

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
NE/S Chesapeake Drive, 60 ft. NW		
Of the c/l of Willow Avenue	*	ZONING COMMISSIONER
Approx. 1100 ft. NE & NW Hunch Water Rd.		
15 th Election District	*	OF BALTIMORE COUNTY
7th Councilmanic District		
7611 Chesapeake Drive	*	CASE NO. 99-120-A
Legal Owner: Laura H. Karl		
Contract Purchaser: David D. Paugh	*	
Petitioner		

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 7611 Chesapeake Drive in eastern Baltimore County. The Petition was filed by Laura H. Karl, property owner, and David D. Paugh, Contract Purchaser. Variance relief is requested from Section 1B02.2.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 10 ft. in lieu of the required 15 ft. and a sum of side yard setbacks of 20 ft. in lieu of 25 ft. Relief is also requested to allow a lot width of 50 ft. in lieu of the required 70 ft. and to approve an undersized lot pursuant to Section 304 of the BCZR, and any other variances deemed necessary by the Zoning Commissioner. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case was David D. Paugh, Contract Purchaser/co-Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is approximately .232 acres in area, zoned D.R.3.5. The property is roughly rectangular in shape and abuts Back River in eastern Baltimore County. Vehicular access to the site is by way of Chesapeake Drive.

Presently, the property is improved with an existing dwelling and a shed. The existing dwelling bears the address 7611 Chesapeake Drive. Photographs within the file show that the dwelling is presently uninhabitable. Apparently, a fire gutted much of this dwelling, although the shell of the building remains standing.

Mr. Paugh is under contract of sale to purchase the property. He proposes razing the existing dwelling and shed. In its place, a two story framed dwelling will be constructed. The proposed dwelling will be slightly larger than the existing structure, however, situated at approximately the same location as the present building envelope. Additionally, the pro-

ORDER RECEIVED FOR FILING
 Date 4/29/98
 By [Signature]

posed building will be setback the same distance from the existing bulkhead and Back River. Building elevation drawings were submitted to the Office of Planning and approved.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Zoning Variance. The unique factor associated with this property is its unusual configuration and size. It is not possible to construct a single family dwelling on the lot and comply with the setback regulations. It is also significant that the dilapidated structure on the property will be removed and replaced by a new building. This certainly represents an upgrade to the property and the neighborhood and provides further support for the request.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of November, 1998 that a variance from Section 1B02.2.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 10 ft., in lieu of the required 15 ft., and a sum of side yard setbacks of 20 ft., in lieu of 25 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that variance relief to allow a lot width of 50 ft. in lieu of the required 70 ft. and approve an undersized lot, pursuant to Section 304 of the BCZR, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition
2. The proposed dwelling shall be substantially similar in architectural style with the building elevation plans approved by the Office of Planning.
3. The Petitioner shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in their comment dated October 7, 1998, attached hereto and made a part hereof.
4. The Petitioner shall comply with all requirements of the Zoning Plans Advisory Committee (ZAC) comments submit-

OFFICE OF PLANNING
11/20/98
[Signature]
[Stamp]

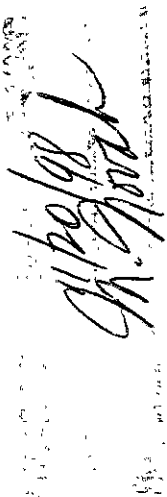
ted by the Development Plans Review Division dated October 13, 1998, attached hereto and made a part hereof.

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



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn





Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

November 20 1998

Mr. David D. Paugh
2624 Edgemere Avenue
Baltimore, Maryland 21219

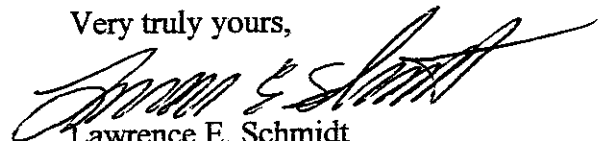
RE: Petition for Variance
Case No. 99-120-A
Property: 7611 Chesapeake Drive

Dear Mr. Paugh:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl.
Copy to:
Ms. Laura H. Karll
1508 Boyce Avenue
Towson, Maryland 21204



3-6 COPIES

CBCA



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7611 CHESAPEAKE DR.
which is presently zoned DE 3.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.2.C.1 and 304. To allow a side yard setback of 10' in lieu of 15' and a sum of 20' on both sides in lieu of 25'. And to allow a lot width of 50' in lieu of 70'. And to approve an undersized lot per sec. 304 & to approve any other variances deemed necessary by zoning commissioner.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

APPROXIMATED TO BE DISCUSSED AT HEARING.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

DAVID DWAYNE PAUGH
(Type or Print Name)

David D. Paugh
Signature

2624 EDGEMORE AVE.
Address

BALTIMORE MD 21219
City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

X Lauritz H Karl
(Type or Print Name)

X Lauritz H Karl
Signature

X _____
(Type or Print Name)

X _____
Signature

X 1508 Boyce Ave
Address Phone No.

X Balto Md 21204
City State Zipcode

Name, Address and phone number of representative to be contacted.

X Saller
Name

X 825 2551
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JRF DATE 9/21/98

99-120-A



Printed with Soybean Ink on Recycled Paper

Revised 9/5/95

September 15, 1998

ZONING DESCRIPTION FOR 7611 CHESAPEAKE DRIVE

Beginning at a point on the north side of Chesapeake Drive which is 30 feet wide at the distance of 60 feet west of the centerline of Willow Road which is 30 feet wide. Being Lot # 4 in the Subdivision of Triple Union Annex Waterfront as recorded in Baltimore County Plat Book # 5010. Folio # 466, containing 10,112 square feet. Also known as 7611 Chesapeake Drive. and located in the 15th Election District, 7th Councilmanic District.

120

99-120-A

BALTIMORE COUNTY, MD AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 054731

DATE 9-21-98 ACCOUNT R-001-015-000

AMOUNT \$ 50.00

Detitioner Laura Kerll

RECEIVED FROM: David D. Daugh

01 Variance

ITEM # 120

FOR: Taken by: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
9/21/1998 9/21/1998 11:44:09

PES 0503 CASHTER PMS PMS DPMES
3 MISCELLANEOUS CASH RECEIPT

Receipt # 058999
CR NO. 054731

50.00 CHECK: P

Baltimore County, Maryland

99-120-A

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARINGS**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-120-A
7611 Chesapeake Drive
NE/S Chesapeake Drive, 60'
NW of centeline Willow Avenue, approximately 1100' NE
and NW of Hunch Water Road
15th Election District
7th Councilmanic District
Legal Owner(s):
Laura H. Karll

Contract Purchaser:

David Dwayne Paugh
Variance: to allow a side yard setback of 10 feet in lieu of 15 feet and a sum of 20 feet on both sides in lieu of 25 feet; to allow a lot width of 50 feet in lieu of 70 feet; and to approve an 'undersized' lot and to approve any other variances deemed necessary by the zoning commissioner.

