

**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 _____
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:

F. G. Basso - Basso + Basso 929 REGINA DR. BALTO. MD. 21227 536-0886
Print Name of Applicant Address Telephone Number

Lot Address 4109 OLD WASHINGTON RD Election District 13 Council District _____ Square Feet 8427
Lot Location: N E / S W / side / corner of LINCOLN AVE. . 106 feet from N E S W corner of GRANT AVE.
(street) (street)

Land Owner CLARENCE M. BOHN Tax Account Number 13-16-150640

Address 405 SHADYNOOK AVE. Telephone Number 744-6083
BALTO. MD. 21228

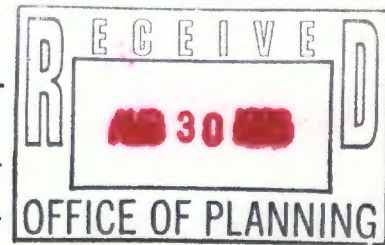
CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)
PROVIDED?

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

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

Accepted by CAM
ZADM

Date 29 Aug 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: Ervin McDaniel
for the Director, Office of Planning & Zoning

Date: 9/12/96

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 PDM - Zoning Review on 29 Aug 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 10 Sept 96 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 25 Sept 96 C (B-3 Work Days)

TENTATIVE DECISION DATE 28 Sept 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: _____

CK/UNDER.LOT (TXTSOPH) -



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

November 12, 1996

Mr. Clarence M. Bohn
405 Shadynook Avenue
Baltimore, Maryland 21228

RE: HEARING ON UNDERSIZED LOT
(4109 Old Washington Boulevard)
13th Election District - 1st Councilmanic District
Clarence M. Bohn/Owner; F. G. Basso, Basso & Basso/Applicant

Dear Mr. Bohn:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The building permit application has been approved in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. F. G. Basso, Basso & Basso
928 Regina Drive, Baltimore, Md. 21227

Mr. & Mrs. Richard Brown
4105 Old Washington Boulevard, Baltimore, Md. 21227

Mr. Norman Farley
4111 Old Washington Boulevard, Baltimore, Md. 21227

Mr. George R. Hawk, 1923 Grant Road, Baltimore, Md. 21227

People's Counsel; Case File



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

No. 024845

DATE 29 Aug 96 ACCOUNT R-001-6150

AMOUNT \$ 85.00 # 1430

RECEIVED FROM: F.G. Basso

FOR: 4109 Old Washington Road

under 03A91 #0280MT CHRC \$85.00
BY [Signature] 27 96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

RE: HEARING ON UNDERSIZED LOT *
4109 Old Washington Blvd, S/S Lincoln *
Avenue, 106' from N corner of Grant Ave. *
1st Election District, 1st Councilmanic *
Legal Owner: Clarence M. Bohn *
Applicant: F.G. Basso/Basso & Basso *
Applicants *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Permit No.: n/a

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Clarence M. Bohn, 405 Shadynook Avenue, Baltimore, MD 21228, and F.G. Basso, Basso & Basso Masonry Const. Co., 928 Regina Drive, Baltimore, MD 21227, Applicants.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

IN RE: HEARING ON UNDERSIZED LOT * BEFORE THE
(4109 Old Washington Boulevard) *
13th Election District * DEPUTY ZONING COMMISSIONER
1st Councilmanic District * OF BALTIMORE COUNTY

Clarence M. Bohn, Property Owner
F.G. Basso/Basso & Basso, Applicant
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner, pursuant to Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), wherein a request for public hearing has been filed by adjacent property owners Patricia F. Brown and Norman Farley, for a determination as to the appropriateness of a building permit application filed by the owner of the property, Clarence M. Bohn, for the proposed development of the subject undersized lot with a single family dwelling in accordance with the site plan and front elevation drawings submitted with the application and marked into evidence as Petitioner's Exhibit 1. The property is also known as Lot 20 of Oak Park Addition, and consists of 8,427 sq.ft., and is 52.95 feet wide and 159 feet deep.

A hearing on the matter was held on October 22, 1996 at 11:00 AM in Room 118 of the Old Courthouse. Appearing at the hearing in support of the building permit application were Clarence M. Bohn, property owner, and Mr. Basso, Builder. Appearing in opposition to the application were Richard Brown, Norman Farley, and George Hawk, adjoining property owners.

Testimony revealed that Mr. Bohn has owned the subject unimproved lot for the past 15 years and has never owned any adjacent land. The property is served by public water and sewer. Mr. Bohn has contracted to have a single family dwelling constructed on the lot, after which he intends to offer the house and property for sale. In order to proceed as

ORDER RECEIVED FOR FILING
Date 11/2/96
By [Signature]

proposed, the applicants must seek approval under Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.). The owner submitted the building elevations for the proposed dwelling as required, and the Office of Planning has approved the plans as submitted.

