

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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

B B26 K57
Permit Number

FROM: Arnold Jablon, Director, Department of Permits & 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 & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ Ronald Gajewski 9122 Ave B Balt Md 21219 410 477-6912
Print Name of Applicant Address Telephone Number

☐ Lot Address 2400 Cooper Ave Election District _____ Council District _____ Square Feet 10000

Lot Location NE SW / side / corner of Lincoln Ave, _____ feet from NE SW corner of Lodge Farm Rd.
(street) (street)

Land Owner Ronald Gajewski Tax Account Number 1505740070

Address 9122 Ave B Telephone Number 410-477-6912
Balt Md 21219

☐ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	_____
2. Permit Application <u>In Planning File</u>	☒	_____
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 <u>In Planning File</u>	☒	_____
5. Photographs (please label all photos clearly) <u>In Planning File</u>	☒	_____
Adjoining Buildings	☒	_____
Surrounding Neighborhood	☒	_____

Residential Processing Fee Paid Codes 030 & 080 (\$85)
Accepted by <u>WJK</u> ZADM
Date <u>2/26/96</u>

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☒ **Approval**

☐ **Disapproval**

☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: Ervin McDaniel
for the Director, Office of Planning & Community Conservation

Date: March 28, 1996

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & 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 J. Kellman on 2/26/96
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 3/8/96 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 3/23/96 C (B-3 Work Days)

TENTATIVE DECISION DATE 3/26/96 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: _____

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

DATE: 2-23-96

OEA: JB
HISTORIC DISTRICT/BLDG.

PERMIT #: B-
RECEIPT #: A-
CONTROL #: NR
REF #:

PROPERTY ADDRESS 2400 Cooper Ave
SUBDIV: Chesapeake Terrace
TAX ACCOUNT #: 1565 7400 70
OWNER'S INFORMATION (LAST, FIRST) W 22
NAME: Ronald Gajewski
ADDR: 9122 Ave B Balt Md 21219

FEES: 109.00 + 5.00
AID:
AID BY: DPL
INSPECTOR:

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

1. ONE FAMILY
2. TWO FAMILY
3. THREE AND FOUR FAMILY
4. FIVE OR MORE FAMILY
(ENTER NO UNITS)
5. SWIMMING POOL
6. GARAGE
7. OTHER

TYPE FOUNDATION

SLAB
BLOCK
CONCRETE

BASEMENT

1. FULL
2. PARTIAL
3. NONE

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 OF CONSTRUCTION

1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

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

TYPE OF SEWAGE DISPOSAL

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

CENTRAL AIR: 1. 2.
ESTIMATED COST: \$ 110,000.00
OF MATERIALS AND LABOR

PROPOSED USE: SFD
EXISTING USE: VACANT

OWNERSHIP

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

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. MIRISE

1 FAMILY BEDROOMS

GARBAGE DISPOSAL 1. Y 2. N

POWDER ROOMS

BATHROOMS
KITCHENS

CLASS 4
LIBER 5

FOLIO 36

BUILDING SIZE

FLOOR 2280

WIDTH 28

DEPTH 42

HEIGHT 23'6"

STORIES 14.85 MT

LOT #'S 94

CORNER LOT

1. Y 2. N

LOT SIZE AND SETBACKS

SIZE 10000 SF

FRONT STREET

SIDE STREET

FRONT SETBK 48

SIDE SETBK 10/11

SIDE STR SETBK

REAR SETBK 110

ZONING

APPROVAL SIGNATURES

DATE

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

No. 013981

DATE 2/26/95 ACCOUNT 61-615

AMOUNT \$ 85.00

RECEIVED FROM: Bates Construction

FOR: Undersized Lot Approval - 2400 Cooper Ave

02A9180124KTCRC
BA C009125AND2-26-96

\$85.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 3/8/96
Posted for: Variance
Petitioner: _____
Location of property: Cooper Ave
Location of Signs: Front of Property
Remarks: _____
Posted by Bary Freund Date of return: 3/8/96
Signature
Number of Signs: 1





Baltimore County Office of Planning
Division of Community Planning
401 Bosley Avenue, Suite 406
Towson, Maryland 21204
(410) 887-3480 Fax (410) 887-5862

TO: Lynn Lanham
VIA: Gary Kerns
FROM: Jeff Mayhew *jm*
SUBJECT: 2400 Cooper Avenue
Undersized Lot
DATE: March 27, 1996

No comment.