Hearing: Friday, November 6, 1998 at 2:00 p.m., in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

10/3/99 Oct. 22 C267670

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/22/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/22/, 1998.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case # 99-120-A
Petitioner/Developer:
(David D. Paugh)
Date of Hearing/~~Posting~~:
(Nov. 6, 1998)

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

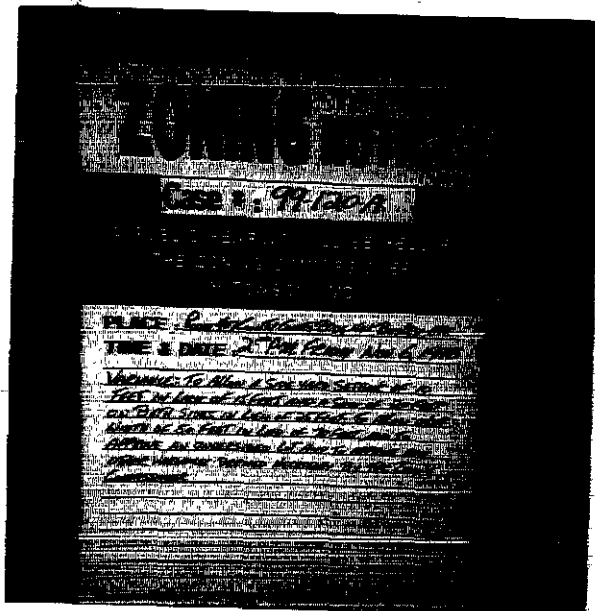
Attention : Ms. Gwendolyn Stephens

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 _____

7611 Chesapeake Drive Baltimore, Maryland 21229 _____

The sign(s) were posted on _____ Oct. 21, 1998 _____
(Month, Day, Year)



Sincerely,

Thomas P. Ogle, Sr.
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)

RE: PETITION FOR VARIANCE
7611 Chesapeake Drive,
15th Election District, 7th Councilmanic

Legal Owners: Laura H. Karl
Contract Purchaser: David D. Paugh

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-120-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 of other proceedings in this matter and of the passage of any preliminary or final Order.

	
<u>PETER MAX ZIMMERMAN</u> People's Counsel for Baltimore County	<u>CAROLE S. DEMILIO</u> Deputy People's Counsel Old Courthouse, Room 47 400 Washington Avenue Towson, MD 21204 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of October, 1998, a copy of the foregoing Entry of Appearance was mailed to Legal Owner Laura H. Karl, 1508 Boyce Avenue, Towson, MD 21204, and to Contract Purchaser David D. Paugh, 2624 Edgemere Avenue, Baltimore, MD 21219, Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 7, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-120-A
7611 Chesapeake Drive
NE/S Chesapeake Drive, 60' NW of centerline Willow Avenue, approximately 1100' NE
and NW of Hunch Water Road
15th Election District – 7th Councilmanic District
Legal Owner: Laura H. Karl
Contract Purchaser: David Dwayne Paugh

Variance to allow a side yard setback of 10 feet in lieu of 15 feet and a sum of 20 feet on both sides in lieu of 25 feet; to allow a lot width of 50 feet in lieu of 70 feet; and to approve an undersized lot and to approve any other variances deemed necessary by the zoning commissioner.

HEARING: Friday, November 6, 1998 at 2:00 p.m. in Room 407, County Office Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Laura H. Karl
David D. Paugh

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 22, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



TO: PATUXENT PUBLISHING COMPANY
October 22, 1998 Issue - Jeffersonian

Please forward billing to:

David D. Paugh 410-477-8654
2624 Edgemere Avenue
Baltimore, MD 21219

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-120-A

7611 Chesapeake Drive

NE/S Chesapeake Drive, 60' NW of centerline Willow Avenue, approximately 1100' NE and NW of Hunch Water Road

15th Election District – 7th Councilmanic District

Legal Owner: Laura H. Karl

Contract Purchaser: David Dwayne Paugh

Variance to allow a side yard setback of 10 feet in lieu of 15 feet and a sum of 20 feet on both sides in lieu of 25 feet; to allow a lot width of 50 feet in lieu of 70 feet; and to approve an undersized lot and to approve any other variances deemed necessary by the zoning commissioner.

HEARING: Friday, November 6, 1998 at 2:00 p.m. in Room 407, County Office Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 120

Petitioner: ~~S~~ LAURA H. KARLL

Address or Location: 7611 CHESAPEAKE DRIVE BALTO MD 21219

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID D. PAUGH

Address: 2624 EDGEMERE AVE
BALTIMORE MD 21219

Telephone Number: 410-477-8654

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-120-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE - To allow a side yard setback of 10'
in lieu of 15' and a sum 20' on both sides in lieu of 25'. And
to allow a lot width of 50' in lieu of 70'. And to
approve an undersized lot per Section 304 and to approve
any other variances deemed necessary by zoning commissioner.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 10.2.94

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 120 JRF

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Date: October 7, 1998

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB/JS*

SUBJECT: Zoning Item #120

Karll Property - 7611 Chesapeake Drive

Zoning Advisory Committee Meeting of October 5, 1998

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
 - X Must comply with Buffer Management Area regulations.

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: October 13, 1998

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for October 13, 1998
 Item No. 120

The Development Plans Review Division has reviewed the subject zoning item. Chesapeake Drive is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

The minimum flood protection elevation is 10 feet for this site.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

October 9, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105/

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF October 5, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

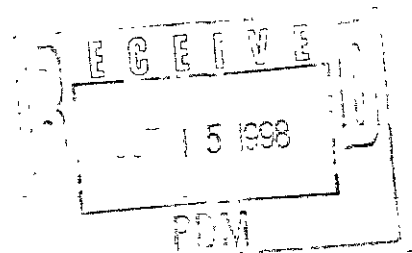
8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

120, 122, 123, 126, and 127

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



hs
11/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: October 5, 1998

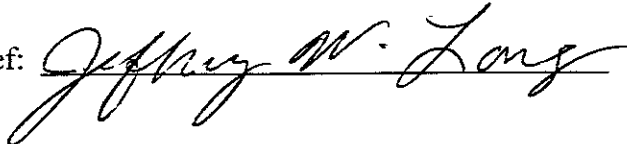
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 120, 122, 126, and 127

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

**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

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:

☐ DAVID D. PAUGH 2624 ENDEMERE AVE BALTO MD 21213 410-477-8654
Print Name of Applicant Address Telephone Number

☐ Lot Address 7611 CHESAPEAKE DR. Election District 15 Council District 7 Square Feet 10,112
Lot Location N E S W side corner of CHESAPEAKE DR. 45 feet from N E S W corner of WILLOW AVE.
(street) (street)

Land Owner LAURA H. KRAUL Tax Account Number 21-00-004831

Address 1508 BOYCE AVE Telephone Number 410-825-2551
BALTIMORE MD 21204

☐ **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 9-21-98

99-120-A

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

RECOMMENDATIONS/COMMENTS:

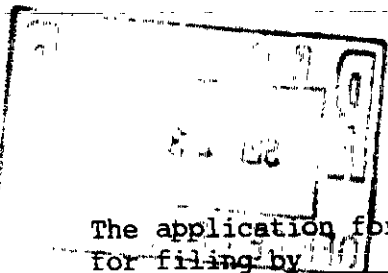
☒ **Approval** ☐ **Disapproval** ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

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

Date: 10/5/98

SCHEDULE 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 _____ on _____ 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 _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

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

TENTATIVE DECISION DATE _____ 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: _____

**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:

☐ DAVID D. PAUGH 2624 EDGEMERE AVE BALTO MD 21219 410-477-8654
Print Name of Applicant Address Telephone Number

☐ Lot Address 7611 CHESAPEAKE DR. Election District 15 Council District 7 Square Feet 10,112
Lot Location (N E S W side) corner of CHESAPEAKE DR. 45 feet from N E S W corner of WILLOW AVE.
(street) (street)