Appearing and testifying in opposition to the Owner/Applicant's request were adjoining property owners Richard Brown, Norman Farley and George Hawk. Mr. Farley testified that he purchased his home in 1986 and has resided adjacent to the subject property at 4111 Old Washington Boulevard since that time. Mr. Farley testified that as a result of a recent survey of the subject lot in conjunction with the proposed development, he learned that his home actually sits 3.37 feet from the property line shared with the subject lot. Mr. Farley stated that he was originally under the impression that his house sat approximately 14 feet from the property line; however, after Mr. Bohn had a survey performed, Mr. Farley learned that his house actually sits closer to the property line than he originally thought. He is concerned, and is therefore, opposed, to a house being constructed on the subject property, given the fact that his house only sits 3.37 feet from the property line. Testimony indicated that the proposed dwelling will be constructed 10 feet from Mr. Farley's property line, thus, the two houses will be only 13.37 feet apart. Mr. Farley believes that this is entirely too close, and therefore, objects to the proposed construction. Furthermore, Mr. Farley and the others who attended the hearing as Protestants are concerned over the adverse effect a new house will have on existing drainage patterns in the community. All of these gentlemen are concerned that the proposed new home will further exacerbate existing drainage problems in the neighborhood.

ORDER RECEIVED FOR FILING

Date

By

As noted above, this matter is before me pursuant to Section 304 of the B.C.Z.R. Specifically, Section 304.4 requires that a public hearing be held should an adjacent property owner, who lives within 1,000 feet of an undersized lot proposed for development, request a hearing. At the public hearing, I am only required to make a determination as to whether the dwelling proposed for the undersized lot is "appropriate" (See Section 304.4 of the B.C.Z.R.). In making this determination, I rely heavily on the recommendations made by the Office of Planning. As noted above, the Office of Planning has reviewed the application and the elevation drawings for the proposed dwelling and have recommended approval of same, pursuant to a letter dated September 12, 1996, from Mr. Ervin McDaniel. Furthermore, the lot which is the subject of this hearing is similar in size to other lots in this community. To deny Mr. Bohn the right to develop his property would render this property useless to him. The only purpose this lot would have would be to serve as a side yard to the adjacent properties. Given all of the testimony and evidence presented at the hearing, I find that the proposed development of the subject property with a single family dwelling is appropriate and should be approved.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of November, 1996 that the building permit application for the proposed development of the subject undersized lot, known as 4109 Old Washington Boulevard, with a single family dwelling, meets the requirements of Section 304.4 of the B.C.Z.R., and as such, should be APPROVED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order

ORDER RECEIVED FOR FILING

Date

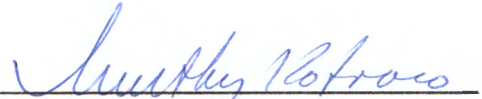
By

has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) The Owner/Applicant must file a grading plan showing that all storm water runoff generated by the construction of this single family dwelling will be managed on-site and will not result in any additional runoff onto adjacent properties.

3) When applying for a building permit, the site plan and grading plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORL
Date 11/2/16
By [Signature]

Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3610

RE: Renewal of Coin-Operated
Amusement Device Licenses

Dear Coin-Operated Amusement Device Licensee:

This letter has a two-fold purpose. One purpose is to explain the new procedure for renewal of amusement device licenses. The other purpose is to forward an application for the renewal of your licenses.

This year, unlike previous years, proprietors of businesses where coin-operated amusement devices are to be operated by the public are being sent renewal applications directly. Prior to this year, renewal notices were sent to the vending company providing the coin-operated amusement device(s) (when applicable).


The reason for this change is that, by law, the proprietor of the business where coin-operated amusement devices are to be operated must be the licensee. Since the licensee is held accountable, by law, for compliance with the licensing law, then the licensee rather than the vending company should be sent renewal applications. This does not prohibit your vendor (if applicable) from assisting you with this process, but you are ultimately responsible, not the vendor.

The attached application for coin-operated amusement devices must be completed and returned with the appropriate fee of \$175.00 per device as soon as possible so that licenses may be issued for each device prior to February 1, 1994. Devices to be operated by the public on February 1 must have an issued license prior to February 1. The license is valid February 1, 1994, to January 31, 1995.

ANY RENEWAL APPLICATION POSTMARKED AFTER 4:30 P.M., JANUARY 31, 1994, WILL BE CHARGED A PENALTY FEE EQUAL TO 50% OF THE ANNUAL LICENSE FEE FOR A TOTAL OF \$262.50 PER DEVICE!

