback 160 feet from water.

I/We the undersigned have viewed the above informateon and have no objections to same.

Signed: Kevin H Barnett

Joyce L. Barnett

Address: 7216 Greenbank Rd.

Copy to: Baltimore County Zonning

March 20, 1995

To Whom it may concern:

In reference to compatability Zoning of 7210 Greenbank Road.

House to be built is to be two story frame, 2200 square feet, 30 feet wide, by 57 feet long excluding attached garage, same will be setback 160 feet from water.

I/We the undersigned have viewed the above information and have no objections to same.

Signed: [signature]

Address: 7224 GREENBANK RD
BALTIMORE, MD. 21220
3/21/95

Copy to: Baltimore County Zoning

March 20, 1995

To Whom it may concern:

In reference to compatability Zonning of 7210 Greenbank Road.

House to be built is to be two story frame, 2200 square feet, 30 feet wide, by 57 feet long excluding attached garage, same will be setback 160 feet from water.

I/We the undersigned have viewed the above informateon and have no objections to same.

Signed: Ronald M. Jordan

Address: 7204 GREENBANK Rd

BALTO. MD. 21220

Copy to: Baltimore County Zonning

March 20, 1995

To Whom it may concern:

In reference to compatability Zoning of 7210 Greenbank Road.

House to be built is to be two story frame, 2200 square feet, 30 feet wide, by 57 feet long excluding attached garage, same will be setback 160 feet from water.

I/We the undersigned have viewed the above informateon and have no objections to same.

Segned: Karen L Hefner

Address: 7208 Greenbank Rd

Copy to: Baltimore County Zoning

March 20, 1995

To Whom it may concern:

In reference to compatability Zoning
of 7210 Greenbank Road.
House to be built is to be two
story frame, 2200 square feet, 30 feet wide,
by 57 feet long excluding attached garage,
same will be setback 160 feet from water.
I/We the undersigned have viewed
the above information and have no objections
to same.

Signed: Pauline I. Thomas

Address: 7214 Greenbank Rd
Baltimore Md 21220.
3/22/95

Copy to: Baltimore County Zoning

13219 E. GREENBANK ↑

7319 ~~GREENBA~~ CHESAPEAKE ↑

7314
GREENBANK
1990

ADJOINING Property 7208
BUILT IN 1989

7219 GREENBANK - Across the Street
From 7210. (1994)

7224 GREENBANK RD. (5 LOTS DOWN)
1994

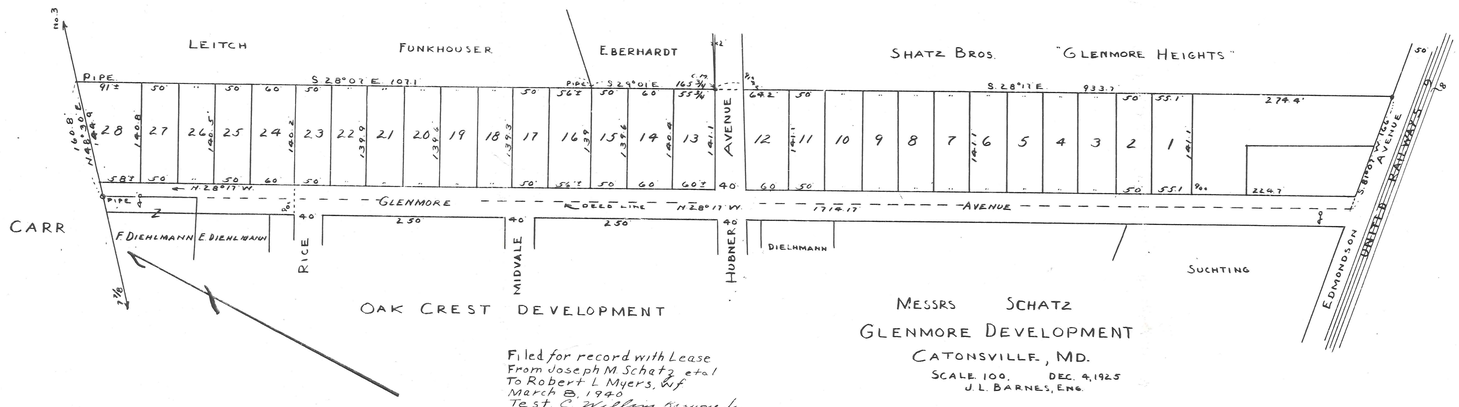
7038 GREENBANK. BUILT IN 1994

PLAT SHOWING LOCATION OF
STORM WATER SEWER
THROUGH LOT NO. 281 COLONIAL VILLAGE
PROPERTY OF H. LEE DODSON & WF.
3RD DISTRICT BALTIMORE COUNTY
Scale 1"=60' Date: Mar. 13, 1941

