

3

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:

PAUL G SEITZ 406 DREW ST 410-633-2429
Print Name of Applicant Address Telephone Number

Lot Address 12920 Community Dr. Election District 15 Council District 5 Square Feet 9,750 (DR)
 Lot Location: N ^{200'} E SW side/corner of UNIVERSITY DR, 75' feet from E SW corner of CORNELL Rd
(street) (street)

Land Owner PAUL G SEITZ Tax Account Number 15-19-270540
 Address 406 DREW ST Telephone Number 410-633-2429
BALTO Md 21224

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 type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plans	<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)

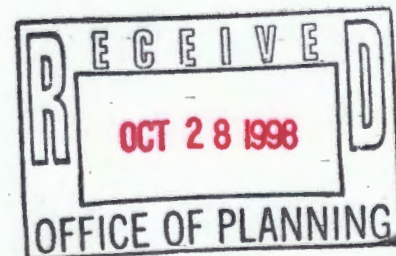
Accepted by AK
ZADM

Date 10/21/98

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: 11-4-98

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 Bruno Rudaitis on 10/21/98
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 11/2/98 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 11/17/98 C (B-3 Work Days)

TENTATIVE DECISION DATE 11/20/98 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: _____



Baltimore County
Department of Permits and
Development Management

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

August 6, 1998

Mr. Paul G. Seitz
406 Drew Street
Baltimore, MD 21224

Dear Mr. Seitz:

RE: 12920 Community Drive, Lots 110-111, Harewood Park PB7/131, 15th Election District

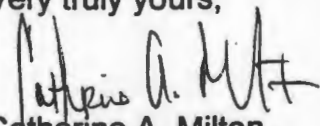
Your letter dated July 23, 1998 has been forwarded to me for reply. Based on the information provided by you and our research, the following information, as requested, has been determined.

The property is currently zoned D.R.-5.5 (see enclosed zoning map) and contains approximately 9,750 square feet of land. The required setbacks, lot width and land area are listed on the enclosed chart under the D.R.-5.5 requirements and Section 303.1. The lot width is only 50 feet and, as such, is subject to Section 304 of the Baltimore County Zoning Regulations (BCZR). If this property and either of the adjoining two properties have been held by the same owner within the last 6 years, this lot must go through the variance procedure. Otherwise, it will be subject to compatibility review as indicated in Section 304.2.

I forwarded your flood zone determination request to the Department of Public Works and have enclosed their findings. Any new construction must comply with the flood regulations and an elevation certificate must be filed and approved prior to final occupancy. Questions regarding specific building codes in the floodplain should be directed to Building Plans Review at 410-887-3987.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,


Catherine A. Milton
Planner II, Zoning Review

CAM:scj

Enclosures

Plat to accompany Petition for Zoning Variance Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

