

2:00 Fri 2/24

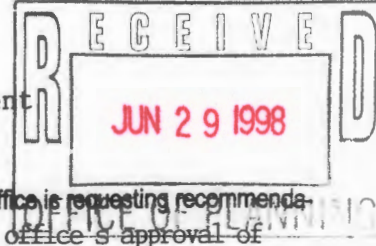
INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

BRING DEEDS SHOWING THAT THIS AND
PROPERTIES NEXT DOOR HAVEN'T HAD THE
SAME OWNER FOR AT LEAST 6 YEARS

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

FROM: Arnold Jablon, Director, Department of Permits & Development Management

Permit Number



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:

STANLEY MORASKI 4327 JOPPA RD BALTO 21236 410-529-2717
Print Name of Applicant Address Telephone Number

Lot Address 6926 RIVER DRIVE RD Election District 15 Council District 7 Square Feet 7100

Lot Location NE SW (side) corner of RIVER DRIVE RD, 212 feet from NE SW corner of ALICE AVE
(street) (street)

Land Owner STANLEY & CHRISTINE MORASKI Tax Account Number #1519450160

Address 4327 JOPPA RD Telephone Number 410-529-2717
BALTO. MD 21236

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		✓	—
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 JRF
ZADM

Date 6-26-98

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: Jeffrey W. Long
for the Director, Office of Planning & Community Conservation

Date: 7-7-98

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 Jun R. Fernando on 6-20-98 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 7-7-98 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 7-22-98 C (B-3 Work Days)

TENTATIVE DECISION DATE 7-27-98 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: _____

Handwritten red stamp:
2008/05/22
12

Exhibit C

Date to be posted: Anytime before but no later than 7-7-98

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 AN UNDERSIZED LOT PER
SECTION 304.2 OF THE BCZR.; LOT 14

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**

JULY 22, 1998

**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

CERTIFICATE OF POSTING

**RE: Case # Bldg. Permit
Petitioner/Developer:
(Stanley Moraski)
Date of Hearing/~~Closing~~:
(July 22, 1998)**

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

**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 _____
6926 River Drive Road Baltimore, Maryland 21219 _____**

**The sign(s) were posted on _____ July 6, 1998 _____
(Month, Day, Year)**

Sincerely,


(Signature of Sign Poster & Date)

_____**Thomas P. Ogle, Sr.**_____

_____**325 Nicholson Road**_____

_____**Baltimore, Maryland 21221**_____

_____**(410)-687-8405**_____

(Telephone Number)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 056173

DATE 6-26-98 ACCOUNT R-001-015

AMOUNT \$ 50.00

RECEIVED FROM: George McClelland
6926 River Drive Rd.

FOR: Undersized Lot Taken by: JRP

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
6/29/1998 6/26/1998 14:33:59

REC US06 CASHIER MWEL HRN DRAWER 6
5 MISCELLANEOUS CASH RECEIPT

Receipt # 021442 OFLN
CR MD. 056173

50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

2:00 Fri 2/24

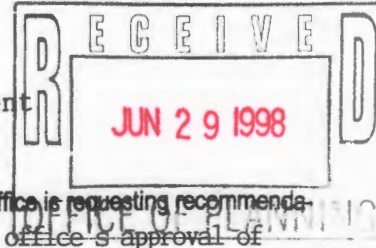
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B _____
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Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Codes 030 & 080 (\$85)

Accepted by JRF
ZADM

Date 6-26-98

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RECOMMENDATIONS/COMMENTS:

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DATE POSTED _____

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District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

Handwritten red stamp:
2008/05/22
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Date of Hearing/~~Closing~~:
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**The sign(s) were posted on _____ July 6, 1998 _____
(Month, Day, Year)**

Sincerely,


(Signature of Sign Poster & Date)