If you have questions regarding the licensing of coin-operated amusement devices, I may be reached at 887-3616. **AGAIN, PLEASE NOTE THAT A 50% LATE FILING FEE (PENALTY FEE) WILL BE IMPOSED ON ALL RENEWAL APPLICATION RECEIVED WITH A POSTMARK AFTER JANUARY 31, 1994.**

Sincerely,


Deborah L. Kendall, Supervisor
Miscellaneous Permits & Licenses

2 encs: Renewal application
Baltimore County coin-operated
amusement device law



96-5143

To Whom this Concerns

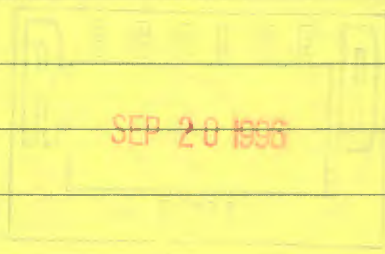
Sept 19, 1996

This is to request a hearing
for a undersized lot at
4109 Old Washington Road. I
live at 4111 Old Washington Rd.

Norman Farley
410-242-3827

9/20/96

To: Owner
9/23/96 ucc §
to ucc



96-5147

9/20/96
CF
TO BS ?

4105 Old Washington Blvd.
Baltimore, Maryland 21227
410-247-1857

September 18, 1996

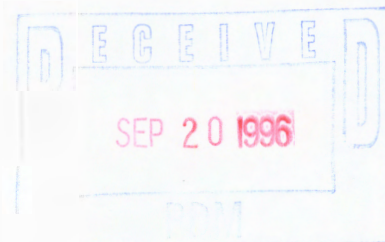
Permits and Development Management Office
111 West Chesapeake Avenue
Towson, Maryland 21204

To Whom It May Concern:

I would like to request a hearing concerning the building permit requested for 4109 Washington Road as posted on the sign. As indicated, I currently reside at 4105 Old Washington Blvd. which is next to the property where a building permit has been requested. Please advise as to when the hearing will be held at our address, noted above.

Patricia F. Brown

Patricia F. Brown



To Whom This May Concern

10 1110
Sept. 9, 1996

I would like to request a
Public hearing for the property

4109 Old Washington Rd.

9/12/96

8

68

I live at 4111 Old Washington Rd

Norman Farley
410-242-3827

Speed
Letter

In the interest of speed and
economy, we are replying to your
letter with marginal notes.
If you need more information, do
not hesitate to call or write.
Thank you for your interest.

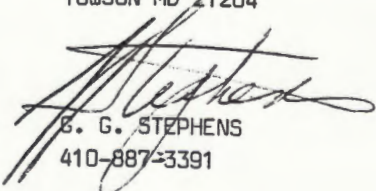


9/13/96

Mr. Farley,

Please be advised that in order to request a public hearing, a filing fee in the amount of \$40.00 must accompany the request. In this particular case, the request and fee must be received by this office on or before September 25, 1996.

PERMITS AND DEVELOPMENT MANAGEMENT
111 W CHESAPEAKE AVENUE
TOWSON MD 21204


B. G. STEPHENS

410-887-3391

To Whom This May Concern Sept. 9, 1996

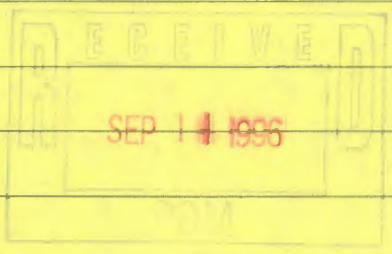
I would like to request a public hearing for the property

on
4109 Old Washington Rd.

9/12/96
8
GS

I live at 4111 Old Washington Rd

Norman Farley
410-242-3827





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 30, 1996

**NOTICE OF REQUEST FOR
HEARING AND HEARING DATE
FOR UNDERSIZED LOT PERMIT**

Please note that a formal request for a public hearing to be held before the Zoning Commissioner has been filed with this office. Pursuant to Baltimore County Zoning Regulations, such hearing has been scheduled and will take place as follows:

HEARING ON UNDERSIZED LOT
4109 Old Washington Boulevard
13th Election District - 1st Councilmanic
Legal Owners: Clarence M. Bohn
Applicant: F. G. Basso
Hearing to determine whether the Zoning Commissioner should approve the proposed improvements on an undersized lot.

HEARING: TUESDAY, OCTOBER 22, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon

cc: F. G. Basso*
Clarence M. Bohn
Norman Farley
Patricia F. Brown

*ENCLOSED PLEASE FIND HEARING DATE STICKER TO BE PLACED ON THE ZONING SIGN.



