

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 \_\_\_\_\_  
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:

Isaac Gabeler 3403 Old Post Dr. (410) 486-5693  
Print Name of Applicant Address Telephone Number

Lot Address 2817 Willow Ave. Election District 15 Council District 7 Square Feet 10,000

Lot Location: NE S W (side) corner of Willow Ave, 680 feet from W corner of M. Point Rd.  
(street) (street)

Land Owner GB Homes, inc Tax Acct. Number 1513856491

Address 3403 Old Post Dr. Telephone Number (410) 486-5693  
Balto. 21204

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

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Site Plan	<input type="checkbox"/>	<input type="checkbox"/>
Property (3 copies)	<input type="checkbox"/>	<input type="checkbox"/>
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>

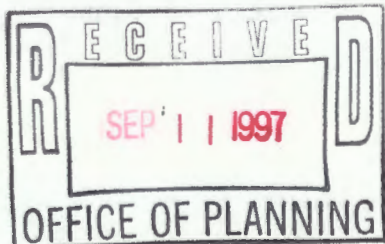
Residential Processing Fee Paid  
Codes 030 & 080 (\$85)

Accepted by ZADM  
Date 8/13/97

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: 9/16/97

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 Kellman on 8/13/97 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 8/25/97 D (15 Days Before C)

DATE POSTED \_\_\_\_\_

HEARING REQUESTED  YES  NO 1 -DATE \_\_\_\_\_

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 9/10/97 C (B-3 Work Days)

TENTATIVE DECISION DATE 9/13/97 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: \_\_\_\_\_

CERTIFICATE OF POSTING

#2817 WILLOW AVE  
BUILDING PERMIT  
RE: Case No.: B-14777

Petitioner/Developer: ISAAC GEILLE  
ETAL

Date of Hearing/Closing: 9/10/97

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 #2817 WILLOW AVE

The sign(s) were posted on 8/24/97  
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 8/29/97  
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Perry Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

905-857  
Paper (410) 666-5366

(Telephone Number)

9/96  
cert.doc



#2817 WILLOW AVE.  
PERMIT # B-14777

CLOSE: 9/10/97

Exhibit C

Date to be posted: Anytime before but no later than 8/25/97.

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

to approve a dwelling on an undersized lot  
known as 2817 Willow Ave

## 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**

September 10, 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**

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No.

042718

DATE 8/13/97 ACCOUNT 01-615

AMOUNT \$ 50.00

RECEIVED FROM: CB Home, Inc - 2817 Willow Ave

FOR: 030 - Unimul Lot Approval

B-314777

PAID RECEIPT

PROCESS ACTUAL TIME  
8/13/1997 8/13/1997 11:48:56

REG. NO. 03 CASHIER UNIT ULM DRAWER 3  
MISCELLANEOUS CASH RECEIPT  
Receipt # 014726 OFLN  
CR NO. 042718

50.00 CHECK  
Baltimore County, Maryland

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION



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

DATE:

OE: JP  
HISTORIC DISTRICT/BLDG.

PROPERTY ADDRESS 2817 Willow Ave.  YES  NO  
SUITE/SPACE/FLOOR lot 14  
SUBDIV: TRIPLE UNION  DO NOT KNOW  
TAX ACCOUNT #: 15-13-856491 DISTRICT/PRECINCT  
OWNER'S INFORMATION (LAST, FIRST) 15 21  
NAME: GB Homes, Inc.  
ADDR: 3403 Old Post Dr.

DOES THIS BLDG.  
HAVE SPRINKLERS  
YES  NO

APPLICANT INFORMATION

NAME: ISAAC G HEILER  
COMPANY: GB Homes, Inc.  
STREET: 3403 Old Post Dr.  
CITY, ST, ZIP: Baltimore, Md. 21208  
PHONE #: (410) 486-5693 MHIC LICENSE #: \_\_\_\_\_  
APPLICANT SIGNATURE: [Signature] TRACT: \_\_\_\_\_ BLOCK: \_\_\_\_\_  
PLANS: CONST 2 PLOT 7 PLAT \_\_\_\_\_ DATA \_\_\_\_\_ EL \_\_\_\_\_ PL 1  
TENANT \_\_\_\_\_  
CONTR: GB Homes, Inc.  
ENGR: \_\_\_\_\_  
SELLR: Bruce P. Wallace  
1300 ASTER DR. Glen Burnie. 21061

