

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

RECEIVED

B Permit Number

TO: Director, Office of Planning and Zoning
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

DEC 10 1996

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: Undersized Lots

OFFICE OF
PLANNING

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:

☐ BUCK JONES 500 VOGTS LANE 574-9337
Print Name of Applicant Address Telephone Number
☐ Lot Address 413 WALNUT GROVE RD Election District 15 Council District 245 Square Feet 7800
Lot Location: N E S W (side) corner of WALNUT GROVE RD, 2900 feet from N E S W corner of MARLYN AVE
(street) (street)
Land Owner GILL & MARY O'DONNELL Tax Account Number 16-00014121
Address 413 WALNUT GROVE RD. Telephone Number 574-9337
BALT. MD. 21221

☐ 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 MMH
ZADM

Date 12/4/96

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

Carol B McGrover

Date:

12/13/96

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 Mitchell Kellman on 12/14/96
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 12/15/96 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 1/1/97 C (B-3 Work Days)

TENTATIVE DECISION DATE 1/4/97 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

CK/UNDER.LOT (TXTSOPH)

Exhibit C

Date to be posted: Anytime before but no later than 12/15/96.

Request for Use Permit: Class A Child Care, Parking, Undersized Lot, Farmer's Roadside Stand

Format for Use Permit Sign, Black Letters on White Background:

ZONING NOTICE

BUILDING PERMIT APPLICATION

for an undersized lot (413 Walnut Grove Rd)

PUBLIC HEARING ?

**PURSUANT TO SECTION 304.4, BALTIMORE COUNTY REGULATIONS,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED BUILDING PERMIT, PROVIDED THE REQUEST
IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

Jan 1, 1997

**REQUEST FOR HEARING MUST REFERENCE THE ADDRESS ON THIS SIGN.
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS
AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST
CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391.**

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: BUILDING PERMIT #413 WALNUT GROVE RD

Petitioner/Developer: BOCK JONES, ETAL

Date of Hearing/Closing: 1/1/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 413 WALNUT GROVE RD

The sign(s) were posted on

12/15/96

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 12/22/96
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 646-8354

ZONING NOTICE

BUILDING PERMIT
APPLICATION

VARIANCE FOR AN UNDER-RECEIVED
#413 WALNUT GROVE RD
HEARING REQUEST MUST BE MADE AT ADDRESS
PUBLIC HEARING ?

PUBLIC HEARING ?

PURSUANT TO SECTION 204.4 BALTIMORE COUNTY REGULATIONS
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
5:00 PM ON THE DAY OF THE HEARING.



