

IN RE: PETITION FOR VARIANCE
S/S Iroquois Avenue, 160' SW of the c/l
Bayfront Road
(7717 Iroquois Avenue)
15th Election District
7th Councilmanic District

James L. Hoehn
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-143-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, James L. Hoehn. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet, to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., and any other variances deemed necessary by the Zoning Commissioner. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were James Hoehn, property owner, and his fiancée, Traci L. Smith. Appearing as interested persons were Mike Peters and Mark McCluskey, neighbors. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a waterfront lot, with frontage on Old Road Bay, in the Lodge Forest community of Edgemere. The property, also known as Lot No. 1170 of Lodge Forest, contains a net area of 0.257 acres, more or less, zoned D.R.5.5, and is unimproved. The Petitioner is desirous of developing the lot with a single family dwelling in accordance with Petitioner's Exhibit 1. However, due to the narrow width and small area of the lot, the requested variance relief is necessary in order to proceed as proposed. As is typical in many older communities of Baltimore County, the Lodge Forest subdivision was laid out and recorded many years ago. The subject lot, as well as others in this community, is 50 feet wide, 5 feet less than the 55-foot width required by the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date 12/2/99

By [Signature]

Mr. Hoehn testified that he has owned the subject property for approximately 5 years. The property immediately adjacent to this site, known as 7719 Iroquois Avenue, is owned by his sister, Denise D. Hoehn. Mr. Hoehn indicated that he and his fiancée will be married shortly and would like to live on the subject property. The Petitioner proposes to construct a two-story dwelling on the property. As shown on the site plan, the proposed dwelling will be approximately 28 feet wide and range in depth from 36 feet to 48 feet, and will feature an attached deck. The dwelling will not have a basement.

Messrs. McCluskey and Peters appeared as interested persons. They do not object to the proposed development; however, raised several questions at the hearing that were addressed by Mr. Hoehn and this Zoning Commissioner.

Building plans for the proposed dwelling have been reviewed and approved by the Office of Planning. Pursuant to their Zoning Plans Advisory Committee comment dated November 3, 1999, the Office of Planning has recommended approval of the Petition. Indeed, it appears that the proposed development is consistent with the surrounding neighborhood. It was indicated at the hearing that many of the houses in the neighborhood were built on 50-foot wide lots. Additionally, although the Petitioner may qualify for relief under Section 304 of the B.C.Z.R. (undersized lot regulations), he has elected to seek variance relief, pursuant to Section 307 of the B.C.Z.R.

In my judgment, I am persuaded that the Petition for Variance should be granted. I find that the Petitioner has complied with the requirements of that Section and the case law. Thus, relief shall be approved as conditioned below.

As to conditions, the Petitioner shall comply with the Chesapeake Bay Critical Area Regulations as required by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to their Zoning Plans Advisory Committee (ZAC) comment dated November 5, 1999, a copy of which is attached hereto. Additionally, the proposed construction shall be in accordance with the building elevation drawings submitted to and approved by the Office of Planning, pursuant to that agency's ZAC comment dated November 3, 1999. Finally, the

ORDER RECEIVED FOR FILING
Date 12/7/99
By [Signature]

Petitioner shall comply with the Federal Flood Insurance Requirements as set out in the ZAC comment submitted by Robert W. Bowling, Chief of the Development Plans Review Division of the Department of Permits and Development Management (DPDM) office. That comment sets out the requirements for construction of the proposed dwelling, based on the applicable flood plain management regulations.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore county this 7th day of December, 1999, that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet, and to approve an undersized lot, pursuant to Section 304 of the B.C.Z.R., and any other variances deemed necessary by the Zoning Commissioner, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Plans Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated November 5, 1999; the Office of Planning dated November 3, 1999; and, the Bureau of Development Plans Review, dated November 4, 1999, copies of which are attached hereto and made a part hereof.
- 3) 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:bjs

ORDER RECEIVED FOR FILING
Date 12/7/99
By [Signature]



Baltimore County
Zoning Commissioner

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

December 7, 1999

Mr. James L. Hoehn
880 Sycamore Hill Road
Severn, Maryland 21144

RE: PETITION FOR VARIANCE
S/S Iroquois Avenue, 160' SW of the c/l Bayfront Road
(7717 Iroquois Avenue)
15th Election District - 7th Councilmanic District
James L. Hoehn - Petitioner
Case No. 00-143-A

Dear Mr. Hoehn:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Mike Peters, 7715 Iroquois Road, Baltimore, Md. 21219
Mr. Mark McCluskey, 7730 Bayfront Road, Baltimore, Md. 21219
Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401
DEPRM; Office of Planning; People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7717 Croquet Ave
which is presently zoned DR5.5

This Petition shall be filed with the Department of Permits and 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) 1802.3.C.1 to permit a lot

width of 50 ft. in lieu of the required 55 ft., and to approve an undersized lot per section 304 and any other variances deemed necessary by the 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)

to be discussed at the hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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.

