



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

February 23, 2000

Mr. F. Michael Grace
Personal Representative of Estate of Henry Bachman
300 Frederick Road, Suite 100
Catonsville, Maryland 21228

Re: Undersized Lot Approval
Lots 87 & 88 Janice Avenue
13th Election District, 1st Councilmanic District
Estate of Henry Bachman, Owners

Dear Mr. Grace:

Enclosed please find the decision rendered in the above-captioned case. The Application for Building Permit for Undersized Lot has been granted in accordance with the enclosed 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 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. & Mrs. Walter Demidenko
3210 Janice Avenue
Lansdowne, Maryland 21227

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



Printed with Soybean Ink
on Recycled Paper

IN RE: APPLICATION FOR BUILDING PERMIT * BEFORE THE
 FOR UNDERSIZED LOT *
 13th Election District * DEPUTY ZONING COMMISSIONER
 1st Councilmanic District * OF BALTIMORE COUNTY
 (Lots 87 & 88 Janice Avenue) *
 Estate of Henry Bachman, Owners * Permit No.:

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a requested approval of an undersized lot in accordance with Section 304 of Baltimore County Zoning Regulations. The application was made by F. Michael Grace, Personal Representative of the Estate of Henry Bachman. The applicant is requesting approval to construct a single family residential dwelling on Lots 87 & 88 located on Janice Avenue, near its intersection with Smith Avenue in the Landsdowne area of Baltimore County. The subject property consists of two unimproved building lots comprising a total width of 50 ft. and a depth of 120 ft. The lots were purchased by Mr. Bachman in 1970 and have remained unimproved since that time. Mr. F. Michael Grace has been appointed Personal Representative of the Bachman Estate and is now seeking to develop the property at this time. Mr. Grace testified that the lot had become a dumping ground over the years and he has personally removed four dumpster loads of trash and debris from the property. In addition, trees and brush have been cut from the property. Mr. Grace stated that there are many other houses within this subdivision that are constructed on 50 ft. lots. He filed the request pursuant to Section 304 of the Baltimore County Zoning Regulations. Within the requisite time period a request for public hearing was filed by the adjacent property owner, Mr. Walt Demidenko.

Mr. Demidenko resides at 3210 Janice Avenue, which property is adjacent to these two unimproved lots. Mr. Demidenko opposes the construction of a single family home on these lots.

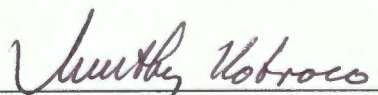
ORDER RECEIVED FOR FILING
 Date 2/23/00
 By R. J. [Signature]

He believes it will decrease the property value of his property and would create congestion on this particular street. He submitted into evidence a petition signed by many of the neighbors in the area asking that the application to build a house on this property be denied.

After considering the testimony and evidence offered at the hearing, I find that the applicant has in fact satisfied the requirements of Section 304 of the Baltimore County Zoning Regulations and, therefore, a single family dwelling may be constructed on Lots 87 and 88, as shown on the site plan submitted at the hearing before me. The only standard of review to be applied by this Deputy Zoning Commissioner, in accordance with Section 304.4 of the Baltimore County Zoning Regulations, is whether the dwelling to be constructed on the lot is "appropriate". Many houses in Baltimore County are constructed on 50 ft. wide lots. There are other houses in this neighborhood constructed on lots of similar width. Therefore, I believe that the construction of a dwelling on these two lots is appropriate and shall be approved.

THEREFORE, IT IS ORDERED this 23rd day of February, 2000, by this Deputy Zoning Commissioner for Baltimore County, that the request to approve the construction of a single family dwelling on Lots 87 & 88 Janice Avenue (an undersized lot), filed in accordance with Section 304 of the Baltimore County Zoning Regulations, be and is hereby APPROVED.