Land Owner LAURA H. KROLL Tax Account Number 21-00-004831

Address 1508 BOYCE AVE Telephone Number 410-825-2551
BALTIMORE MD 21204

☐ **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:	<u>JRF</u> ZONING
Date:	<u>9-21-98</u> <u>120</u>

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:

*Sent to OPCC
10/7/98*

Signed by: _____
for the Director, Office of Planning & Community Conservation

Date: **99-120-A**

SCHEDULE 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 _____ on _____ 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 _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

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

TENTATIVE DECISION DATE _____ 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: _____

A-051-PA

99-120-A

Ray Kinding

7611 dwelling

rapid permit been filed -
dwelling at one the -
new house

On Bach ~~me~~ me -

7609 - was owned by Laura Beal -

Use is next door -
petitioners advised
no objection

put with old house down -
all lots in area ~~at~~ 50 feet

§ See notes on pla

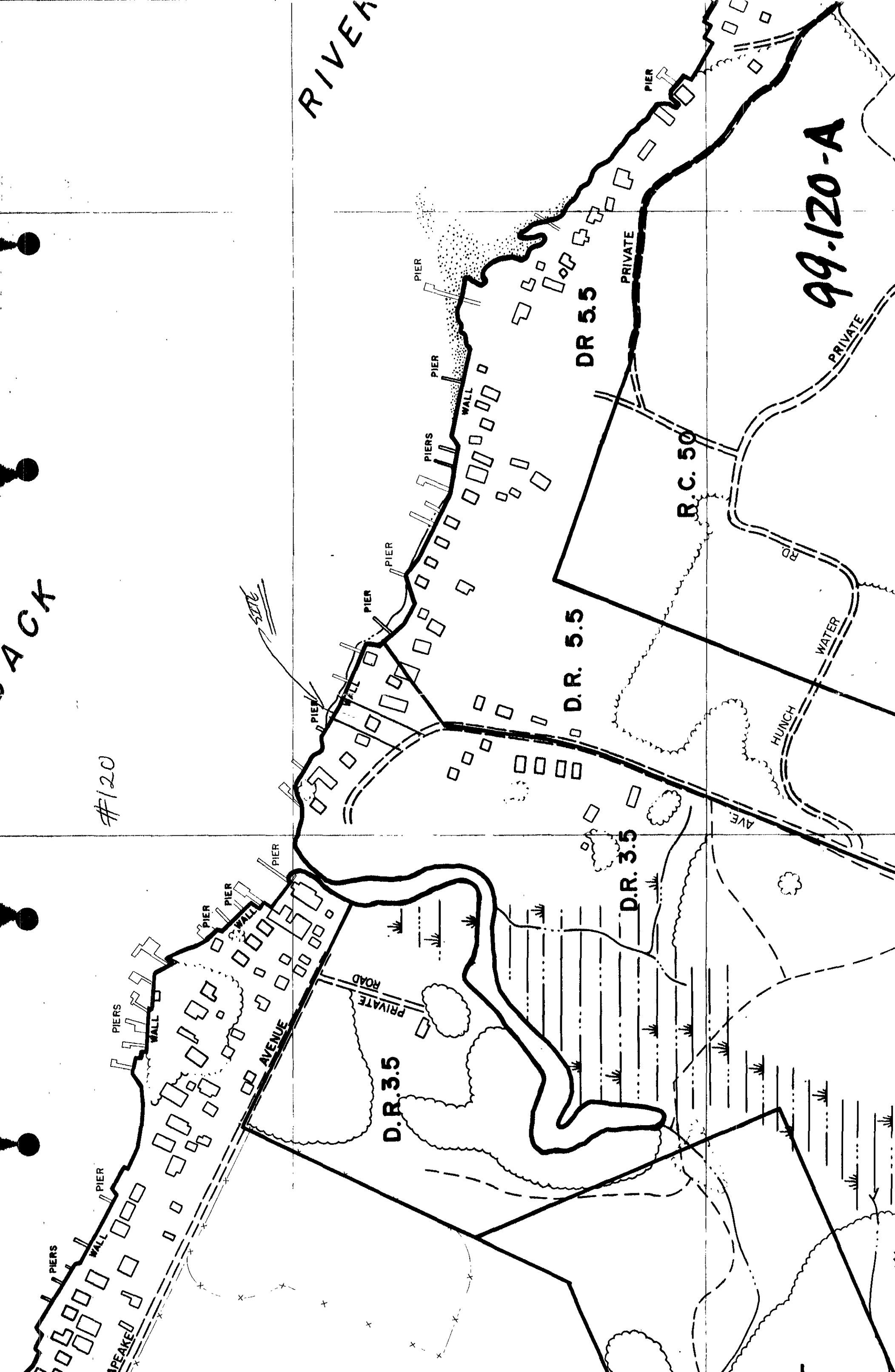
Planning OK - OK

BACK

#120

RIVER

99-120-A



DR 5.5

D.R. 5.5

D.R. 3.5

R.C. 50

PRIVATE

WATER

HUNCH

AVE

D.R. 3.5

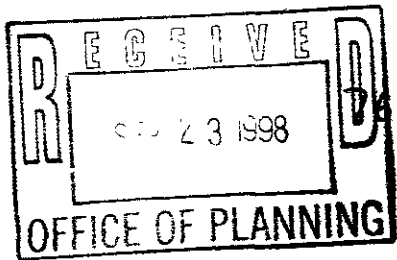
PRIVATE ROAD

AVENUE

WALL

PIER

PIERS



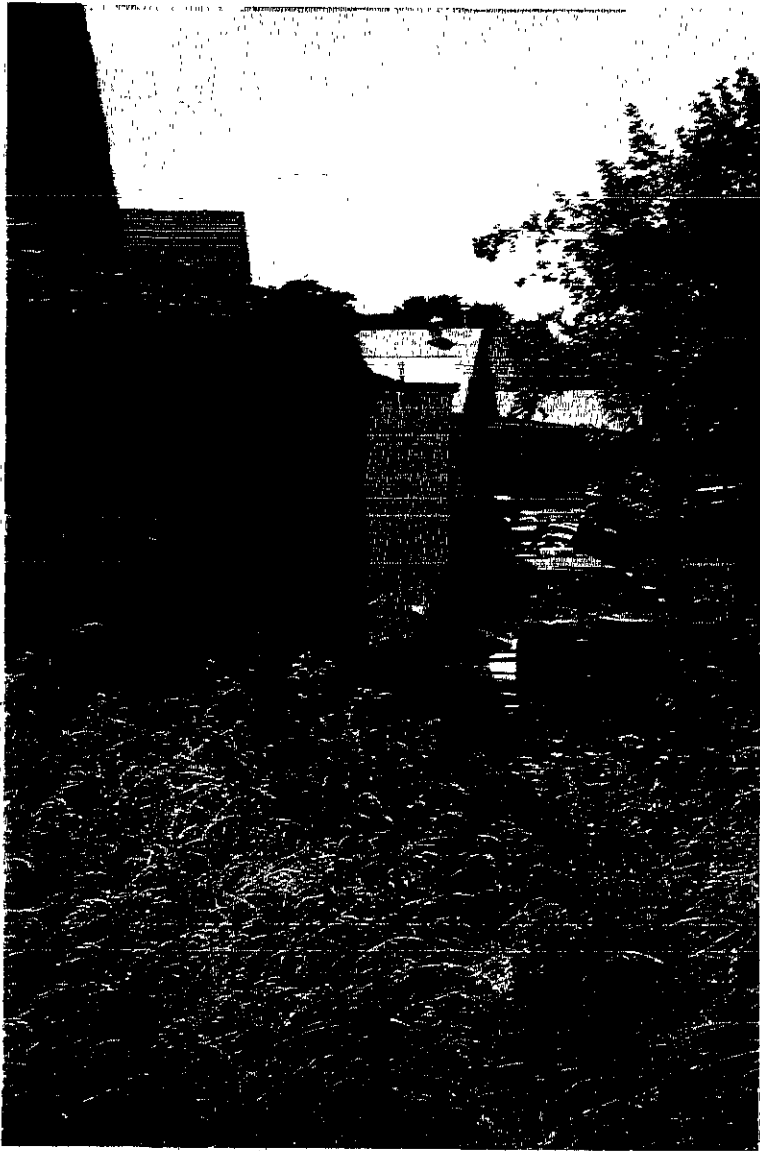
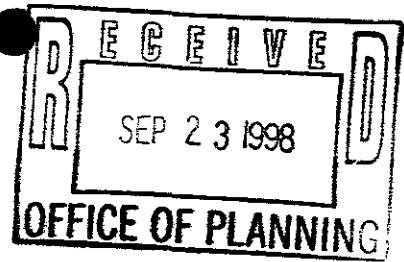
7611 CHESAPEAKE DR.