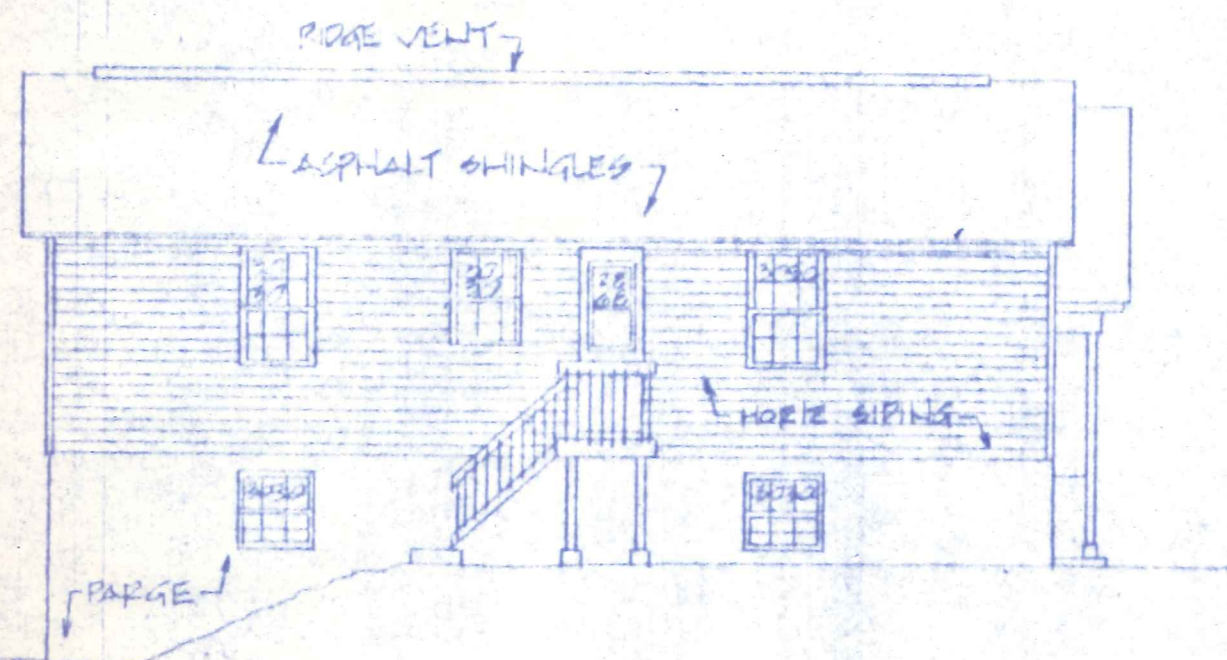
Adjacent Dwelling



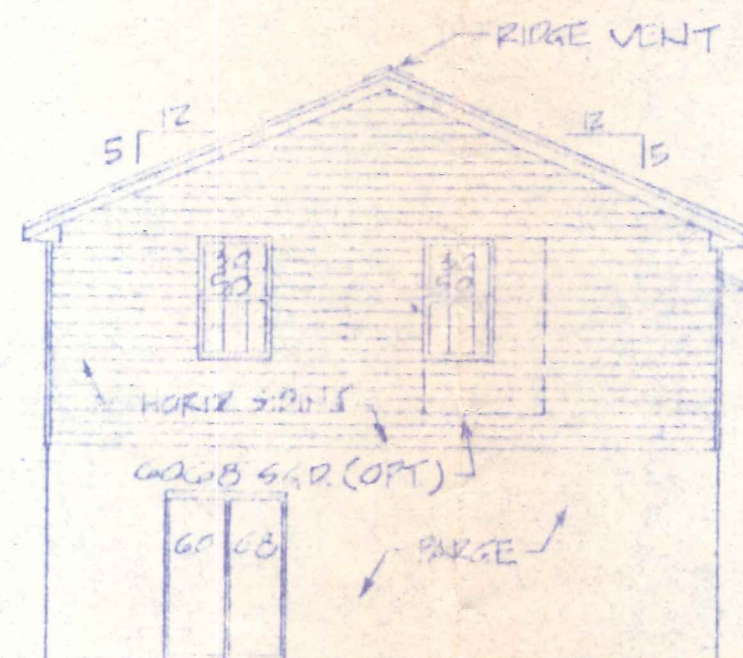
Adjacent Dwelling



