

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. B 394059

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

Residential Processing Fee Paid
(\$50.00)
Accepted by ML
Date 3/21/00

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 and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

FRANCES STEIN HOKEMEYER % 7-LINCOLN ST., TIMONUM, MD. 21093 410 252-3163
Print Name of Applicant Address Telephone Number
Lot Address 721 SENECA GARDENS RD Election District 15 Councilmanic District 5 Square Feet 17,250 SF
Lot Location: NE S W/side/corner of SENECA GARDENS RD 2310 feet from NE S W corner of BOWLEYS QUARTER
(street) (street) RD
Land Owner: FRANCES STEIN HOKEMEYER Tax Account Number 1519714790
Address: % 7-LINCOLN ST. TIMONUM, MD. 21093 Telephone Number (410) 252-3163

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	PROVIDED?	
	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Site Plan Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (2 copies): available in Room 206, County Office Building - (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) Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>DR-5.5</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations:

Submit elevation drawings to the Office of Planning prior to issuance of building permits for review and approval.

Signed by: Jeffrey Long
for the Director, Office of Planning and Community Conservation

Date: 4/3/00

CERTIFICATE OF POSTING

BUILDING PERMIT

RE Case No B-394059

Permit Owner/Developer B.B. GEORGE

Date of Hearing/Closing 4/5/2000

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
100 West Thimblepeake Avenue
Towson, MD 21284

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: #721 SENECA GARDENS

The sign(s) were posted on 3/21/2000
Month, Day, Year

Sincerely,

Patrick M. O'Keefe 4/11/00
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-410-905-85
(Telephone Number)



HP
220245 # 721-SENECA GARDENS RD
BLDG PERMIT-B-394059
4/5/00

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 080402

DATE 3/23/02 ACCOUNT 001-6150

AMOUNT \$ 50.⁰⁰

RECEIVED FROM: O'Keefe - 721 Seaside Gardens Rd

FOR: 030 Undersold Lot Annual

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
4/10/2000	4/07/2000	16:17:01
REG #993	CASHIER LMTL LHM	DRAWER
Dept 5	528 ZUNING VERIFICATION	
Receipt #	117309	
CR NO. 080402		
	Recpt Tot	50.00
	50.00 CK	.00
	Baltimore County, Maryland	

CASHIER'S VALIDATION

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

Department of Permits and Development Management (PDM)
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit application has been reviewed and is accepted for filing by Mitch Kellman on 3/24/05
(name of planner) 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. This fee is subject to change. Confirm a current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE 4/6/05 D (15 Days Before C)
DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 4/21/05 C (B-3 Work Days)
TENTATIVE DECISION DATE 4/24/05 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: _____

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: # 721 SENECA GARDENS RD.