7615 CHESAPEAKE DR.

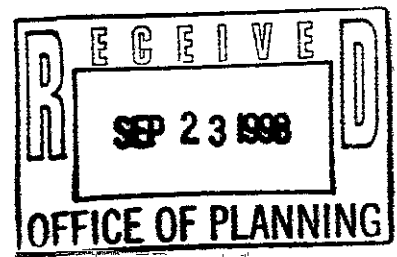
7609
CHESAPEAKE DR.



PICTURE TAKEN FROM CHESAPEAKE DRIVE SHOWING
7611 CHESAPEAKE DR. AND ADJACENT PROPERTIES.



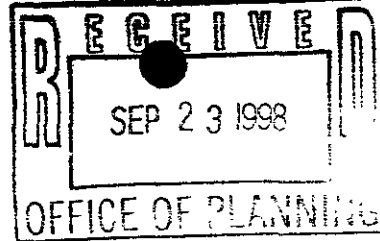
PICTURE TAKEN FROM 7615 CHESAPEAKE DRIVE
SHOWING EXISTING 7611 CHESAPEAKE DR AND 7609
CHESAPEAKE DRIVE.



7609
CHESAPEAKE
✓



7611 CHESAPEAKE DR. VIEWED FROM THE
WATERFRONT SIDE ALSO SHOWING THE ADJACENT
PROPERTY 7609 CHESAPEAKE DR. TO THE RIGHT
AS VIEWED.

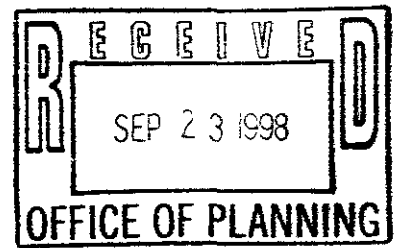


HOME OF
7615 CHESAPEAKE

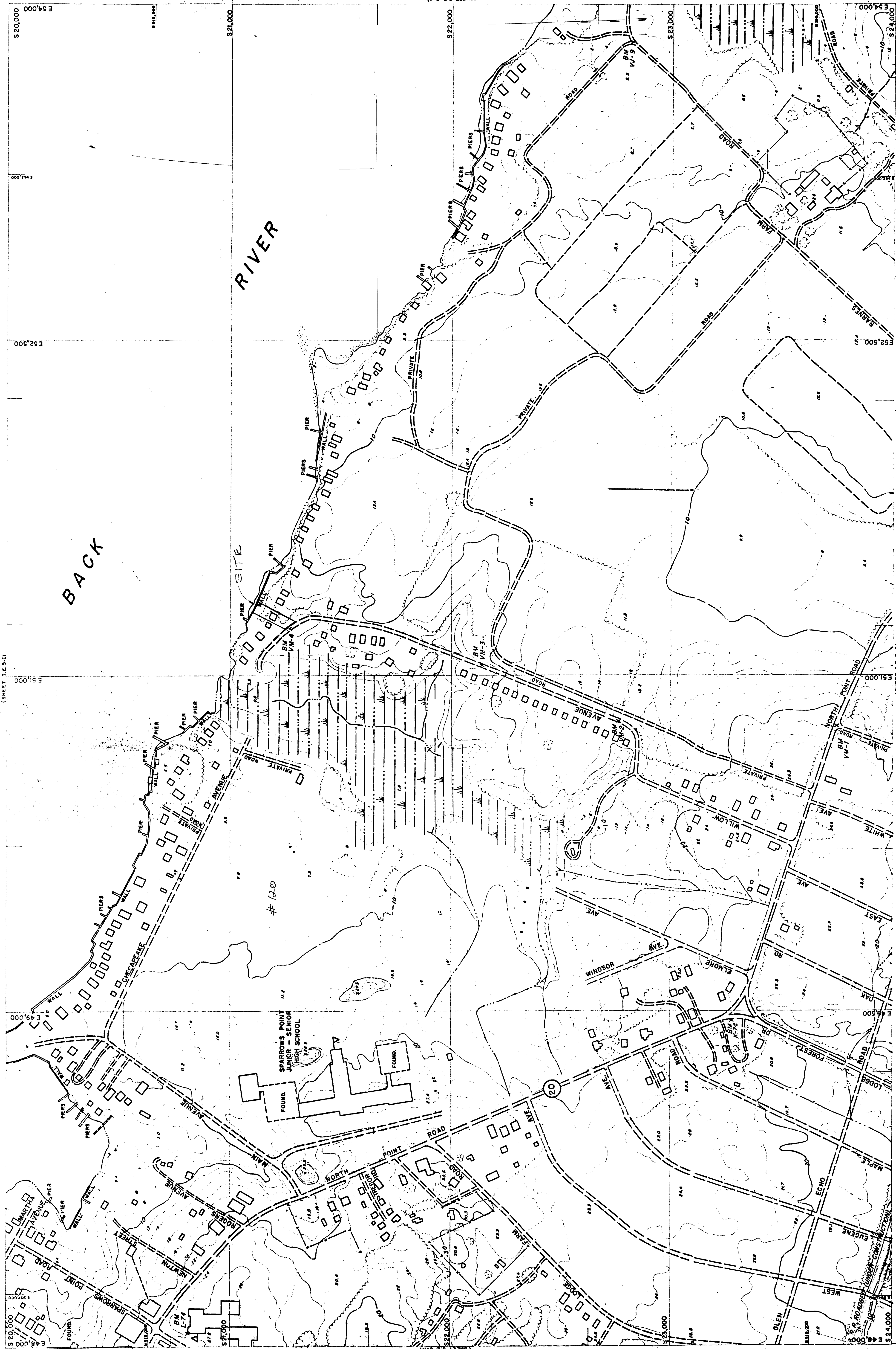


HOME OF 7609
CHESAPEAKE DR.

VIEW FROM THE WATERFRONT SIDE OF 7609
CHESAPEAKE DR. LOOKING TOWARDS 7611 CHESAPEAKE DR.



APPROACHING 7611 CHESAPEAKE DRIVE FROM WILLOW AVE.