STANDING IN FRONT LOOKING
NORTH



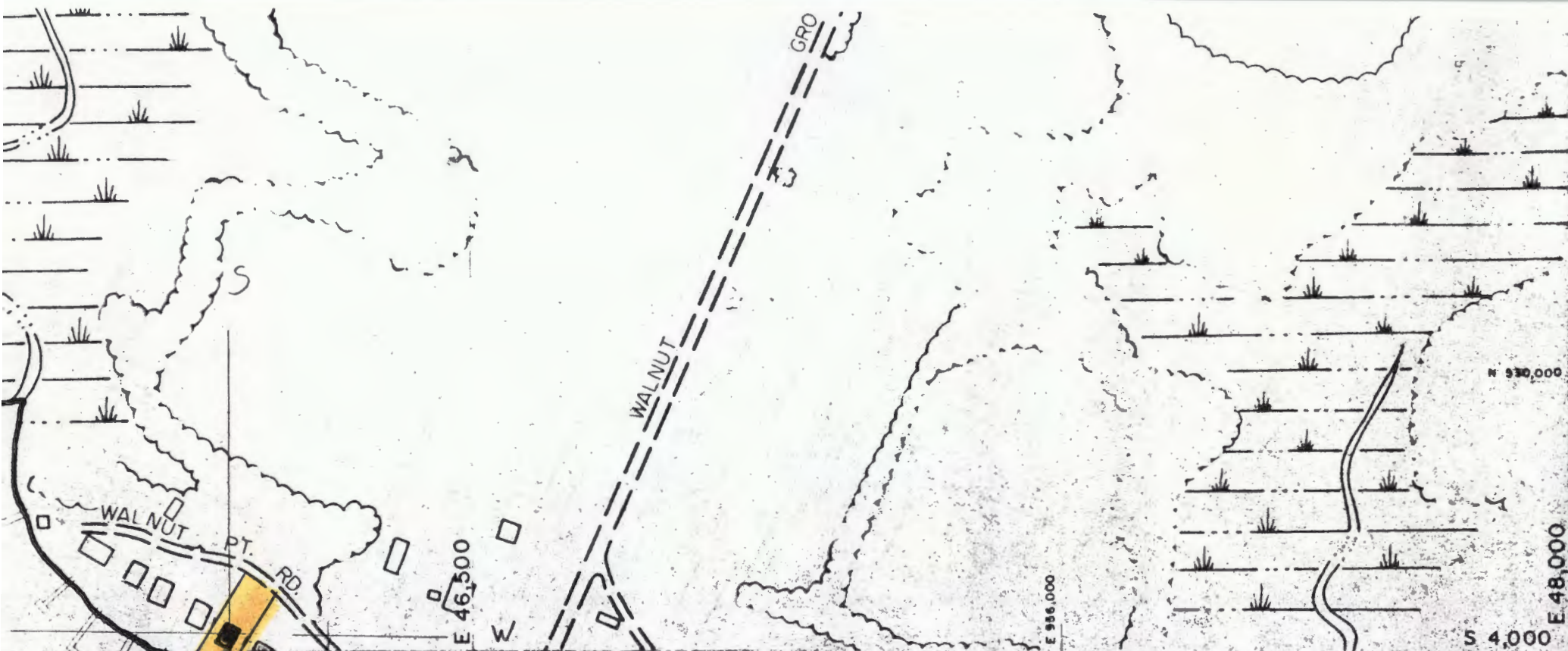
WATER FRONT LOOKING NORTH
EAST



ROAD SIDE (REAR) LOOKING
SOUTH



ROAD SIDE (REAR) LOOKING
SOUTH WEST



1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 15, 1992

Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard IV
 Chairman, County Council