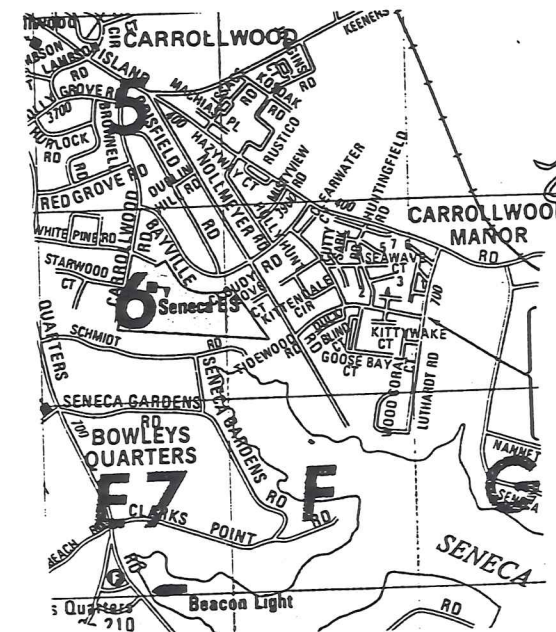
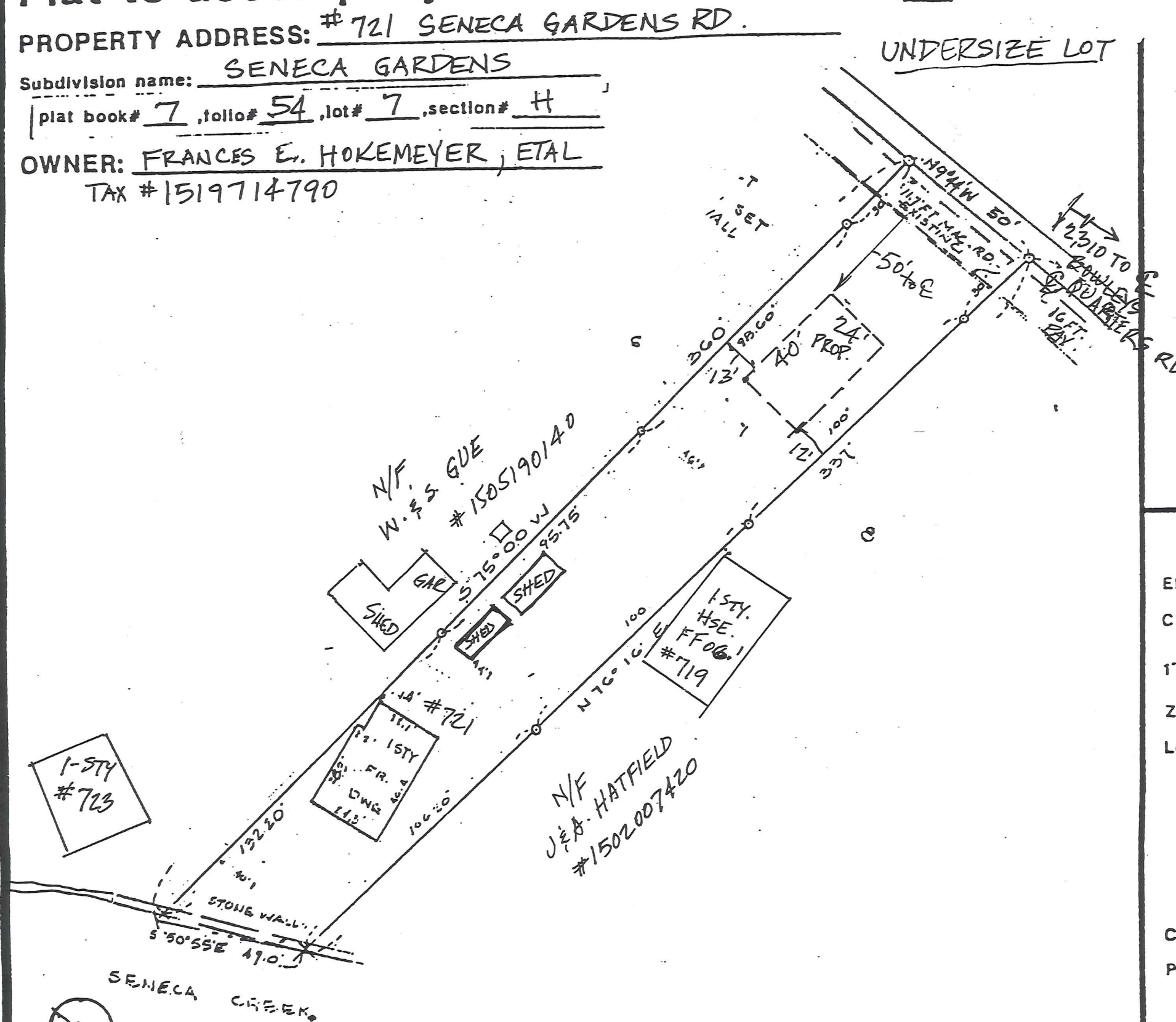
Subdivision name: SENECA GARDENS

plat book # 7, folio # 54, lot # 7, section # H

OWNER: FRANCES E. HOKEMEYER, ETAL

TAX # 1519714790

UNDERSIZE LOT



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 15
 Councilmanic District: 5
 1"=200' scale map #: NE 3K
 Zoning: DR 5.5
 Lot size: 0.40 acreage 17,250 square feet