DESCRIBE PROPOSED WORK: Construct ofd w/ 3 bedroom  
no flp.  
24 x 44 x 23 = 2010

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 \_\_\_\_\_

CBCA

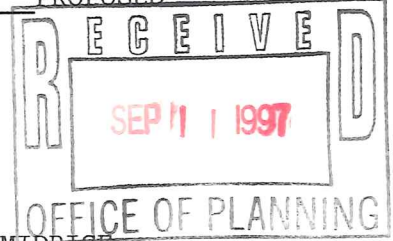
OK to file  
with - need  
unusual lot  
Approval/  
check  
Flood  
INFO

- 1. SINGLE
- 2. TWO
- 3. THREE
- 4. FOUR
- 5. FIVE
- 6. SIX
- 7. SEVEN
- 8. EIGHT
- 9. NINE
- 10. TEN
- 11. MORE THAN TEN
- 12. NO UNITS
- 13. POOL
- 14. BASEMENT
- 15. FULL
- 16. PARTIAL
- 17. NONE

TYPE OF HEATING FUEL: 1. GAS 2. OIL 3. ELECTRICITY 4. COAL  
TYPE OF SEWAGE DISPOSAL: 1. PUBLIC SEWER 2. PRIVATE SEWER  
TYPE OF WATER SUPPLY: 1. PUBLIC SYSTEM 2. PRIVATE SYSTEM

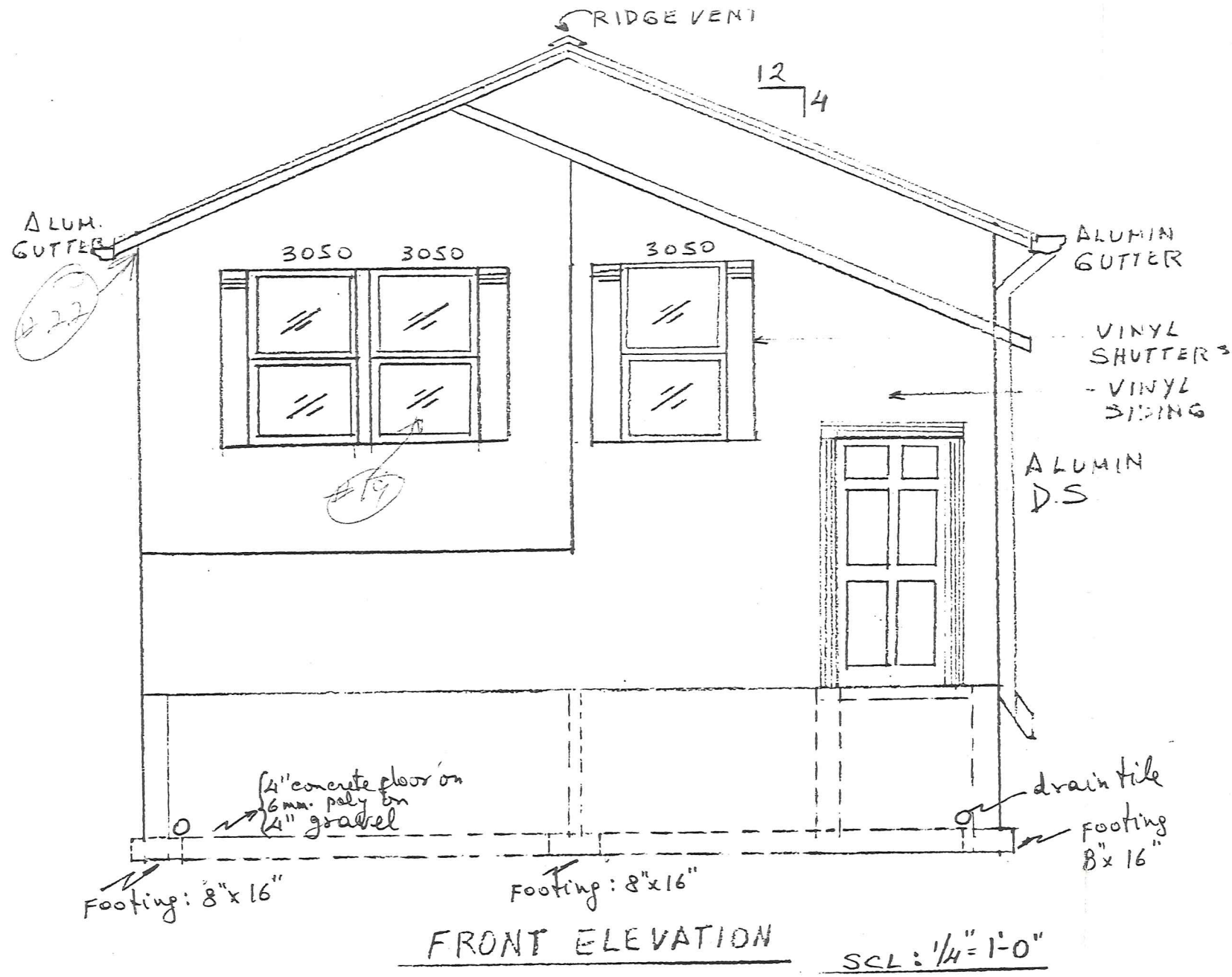
PROPOSED USE: S.F.D.  
EXISTING USE: vacant lot