SCALE

1" = 200' ±

**DATE
 OF
 PHOTOGRAPHY**
 JANUARY
 1986

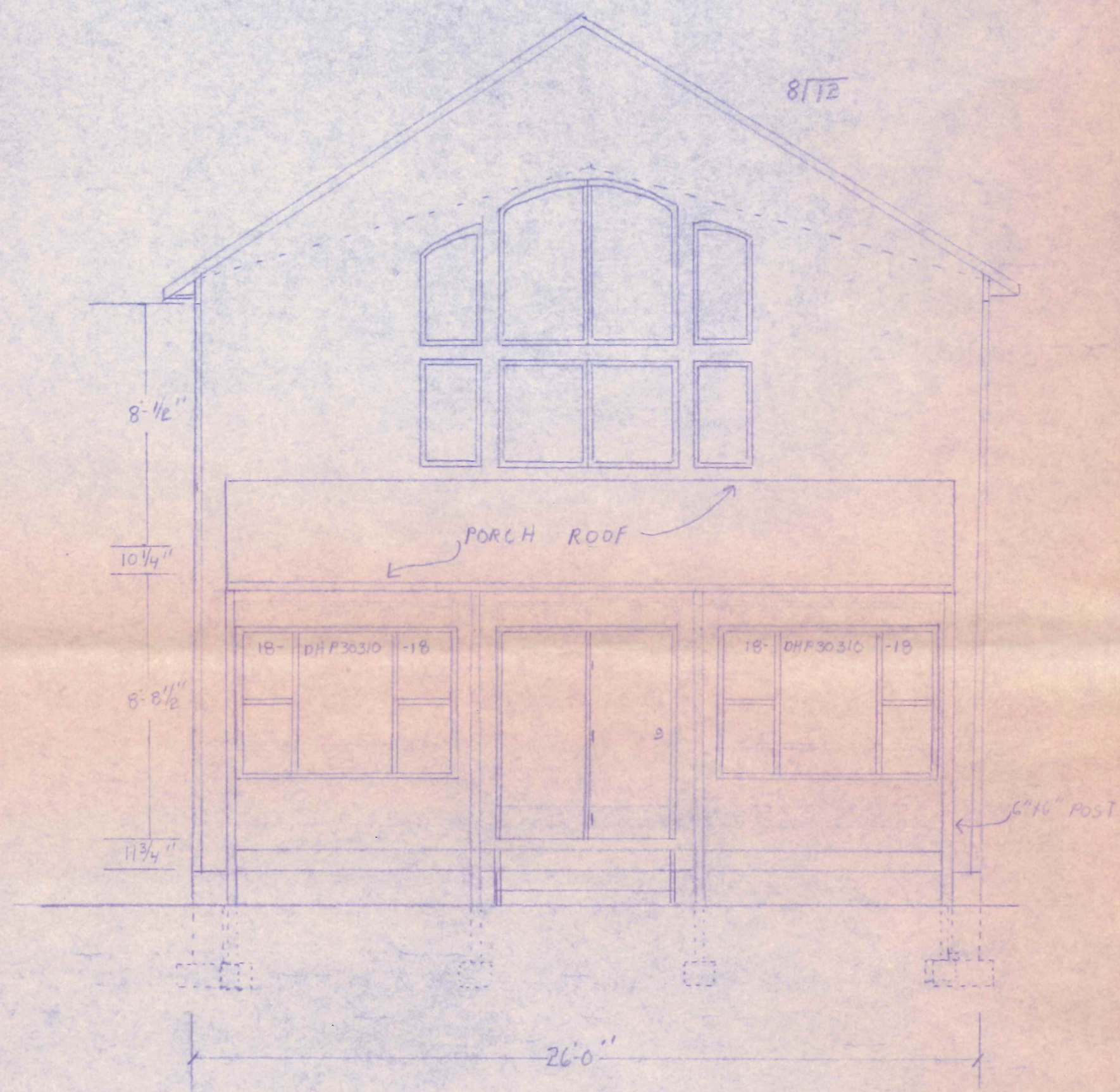
LOCATION

BACK RIVER NECK

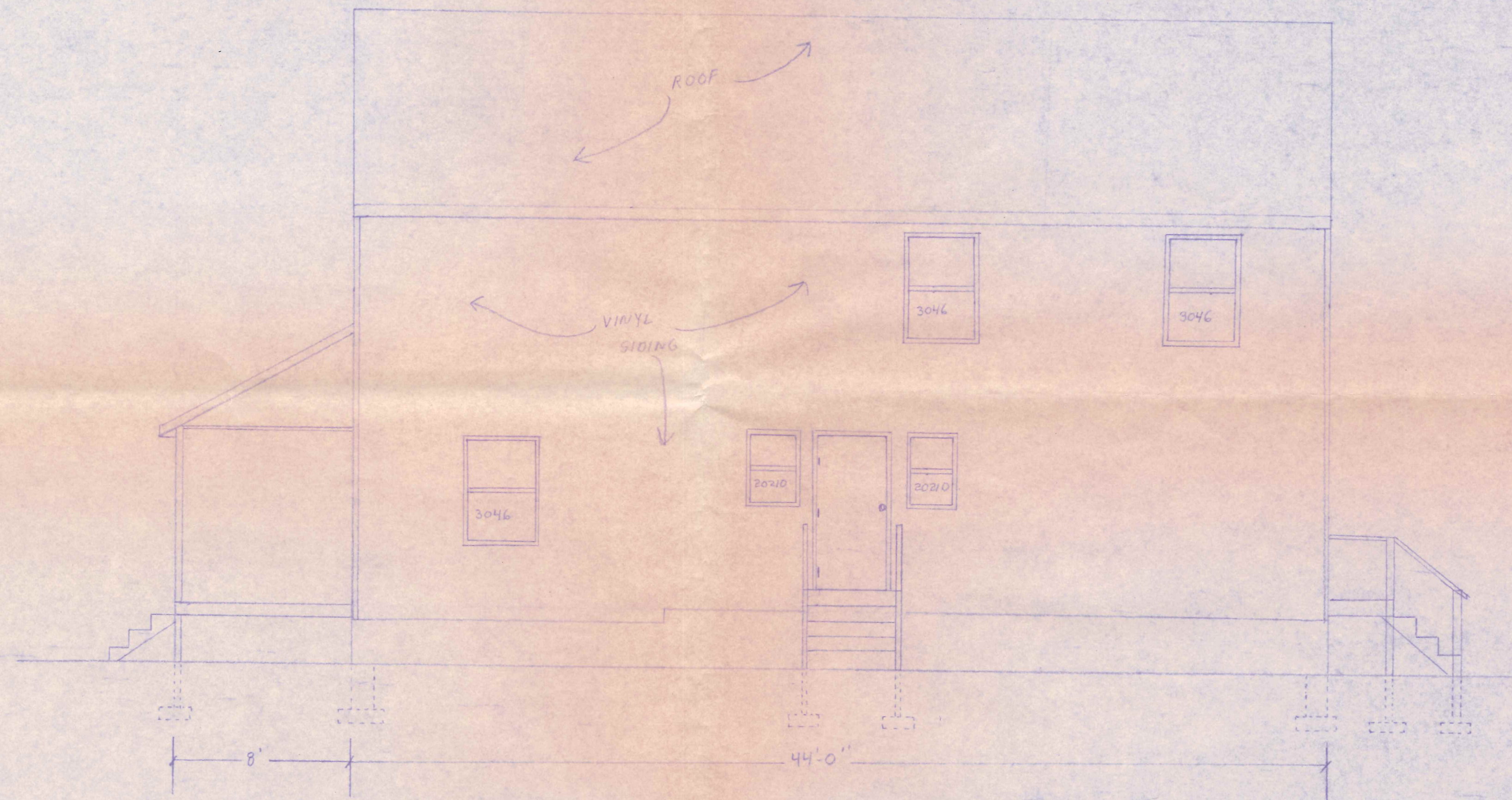
SHEET

**S E
 1-H**

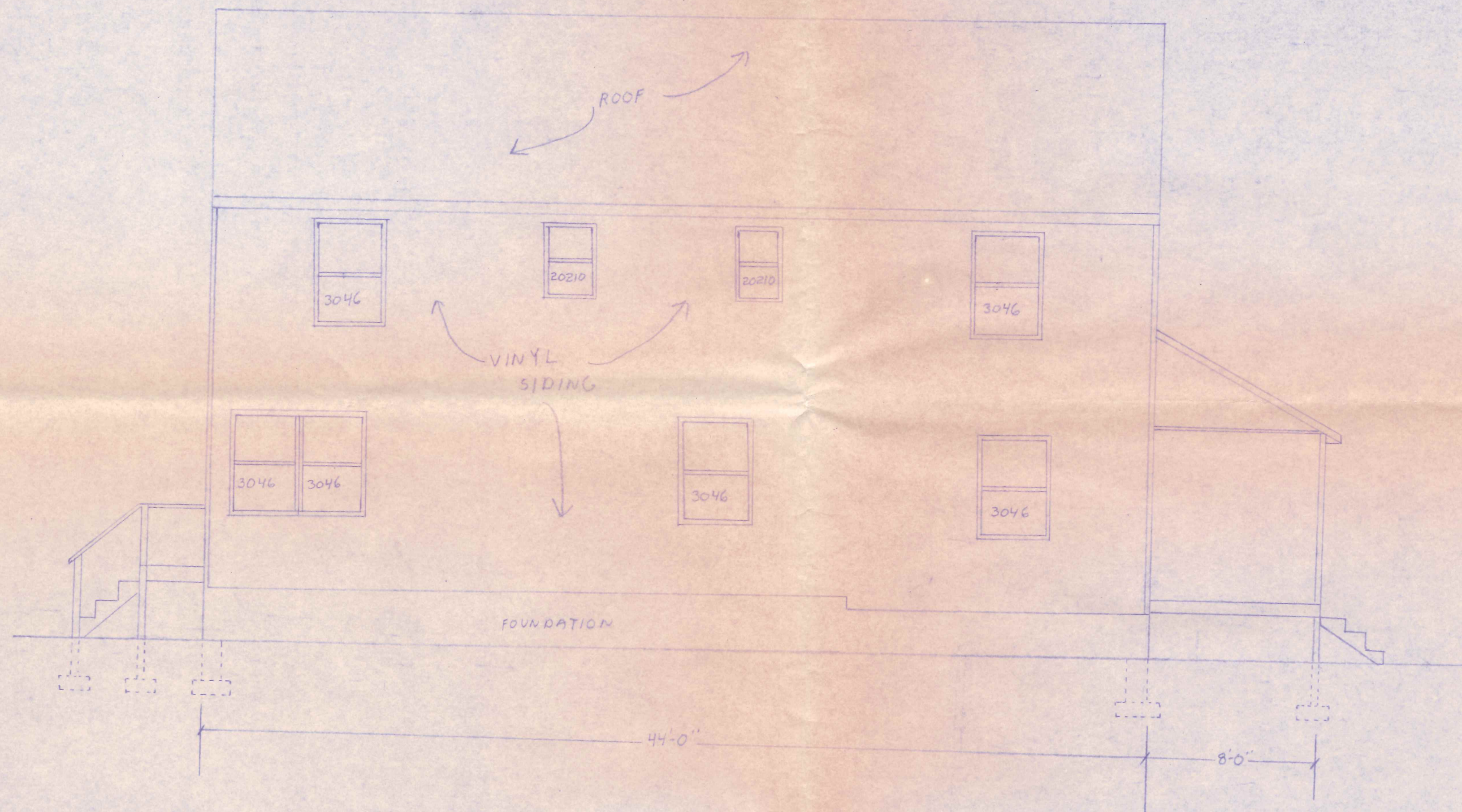