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Protest
Richard Brown

Norman Lee Farley

George R Hawk

4105 Old Washington Blvd
BALD. MD 21227

4111 Old Washava Blvd
BALD MD 21227

1923 GRANT RD.

BALD MD 21227

405 Shady Nook Ave

Baltimore, MD 21228

Petitioner
Dorene M. Bohn

J. Bass

928 Ripon Dr. Balt. Md. 21227





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 29, 1996

Mr. F. G. Basso
Basso & Basso
928 Regina Drive
Baltimore, MD 21227

RE: Petition for Undersized
Lot
(4109 Old Washington Blvd)
13th Election District
1st Councilmanic District
Clarence M. Bohn - Legal
Owner
F. G. Basso, Basso & Basso
- Applicant

Dear Mr. Basso:

Please be advised that an appeal of the above-referenced case was filed in this office on November 22, 1996 by Norman Farley. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you have any questions concerning this matter, please do not hesitate to call 887-3180.

Sincerely,

ARNOLD JABLON
Director

AJ:rye

c: Mr. & Mrs. Richard Brown
Mr. George R. Hawk
Mr. Clarence M. Bohn
People's Counsel



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

No. 029832

DATE 11/22/96 ACCOUNT R-001-6150

AMOUNT \$ 210.00

RECEIVED FROM: Norman Farley

FOR: Appeal Undersized Lot - 4109 Washington Blvd.

03A91#0189MICHRC \$210.00
BA C002:27PM11-22-96

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

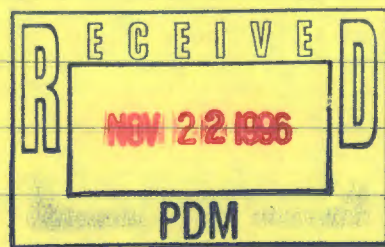
RUE

Nov. 21, 1996

To whom this may concern
I would like to appeal the
Case # _____ at the lot at
4109 Old Washington Blvd. I
have enclosed a check
for \$210.00 to appeal the
Case

Norman Lee Farley

Norman Farley
4111 Old Washington Blvd.
Balt. Md 21227
410-242-3827



97-218

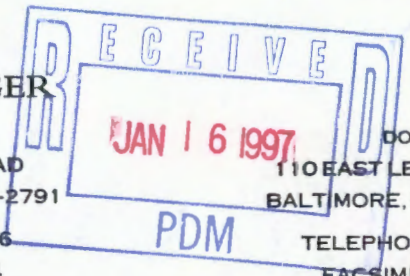
AJ

ARNOLD R. SILBIGER*
DAVID M. SILBIGER**
JAY B. SHUSTER***

MEMBER OF MD AND DC BARS*
MEMBER OF MD AND NY BARS**
MEMBER OF MD BAR***

SILBIGER & SILBIGER

ATTORNEYS AT LAW
1338 SULPHUR SPRING ROAD
BALTIMORE, MARYLAND 21227-2791
TELEPHONE (410) 242-1616
FACSIMILE (410) 536-7224



DOWNTOWN
110 EAST LEXINGTON STREET
BALTIMORE, MARYLAND 21202
TELEPHONE (410) 685-1616
FACSIMILE (410) 685-4998

January 15, 1997

1/16/97
CS
TGS

SENT VIA FACSIMILE (410) 887-3182
AND POSTAGE PREPAID

County Board of Appeals of
Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

Attention: Kathleen C. Bianco

RE: Case no.: CBA 96-172
Clarence M. Bohn - Legal Owner
F.G. Basso - Applicant

Dear Ms. Bianco:

This office represents Clarence M. Bohn, who is the owner of the property known as 4109 Old Washington Boulevard, also known as Lot 20 of Oak Park Addition in Halethorpe, 1st Councilmanic District.

I am responding to an adverse Opinion and Order of the Board dated January 8, 1997, wherein the subject property was found not to meet the requirements for approval as an undersigned lot as set forth in Section 304.1 of the Baltimore County Zoning Regulations.

This letter is intended as a Motion for Reconsideration.

On page 3 of the Opinion, the Board set out that the matter before it "is to determine the appropriateness of building a single-family dwelling. The Board determined that the applicant appears to satisfy the standards of subsections B and C of Section 304.1. The Board went on to say in its Opinion that subsection A has not been satisfied.

PAGE TWO
JANUARY 15, 1997
MS. KATHLEEN BIANCO

The legal owner is requesting a reconsideration and hearing on the request for reconsideration to present evidence that the requirements of subsection A are present. The evidence to be presented is as follows:

1) Plat of Oak Park Addition dated December 17, 1921 and recorded among the Plat Records of Baltimore County in Plat Book W.P.C. no.7, folio 23 which said plat sets out the subject property as being lot 20 in the subdivision.

2) Deed dated July 29, 1935 from William C. Rogers to the Carrollton Bank of Baltimore recorded among the Land Records of Baltimore County in Liber CWB, Jr. No. 955, folio 568 which records a transfer of the said lot as lot 20 in the Oak Park Addition.

