

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

B 282707
Permit Number

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:

Balto, Md. 21208
☐ Isaac Gheiler 3403 Old Post Dr (410) 486-5693
Print Name of Applicant Address Telephone Number
☐ Lot Address 2115 Maple Ave. 21219 Election District 15 Council District Square Feet 8000 sf
Lot Location: N E S W / side / corner of ES Maple Ave. 400 feet from N E S W corner of North Point Creek Rd
(street) (street)
Land Owner Mark Bielobrzewski Tax Account Number 21-00-010095 PT
Address 2113 Maple Ave. 21219 Telephone Number

☐ CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)
PROVIDED?

1. This Recommendation Form (3 copies)

YES

NO

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

RECEIVED

SEP 13 1996

OFFICE OF
PLANNING

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS/COMMENTS:



Approval



Disapproval



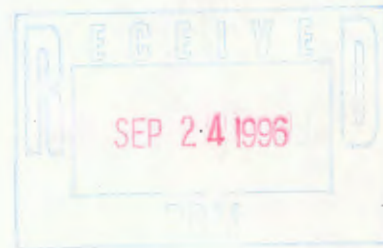
Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by:

Ervin McDaniel
for the Director, Office of Planning & Zoning

Date:

9/23/96



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 J. H. Miller on 9-13-96
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 9-23-96 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 10-8-96 C (B-3 Work Days)

TENTATIVE DECISION DATE 10-12-96 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: _____

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

Underlying Lot

District 15 Date of Posting 9/27/90

Posted for: 2115 Maple

Petitioner: Isaac Schiller

Location of property: Same

Location of Sign: Same

Remarks: _____

Posted by Mark Samuel Date of return: _____

Signature's

Number of Signs: 1



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

No.

012862

DATE 9-13-96 ACCOUNT R-001-6150

AMOUNT \$ 85.⁰⁰

RECEIVED FROM: RRIG CORP.

PDM

FOR: Undersized Lot procedure

01A00W0536MICHRC

\$85.00

STC: 2115 RRIG CORP. 09-13-96 (21219)

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

VALIDATION OR SIGNATURE OF CASHIER
YELLOW - CUSTOMER

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 9-5-96

OEA: JG/KMO
HISTORIC DISTRICT/BLDG.

PERMIT #: B-28270
RECEIPT #: 2-21212
CONTROL #: NR
REF #:

PROPERTY ADDRESS 2115 Maple Ave
SUITE/SPACE/FLOOR
SUBDIV: ~~Lot 1233~~ Lodge Forest
TAX ACCOUNT #: 21-00-010095 DISTRICT/PRECINCT
OWNER'S INFORMATION (LAST, FIRST) 15 22
NAME: RRIG Corp.
ADDR: 3403 Old Post Dr.

FE: 139,000 + 5,000
AID:
AID BY: JG
INSPECTOR:

DOES THIS BLDG.
HAVE SPRINKLERS
YES - NO

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 THEREIN 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

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

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

CENTRAL AIR: 1. 2. 3.
ESTIMATED COST: \$45,000
OF MATERIALS AND LABOR

OWNERSHIP

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

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE

#FAM: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. MIDRISE
1 FAMILY BEDROOMS
GARBAGE DISPOSAL (Y) 2. N BATHROOMS 2 CLASS 4
POWDER ROOMS 20 KITCHENS 7 LIBER 10 FOLIO 26

BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR 1912 SIZE 50' x 160' PT
WIDTH 29'6" FRONT STREET
DEPTH 35'10" SIDE STREET
HEIGHT 30' FRONT SETBK 26
STORIES 2.05MT SIDE SETBK 11/11
LOT #'S 1023-1029 SIDE STR SETBK
CORNER LOT REAR SETBK 98
1. Y 2. N ZONING PR5.5

APPROVAL SIGNATURES

DATE

BLD INSP :
BLD PLAN :
FIRE :
SEDI CTL :
ZONING : 111 OK TO FILE : 9/5/96
PUB SERV : 111 OK TO FILE : 9/5/96
ENVRMNT :
USE # : 123 FOR FINAL 9/5/96
PERMITS :

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

need undersize lot
approval. Check infill

APPLICANT INFORMATION

NAME: Isaac Ghilley
COMPANY: RRIG Corporation
STREET: 3403 Old Post Dr.
CITY, ST, ZIP: Balto., Md. 21208
PHONE #: 486-5693 MHIC LICENSE #:
APPLICANT
SIGNATURE: [Signature] TRACT: BLOCK:
PLANS: CONST PLOT 7 PLAT DATA EL PL
TENANT
CONTR: RRIG Corp.
ENGR: Tom Phelps
SELLR: MOREK BIALOBRZESKI
2113 MAPLE AVE. 21219

DD# 90-183-91

DESCRIBE PROPOSED WORK: Needs undersize lot approval.
Const 3FD w/ 3 Bedrooms. No FIRE PLACE.
27'6" x 35'10" x 30' = 1912 SF.
Pub water + sewer available before zoning sign off.