Approved: Herman L. Meyer Jr.
ROADS ENGINEER

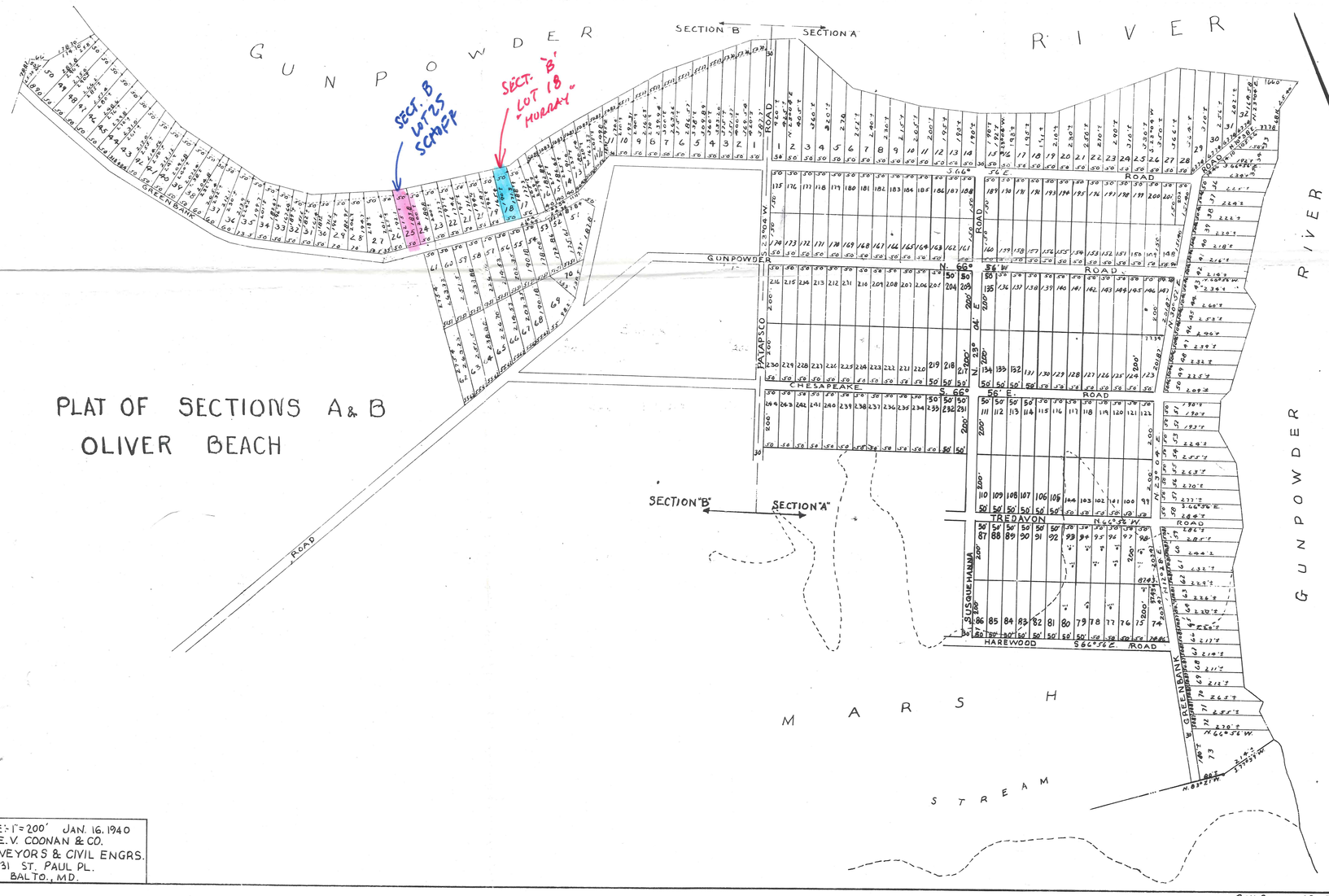
Filed for Record with Deed
From H. Lee Dodson & wife
To Co. Com. of Balto. Co.
May 14. 1941.
TEST:- C. Willing Browne Jr.
Clerk.