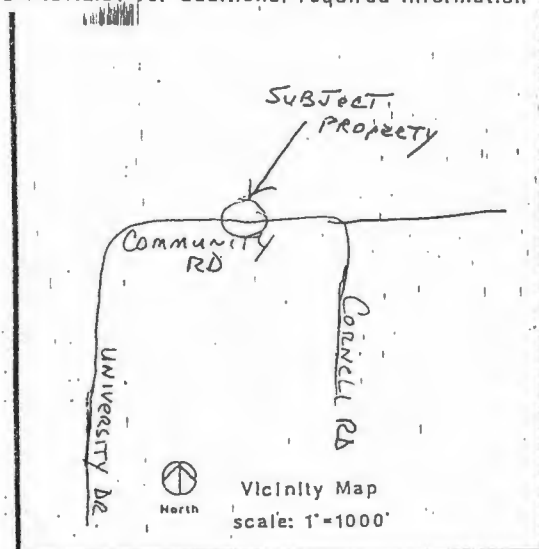
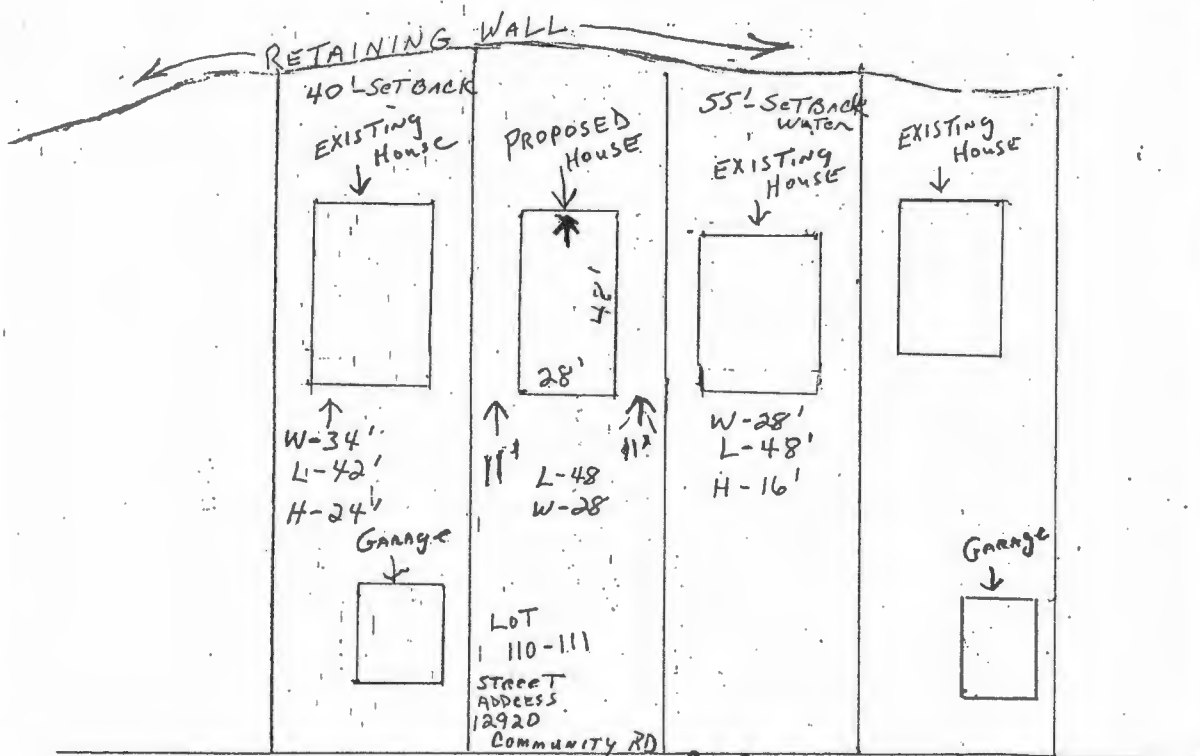
PROPERTY ADDRESS: 12920 Community RD

Subdivision name: HAREWOOD PARK

plat book# 7, folio# 130, lot# 110, section#

OWNER: PAUL GERARD SEITZ

(BIRD RIVER)



LOCATION INFORMATION

Election District: 15th
 Councilmanic District: 5
 1"=200' scale map#: NE8L
 Zoning: DRS.5
 Lot size: 1/4 ACRE 9750 square feet
 acreage | square feet

SEWER: public private
 WATER:
 Chesapeake Bay Critical Area:
 Prior Zoning Hearings: N/A

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



North
 date: 10-
 prepared by: P. SEITZ

Scale of Drawing: 1" = 50'

CORNELL RD.

Exhibit C

Date to be posted: Anytime before but no later than 11/2/98.

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 a lot width of 50 ft. in lieu of the
required 55 ft. for a dwelling in a D.R. 5.5 zone

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**

**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

BUILDING PERMIT
50' UNDERSIZED LOT

RE: Case No.: #12920 COMMUNITY DR.