_____**Thomas P. Ogle, Sr.**_____

_____**325 Nicholson Road**_____

_____**Baltimore, Maryland 21221**_____

_____**(410)-687-8405**_____
(Telephone Number)



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No. 056173

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AMOUNT \$ 50.00

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REC US06 CASHIER MWEL HRN DRAWER 6
5 MISCELLANEOUS CASH RECEIPT

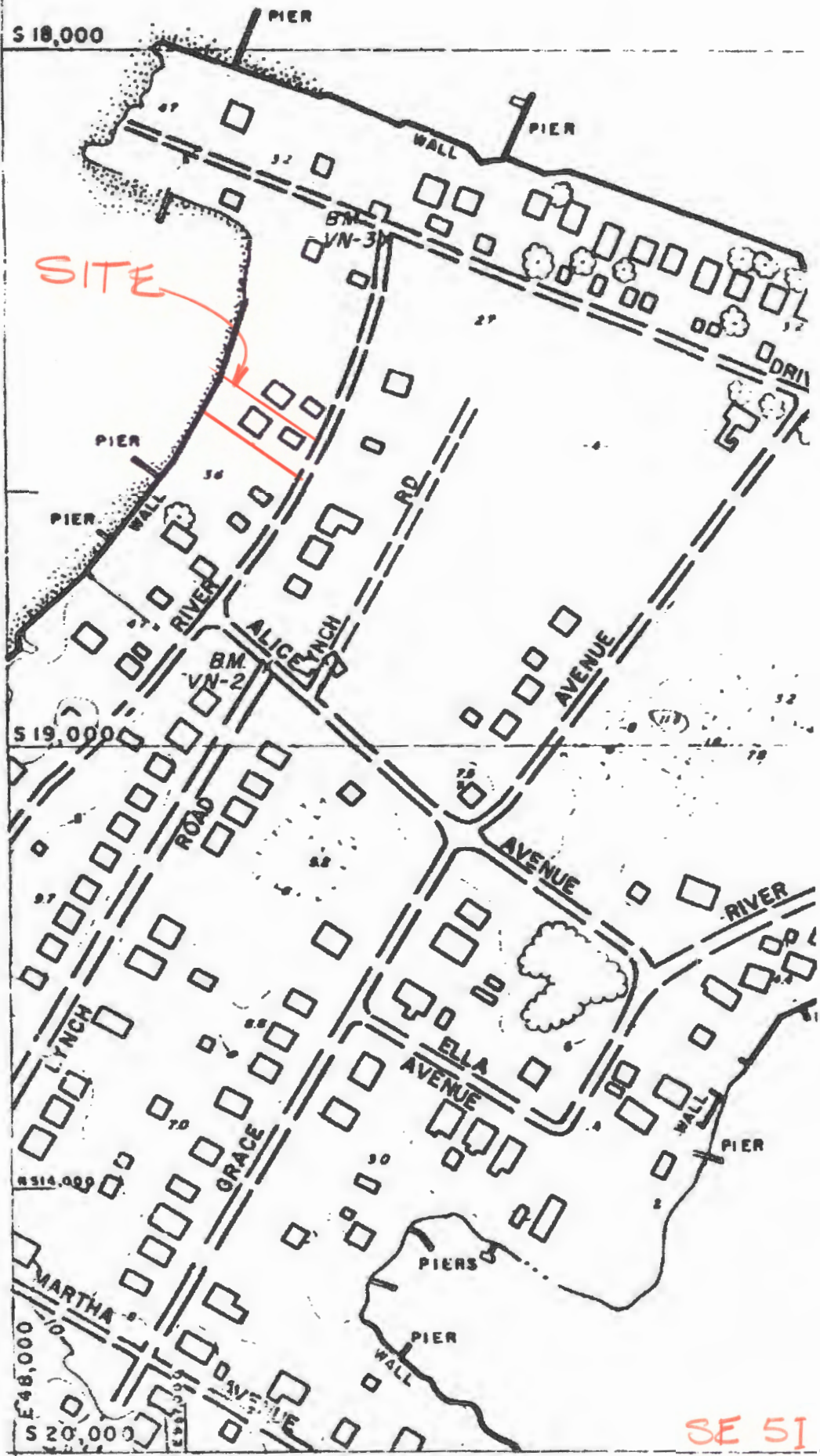
Receipt # 021442 OFLN
CR MD. 056173

50.00 CHECK
Baltimore County, Maryland

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

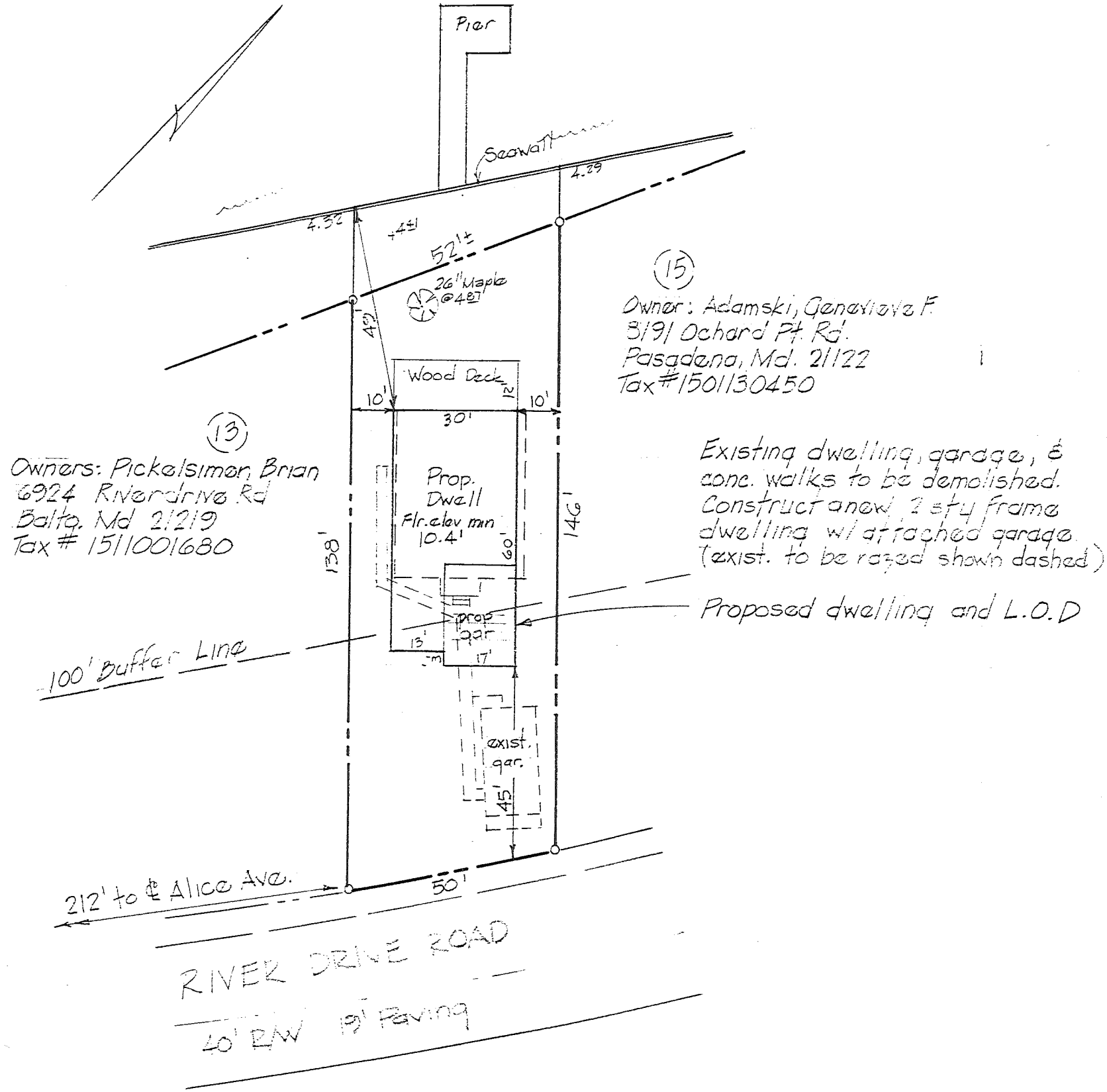
CASHIER'S VALIDATION

(SHEET S.E. 5-W



SE 51

GREENHILL COVE



(15)
 Owner: Adamski, Genadyz F.
 3191 Orchard Pt. Rd.
 Pasadena, Md. 21122
 Tax # 1501130450