N



GILL & MARY O'DONNELL		
SCALE 1/4" = 1'	APPROVED BY	DRAWN BY B.G.
DATE 11-24-96		REVISED 24
FRONT & REAR ELEVATION		
		DRAWING NUMBER # /



GILL + MARY O'DONNELL		
SCALE 1/4" = 1'	APPROVED BY	DRAWN BY B. J.
DATE 11-24-96		REVISED #4
RIGHT ELEVATION		DRAWING NUMBER
		#2



GILL & MARY O'DONNELL

SCALE 1/4" = 1'
DATE 11-24-96

APPROVED BY

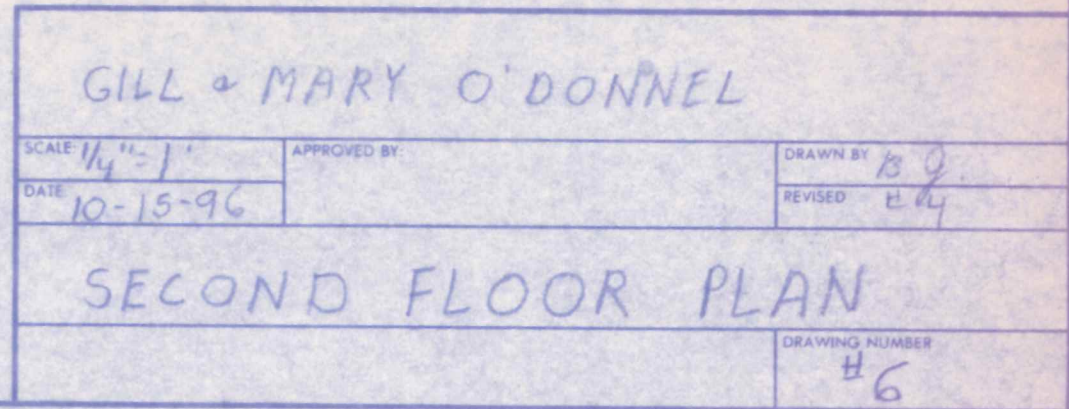
DRAWN BY B.G.
REVISED V.H.