3) Deed dated December 26, 1941 from Carrollton Bank of Baltimore to Frederick W. Lipps, et al recorded among the Land Records of Baltimore County in Liber C.H.K. No. 197 folio 355 which records a transfer of all lots in the Oak Park Addition.

4) All subsequent deeds after the deeds set out above which were dated after March 30, 1955 and which clearly set out the subject property as being lot 20 in the Oak Ridge Addition.

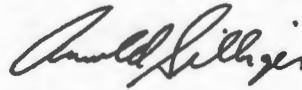
The evidence to be presented is overwhelming that all of the standards of Section 304.1 (A), which is the only obstacle to approval of this undersigned lot, can be substantiated.

PAGE THREE
JANUARY 15, 1997
MS. KATHLEEN BIANCO

At a hearing for reconsideration we plan to also have Thomas M. Regulski of the Office of Sediment Control for Baltimore County as a standby witness to testify if the Board feels the need to obtain testimony as to storm water run off.

Please set this matter in for re-hearing at the earliest possible date.

Very truly yours,



ARNOLD R. SILBIGER

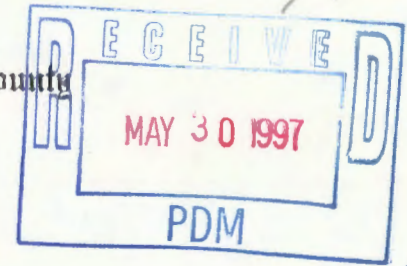
ARS/cme

cc: Mr. F.G. Basso/Basso & Sons
Mr. Clarence M. Bohn
Pat Keller/Planning Director
Arnold Jablon, Director/PDM
Virginia W. Barnhart, County Attorney
Mr. Norman Farley
Mr. George R. Hawk
Mr. & Mrs. Richard Brown



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180



Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

May 29, 1997

NOTICE OF ASSIGNMENT

CASE #: CBA-97-118

IN THE MATTER OF: F.G. BASSO (BASSO & BASSO) -
Applicant; Clarence M. Bohn -Legal Owner
4109 Old Washington Boulevard 21227
13th E; 1st C

(Application for Building Permit for Undersized Lot
[BCZR 304] DENIED by ZC)

ASSIGNED FOR: WEDNESDAY, JUNE 25, 1997 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c). For further information, see Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

Kathleen C. Bianco
Legal Administrator

cc: Counsel for Legal Owner /Applicant Newton A. Williams, Esquire
Legal Owner Clarence M. Bohn
Applicant F. G. Basso /Basso & Basso

Counsel for Protestants Melvin Kodenski, Esquire

George R. Hawk
Norman L. Farley

People's Counsel for Baltimore County
Lawrence E. Schmidt, ZC
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John Reisinger

DATE: January 15, 1997

FROM: Catherine A. Milton *CHM*

RE: B-282364
4019 Old Washington Drive
13th Election District

Please withdraw zoning approval on the above referenced permit. Enclosed, please find a copy of the Board of Appeals Order dated January 8, 1997, which denies the approval of the application for an undersized lot.

CAM:rye

c: Board of Appeals

CAM

We cannot question the Board's decision.

On the basis of that decision I want you to write a memo to John Reisinger withdrawing zoning approval from this permit on the basis of the 1-8-97 order from the Board (Case # CBA 96-172).
Permit No. B-282364

Make sure a copy goes to John Reisinger + into the undersized .dot file. Put back the undersized .dot file — It's logged out to me.

Carl

1-13-97



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3353
Fax: (410) 887-5708

January 14, 1997

Mr. F. G. Basso
Basso & Basso Masonry Construction Company
928 Regina Drive
Baltimore, Md 21227

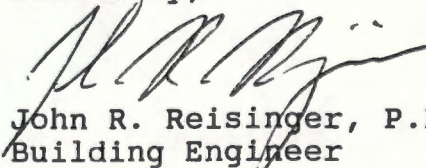
Re: 4109 Old Washington Avenue
Permit B282634

Dear Mr. Basso:

Due to the recent decision of the Baltimore County Board of Appeals, Zoning Review has rescinded their approval of the above permit. Accordingly, permit B282634 is hereby suspended. All work on the project must stop until such time as the permit is reinstated. If the permit cannot be reinstated, the construction must be razed and the site graded and stabilized.

If you have any questions or require further information, please contact Kate Milton at 887-3391.