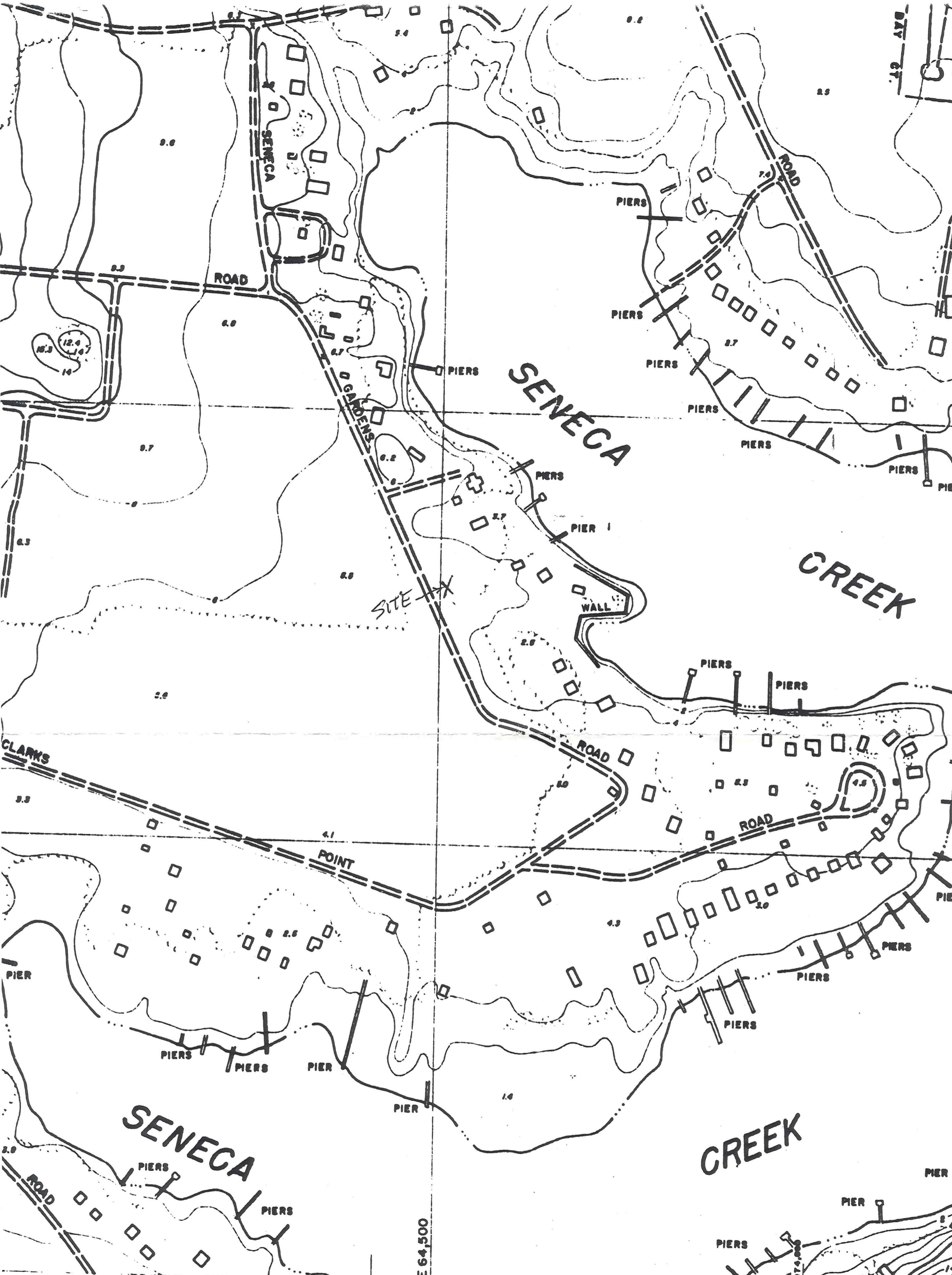
	Public	Private
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chesapeake Bay Critical Area:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Prior Zoning Hearings:	<u>N/A</u>	