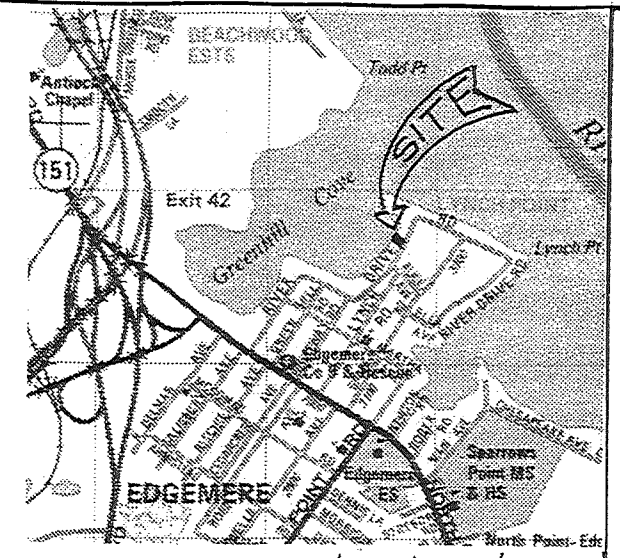
(13)
 Owners: Pickelsimer, Brian
 6924 Riverdrive Rd
 Balto, Md 21219
 Tax # 1511001680

Existing dwelling, garage, &
 conc. walks to be demolished.
 Construct a new 2 sty frame
 dwelling w/ attached garage.
 (exist. to be razed shown dashed)

Proposed dwelling and L.O.D

SITE PLAN
 SCALE: 1" = 30'

Property lines & topo from plat
 prepared by L.G. Wolff Assoc. Feb. 98



LOCATION PLAN

PLAT TO ACCOMPANY ZONING VARIANCE
 AND BUILDING PERMIT FOR
 6926 RIVER DRIVE ROAD
 BALTIMORE, MD 21219

DATE: MAY 18, 1998
 15th ELECTION DIST. 7th COUNCILMANIC DIST.
 ACCT. # 1519450160, LIBER 12689, FOLIO 438
 LYNCH POINT, BLK L, LOT 14, GRP. 82
 ZONING: DR 5.5

SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
 IDA AND 100 YR. FLOOD PLAIN
 PUBLIC WATER AND SEWER EXIST ON SITE
 OWNERS: MORASKI, CHRISTINE S. & STANLEY J. JR.

4327 JOPPA RD.
 BALTIMORE, MD 21236-2717
 PHONE: 410-529-2717
 AGENT: GEORGE D. MCCLELLAND
 25 WATERVIEW RD.
 BALTIMORE, MD 21222
 PHONE: 410-477-9136

CALCULATIONS

NET AREA: 7100 s. f., 0.163 Ac.
 GROSS AREA: 8100 s. f.
 F.A.R. (proposed) 0.217
 exist. imperv. area: 1863 s. f.
 prop. imperv. area: 1759 s. f.