IT IS FURTHER ORDRED that any party has the right to file an appeal within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING
Date 2/23/00
By T.M. Johnson

TMK:raj

**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. _____

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

Residential Processing Fee Paid
(\$50.00)
Accepted by BK
Date 11/23/99

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:

F Michael Grace
Print Name of Applicant
Personal Representative of The Estate of Henry Bachman
Address 300 Frederick Road Suite 100
Catonsville Md 21228
Telephone Number 410-744-5252

Lot Address 87+88 Janice Avenue
Election District 13 Councilmanic District 1 Square Feet 6000

Lot Location: NE SW side/corner of Janice Avenue, 139 feet from NE SW corner of Smith Avenue
(street) (street)

Land Owner: Personal Representative of The Estate of Henry Bachman Tax Account Number 13-02-000111

Address: 300 Frederick Road Suite 100 Catonsville Md Telephone Number (410) 744-5252
21228

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!

	YES	NO
1. This Recommendation Form (3 copies)	✓	_____
2. Permit Application	✓	_____
3. Site Plan Property (3 copies)	✓	_____
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	✓	_____
4. Building Elevation Drawings	✓	_____
5. Photographs (please label all photos clearly) Adjoining Buildings	✓	_____
Surrounding Neighborhood	✓	_____
6. Current Zoning Classification: <u>DR 5.5</u>		

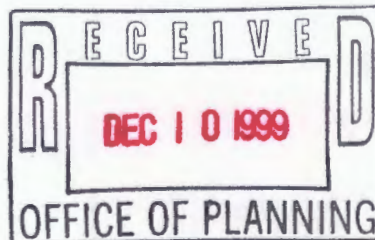
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

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

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

Date: _____



CERTIFICATE OF POSTING

RE: CASE # Bldg. Permit
PETITIONER/DEVELOPER
(Vincent Serio)
DATE OF Closing
(Dec. 20, 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 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
Lots #87 & 88 Janice Ave. Baltimore, Maryland 21227—

The sign(s) were posted on 12-3-99
[Month, Day, Year]

Sincerely,


(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. ____

____ 325 Nicholson Road ____

____ Baltimore, Maryland 21221 ____

____ (410)-687-8405 ____
(Telephone Number)



Exhibit C

Date to be posted: Anytime before but no later than 12/5/99.

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 (BCZR)

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

12/20/99

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

copy given to applicant



FORMAL DEMAND FOR HEARING

CASE NUMBER: Undersized Lot

Address: LOTS 87 & 88 (Janice Ave)

Petitioner(s): Vince Servo

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We BARBARA DEMIDENKO, WALT DEMIDENKO
Name - Type or Print

() Legal Owner OR () Resident of
3210 JANICE AVENUE

Address
LANSDOWNE, MD. 21227
City State Zip Code

410-242-5354
Telephone Number

which is located approximately 0 feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter. ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.**

Walter D. Dandub 12-20-1999
Signature P.O.A. Date

Barbara Demidenko 12-20-1999
Signature P.O.A. Date
Revised 9/18/98 - wcr/scj

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **076679**

DATE 12/20/99 ACCOUNT R001-6150

AMOUNT \$ 40.00

RECEIVED FROM: Demidenko

FOR: demand for hearing on undersized lot

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
DATE 12/21/1999 TIME 14:55:20
REG. NO. 076679
DEPT. 5
RECEIPT NO. 099350
BALTIMORE COUNTY, MARYLAND
CASHIER WALT HES
RECEIVED FROM: Demidenko
AMOUNT \$ 40.00

CASHIER'S VALIDATION

TO: Baltimore County Zoning & Appeals Board
Towson, Maryland 21204

Re: Undersize lots, 87,88 located at Janice Ave. Lansdowne, Md.
21227

We are opposed to the issuance of a building permit applied for by Mr. Vince Serio.

The building site is insufficient to build on and would only create an unsightly congestion to a sparsely populated area on Janice Ave. The lot's together measure 50' X 120' and fall short 5' not meeting minimum 55' frontage as required by the zoning regulations.

The side yard requirement of 10' on each side would only leave 30' of frontage. This would not be in conformance with the existing homes on Janice Ave.