Surveyor & Civil Engr.
Balto. May 28, 1925



Filed for record with Lease
From Joseph N Schatz et al
To Robert L Myers, Wf
March 8, 1940
Test C Willing Browne Jr.
Clerk

MESSRS SCHATZ
GLENMORE DEVELOPMENT
CATONSVILLE, MD.
SCALE 100. DEC. 4, 1925
J.L. BARNES, ENG.



PROPERTY OF HOME OWNERS LOAN CORP.

BALTIMORE COUNTY METROPOLITAN DISTRICT

J.D. 1630 SCALE 1"=50' DEC. 22, 1939 39-541

Filed for record with Deed
From Home Owners Loan Corp.
To Co. Com of Balto Co.
Test C Willing Browne Jr.
Clerk

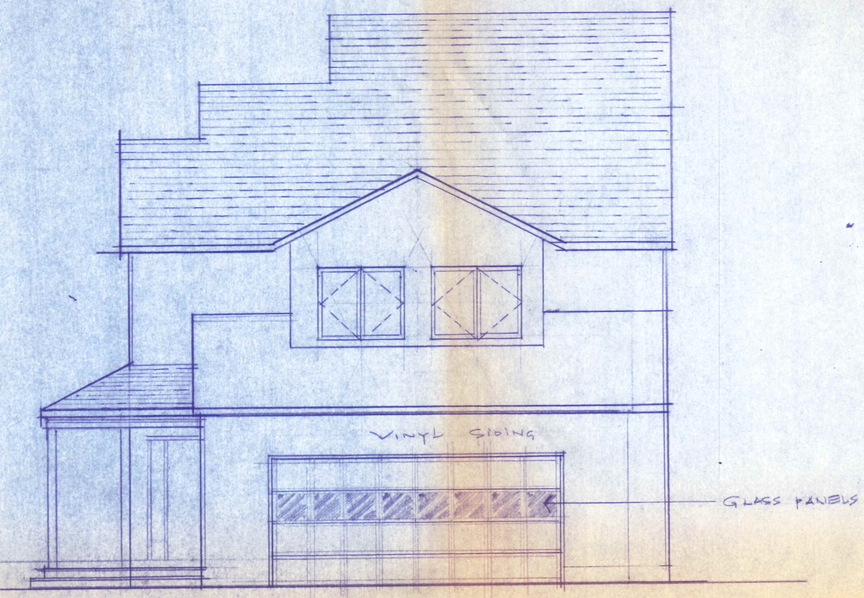
PLAT OF SECTIONS A & B
OLIVER BEACH

SCALE:- 1"=200' JAN. 16. 1940
E.V. COONAN & CO.
SURVEYORS & CIVIL ENGRS.
231 ST. PAUL PL.
BALTO., MD.