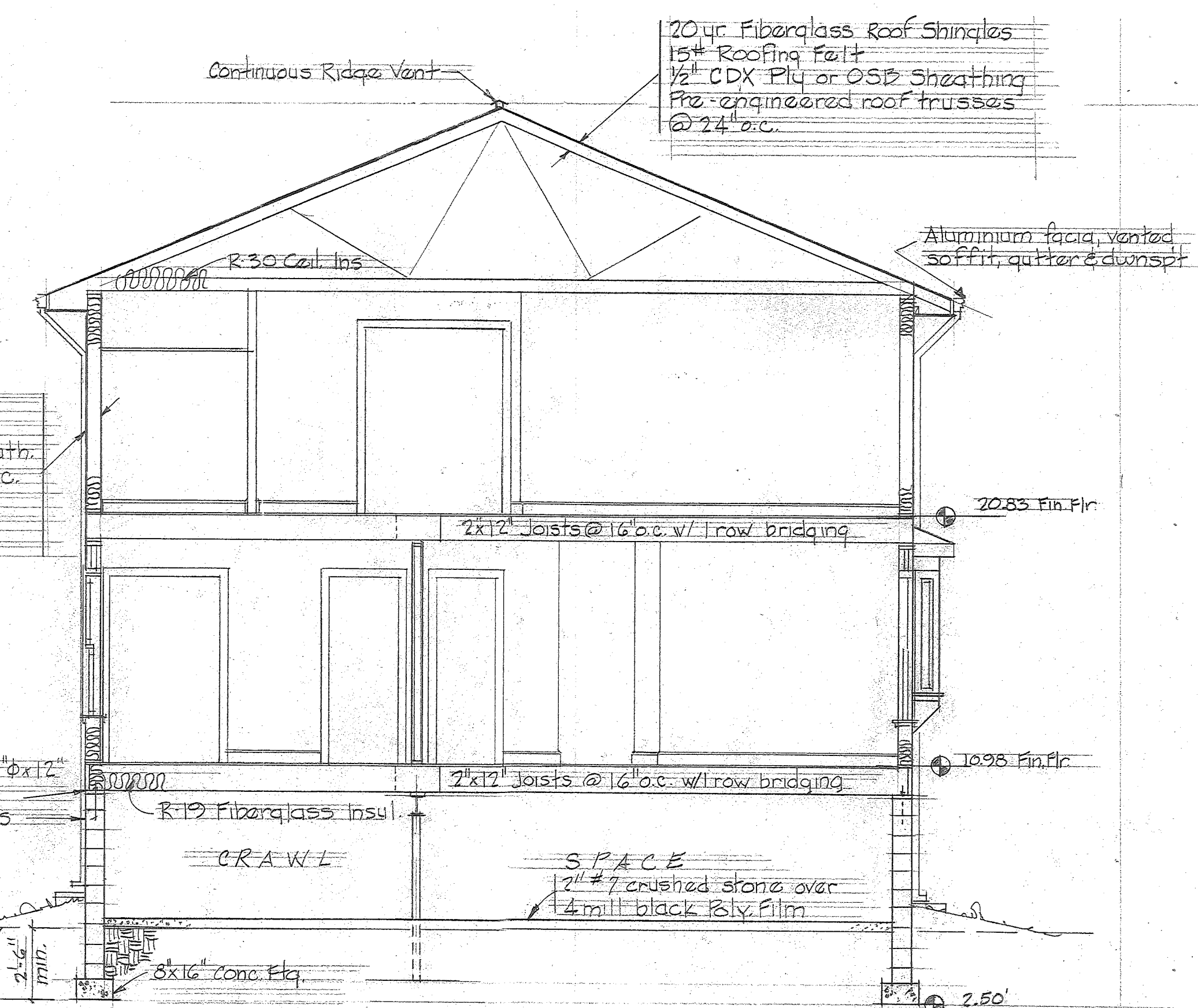
Using native trees a 15% forest cover consisting
 of 3 large trees 1" - 1.5" caliper will be planted
 upon completion of the construction.
 Planting will occur in the buffer. No clearing, grading,
 construction or other disturbance will occur in the buffer
 except as permitted by D. E. P. R. M.