We, and other home owners question the type of structure that might be built to the appearance of a row home turned sideways.

In addition, the 5 forty foot long needle pine trees were cut down and removed without proper authorization from the county. They served as perfect noise barrier for the Patapsco Ave. traffic as well as aesthetically appealing.

Furthermore, the deceased Henry Bachman (former owner) may have specified in estate/will that nothing shall be constructed on Lot's 87 & 88 knowing the lots size width did not meet the minimum of 55'.

We respectfully petition the "Board" to deny the building permit.

NAME

ADDRESS

Brian Hailey

2414 Smith Ave 21227

Dawford

2414 Smith Ave 21227

CHRISTY DUMERER

2416 SMITH AVE 21227

Billy Collins

3202 ELIZABETH AVE 21227

Jenny Collins

3202 Elizabeth Ave 21227

FRED Greenhalgh

3204 ELIZABETH AVE 21227

Sommen Greenhalgh

3204 ELIZABETH AVE 21227

NAME

ADDRESS

APRIL-99 (DIED)

Walter Dominick 3210 JANICE AVE. 21227
 Barbara Dominick 3210 JANICE AVE. 21227
 - BUILT BEFORE CHANGES -
 Edward H Stokenbach x 3203 Janice Ave 21227
 - Mr & Mrs Dennis W Pacy 2406 Smith Ave 21227
 Robyn Spurrier 2410 Smith Ave 21227
 Larry Spurrier 2410 Smith Ave 21227
 Sandy Caven 3207 Janice Ave 21227
 - BUILT BEFORE ZONING CHANGES -
 Levin Vane x 3209 Janice Ave 21227
 Anna Smith 2404 Smith Ave. 21227
 Carl Smith 2404 Smith Ave 21227
 Anna Haslop 2104 Smith Ave 21227
 William Henny 2402 Smith Ave. 21227
 Daniel E. Eichelberger 3213 Lorena ave 21227
 Rosemary Eichelberger 3213 Lorena Ave. 21227
 Carolyn Collins 3208 Lorena Ave 21227
 Robert Collins 3208 Lorena ave 21227



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

December 23, 1999

Mr. F. Michael Grace
Personal Representative of Estate of Henry Bachman
300 Frederick Road
Suite 100
Catonsville, MD 21228

Dear Mr. Grace:

RE: Demand for Public Hearing, Undersized Lot Approval, Lots 87 & 88 Janice Ave.

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand for a public hearing on December 20, 1999 concerning your proposed undersized lot. I regret to inform you that we are withholding approval of your use permit because it has been superseded by a demand for a public hearing, pursuant to Section 304.4. of the Baltimore County Zoning Regulations (BCZR).

As a result of the above, your hearing for the undersized lot approval is scheduled for Tuesday, January 25, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

BR:scj

c: Barbara & Walt Demidenko, 3210 Janice Avenue, Lansdowne 21227



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 28, 2000

Mr. F. Michael Grace
Personal Representative of Estate of Henry Bachman
300 Frederick Road, Suite 100
Catonsville, Maryland 21228

RE: Undersized Lot Approval
Lots 87 & 88 Janice Avenue
13th Election District – 1st Councilmanic District
Estate of Henry Bachman, Owners

Dear Mr. Grace:

This letter is to advise that we would like to reschedule the above-captioned matter for February 17, 2000 at 11:00 AM in Room 407 of the County Courts Building. As you know, this case was postponed due to inclement weather on January 25, 2000. Initially, we were looking at the week of February 21, 2000 to reschedule the matter; however, we have an 11:00 AM opening on February 17, 2000 and would like to reset this case for that date and time. Please notify this office as soon as possible if this date and time are inconvenient. If no word is heard from you by February 3, 2000, we will assume that the February 17th date is acceptable. It will also be necessary for you to repost the property with the new hearing date, time and location by no later than February 3, 2000 in order to meet the required 15-day posting period. The property need not be readvertised.