NON-RESIDENTIAL Using Lot # 1023 Lot Size: 8000 SF.

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

Frontage
setback must be
maintained.
*No adjacent
ownership
last 5 yrs
per app.

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

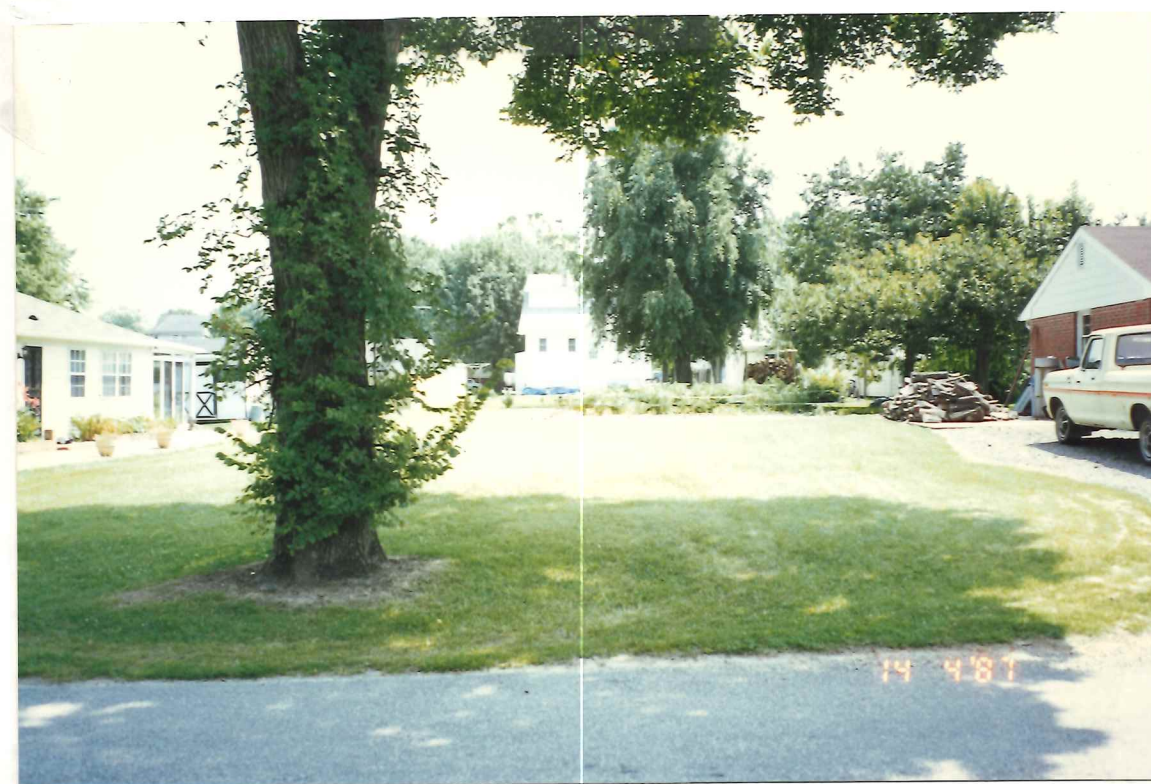
TYPE OF WATER SUPPLY

1. PUBLIC SYSTEM EXISTS PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED

PROPOSED USE: S.F.D. lot
EXISTING USE: vacant lot



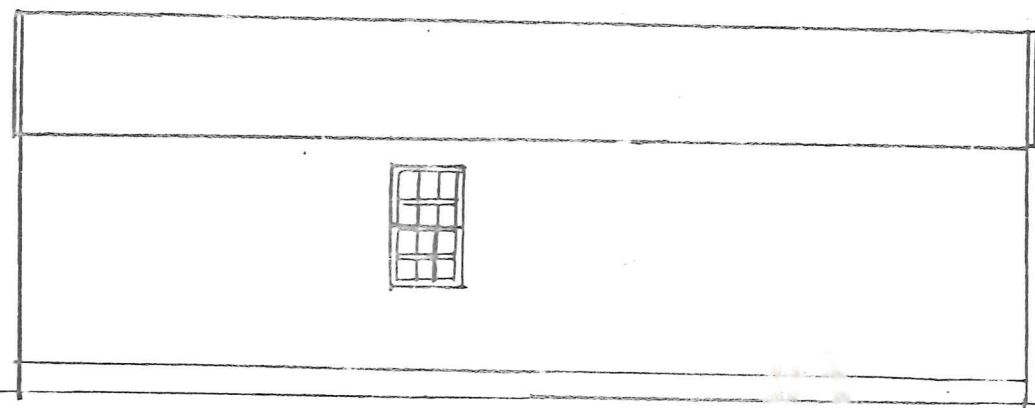






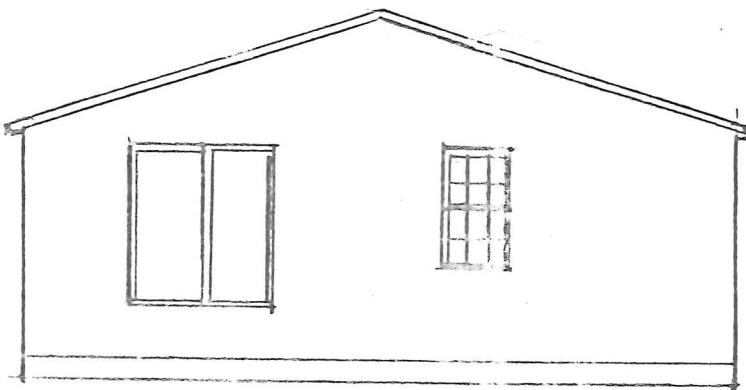
FRONT ELEVATION

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



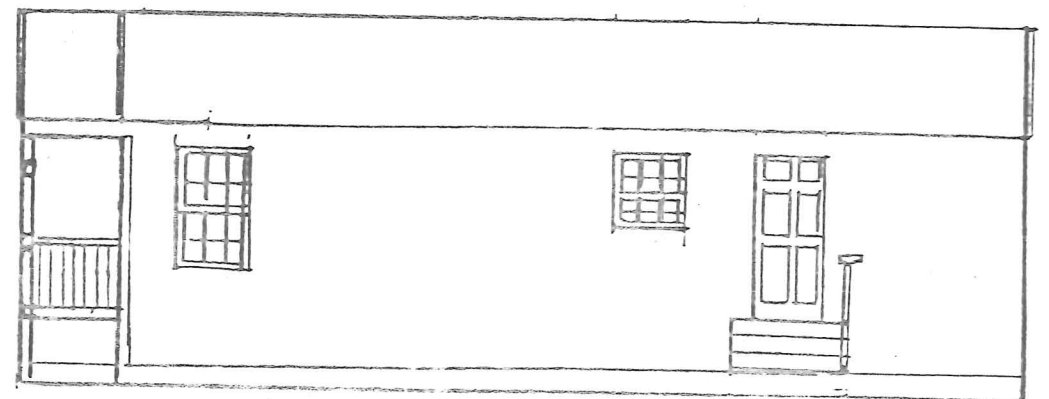
LEFT ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$