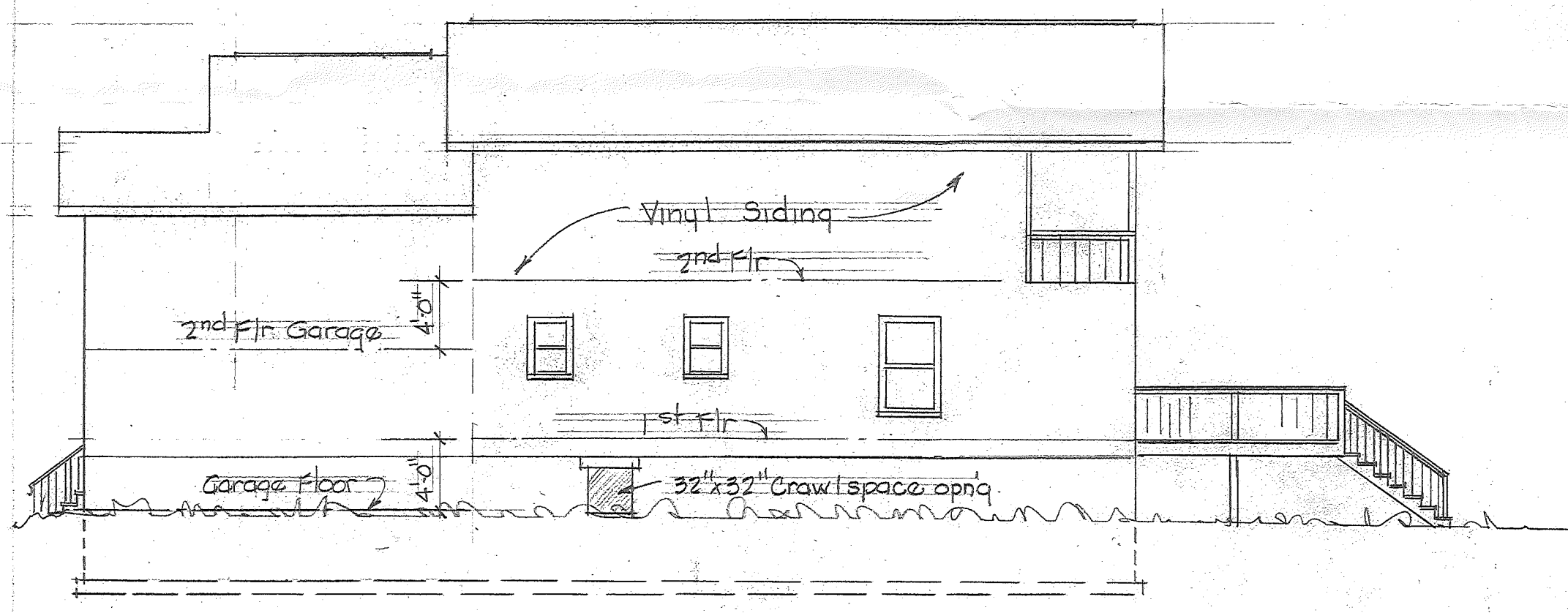
FRONT ELEVATION (Facing Water)
1/4" = 1'-0"



