

887
3391

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 299914
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:

WISMAR BUILDING Corporation; 3403 Old Post Dr. (410) 486-5693
Print Name of Applicant Address Telephone Number

Lot Address 2815 Willow Ave. Election District 15 Council District _____ Square Feet 10,000 s.f.
 Lot Location: N E S W side/corner of Willow Ave. 630 feet from N E S W corner of North Point Road,
(street) (street)

Land Owner Curtiss Noriss Tax Account Number _____
 Address 5010 Erdman Ave. 21205 Telephone Number _____

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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property (3 copies)	<input checked="" 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 _____

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MAR 28 1997
OFFICE OF PLANNING

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

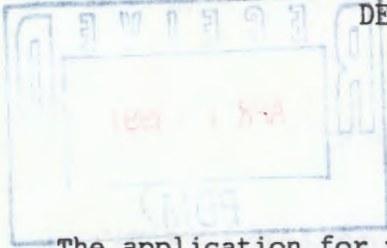
RECOMMENDATIONS/COMMENTS:

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: April 15, 1997

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. MEPPY on 3-28-97 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 4-10 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 4-25 C (B-3 Work Days)

TENTATIVE DECISION DATE 4-28 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

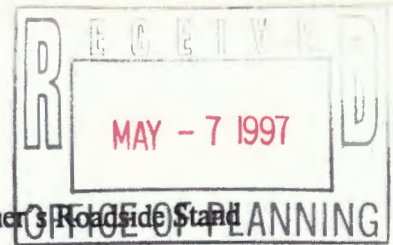
Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

Exhibit C

Date to be posted: Anytime before but no later than 3-10-97



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

REQUEST HAS BEEN MADE TO APPROVE
A SINGLE FAMILY DWELLING ON AN UNDERSIZED
LOT.

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**

4-25-97

**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

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

OEA: DLS/KRH

PERMIT # 299914
RECEIPT # 255625
CONTROL # NL
XREF #:

PROPERTY ADDRESS 2815 Willow Ave - 21219

SUBDIV: Lot 13 Triple Union
TAX ACCOUNT #: 1519002600 DISTRICT/PRECINCT: 15 21
OWNER'S INFORMATION (LAST, FIRST)
NAME: WISMAR Building Corp
ADDR: 3403 Old Post Drive 21208

FEE: 100.00 + 5.00
PAID: 105.00
PAID BY: [Signature]
INSPECTOR: [Signature]

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.

APPLICANT INFORMATION
NAME: ISAAC GAELER
COMPANY: WISMAR BUILDING Corp
ADDR1: 3403 Old Post Dr 21208
ADDR2:
PHONE #: 486-5693 MHIC LICENSE #:
APPLICANT SIGNATURE: [Signature] TRACT: BLOCK:
PLANS: CONST 2 PLOT 7 PLAT DATA EL PL
TENANT
CONTR: WISMAR 8001 - SPXHS
ENGR: [Signature]
SELLR: Curtiss Norris
5010 Erdman Ave.

BUILDING 1 or 2 FAM.
CODE CODE X
BOCA CODE
TYPE OF IMPROVEMENT
1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

DESCRIBE PROPOSED WORK: CONSTRUCT 3 BR WITH
3 BEDROOMS - NO FIREPLACE.
ELEV. 8001 - SPXHS

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 24' x 44' x 22' = 2,040 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

TYPE FOUNDATION BASEMENT
1. SLAB 1. FULL
2. BLOCK 2. PARTIAL
3. CONCRETE 3. NONE

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

TYPE OF SEWAGE DISPOSAL
1. PUBLIC SEWER EXISTS PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED
SEPTIC EXISTS PROPOSED
PRIVY EXISTS PROPOSED

CENTRAL AIR: 1 YES 2.
ESTIMATED COST: \$45,000

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

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

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: 3 TOT APTS/CONDOS: 6. HIRISE
1 FAMILY BEDROOMS 3
GARBAGE DISPOSAL 1 Y 2. N BATHROOMS 2 CLASS
POWDER ROOMS 2 KITCHENS 1 LIBER 11985 FOLIO 235

BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR 2040 SIZE 25 x 200
WIDTH 24 FRONT STREET
DEPTH 44 SIDE STREET
HEIGHT 22 FRONT SETBK
STORIES 1.75 SIDE SETBK 13.5 / 13
LOT #'S 13 SIDE STR SETBK
CORNER LOT REAR SETBK 124
1. Y 2. N ZONING DR. S.5

APPROVAL SIGNATURES DATE
BLD INSP : :
BLD PLAN : :
FIRE : :
SEDI CTL : :
ZONING [Signature] : 3-28-97
PUB SERV [Signature] : 3-28-97
ENVRMNT : :
PLANNING [Signature] : 3-28-97
PERMITS : :
Applicant filing for under 21225 lot.