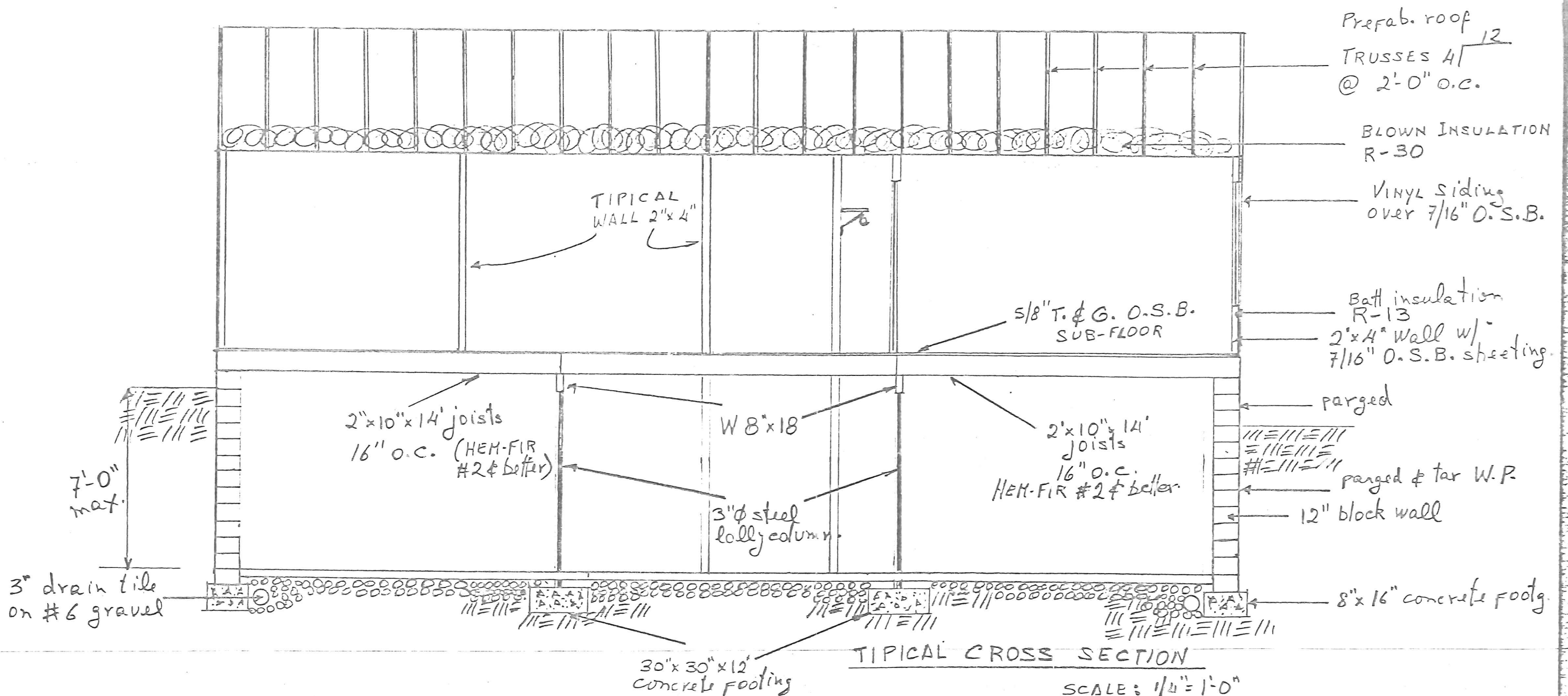
REAR ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$