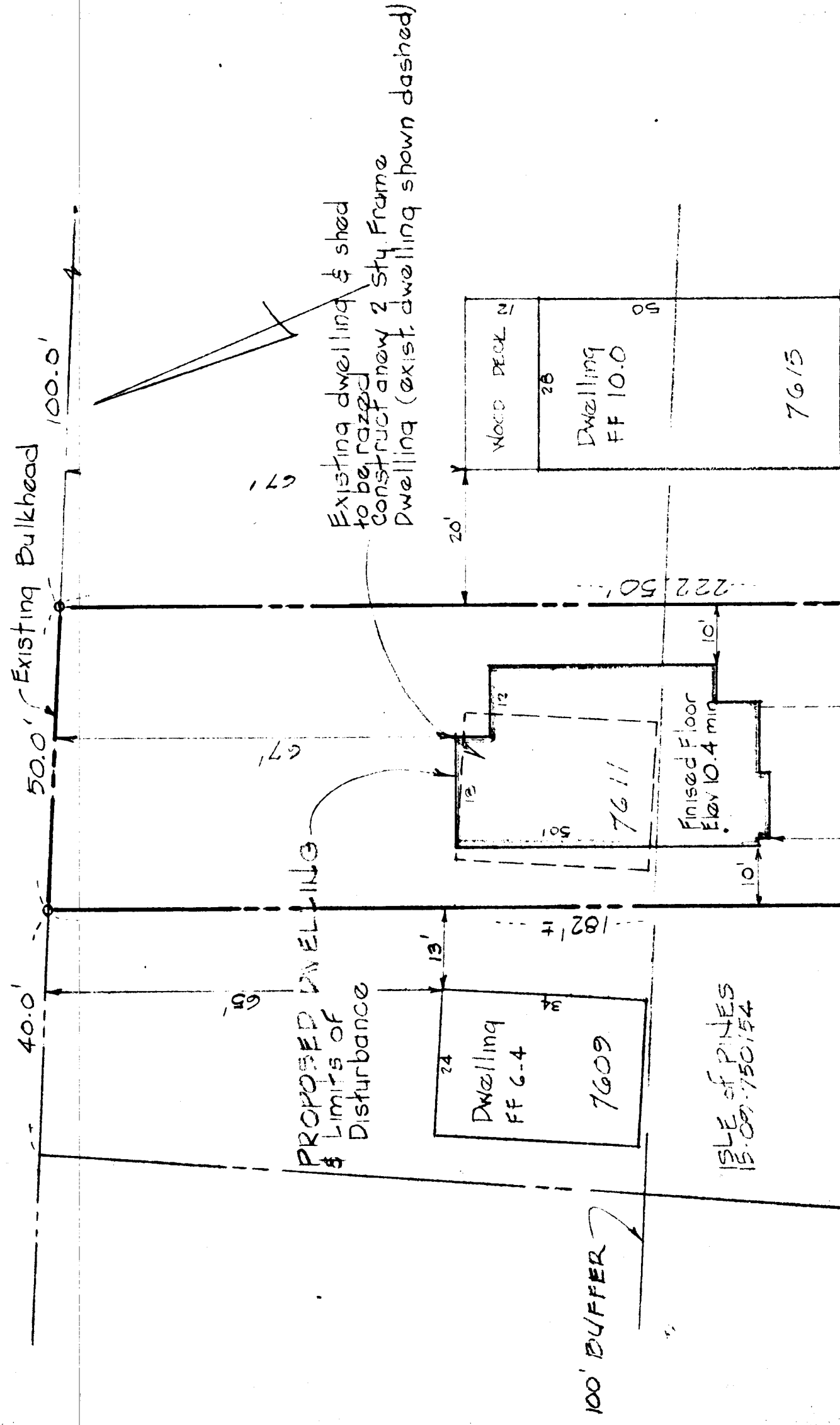


REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'		
		DATE OF PHOTOGRAPHY	NORTH POINT EDGEMERE	S.E. 6-1
		DEC. 1954		
Topography Compiled By Photogrammetric Methods ABRAMS AERIAL SURVEY CORP. LANSING MICH.				

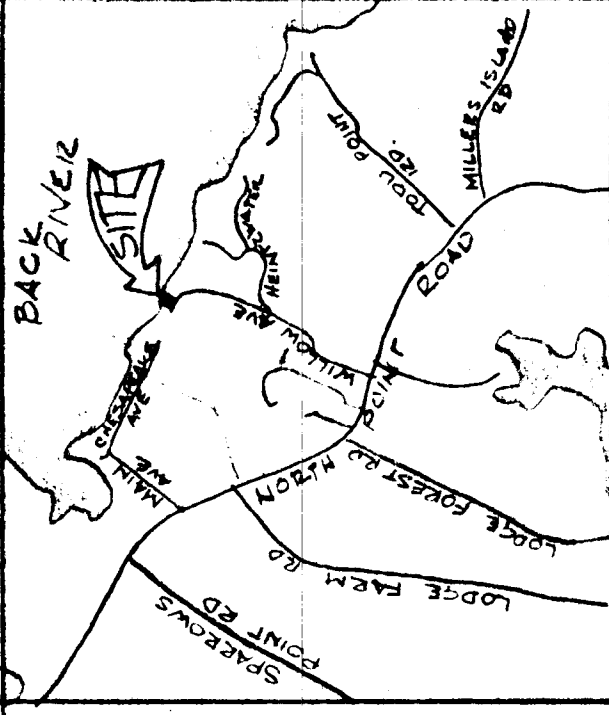
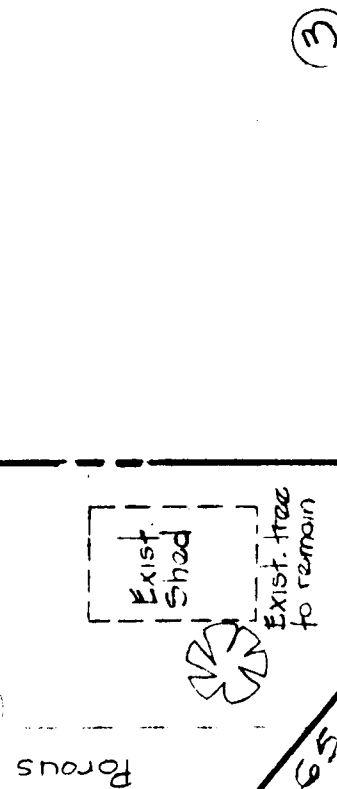
PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

SEP 23 1958
OFFICE OF PLANNING

BACK RIVER



CHARLES F FISTOK
6256-414
19-06-201320



VICINITY MAP 1"=2000'

99-120-A

PLAT TO ACCOMPANY VARIANCE AND BUILDING PERMIT FOR 7611 CHESAPEAKE DRIVE

BALTIMORE, MD 21219

DATE: SEPT. 13, 1998

15th ELECTION DIST.

ACCT. NO. 15-00-004831

ZONING: DR3.5

SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA & IN THE 100 YEAR FLOOD PLAIN, BMA.

PUBLIC WATER AND SEWER EXIST ON SITE

APPLICANT: DAVID D PAUGH

2624 EDGEWATER AVE.

BALTIMORE, MD 21219

TELEPHONE: 410-477-8654

OWNER:

CAROL A. KNEEL

408 BOYCE AVE.

BALTIMORE MD 21204

CALCULATIONS

NET AREA: 10,112.5 sq. ft., 0.232 AC.

GROSS AREA: 11,088 sq. ft.

FAR (proposed): .125

IMPERVIOUS AREA: existing: 1,003 sq. ft., prop: 1,387 sq. ft.