In the meantime, should you have any questions concerning this matter, please do not hesitate to call me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Walter Demidenko
3210 Janice Avenue, Lansdowne, Md. 21227

Ms. Sophia Jennings, DPDM; People's Counsel; Case File

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



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on Recycled Paper



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

February 2, 2000

Mr. F. Michael Grace
Personal Representative of Estate of Henry Bachman
300 Frederick Road, Suite 100
Catonsville, Maryland 21228

RE: Undersized Lot Approval
Lots 87 & 88 Janice Avenue
13th Election District – 1st Councilmanic District
Estate of Henry Bachman, Owners

Dear Mr. Grace:

Pursuant to your telephone conversation with my secretary this date concerning the above-captioned matter, this letter is to confirm that the subject property does not need to be reposted. I thank you for bringing this matter to my attention and apologize for the confusion. By copy of my prior letter, dated January 28, 2000, and this subsequent letter, all parties to this case have been notified of the rescheduled hearing date, time and location (February 17, 2000 at 11:00 AM in Room 407 of the County Courts Building).

Meanwhile, should there be any further questions concerning this matter, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Walter Demidenko
3210 Janice Avenue, Lansdowne, Md. 21227

Mr. Thomas P. Ogle, Sr.
325 Nicholson Road, Baltimore, Md. 21221

Ms. Sophia Jennings, DPDM; People's Counsel; Case File

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



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

No. **075782**

DATE 11/23/99 ACCOUNT R001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Vince Serio

FOR: undersized lot approval

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
11/24/1999	11/23/1999	14:16:00
REG W303	CASHIER PMS PEM	DRAWER
Dept 5	528 ZONING VERIFICATION	
Receipt #	107291	OFL
CR NO. 075782		
Recet Tot		50.00
50.00	OK	.00 CA
Baltimore County, Maryland		

CASHIER'S VALIDATION

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPT. OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE:

OEA:

HISTORIC DISTRICT/BLDG.

PERMIT #: _____
RECEIPT #: _____
CONTROL #: _____
XREF #: _____

PROPERTY ADDRESS lots 8228 Janice Avenue YES NO
SUITE/SPACE/FLOOR _____
SUBDIV: _____ DO NOT KNOW
TAX ACCOUNT #: 13-02-000111 DISTRICT/PRECINCT _____

FEE: _____
PAID: _____
PAID BY: _____
INSPECTOR: _____

OWNER'S INFORMATION (LAST, FIRST) 13
NAME: F. Michael Grace, Personal Representative of the Estate of Henry A. Baden
ADDR: 300 Federal Road, Suite 100 Catonsville, Md. 21228

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 PROVISIONS 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: Mark Knoedler
COMPANY: Trust Mark Construction
STREET: 3216 Shawnee Drive
CITY, ST, ZIP: Forest Hill, Md. 21050
PHONE #: 410-303-9922 MHIC LICENSE #: _____
SIGNATURE: _____ DRC# _____
PLANS: CONST _____ PLOT _____ PLAT _____ DATA _____ EL _____ PL _____
TENANT _____
CONTR: _____
ENGR: _____
SELLR: _____

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 SFD with 3 Bedrooms
No Fireplace
44' x 28' x 23' 6" = 2464 sq FT.

TYPE OF USE

RESIDENTIAL

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

NON-RESIDENTIAL

- 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

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> SLAB | BASEMENT |
| 2. <input type="checkbox"/> BLOCK | 1. <input checked="" type="checkbox"/> FULL |
| 3. <input checked="" type="checkbox"/> CONCRETE | 2. <input type="checkbox"/> PARTIAL |
| | 3. <input type="checkbox"/> NONE |

TYPE OF CONSTRUCTION

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

TYPE OF HEATING FUEL

- GAS
- OIL
- ELECTRICITY
- COAL

TYPE OF SEWAGE DISPOSAL

- | | | |
|---|--|-----------------------------------|
| 1. <input checked="" type="checkbox"/> PUBLIC SEWER | <input checked="" type="checkbox"/> EXISTS | <input type="checkbox"/> PROPOSED |
| 2. <input type="checkbox"/> PRIVATE SYSTEM | <input type="checkbox"/> EXISTS | <input type="checkbox"/> PROPOSED |
| | <input type="checkbox"/> SEPTIC | <input type="checkbox"/> EXISTS |
| | <input type="checkbox"/> PRIVY | <input type="checkbox"/> EXISTS |