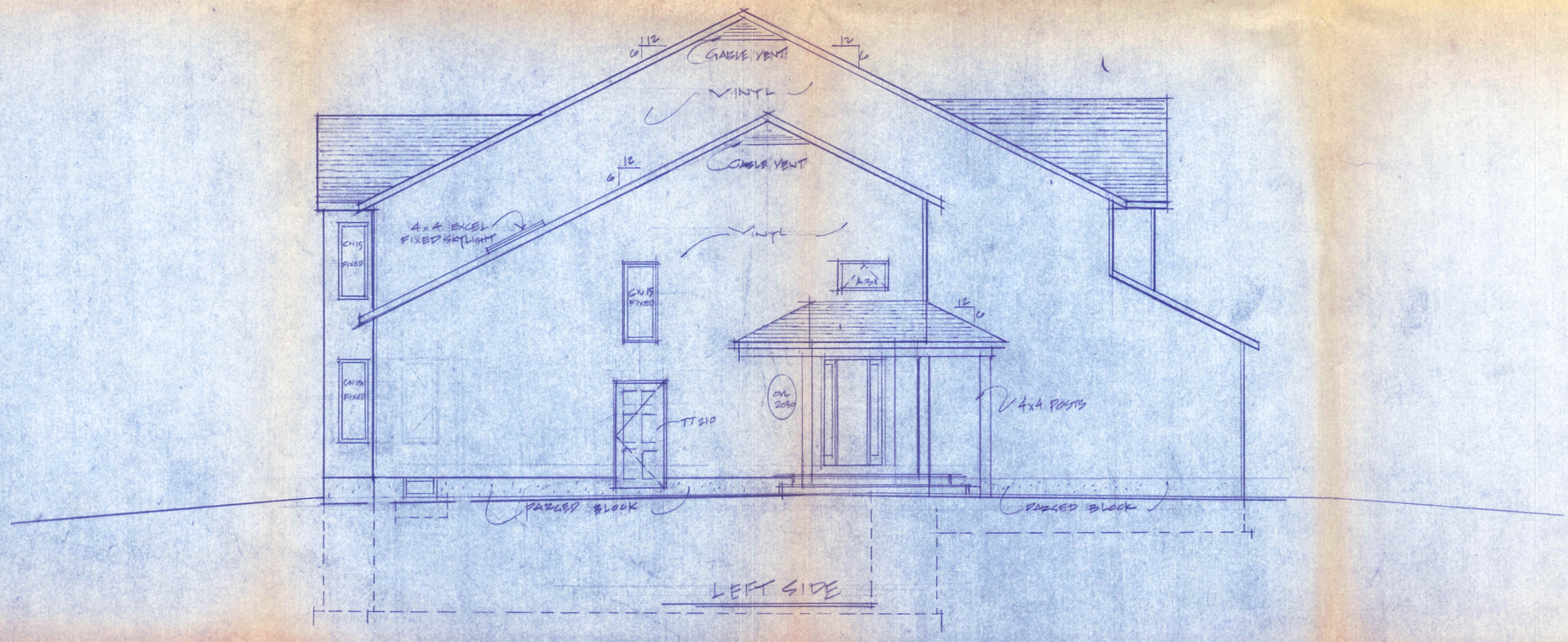
C.W.B. JR. - 12-56

JCH

RIVER FRONT



STREET FRONT



LEFT SIDE

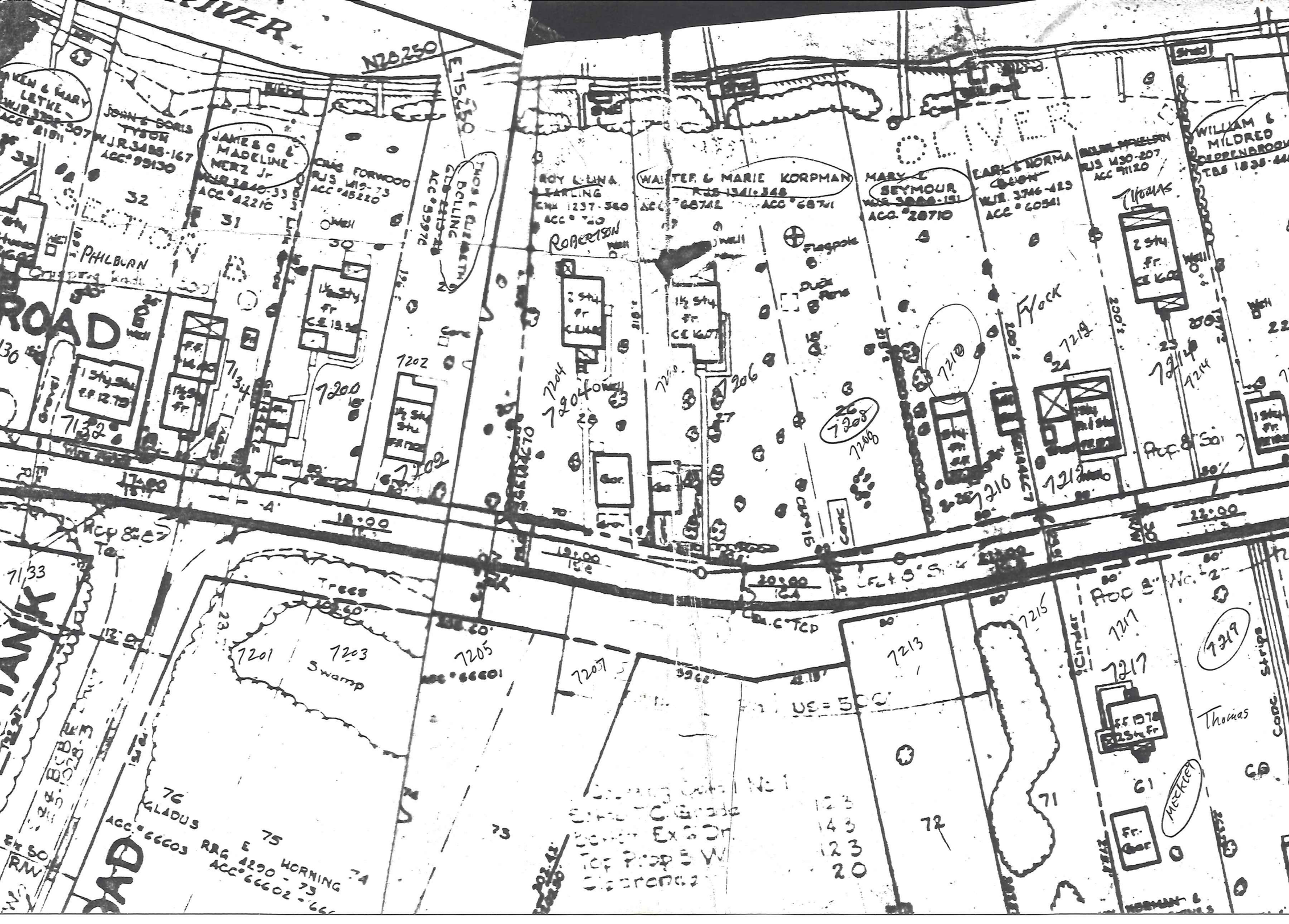
CHER-CHRIS CONSTRUCTION CO.
10517 YORK ROAD
HUNT VALLEY, MD 21030
410-666-3042