PERCENT IMPERVIOUS: 13.7 %

Net increase of impervious area in buffer: 922-768=154 sq

Using native trees @ 15% forest cover consisting of 3

large trees 1'-1.5' caliper will be planted upon completion of

construction. Planting will occur in the buffer.

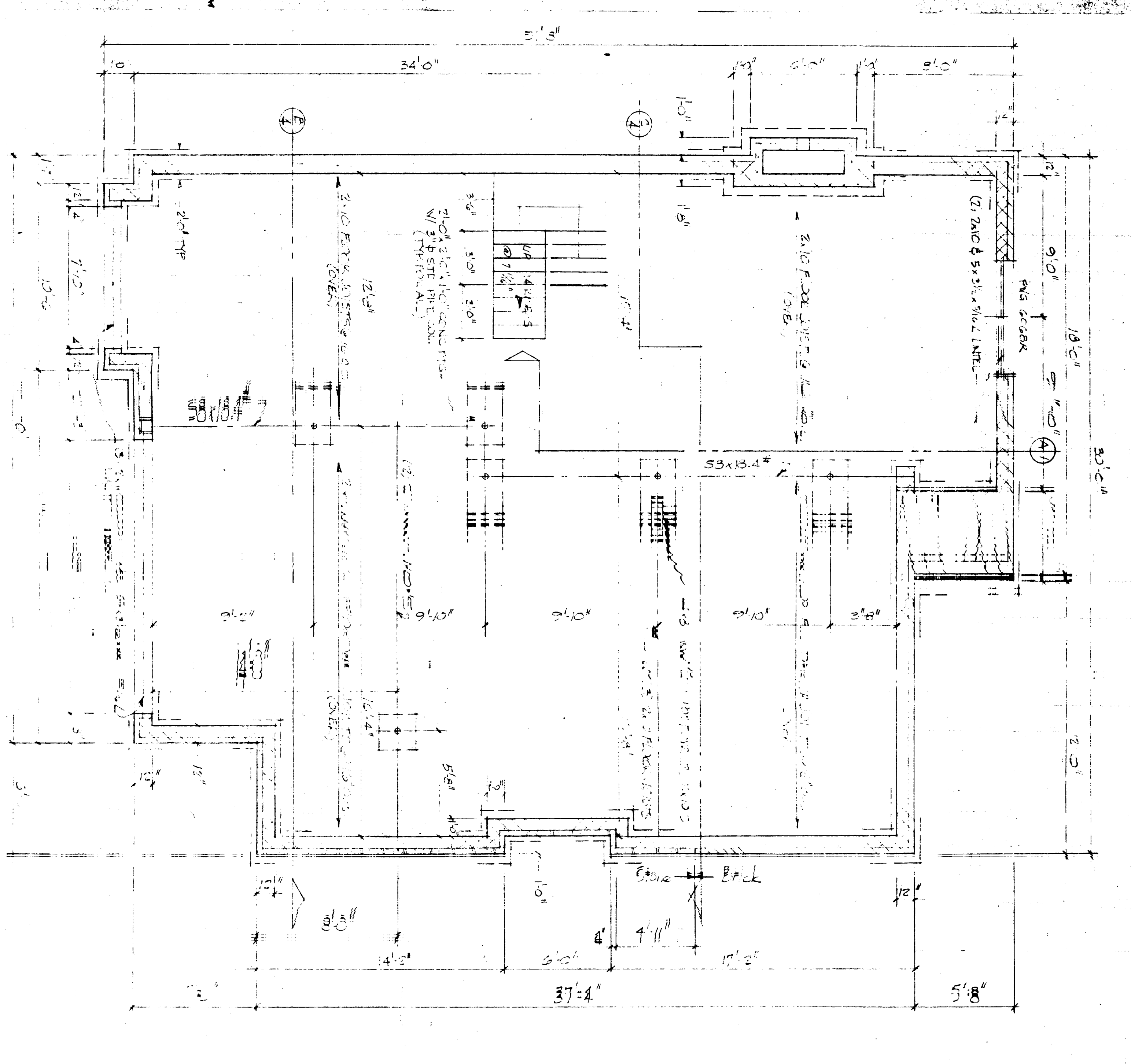
No clearing, grading, construction or other disturbance

will occur in the buffer except as permitted by D.E.P.R.M.

120

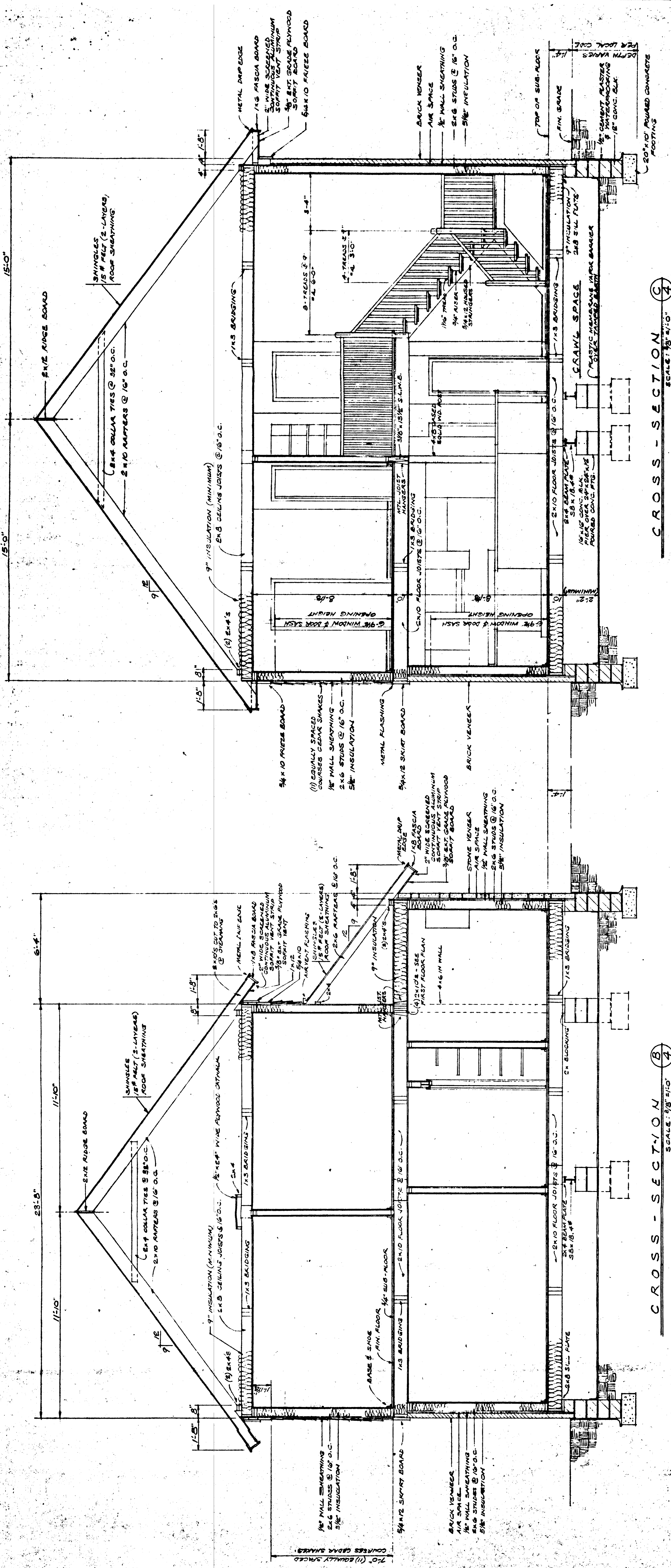
by: gdm-clailland 25 Westernview rd. 21222 410-477-9156