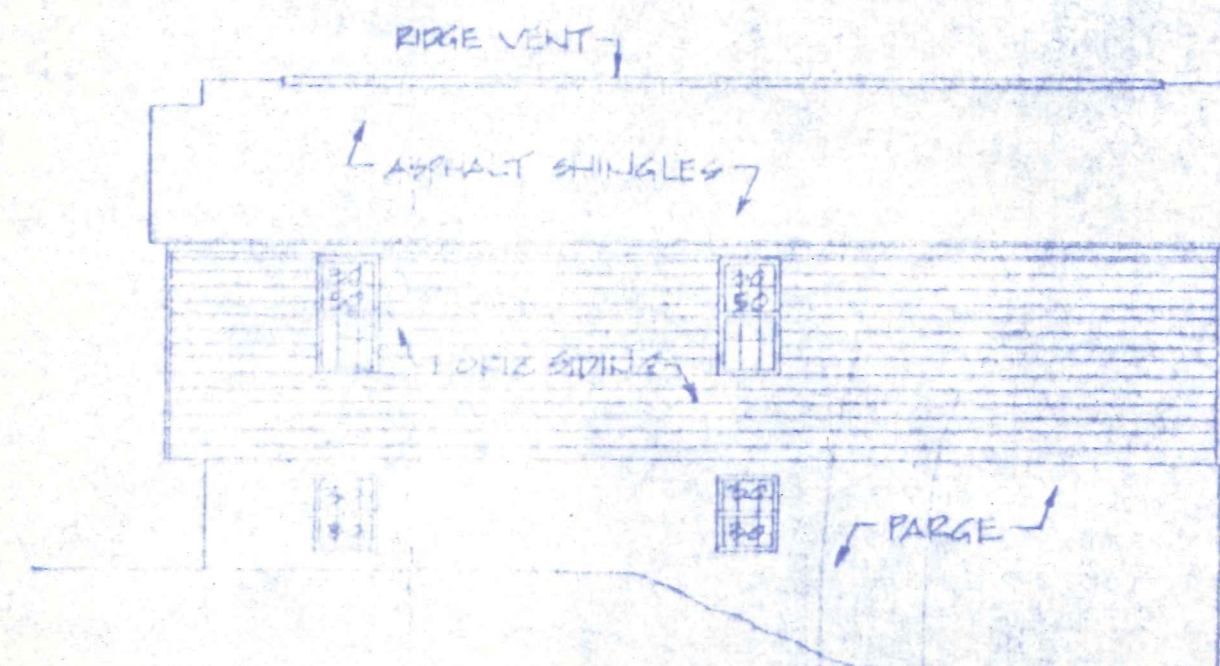
Adjacent Dwelling



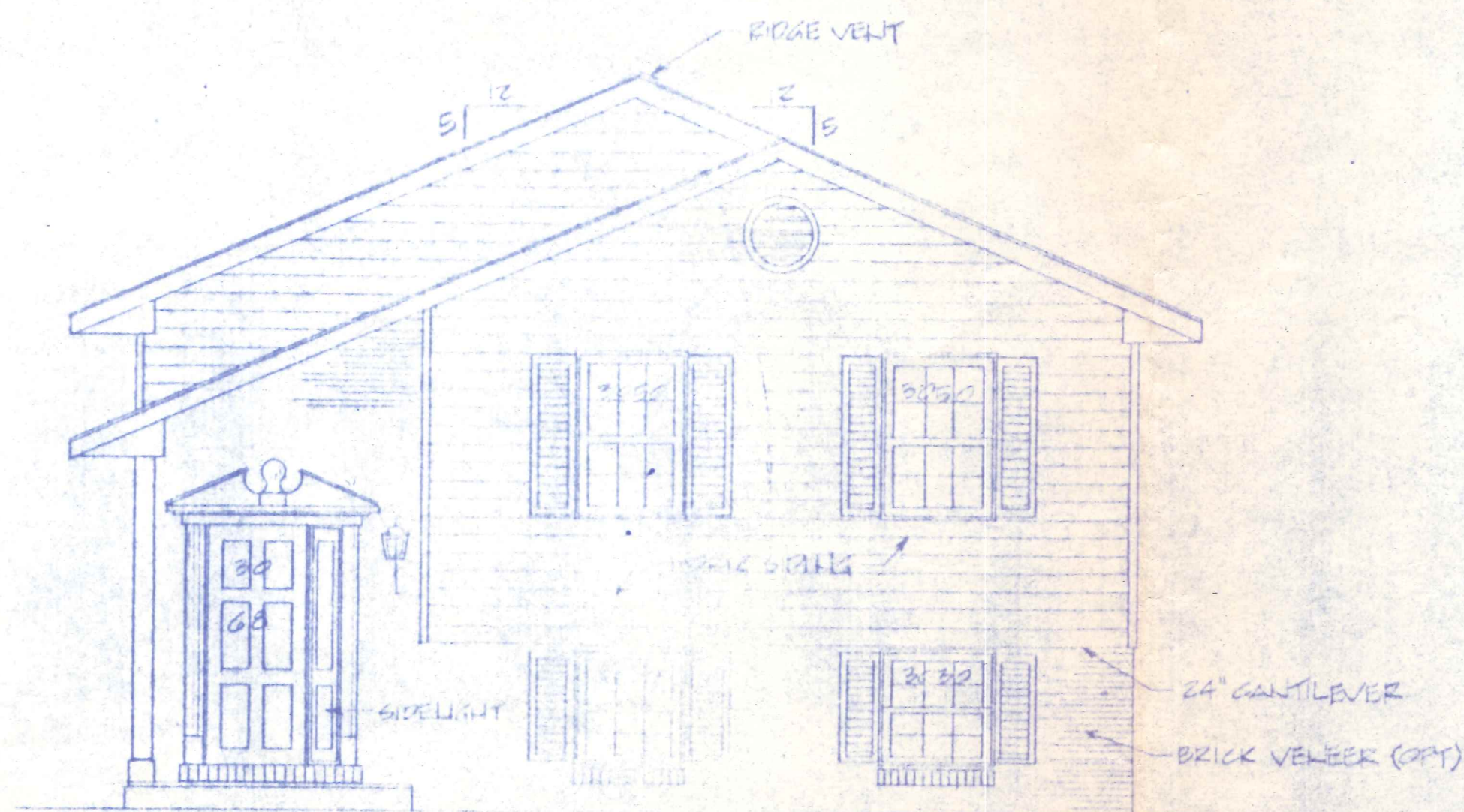
LEFT SIDE ELEVATION 1/8"=1'-0"