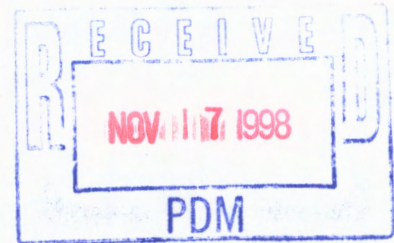
Petitioner/Developer: SEITZ, ETAL
% P. O'KEEFE

Date of Hearing/Closing: 11/17/98

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 #12920

COMMUNITY DR.

The sign(s) were posted on

10/27/98

(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-857

(Telephone Number)

#12920 COMMUNITY DR.
PERMIT
SEITZ, ETAL

CL. 11/17/98

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **060730**

PAID RECEIPT

PROCESS ACTUAL TIME
10/21/1998 10/21/1998 13:52:31

REG MS03 CASHIER PWES PEW DRAWER 3
5 MISCELLANEOUS CASH RECEIPT
Receipt # 063550 OFLN
CR NO. 060730

50.00 CHECK

Baltimore County, Maryland

DATE 10/21/98 ACCOUNT R001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Paul Soitz

FOR: undersized let approval.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

3

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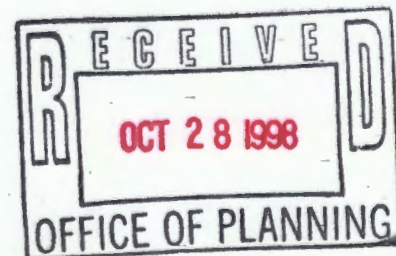
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Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
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August 6, 1998

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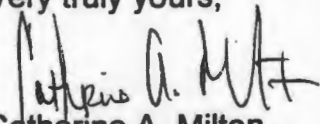
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CAM:scj

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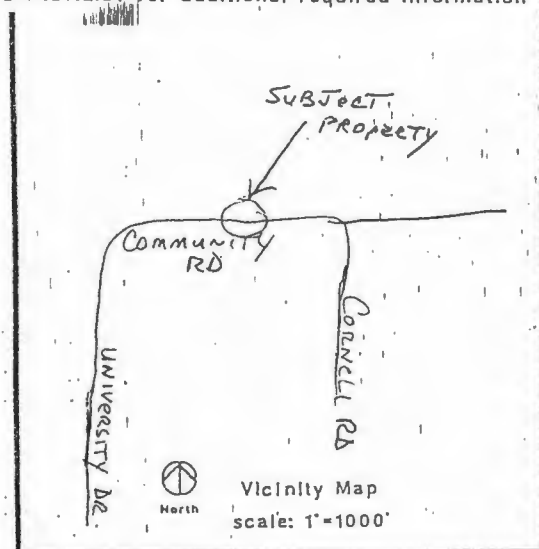
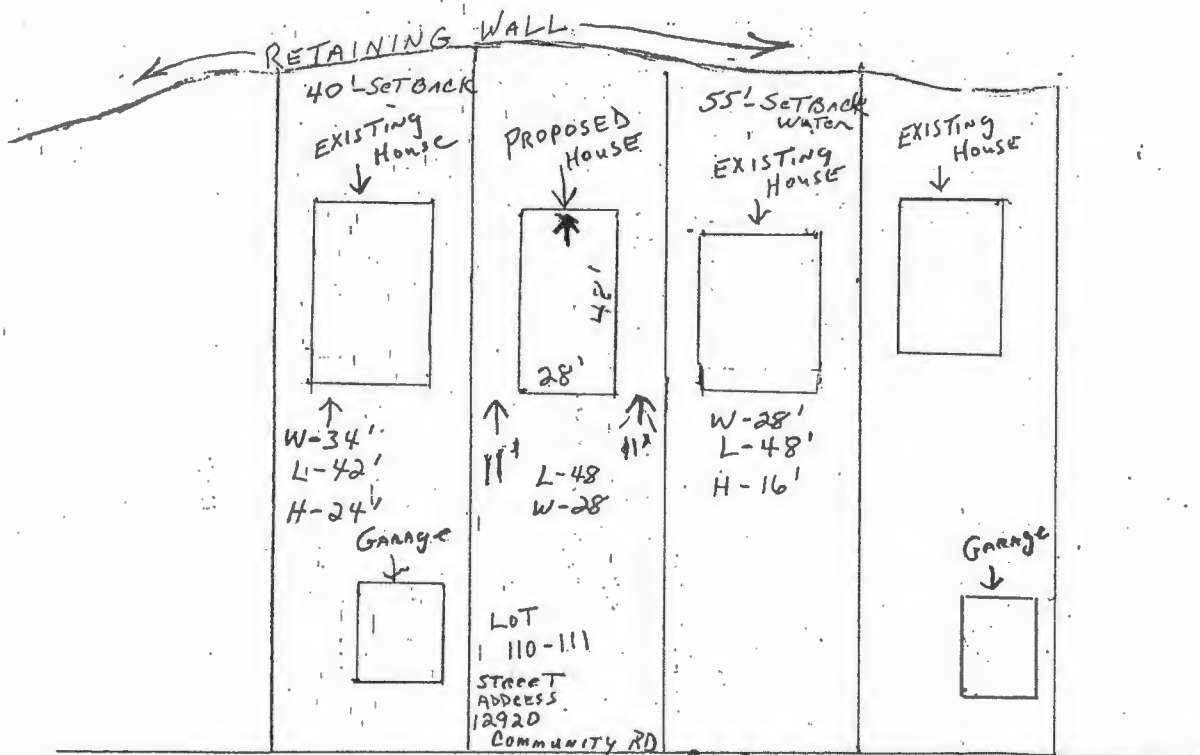
PROPERTY ADDRESS: 12920 Community RD