PROPERTY OWNED: 1. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL  
CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE  
#2BED: \_\_\_\_\_ #3BED: \_\_\_\_\_ TOT BED: \_\_\_\_\_ TOT APTS/CONDOS: \_\_\_\_\_  
BATHROOMS: 2 CLASS: 4 LIBER: 8 FOLIO: 58

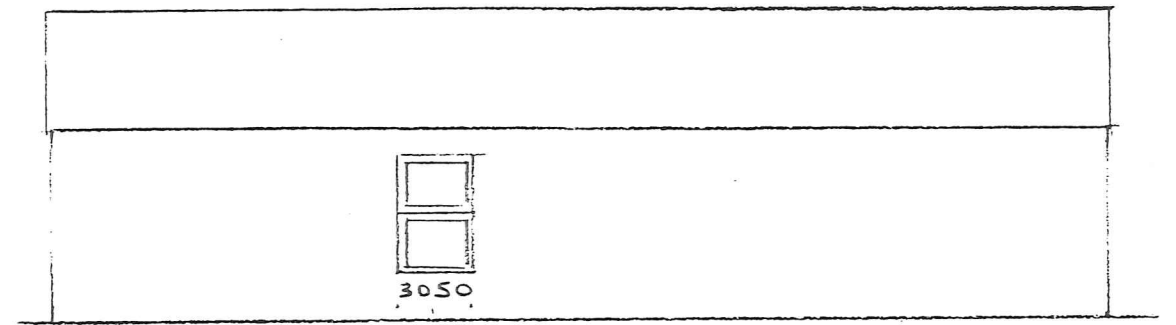


APPROVAL SIGNATURES: \_\_\_\_\_ DATE: \_\_\_\_\_  
BLD INSP: \_\_\_\_\_  
BLD PLAN: \_\_\_\_\_  
FIRE: \_\_\_\_\_  
SEDI CTL: \_\_\_\_\_  
ZONING 11: OK to file with 8/13/96  
PUB SERV: \_\_\_\_\_  
ENVRMNT: \_\_\_\_\_  
PERMITS: \_\_\_\_\_

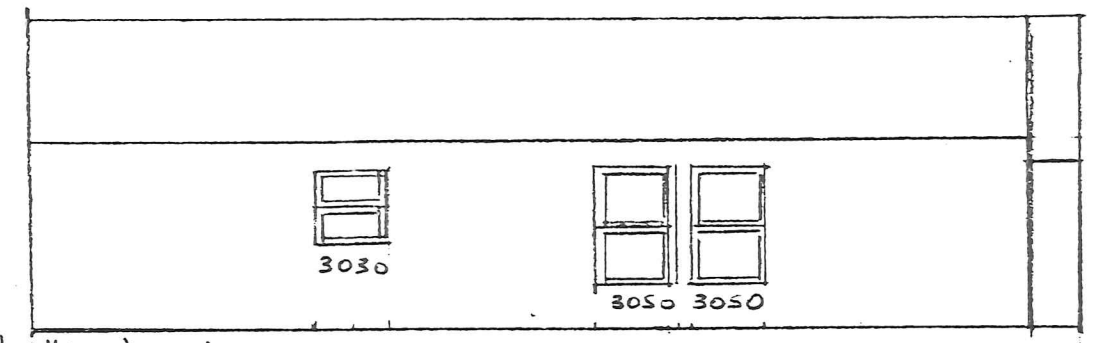
LOT SIZE AND SETBACKS:  
SIZE: 50 x 200  
FRONT STREET: \_\_\_\_\_  
SIDE STREET: \_\_\_\_\_  
FRONT SETBK: 32  
SIDE SETBK: 13/13  
SIDE STR SETBK: \_\_\_\_\_  
REAR SETBK: 124