REAR ELEVATION 1/8"=1'-0"



RIGHT SIDE ELEVATION 1/8"=1'-0"



FRONT ELEVATION 1/4"=1'-0"

Gates CONSTRUCTION			
SCALE	DATE	REVISIONS	BY DATE
1/8"=1'-0"	2/18/95		
ELEVATIONS		4 OF 4	

X undersized lot approval

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

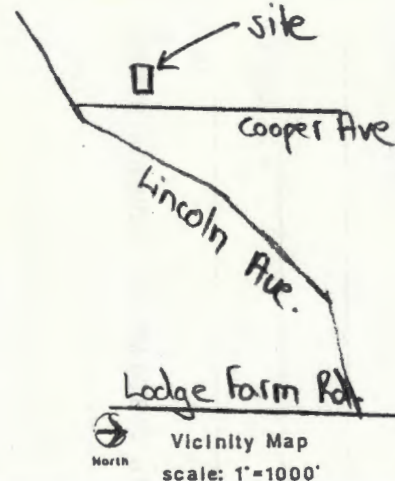
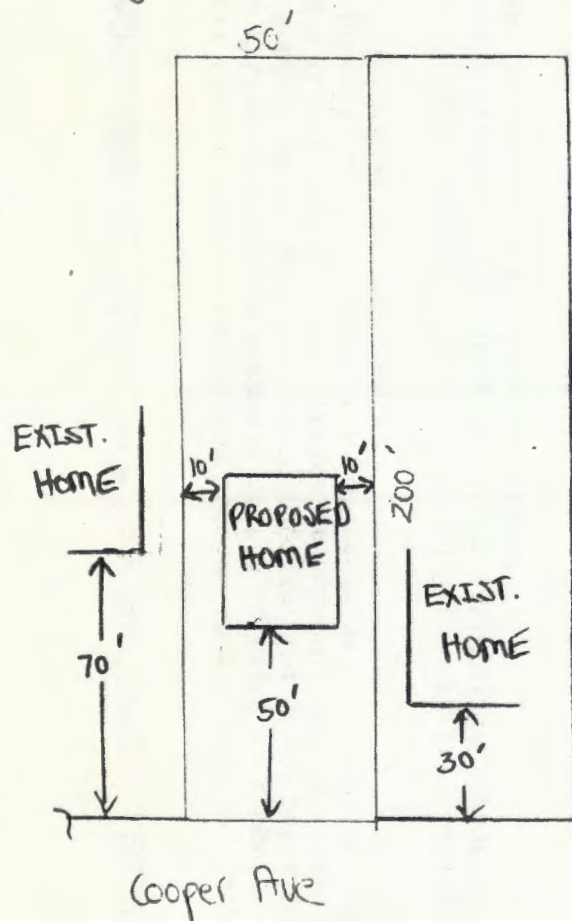
PROPERTY ADDRESS: 2400 Cooper Ave

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Chesapeake Terrace

plat book# , folio# 36, lot# 94, section# B Liber WPC No. 5

OWNER: Ronald Gajewski



LOCATION INFORMATION

Election District: 15th

Councilmanic District: 7th

1"=200' scale map#: SE 7H

Zoning: DR 5.5

Lot size: .23 acreage 10,000 square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☒ yes ☐ no

Prior Zoning Hearings: n/a

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:



North

date: 2/3/96

prepared by: R. Luter

Scale of Drawing: 1"= 30'