Zoning Office USE ONLY!

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

North
 date: 9/8/99
 prepared by: O'KEEFE/GEORGE

Scale of Drawing: 1"= 40'



F
 ITAN AREA

REVISIONS		
	BY	DATE
	FSR	2/3/83

SCALE
 1" = 200'

DATE OF PHOTOGRAPHY
 DEC. 1954

LOCATION
 BOWLEYS
 QUARTERS

Topography Compiled By Photogrammetric Methods
 ABRAMS AERIAL SURVEY CORP. LANSING MICH

MBE 2/1/99
 DANIAL CONSULTS
 410-995-0090 - Mannon

ACKNOW

B-394059

9-3-99
 DATE: 8/10/99



Babe George
 ATTORNEY AT LAW
 CHARTERED

7 LINCOLN STREET
 TIMONIUM, MARYLAND 21093

410 252-3163
 FAX: 410 252-7070

APPLICATION FOR PERMIT
 BALTIMORE COUNTY MARYLAND
 PERMITS & DEVELOPMENT MANAGEMENT
 WILSON, MARYLAND 21204

OEA: TUB
 HISTORIC DISTRICT/BLDG.

DRESS 721 SENECA GARDENS RD. YES NO
 /FLOOR _____ DO NOT KNOW
SENECA GARDENS
 #: 06090271005 DISTRICT/PRECINCT
 INFORMATION (LAST, FIRST) V5

NAME: ~~FRANCIS E. STEIN~~ E. FRANCIS
 ADDR: _____

PAID: _____
 PAID BY: _____
 INSPECTOR: _____

DOES THIS BLDG.
 HAVE SPRINKLERS
 YES NO

I HAVE CAREFULLY READ THIS APPLICATION
 AND KNOW THE SAME IS CORRECT AND TRUE,
 AND THAT IN DOING THIS WORK ALL PROVI-
 SIONS OF THE BALTIMORE COUNTY CODE AND
 APPROPRIATE STATE REGULATIONS WILL BE
 COMPLIED WITH WHETHER HEREIN SPECIFIED
 OR NOT AND WILL REQUEST ALL REQUIRED
 INSPECTIONS.

APPLICANT INFORMATION

NAME: BEBE GEORGE PRES.
 COMPANY: HALLMARK PRODUCTS, INC.
 STREET: 7 LINCOLN ST.
 CITY, ST, ZIP: TIMONIUM, MD. 21093
 PHONE #: 410-252-3163 MHIC LICENSE #: _____
 APPLICANT: Frances Stein Hokenmeyer
 SIGNATURE: Walter W. Hokenmeyer PRC# _____
 PLANS: CONST _____ PLOT _____ PLAT _____ DATA _____ EL _____ PL _____
 TENANT _____
 CONTR: _____
 ENGR: JOSEPH P. THOMPSON, INC.
 SELLR: HALLMARK PRODUCTS, INC.