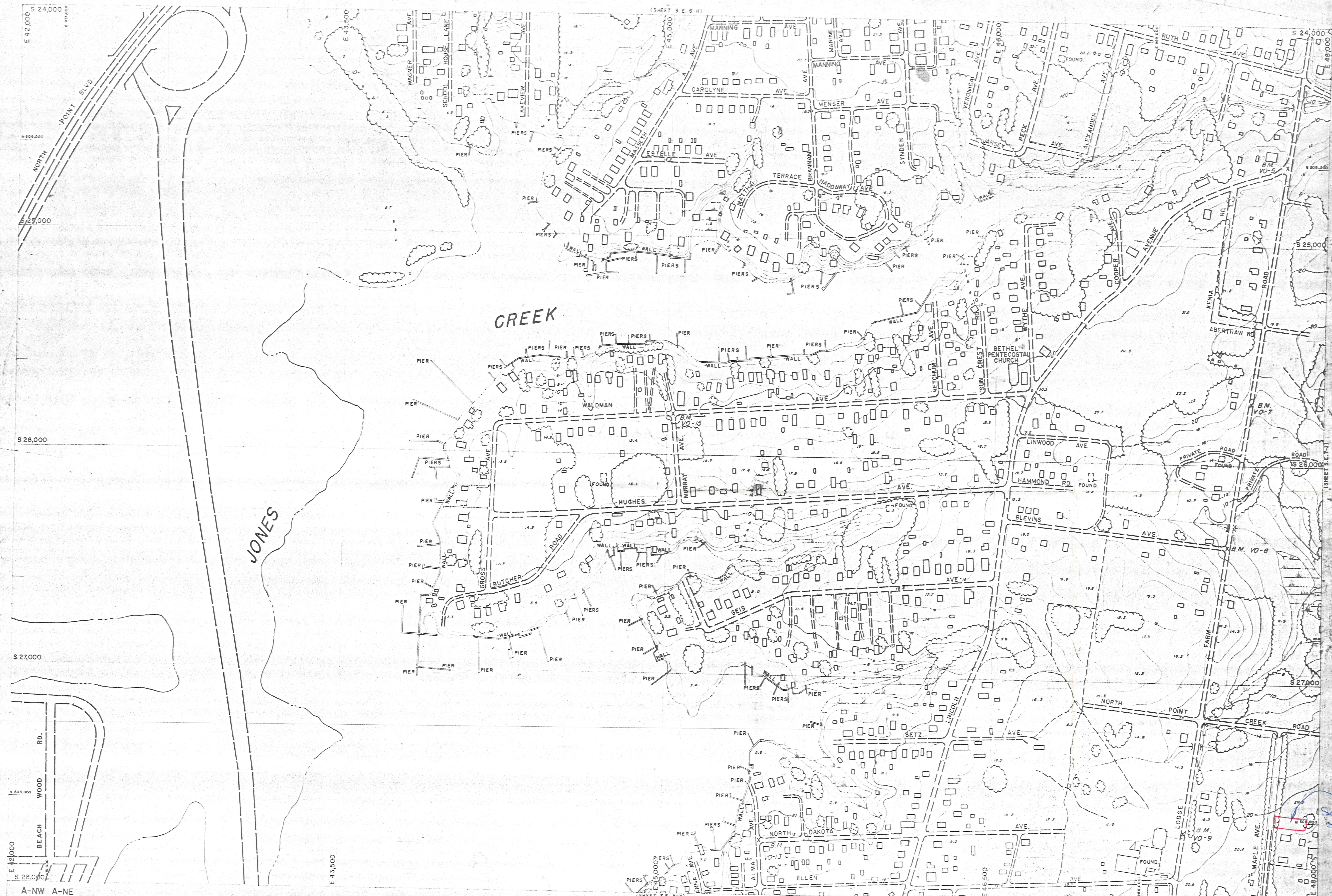
RIGHT ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$