SITE PLAN
1"=20'

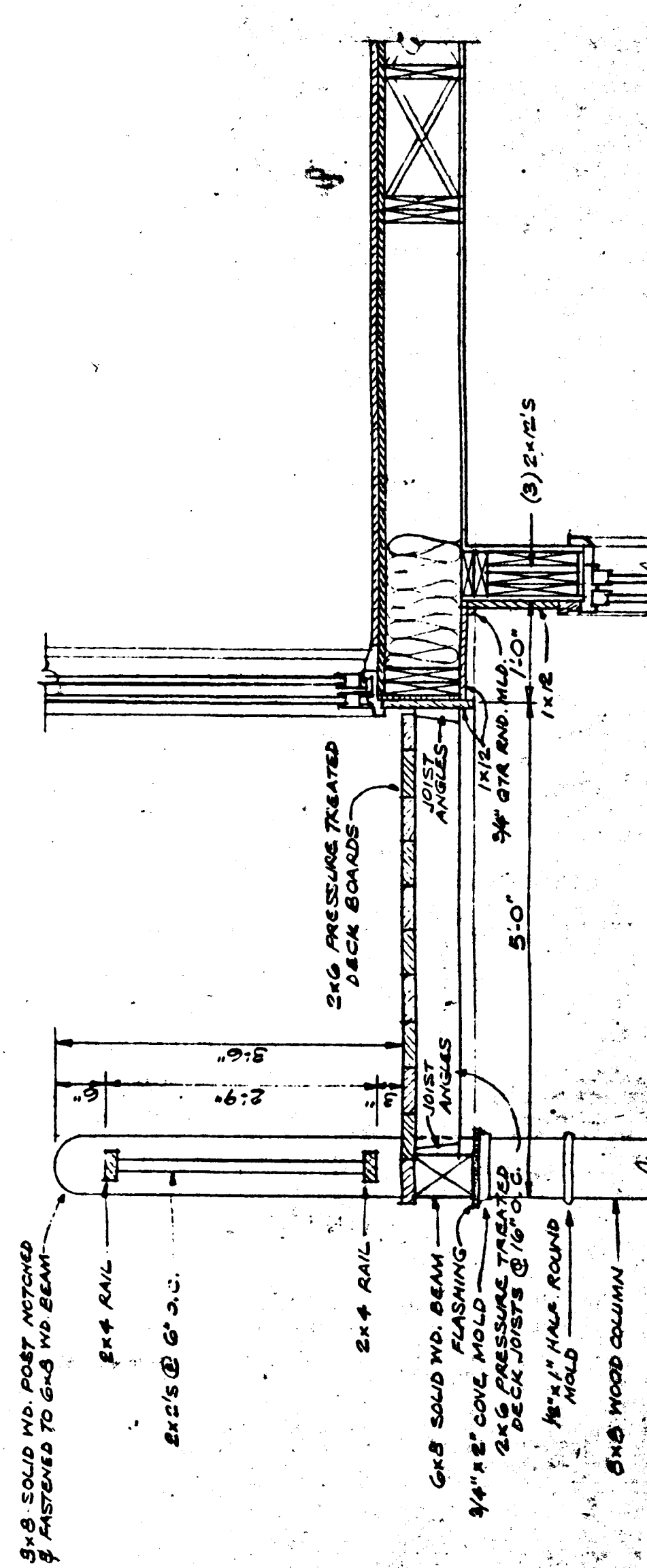


Handwritten notes:

- Handwritten "D" and "A" with arrows pointing to the "D" and "A" in the text above.
- Handwritten "D" and "A" with arrows pointing to the "D" and "A" in the text above.



CROSS - SECTION (4)
SCALE: 3/8" = 1'-0"