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND NO PERMIT FEES REFUNDED

APR STATES LOT IS 50' WIDE

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

No. 028639

DATE 3-28-97 ACCOUNT 2001-6150

AMOUNT \$ 50.00

RECEIVED FROM: WISMAR BLDG. CORP. 2815 WILLOW AC.

FOR: COMPATIBILITY REV.

03A91#0169MICHRC \$50.00
BA COD1:49FMD3-28-97

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Jen.



LOT 13 Subject
2815 Willow Ave. Property.



2813 WILLOW AVE



2819 WILLOW AVE



2821 WILLOW AVE



Looking South on Willow Ave -
Subject Property



Subject property
Willow Ave, 2819

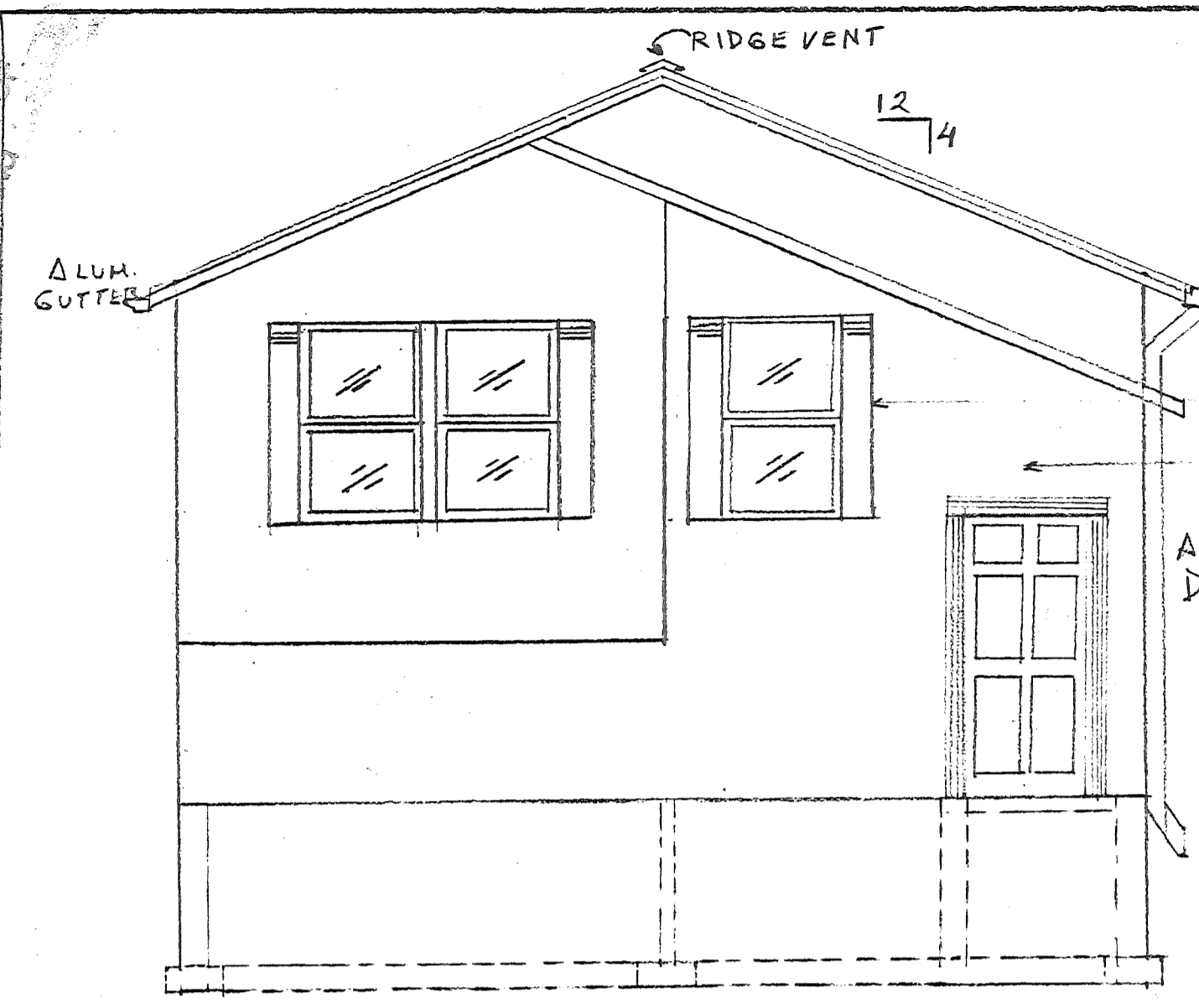


Looking North on Willow Ave.
New homes built on right side.
Subject property →

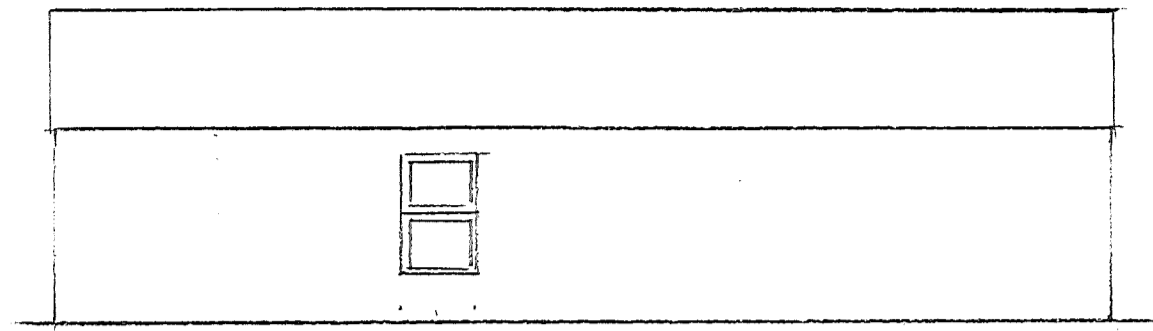
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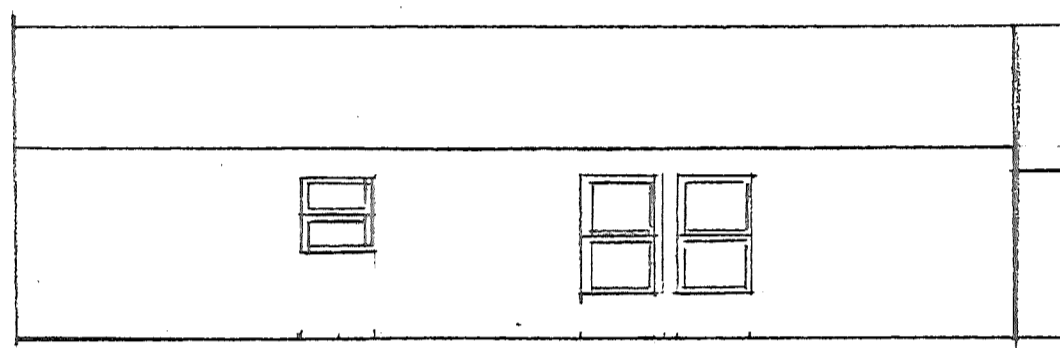
PLANNING



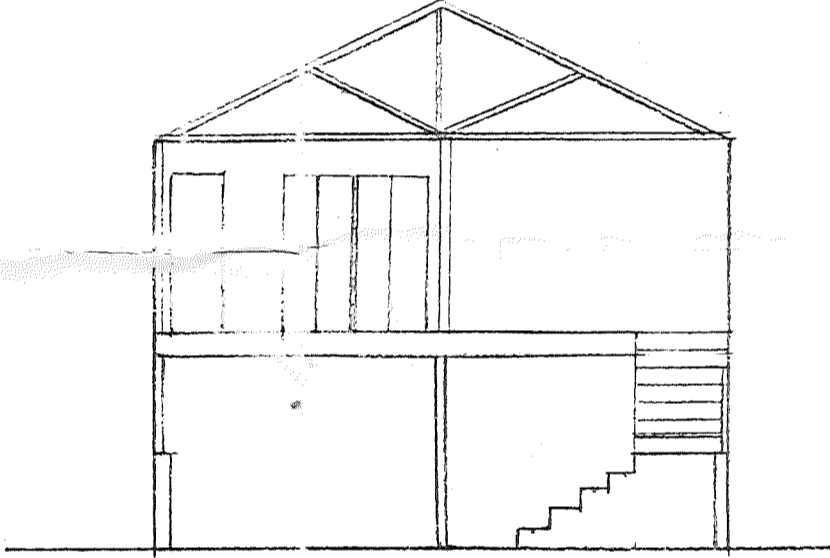
FRONT ELEVATION SCL: 1/4" = 1'-0"