SCHOFF
7210 GREENBANK ROAD
BALTIMORE COUNTY, MD

date 2-25-95

1/4" = 1'-0"

3 of 5


RIVER
N20250
E75550
KEN & MARY LETKE
JOHN & DORIS TYSON
JAMES & MADELINE MERZ Jr
CRAIG FORWOOD
THOS & CLARETHA BOLLING
ROY & LINA DARLING
WALTER & MARIE KORPMAN
MARY E SEYMOUR
EARL & NORMA OLSON
WILLIAM & MILDRED GOLDENBROOK
OLIVER
PHILBURN
ROAD
ROBERTSON
FLOCK
Trees
Swamp
GLADUS
E MORNING
Thomas
Meckley
Stripe
Cinder
Drive Control No. 1
Direct Current
Power Exciter
Top Prop & W
Clearance
123
143
123
20

Note: Topography shown hereon is field run 1-9-95 and is tied into Baltimore County Benchmark BM X-7184 A

Property known as:
Lot 25
Plat of Sections A & B
"Oliver Beach"
12/56
15th Elect. Dist. Balto. Co., MD

Gunpowder River

Wood Pier

Wood Bulkhead

26

25

24

100' Tidal Buffer

Limit of Disturbance

Silt Fence

15' Min.

Ex. Dwelling #7208

215'±

200'±

30" Maple +

17.0'

3.3'

11.0'

2.0'

3.3'

10'

10'

28.7'

42.0'

Proposed Dwelling
FF el: 22.0
BF el: 12.3

18" + Cedar

10" Tree

18" + Cedar

2.0'

21.3'

15.0'

24.0'

Shed (to be removed)

Note: Contractor to provide positive drainage away from foundation at all times.

Ex. Garage

Ex. Dwelling #7212

Silt Fence

Temporary Stockpile

Asphalt Driveway (2 Spaces - Offstreet Parking)

Limit of Disturbance

Ex. Frame Dwelling to be razed

53'±

Water Meter

50'

Utility Pole

Ex. 8" San. Sew. BCBE Dwg GB-223

Ex. Pavement

Greenbank Road (30' R/W)

Ex. 8" Water

Note: Contractor to test pit for exact location of sewer stub for house connection.

Note: There can be no clearing, grading, construction, or other disturbance of the vegetation in the tidal buffer except as permitted by Baltimore County DEPRM.

Planting Requirements:

Gross Lot area (to bulkhead)	10,750 s.f.
Trees Required	4
Impervious Area:	
Ex. Driveway 21' x 37' =	777 s.f.
Prop. Dwelling	1616 s.f.
Total	2393 s.f.
Trees Required	5
Total Trees Required	9

Note: 9 native trees 1-1.5" caliper will be planted to provide a 15% forest cover and to manage stormwater.
All existing trees will be removed.
There is a 25% limit on impervious surfaces: 10,750 x 25% = 2687.50 s.f.

Building Permit #

STATE OF MARYLAND
ANTHONY J. VITTI
10955
REGISTERED
PROFESSIONAL LAND SURVEYOR
1/27/95

Site Plan of #7210 Greenbank Rd.

Job: 95-01

Vitti & Associates, Inc.

Engineering & Surveying

1717 York Road Suite 102 Lutherville, MD 21093

(410) 252-5212

Scale: 1" = 20'

January 10, 1995

Drawn :Wiz

Checked AJV