CENTRAL AIR: 1. 2.
ESTIMATED COST: \$ _____
OF MATERIALS AND LABOR _____

TYPE OF WATER SUPPLY

- | | | |
|--|--|-----------------------------------|
| 1. <input checked="" type="checkbox"/> PUBLIC SYSTEM | <input checked="" type="checkbox"/> EXISTS | <input type="checkbox"/> PROPOSED |
| 2. <input type="checkbox"/> PRIVATE SYSTEM | <input type="checkbox"/> EXISTS | <input type="checkbox"/> PROPOSED |

PROPOSED USE: Single Family Dwelling
EXISTING USE: Vacant Lot

OWNERSHIP

- PRIVATELY OWNED
- PUBLICLY OWNED
- SALE
- RENTAL

RESIDENTIAL CATEGORY:

- | | | | | |
|---|---------------------------------------|-----------------------------------|-------------------------------------|-------------------------------------|
| 1. <input checked="" type="checkbox"/> DETACHED | 2. <input type="checkbox"/> SEMI-DET. | 3. <input type="checkbox"/> GROUP | 4. <input type="checkbox"/> TOWNHSE | 5. <input type="checkbox"/> MIDRISE |
| #EFF: _____ #1BED: _____ | #2BED: _____ | #3BED: _____ | TOT BED: _____ | TOT APTS/CONDOS: _____ |
| 1 FAMILY BEDROOMS _____ | | | | 6. <input type="checkbox"/> HIRISE |

GARBAGE DISPOSAL 1. 2. N

POWDER ROOMS _____ BATHROOMS 2 CLASS LIBER _____ FOLIO _____
KITCHENS 1

BUILDING SIZE

FLOOR 2464

WIDTH 28

DEPTH 44

HEIGHT 23'6"

STORIES 1 + Basmt

LOT #'S 2

CORNER LOT _____

1. Y'S 2. N

LOT SIZE AND SETBACKS

SIZE 6000 sq FT

FRONT STREET 58'

SIDE STREET _____

FRONT SETBK 25'

SIDE SETBK 11'/11'

SIDE STR SETBK _____

REAR SETBK 51'