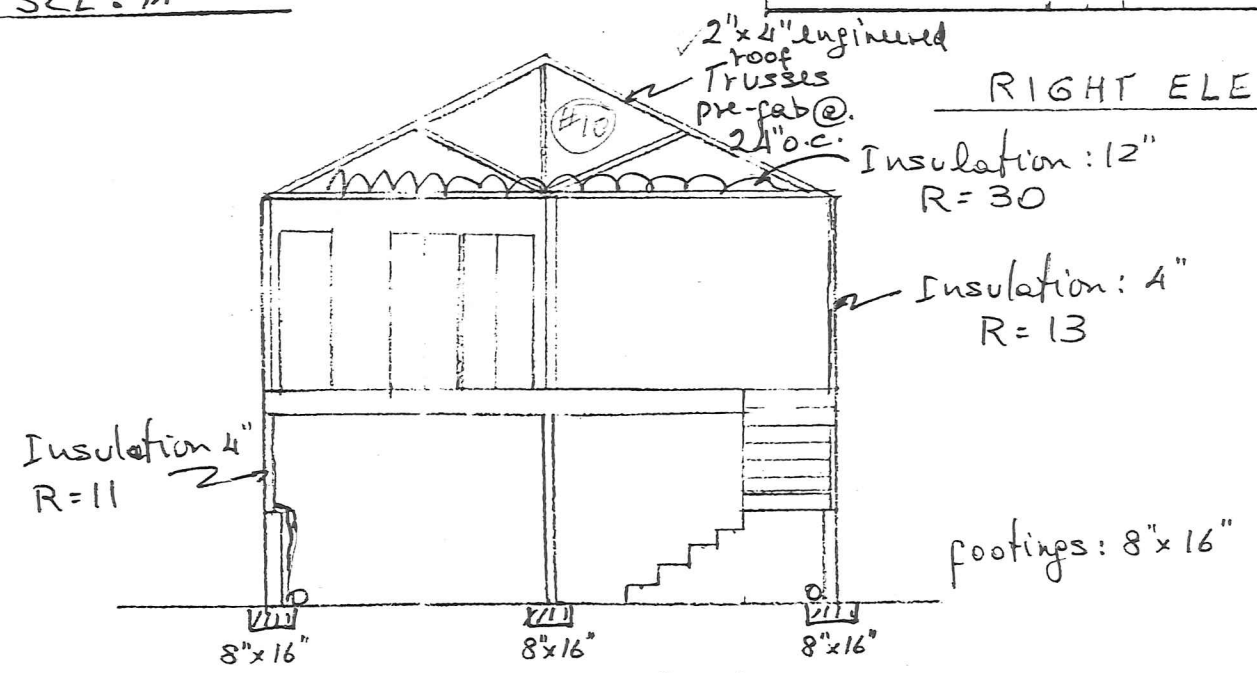
FRONT ELEVATION SCL: 1/4" = 1'-0"



LEFT ELEVATION SCL: 1/8" = 1'-0"



RIGHT ELEVATION SCL: 1/8" = 1'-0"