MODEL : THE VIRGINIAN
ELEVATIONS & CROSS SECTION
OWNER : R RIG CORPORATION
SCALE : $\frac{1}{4}'' = 1'-0''$, $\frac{1}{8}'' = 1'-0''$
DATE : JUNE 1993

J. Philes

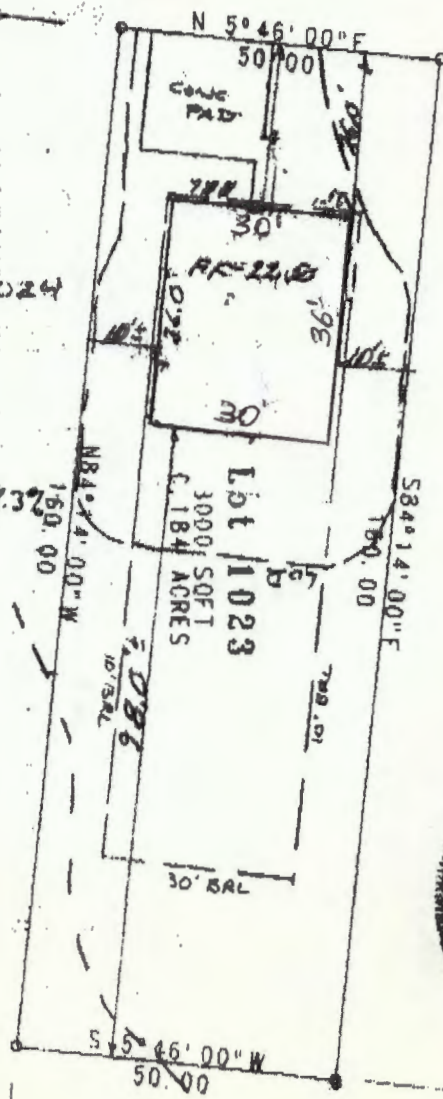


PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	Lodge Forest	S.E. 7-H
252	8/8/83	DATE OF PHOTOGRAPHY DEC. 1954		
Topography Compiled By Photogrammetric Methods ABRAMS AERIAL SURVEY CORP. LANSING MICH.				

MAPLE AVENUE

1. LIBER B19. FOLIO 086
2. TAX # 15-2100010096
3. TAX MAP 1st PARCEL 98
4. COUNCILMANIC DIST. 7
5. CENSUS TRACT 4521
6. PROPERTY DOES LIE IN CBCA.
7. ZONING D.R. 5.5
8. L.O.D. 3600'
9. LOT AREA = 8,000'
10. IMPERVIOUS AREA = 1,385' or 17.32'



THIS DOES NOT CONSTITUTE A PROPERTY LINE SURVEY.
THIS WILL CERTIFY THAT I HAVE LOCATED THE IMPROVEMENTS
ON THE ABOVE PROPERTY AS INDICATED.

Th. Phelps

LOCATION SURVEY
GRADING PLAN
2115 MAPLE AVENUE
LOT 1023 + LODGE FOREST