Sincerely,


John R. Reisinger, P.E.
Building Engineer

c. Doug Swam
John Altmeyer
Carl Richards

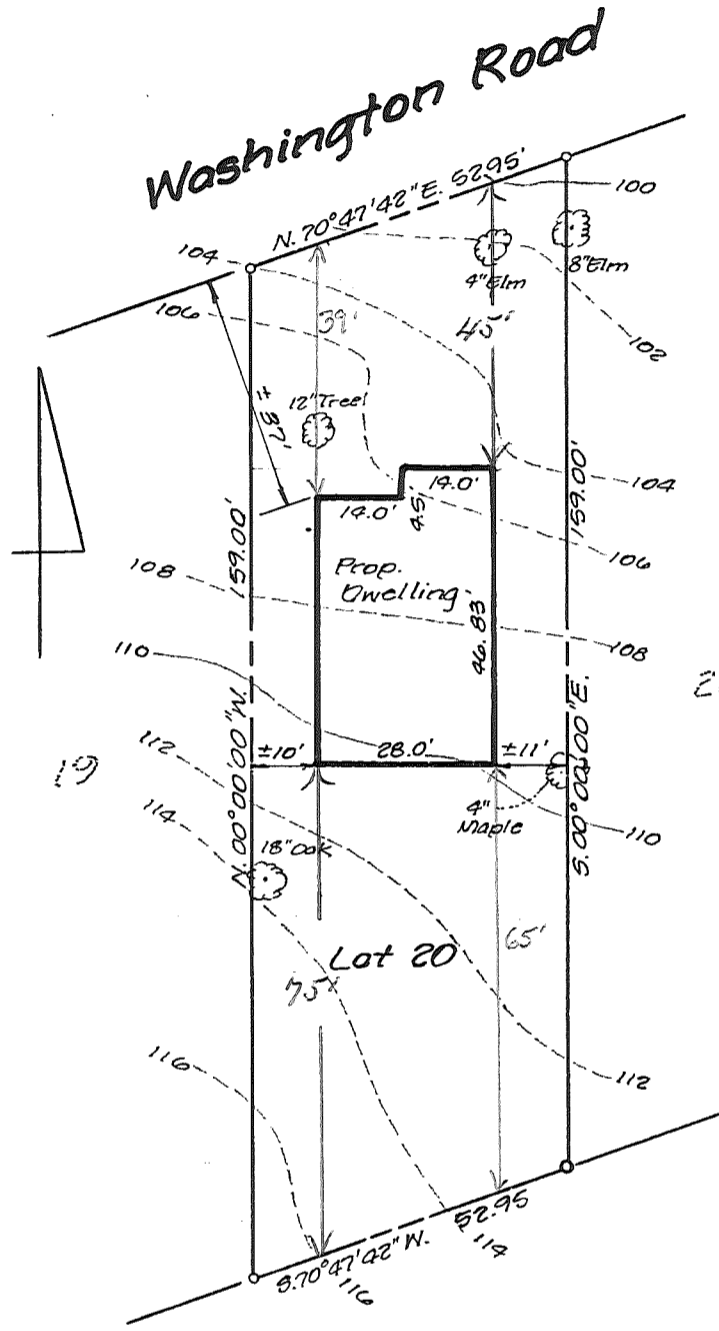
Property known as: Lot 20

Oak Park Addition

Baltimore County, MD.

W.P.C. No. 7 Part 1-23

44 E 4
OFF
SOLERS
POINT
RD



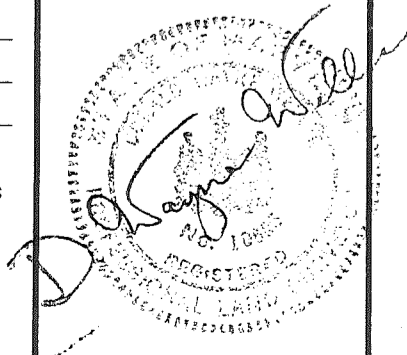
CERTIFICATION

SEAL

SCALE 1" = 30' DATE 8-19-96

This is to certify that I have surveyed the property known as: 74109
Washington Road