LEFT ELEVATION

DRAWING NUMBER

#3





SECOND FLOOR PLAN

Plat to accompany Petition for Zoning ☒ Variance

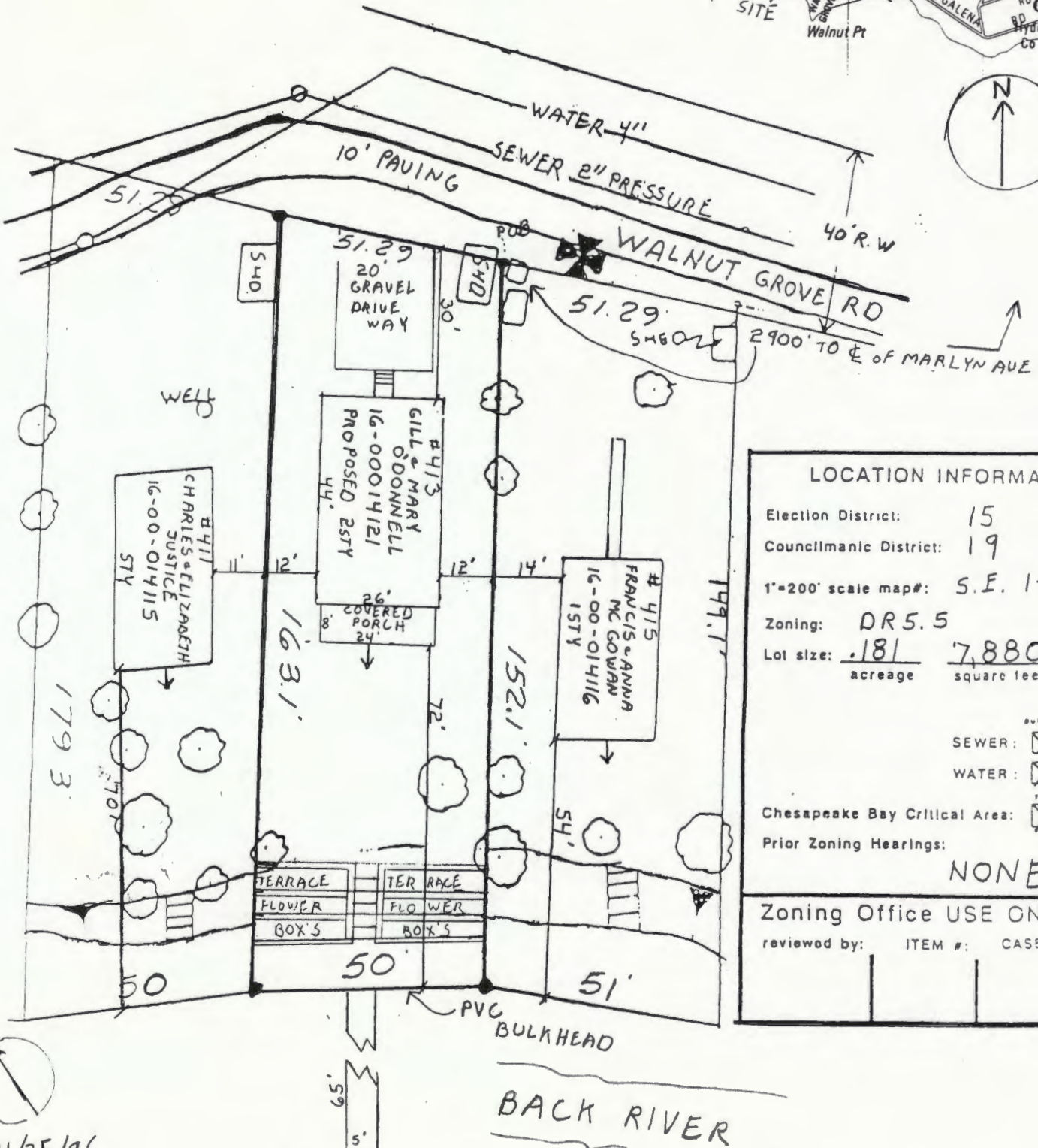
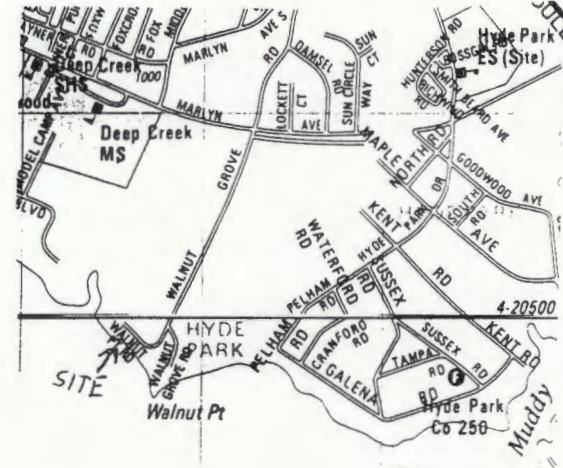
PROPERTY ADDRESS: 413 WALNUT GROVE RD

Subdivision name: HYDE PARK

plat book # 9, folio # 59, lot #

OWNER: GILL - MARY O'DONNELL

* Dwelling may be moved
10' towards the water



LOCATION INFORMATION

Election District: 15
 Councilmanic District: 19
 1"=200' scale map #: S.E. 1-H
 Zoning: DR 5.5
 Lot size: .181 acreage 7,880 square feet

	PUBLIC	PRIVATE
SEWER:	☒	☐
WATER:	☒	☐
Chesapeake Bay Critical Area:	☒	☐

Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

11/25/96

PREPARED BY: BUCK JONES

SCALE 1"=30'