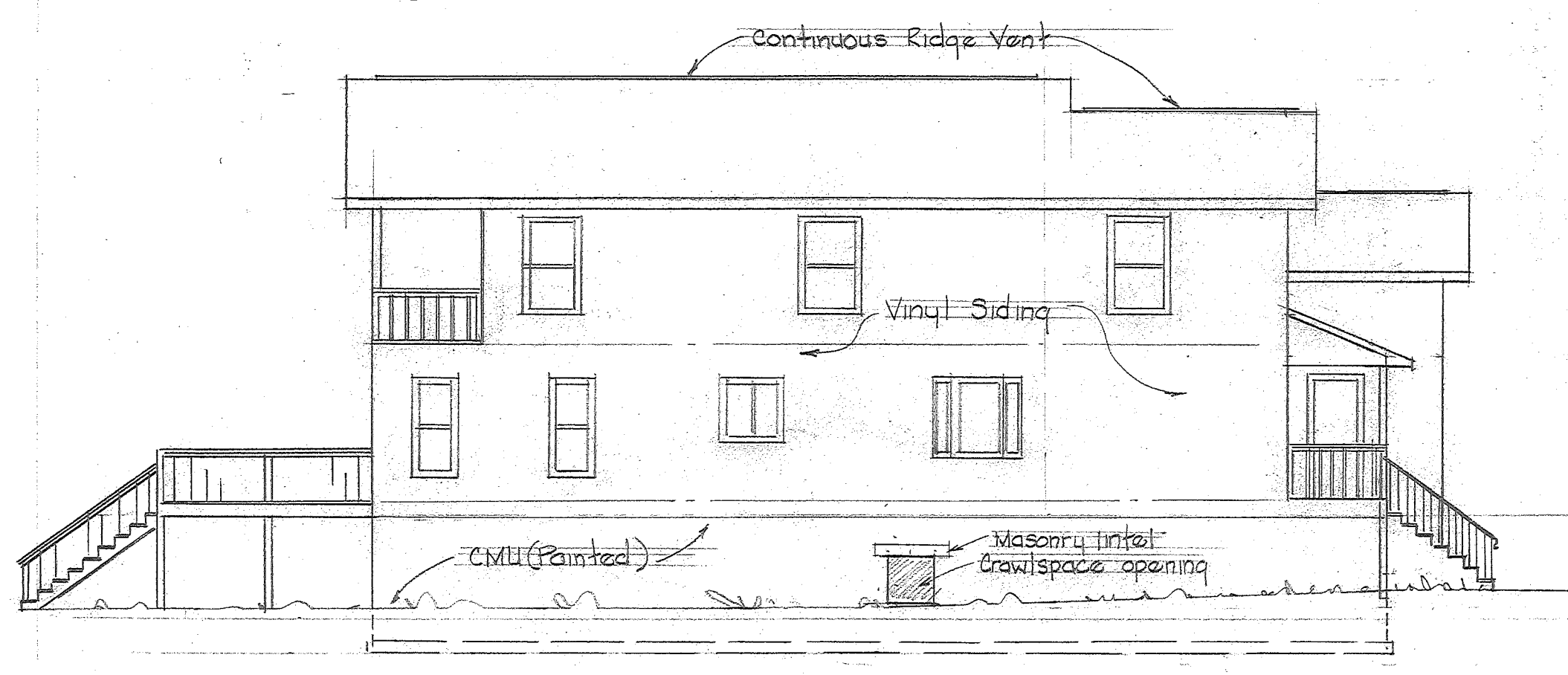
REAR ELEVATION (Facing Road)
1/4" = 1'-0"



SECTION A-A
1/4" = 1'-0"

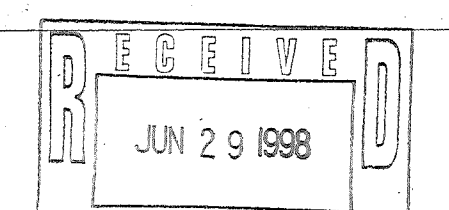


RIGHT SIDE ELEVATION
1/8" = 1'-0"



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

DESIGN CRITERIA
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE B. O. C. A. CODE LATEST EDITION
YARD LUMBER: Fb = 1200 PSl, Fv = 95 PSl, E = 1,400,000 PSl
LAMINATED WOOD BEAMS: Fb = 2,000 PSl, Fv = 165 PSl, E = 1,500,000 PSl
HEADERS
ALL HEADERS SHALL BE 2" x 10" UNLESS OTHERWISE NOTED
DESIGN LOADS
FLOOR: DEAD LOAD = 10 PSF, LIVE LOAD = 40 PSF, TOTAL LOAD = 50 PSF
ROOF: DEAD LOAD = 10 PSF, LIVE LOAD = 40 PSF, TOTAL LOAD = 40 PSF
DECK: DEAD LOAD = 10 PSF, LIVE LOAD = 60 PSF, TOTAL LOAD = 70 PSF
FOOTINGS & SLABS
CONCRETE: 3000 # 28 DAY STRENGTH
MINIMUM SOIL BEARING PRESSURE: 2,000 PSF
ALL FOOTINGS SHALL BE POURED ONLY ON UNDISTURBED, DRY, THAWED EARTH.



PROPOSED RESIDENCE
for
Mr. & Mrs. Stanley Moraski Jr.
6926 Riverdrive Rd.
Baltimore, MD 21219
Date: June 17, 1998 Scale: as noted
by: g. d. McClelland 410-477-9136
A-1 of 2