BUILDING 1 or 2 FAM.
 CODE CODE _____
 BOCA CODE

- TYPE OF IMPROVEMENT
- NEW BLDG CONST
 - ADDITION
 - ALTERATION
 - REPAIR
 - WRECKING
 - MOVING
 - OTHER _____

DESCRIBE PROPOSED WORK:

CONSTRUCT FOUNDATION TO ERECT A STATE
 APPROVED MANUFACTURED HOUSE (MODULAR)
 W/3 BEDROOMS

TYPE OF USE

- RESIDENTIAL
- ONE FAMILY
 - TWO FAMILY
 - THREE AND FOUR FAMILY
 - FIVE OR MORE FAMILY
(ENTER NO UNITS) _____
 - SWIMMING POOL
 - GARAGE
 - OTHER _____

NO F/P 40' X 24' 960 S.F. LOT SIZE 50X
 MIN. FF. EL. = 11.2 360
NON-RESIDENTIAL
CBCA - FILE 0435 B

- AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
- CHURCH, OTHER RELIGIOUS BUILDING
- FENCE (LENGTH _____ HEIGHT _____)
- INDUSTRIAL, STORAGE BUILDING
- PARKING GARAGE
- SERVICE STATION, REPAIR GARAGE
- HOSPITAL, INSTITUTIONAL, NURSING HOME
- OFFICE, BANK, PROFESSIONAL
- PUBLIC UTILITY
- SCHOOL, COLLEGE, OTHER EDUCATIONAL
- SIGN
- STORE _____ MERCANTILE _____ RESTAURANT _____
SPECIFY TYPE _____
- SWIMMING POOL _____
SPECIFY TYPE _____
- TANK, TOWER
- TRANSIENT HOTEL, MOTEL (NO. UNITS _____)
- OTHER _____

TYPE FOUNDATION BASEMENT

- SLAB _____
- BLOCK PARTIAL
- CONCRETE NONE

TYPE OF CONSTRUCTION

- MASONRY
- WOOD FRAME
- STRUCTURE STEEL
- REINF. CONCRETE

TYPE OF HEATING FUEL

- GAS
- OIL
- ELECTRICITY
- COAL

TYPE OF SEWAGE DISPOSAL

- PUBLIC SEWER EXISTS PROPOSED
- PRIVATE SYSTEM EXISTS PROPOSED
- SEPTIC EXISTS PROPOSED
- PRIVY EXISTS PROPOSED

CENTRAL AIR: 1. 2. 1. PUBLIC SYSTEM EXISTS PROPOSED
 ESTIMATED COST: \$ 50,000. 2. PRIVATE SYSTEM EXISTS PROPOSED

PROPOSED USE: OWNER TO OCCUPY W/HUSBAND
 EXISTING USE: HOUSE BURNED IN A FIRE

OWNERSHIP

- PRIVATELY OWNED
- PUBLICLY OWNED
- SALE
- RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
 #EFF: _____ #1BED: _____ #2BED: _____ #3BED: TOT BED: _____ TOT APTS/CONDOS: _____ 6. HIRISE

GARBAGE DISPOSAL 1. Y 2. N BATHROOMS 1 CLASS 34
 POWDER ROOMS _____ KITCHENS 1 LIBER 7 FOLIO 54

BUILDING SIZE LOT SIZE AND SETBACKS
 FLOOR _____ SIZE 17,052 SF
 WIDTH _____ FRONT STREET 50'
 DEPTH _____ SIDE STREET _____
 HEIGHT _____ FRONT SETBK _____
 STORIES _____ SIDE SETBK _____
 LOT #'S _____ SIDE STR SETBK _____
 CORNER LOT _____ REAR SETBK _____
 1. Y 2. N ZONING DR-5.5

APPROVAL SIGNATURES DATE

BLD INSP : _____ : _____
 BLD PLAN : _____ : _____
 FIRE : _____ : _____
 SEDI CTL 416 NC OK TO FILE Seby : 10/7/99 : _____
 ZONING 11: DR OK TO FILE : 10/7/99 : _____
 PUB SERV 11: DR OK TO FILE : 10/7/99 : _____
 ENVRMNT 11: DR OK TO FILE : 10/7/99 : _____
Dan : 406 OK to issue : 10/7/99 : _____
 PERMITS : _____ : _____

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

NE 3K