Subdivision name: HAREWOOD PARK

plat book# 7, folio# 130, lot# 110, section#

OWNER: PAUL GERARD SEITZ

(BIRD RIVER)



LOCATION INFORMATION

Election District: 15th
 Councilmanic District: 5
 1"=200' scale map#: NE8L
 Zoning: DR5.5
 Lot size: 1/4 ACRE 9750 square feet
 acreage | square feet

SEWER: public private
 WATER:
 Chesapeake Bay Critical Area:
 Prior Zoning Hearings: N/A

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:



North
 date: 10-
 prepared by: P. SEITZ

Scale of Drawing: 1" = 50'

CORNELL RD.

Exhibit C

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CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391.**

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HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

BUILDING PERMIT
50' UNDERSIZED LOT

RE: Case No.: #12920 COMMUNITY DR.

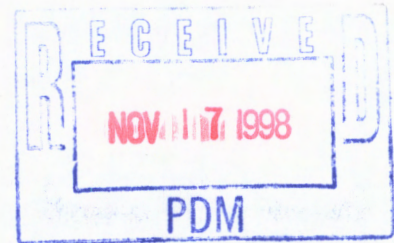
Petitioner/Developer: SEITZ, ETAL
% P. O'KEEFE

Date of Hearing/Closing: 11/17/98

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 #12920

COMMUNITY DR.

The sign(s) were posted on

10/27/98

(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-857

(Telephone Number)

#12920 COMMUNITY DR.
PERMIT
SEITZ, ETAL

CL. 11/17/98

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **060730**

PAID RECEIPT

PROCESS ACTUAL TIME
10/21/1998 10/21/1998 13:52:31

REG MS03 CASHIER PWES PEW DRAWER 3
5 MISCELLANEOUS CASH RECEIPT
Receipt # 063550 OFLN
CR NO. 060730

50.00 CHECK

Baltimore County, Maryland

DATE 10/21/98 ACCOUNT R001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Paul Soitz

FOR: undersized let approval.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION



(SHEET N.E. 8-3)

(SHEET N.E. 9-L)

(SHEET N.E. 8-4)

MM-SW
MM-NW

PHOTGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE 1" = 200'	LOCATION HAREWOOD PARK	SHEET N. E. 8-L
BY	DATE			
		DATE OF PHOTOGRAPHY APRIL 1953		

Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA.

(SHEET N.E. 7-L)