Contract Purchaser/Lessee:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

James L. Hoehn
Name - Type or Print

James L. Hoehn
Signature

Name - Type or Print

Signature

880 Sycamore Hill Rd ⁴¹⁰ 969-2628
Address Telephone No.

Severn Maryland 21144
City State Zip Code

Representative to be Contacted:

George McClelland
Name

25 Waterview Rd ⁴¹⁰ day 477-9136 night
Address Telephone No.

Baltimore MD. 21222
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING
Reviewed By BR Date 10/5/99

Case No. 00-143-A

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 10/1/99

ZONING DESCRIPTION FOR
7717 IROQUOIS AVE.

Beginning at a point on the South side of Iroquois Ave. which is 30 feet wide at the distance of 160 feet southwest of the centerline of Bayfront Rd. which is 60 feet wide. Being lot # 1170, Group # 82 in the subdivision of Lodge Forest as recorded in Baltimore County Plat Book # 10, Folio # 76, containing 11,220 square feet. Also known as 7717 Iroquois Ave. and located in the 15th election district, 7th councilmanic district.

No. 073211

AMOUNT \$ 50.00

FOR: _____

YELLOW - CUSTOMER

[Faint handwritten notes at the bottom of the page, mostly illegible.]

PROCESS	ACTUAL	TIME
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19/06/1999 19/05/1999 15:24:55

REG 1501 CASHIER JRIC JAF BRADER

5 E28 ZONING VERIFICATION

Receipt # 12473

Q. 073211

Grand Tot 50.00

50.00 DK 1.00 SA

William C. C. Harris

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/28, 19 99

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 10/28, 19 99

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

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: #00-143-A

7717 Iroquois Avenue

S/S Iroquois Avenue, 160' SW of c/l Bayfront Road

15th Election District - 7th Councilmanic District

Legal Owner(s): James L. Hoehn

Variance: To permit a lot width of 50 ft. in lieu of the required 55 ft. and to approve an undersized lot per Section 304, and any other variances deemed necessary by the Zoning Commissioner.

Hearing: Wednesday, November 17, 1999 at 10:00 a.m. in Room 106 County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

10/27/00 October 28

C349765

CERTIFICATE OF POSTING

RE: CASE # 00-143-A
PETITIONER/DEVELOPER:
(James L. Hoehn)
DATE OF Hearing
(Nov. 17, 1999)

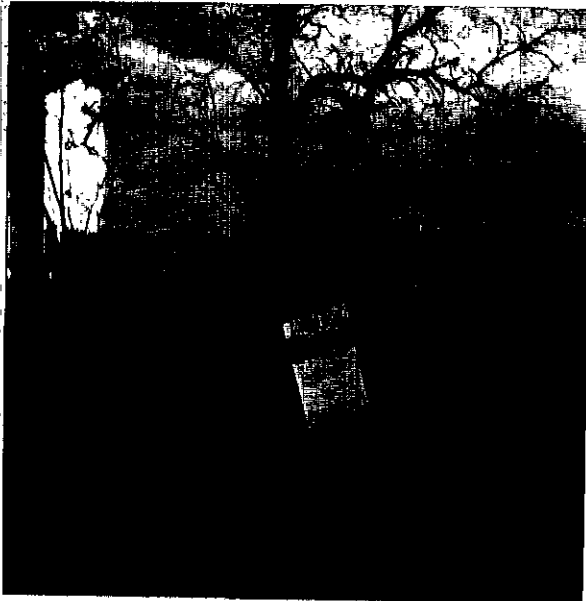
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
7717 Iroquois Ave. Baltimore, Maryland 21219__

The sign(s) were posted on__ 11-1-99 __
(Month, Day, Year)