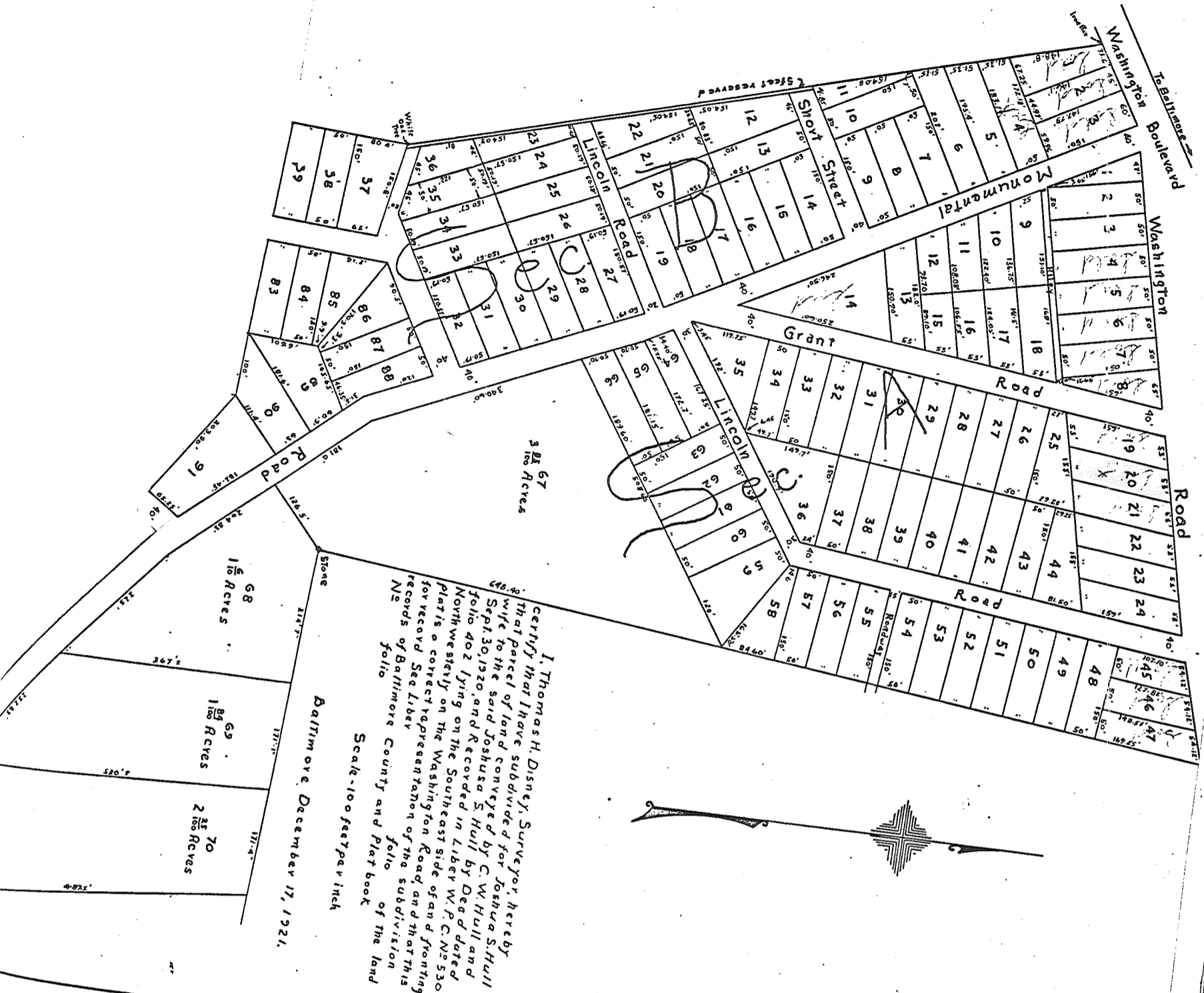
for the purpose of locating the improvements thereon, and the improvements are located as shown.



LDE Inc.