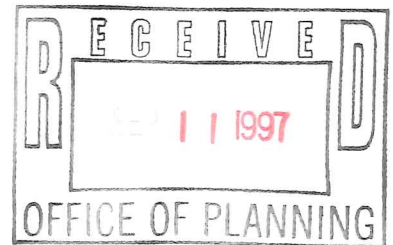
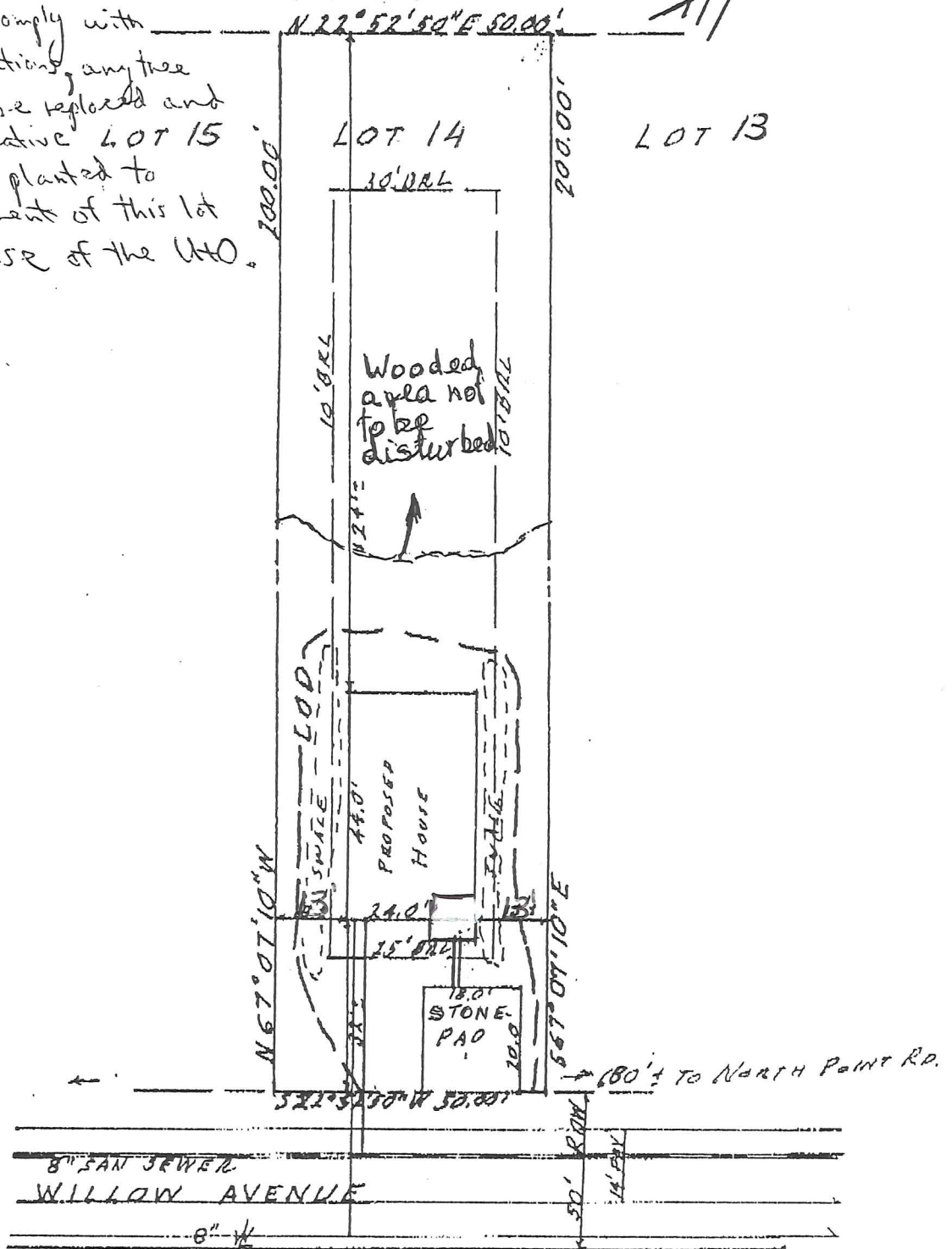


CROSS SECTION SCL: 1/8" = 1'-0"

RECEIVED  
 SEP 11 1997  
 OFFICE OF PLANNING

- 1 PUBLIC WATER & SEWER
- 2 DISE LIB IN CBCA (IDA)
- 3 COUNCILMATIC DISTRICT 7
- 4 ZONING DR5.5
- 5 DISTURBED AREA = 4,000 SQ FT
- 6 IMPREVIEW AREA =  $1,416 \div 10,000 = 14\%$  proposed, 0% existing

⑦ In order to Comply with CBCA/IDA regulations, any tree removed must be replaced and 2 large & small native LOT 15 trees must be planted to offset development of this lot prior to release of the UHO.



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

*Thomas E. Phelps*  
**THOMAS E. PHELPS AND ASSOCIATES, INC.**  
 REGISTERED PROPERTY LINE SURVEYORS  
 946 BARRON AVENUE  
 BALTIMORE, MARYLAND 21221  
 OFFICE: (301) 574-6744

LOCATION SURVEY  
 2817 WILLOW AVENUE  
 LOT 13 TRIPLE UNION  
 LEE UNIT 15, W.M.D. CO., 1980  
 Plat Book 8 Folio 58  
 Scale 1" = 30'... Date 3/26/97...