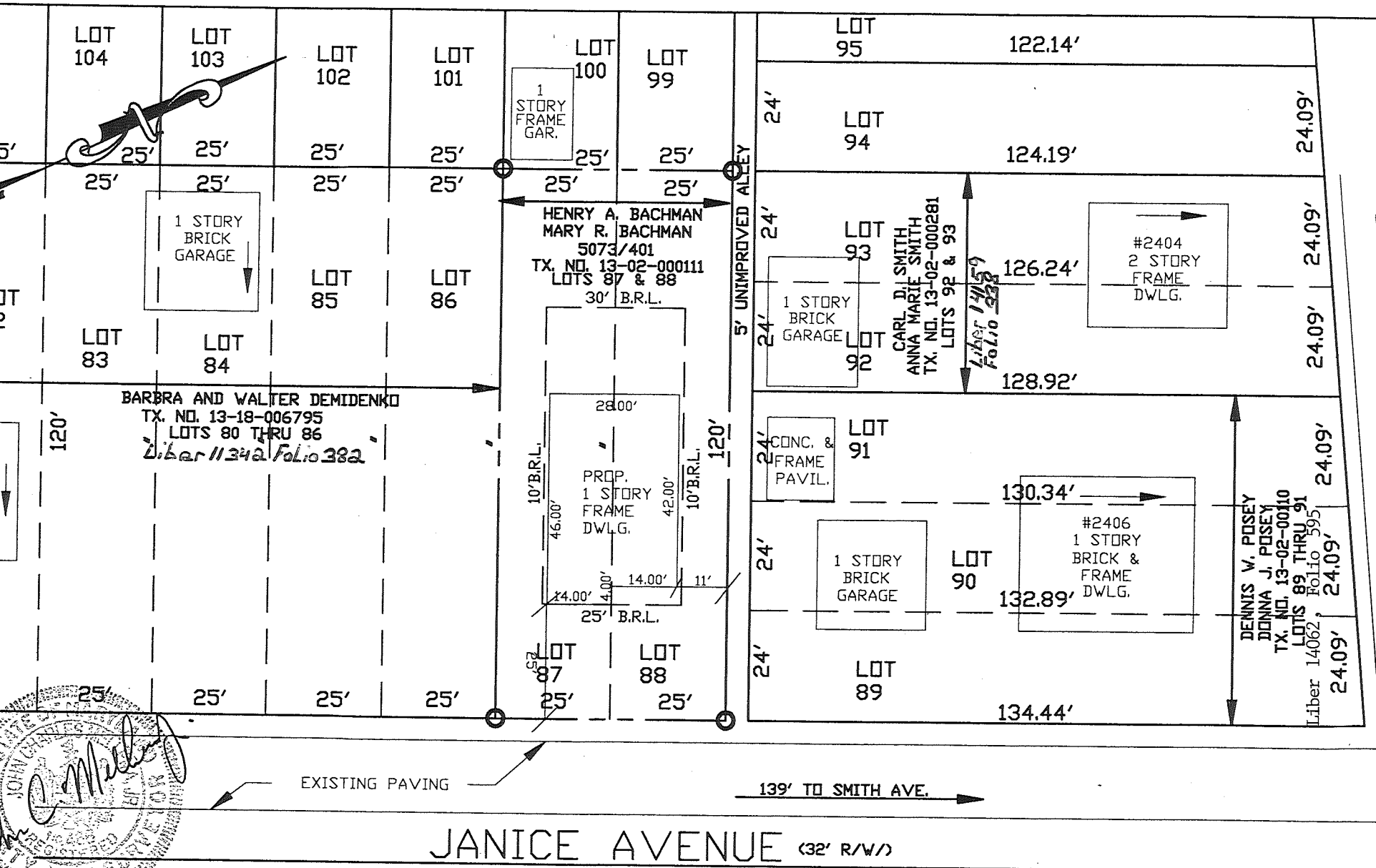
ZONING DR 5.5

APPROVAL SIGNATURES

DATE

BLD INSP :	:	:
BLD PLAN :	:	:
FIRE :	:	:
SEDI CTL :	:	:
ZONING :	:	:
PUB SERV :	:	:
ENVRMNT :	:	:
PERMITS :	:	:

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



SMITH AVENUE (30' R/W)

VICINITY MAP
SCALE 1"=2000'

LOCATION INFORMATION

ELECTION DIST.: 13
COUNCILMANIC DIST.: 1
1"=200' SCALE MAP: S.W.

ZONING: D.R. 5.5

LOT SIZE: 0.14
ACREAGE

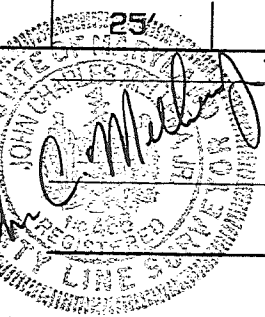
PUBLIC	<input type="checkbox"/>	PR	<input type="checkbox"/>
SEWER	<input checked="" type="checkbox"/>		<input type="checkbox"/>
WATER	<input checked="" type="checkbox"/>		<input type="checkbox"/>