9250 Rumsey Road Suite 106
Columbia, Maryland 21045

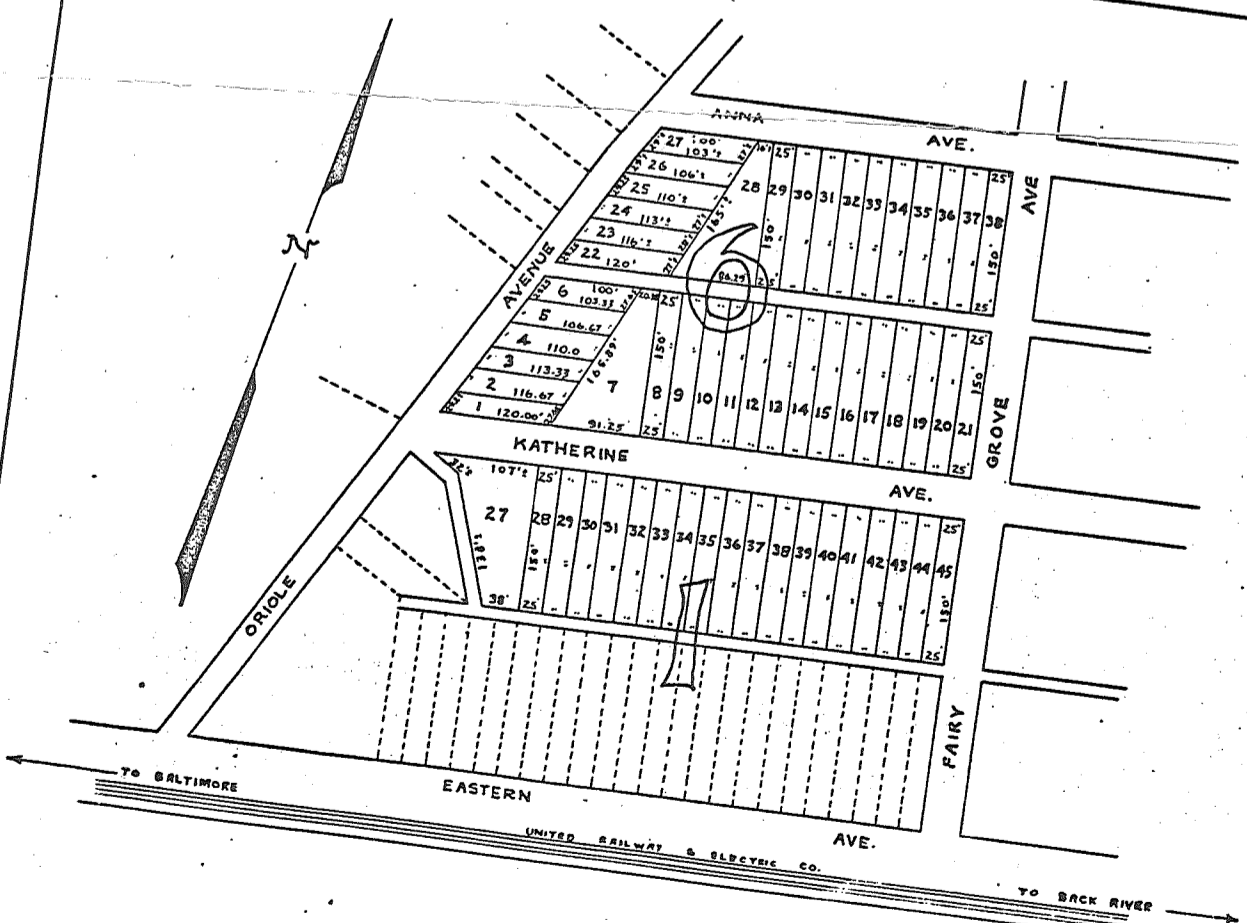
(Balt.) 410-715-1070
(Wash.) 301-596-3424
(FAX) 410-715-9540



I, Thomas H. Disney, Surveyor, hereby certify that I have subdivided for Joshua S. Hull that parcel of land conveyed by C. W. Hull and wife to the said Joshua S. Hull by Deed dated Sept. 30, 1920, and recorded in Liber W.P.C. No. 530 folio 402 lying on the Southeast side of and fronting Northwesterly on the Washington Road and that this plat is a correct representation of the subdivision records of Baltimore County and that this is folio of the land of the land

Scale-100 feet per inch

Baltimore, December 17, 1921.



SUBDIVISION OF BLOCKS 1 & 6
FRANKTON
 SUBDIVISION OF THE LAND OF
 FRANK & KATIE MLADJOVSKY
 IN THE 15th ELECTION DISTRICT OF BALTO. CO., MD.

DEVELOPED BY
 KLECKA & KLECKA
 ATTORNEYS AT LAW

LAYOUT BY
 J. SPENCER

Filed July 23/23
 Test of M. P. Cole clerk

See lot 724 northeast
 of Junction Ave to lot 749
 in plat 20 shorter than
 original plat

APPEAL

Application for Undersized Lot
(4109 Old Washington Boulevard)
13th Election District - 1st Councilmanic District
Clarence M. Bohn - Legal Owner
F. G. Basso, Basso & Basso - Applicant

Application for Undersized Lot

Certificate of Filing and Posting

Entry of Appearance of People's Counsel

Petitioners and Protestants Sign-In Sheet

Petitioners' Exhibit: 1 - Plat to Accompany Application for
Undersized Lot

Protestants' Exhibits: 1 - Location Survey
2 - Site Plan

Twenty-two Photographs not Marked as Exhibits

Two Requests for Public Hearing

Deputy Zoning Commissioner's Order dated November 12, 1996 (Approved)

Notice of Appeal received on November 22, 1996 from Norman Farley

c: Mr. Clarence M. Bohn, 405 Shadynook Avenue, Baltimore, MD 21228
Mr. F. G. Basso, Basso & Basso, 928 Regina Drive, Baltimore,
Maryland 21227
Mr. & Mrs. Richard Brown, 4105 Old Washington Boulevard, Baltimore,
Maryland 21227
Mr. Norman Farley, 4111 Old Washington Boulevard, Baltimore,
Maryland 21227
Mr. George R. Hawk, 1923 Grant Road, Baltimore, MD 21227
People's Counsel of Baltimore County, M.S. 2010

Request Notification: Timothy Kotroco, Deputy Zoning Commissioner
Arnold Jablon, Director of PDM



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200	MONUMENTAL	S.W.
	1-5-57	DATE OF PHOTOGRAPHY		6-C
		APRIL 1953		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION - PHILADELPHIA, PA.				

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