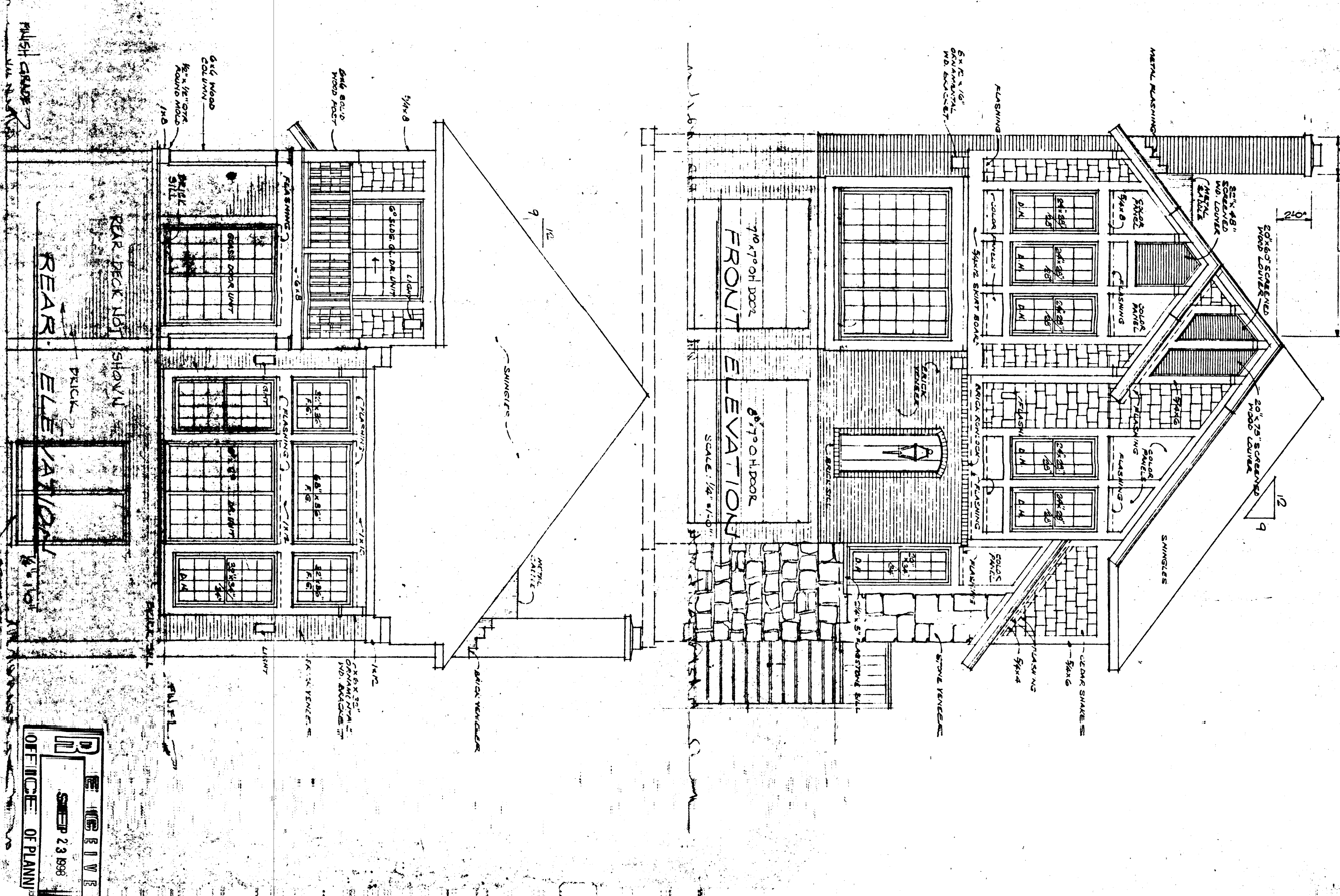
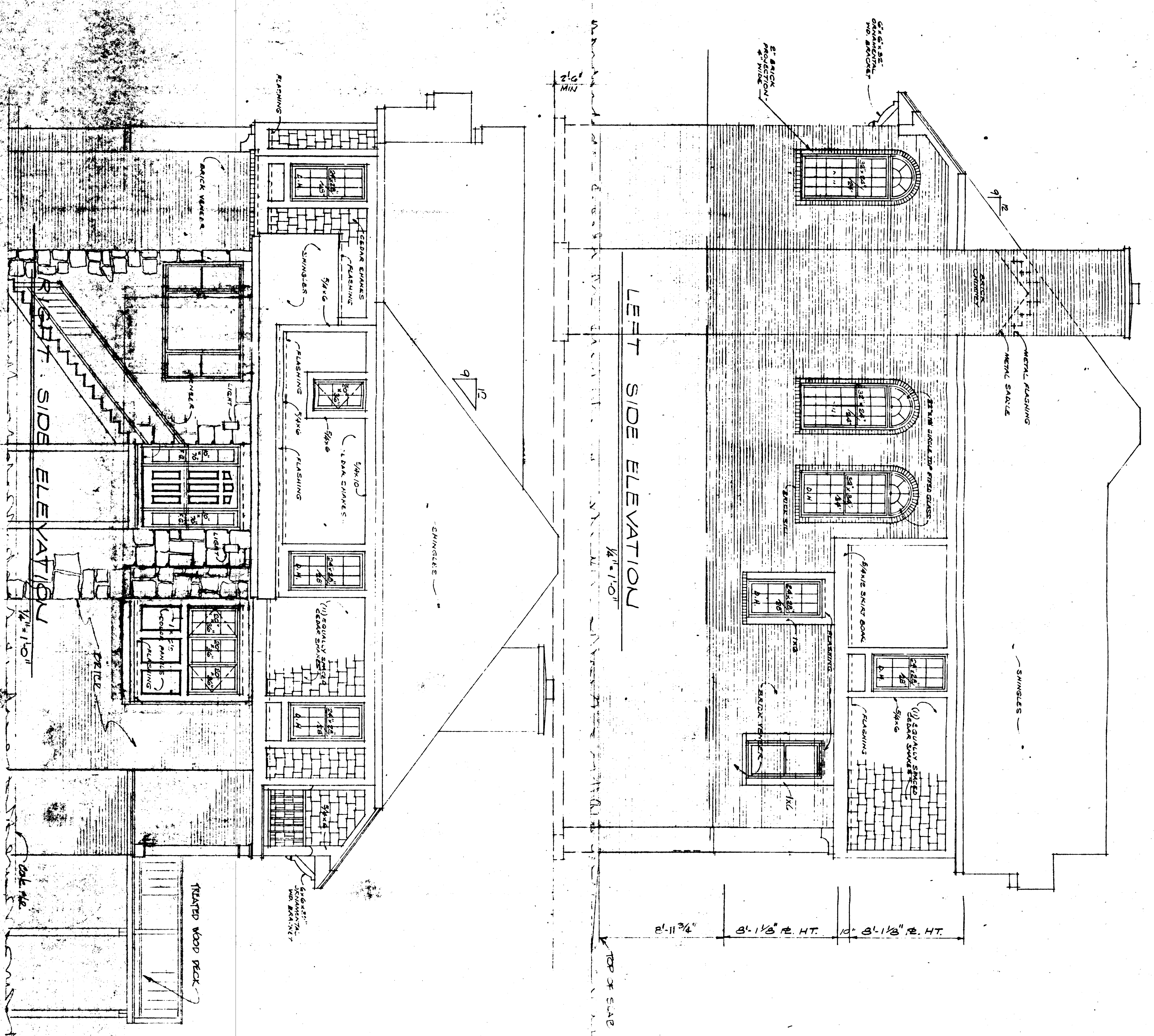
SECTION THRU DECK @ SLDG. DRS.
SCALE: 3/8" = 1'-0"

RECEIVED
OFFICE OF PLANNING
2023 JUN 15

HOME PLANNERS, INC.
2493
3301 RESEARCH DRIVE, ARLINGTON, VA 22204

SCHEDULE OF OBSERVATIONS		DESIGN		LOADS		ROOF		FLOOR		WALL		FOUNDATION	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
1	6/15/23	1	6/15/23	1	6/15/23	1	6/15/23	1	6/15/23	1	6/15/23	1	6/15/23
2	6/15/23	2	6/15/23	2	6/15/23	2	6/15/23	2	6/15/23	2	6/15/23	2	6/15/23
3	6/15/23	3	6/15/23	3	6/15/23	3	6/15/23	3	6/15/23	3	6/15/23	3	6/15/23
4	6/15/23	4	6/15/23	4	6/15/23	4	6/15/23	4	6/15/23	4	6/15/23	4	6/15/23
5	6/15/23	5	6/15/23	5	6/15/23	5	6/15/23	5	6/15/23	5	6/15/23	5	6/15/23
6	6/15/23	6	6/15/23	6	6/15/23	6	6/15/23	6	6/15/23	6	6/15/23	6	6/15/23
7	6/15/23	7	6/15/23	7	6/15/23	7	6/15/23	7	6/15/23	7	6/15/23	7	6/15/23
8	6/15/23	8	6/15/23	8	6/15/23	8	6/15/23	8	6/15/23	8	6/15/23	8	6/15/23
9	6/15/23	9	6/15/23	9	6/15/23	9	6/15/23	9	6/15/23	9	6/15/23	9	6/15/23
10	6/15/23	10	6/15/23	10	6/15/23	10	6/15/23	10	6/15/23	10	6/15/23	10	6/15/23

NOTE: THIS DRAWING IS THE PROPERTY OF HOME PLANNERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM HOME PLANNERS, INC. THE INFORMATION CONTAINED HEREIN IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT AGREES TO HOLD HOME PLANNERS, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY HOME PLANNERS, INC.



SCHEDULE OF APPROPRIATIONS									
NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL	NO.	DESCRIPTION	QTY.	UNIT
1	FOUNDATION	1	sq. ft.	1.00	1.00	11	ROOFING	1	sq. ft.
2	FLOORING	1	sq. ft.	1.00	1.00	12	PAINTING	1	sq. ft.
3	CEILING	1	sq. ft.	1.00	1.00	13	LANDSCAPING	1	sq. ft.
4	WALLS	1	sq. ft.	1.00	1.00	14	STAIRS	1	sq. ft.
5	DOORS	1	sq. ft.	1.00	1.00	15	SCREENS	1	sq. ft.
6	WINDOWS	1	sq. ft.	1.00	1.00	16	SCREENS	1	sq. ft.
7	SCREENS	1	sq. ft.	1.00	1.00	17	SCREENS	1	sq. ft.
8	SCREENS	1	sq. ft.	1.00	1.00	18	SCREENS	1	sq. ft.
9	SCREENS	1	sq. ft.	1.00	1.00	19	SCREENS	1	sq. ft.
10	SCREENS	1	sq. ft.	1.00	1.00	20	SCREENS	1	sq. ft.
TOTAL					10.00	TOTAL			
TOTAL					10.00	TOTAL			