PROPERTY LOCATION: L
AND LOT 88 JANICE A
PLAT OF WEST BALTIM
PLAT BOOK 6 FOLIO 11

SCALE: 1"=30'
DATE: NOVEMBER, 1999

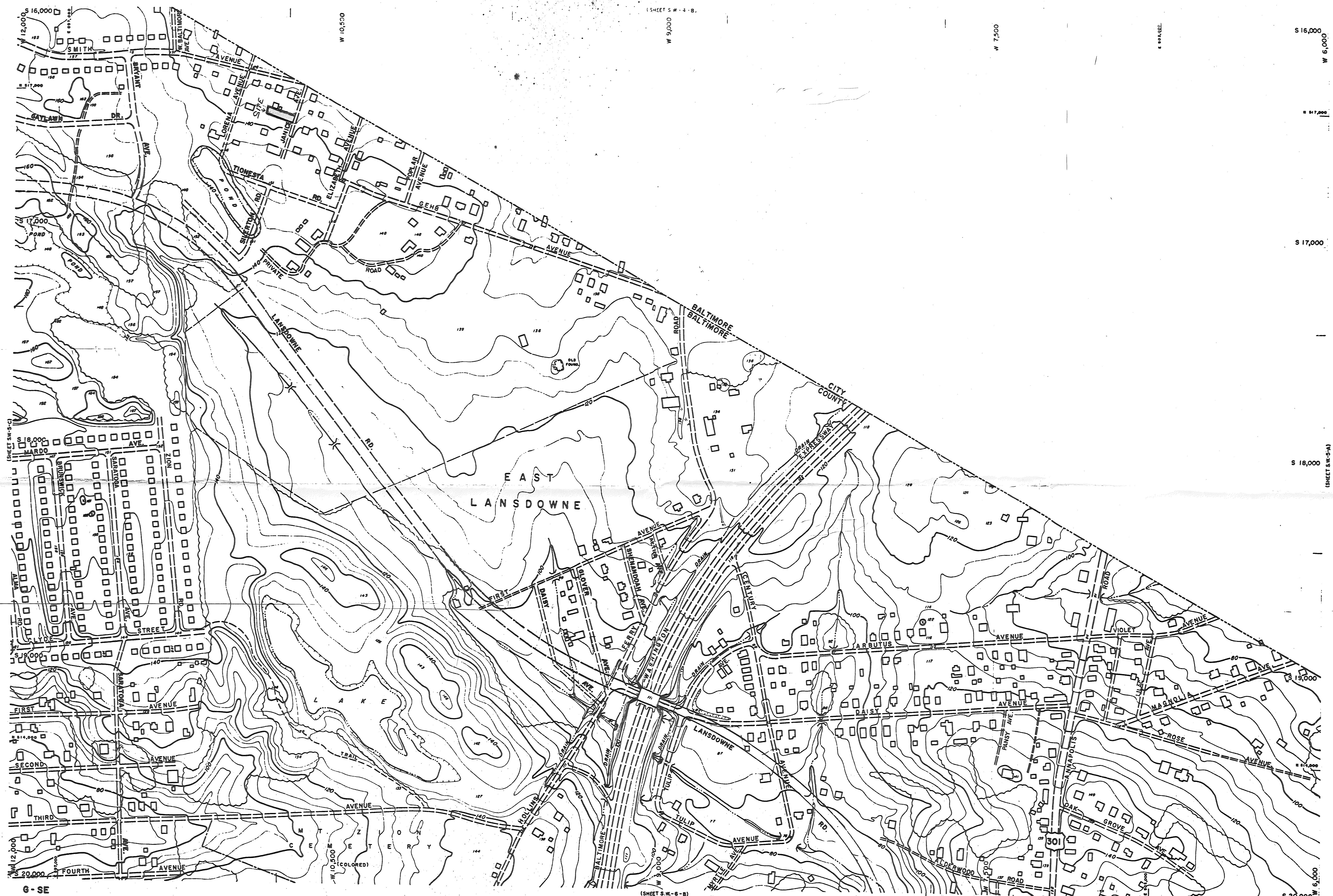
ZONING OFFICE USE

REVIEWED BY	ITEM#	C



PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
EAST DR. BALTO. CO., MD. 21227
0-247-7488 FAX: 410-247-2507

PET. EX. #1



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

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

G - SE
C - NE

(SHEET S.W.-5-A)

(SHEET S.W.-4-B)

(SHEET S.W.-6-B)