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

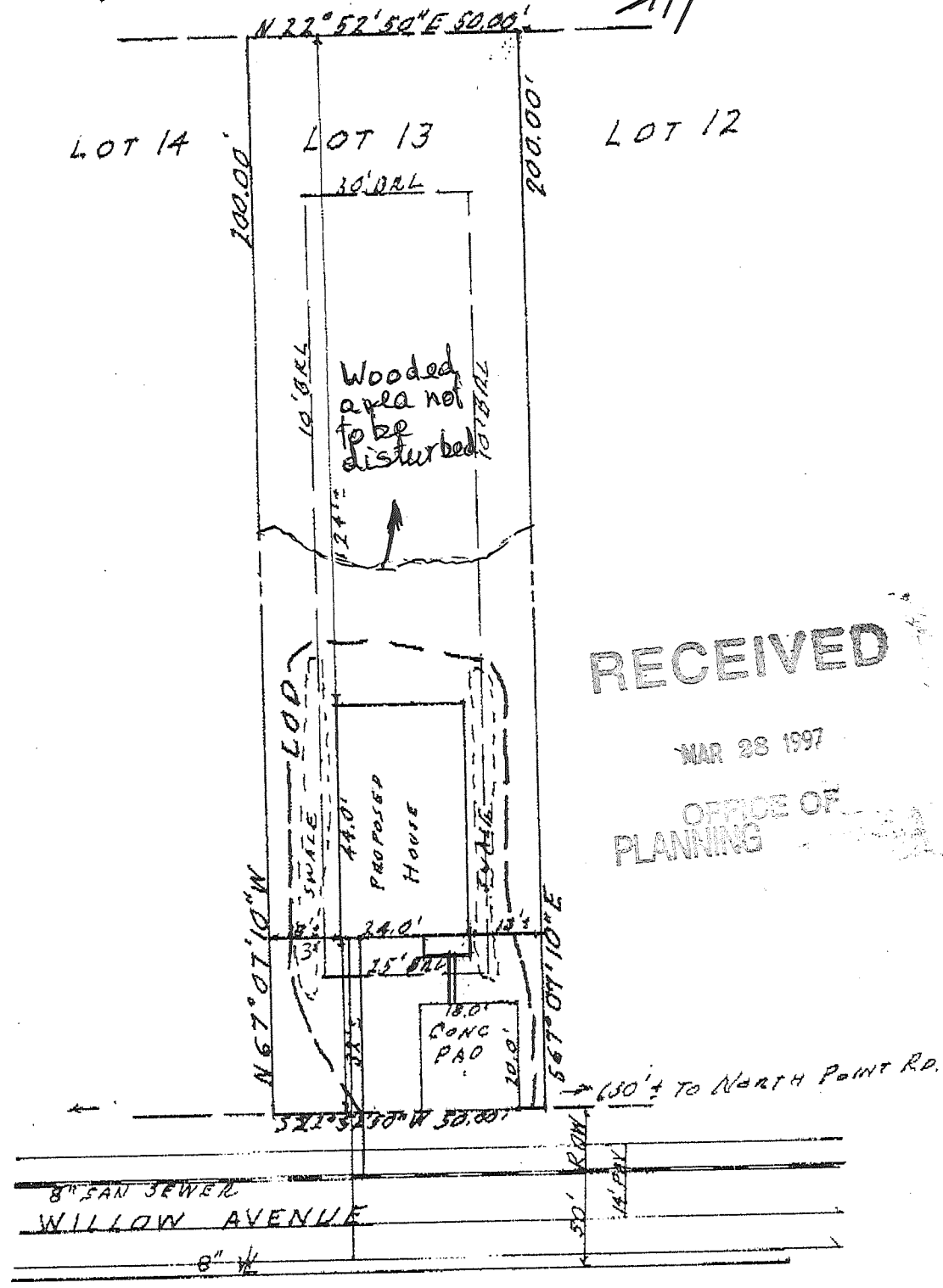


RIGHT ELEVATION SCL: 1/8" = 1'-0"



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

- 1 PUBLIC WATER & SEWER
- 2 DOES NOT LIE IN CBCA
- 3 COUNCILMATIC DISTRICT 7
- 4 ZONING DR5.5
- 5 DISTURBED AREA = 4,000 Sq Ft
- 6 IMPREVIEW AREA = 1,416 ÷ 10,000 = 14%



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MAR 28 1997

OFFICE OF PLANNING



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
 945 BARRON AVENUE
 BALTIMORE, MARYLAND 21221
 OFFICE: (301) 574-8744

LOCATION SURVEY
 2815 WILLOW AVENUE
 LOT 13 TRIPLE UNION
 LIBERTY, MARYLAND
 Plat Book 8 Folio 58
 Scale 1" = 30'... Date 3/26/97...