Sincerely,

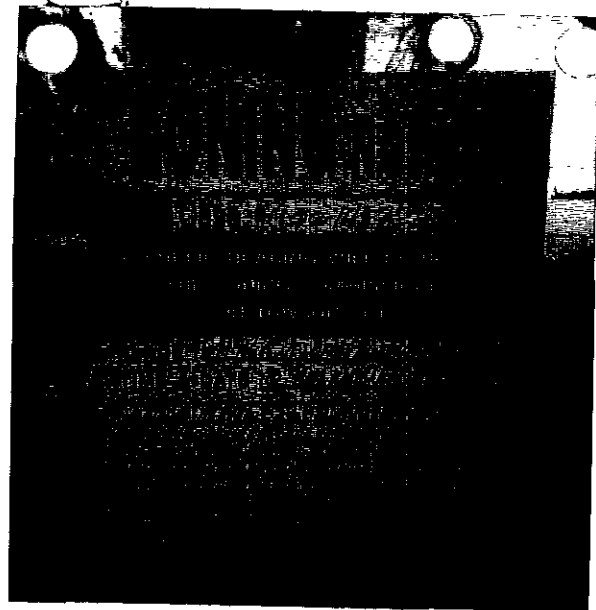

(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. ____

____ 325 Nicholson Road ____

____ Baltimore, Maryland 21221 ____

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



RE: PETITION FOR VARIANCE
7717 Iroquois Avenue, S/S Iroquois Ave,
160' SW of c/l Bayfront Rd
15th Election District, 7th Councilmanic

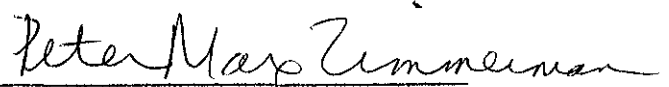
Legal Owner: James L. Hoehn
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-143-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 or other proceedings in this matter and of the passage of any preliminary or final Order.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
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 28th day of October, 1999 a copy of the foregoing Entry of Appearance was mailed to George McClelland, 25 Waterview Road, Baltimore, MD 21222, representative for Petitioners.



PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
October 28, 1999 Issue - Jeffersonian

Please forward billing to:

Mr. James L. Hoehn
880 Sycamore Hill Road
Severn, MD 21144

410-969-2628

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: 00-143-A
7717 Iroquois Avenue
S/S Iroquois Avenue, 160' SW of c/l Bayfront Road
15th Election District - 7th Councilmanic District
Legal Owner(s): James L. Hoehn

VARIANCE: To permit a lot width of 50 ft. in lieu of the required 55 ft. and to approve an undersized lot per Section 304, and any other variances deemed necessary by the Zoning Commissioner.

HEARING: WEDNESDAY, NOVEMBER 17, 1999 at 10:00 A.M. IN ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE.



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 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: 00-143-A
Petitioner: James L. Hoehn
Address or Location: 7717 Iroquois Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: James L. Hoehn
Address: 880 Sycamore Hill Rd
Severn, Maryland
Telephone Number: 410-969-2628

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____



Vicinity Map

scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
 acreage square feet

SEWER: ☐ public ☐ private

WATER: ☐ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

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



North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____



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

November 12, 1999

Mr. George McClelland
25 Waterview Road
Baltimore, MD 21222

Dear Mr. McClelland:

RE: 00-143-A , 7717 Iroquois Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on .

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards Jr. / rsj
W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures



Census 2000



For You, For Baltimore County



Census 2000



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on Recycled Paper

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



Baltimore County
Fire Department

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

November 29, 1999

RECEIVED JAN 06 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCTOBER 25, 1999

Item No.: See Below

Dear Ms. Stephens:

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:

130, 131, 133, 134, 135, 137, 140, 142, 143, 144, 148,
149, 150, 151, 152,

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *MS*

DATE: November 5, 1999

SUBJECT: Zoning Item #143
7717 Iroquois Avenue

Zoning Advisory Committee Meeting of October 25, 1999

- ☐ 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.
- ☒ 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).
- ☒ 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).

ORDER RECEIVED FOR FILING
Date 12/7/99
By [Signature]

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: November 4, 1999

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for November 1, 1999
Item No. 143

The Bureau of Development Plans Review has reviewed the subject zoning item. 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.

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 minimum flood protection elevation for this site is 10 feet using Baltimore County datum; using the new NAVD88 Datum, the flood protection elevation is 8.70 feet.

Building permits shall be granted only after the necessary permits from the state and federal agencies have been obtained.

RWB:HJO:jrb

cc: File

ORDER RECEIVED FOR FILING
Date 12/7/99
By [Signature]

ZAC11019.143

file
111

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

Date: November 3, 1999

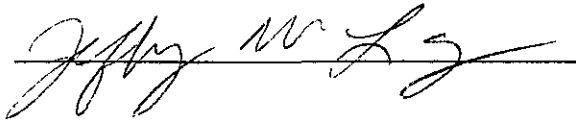
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions Item No. 143

The Office of Planning recommends approval of the subject undersized lot request (see attached) and any accompanying zoning relief pertaining to the subject property.

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

ORDER RECEIVED FOR FILING
Date 12/7/99




Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.25.99

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

RE: Baltimore County
Item No. 143 BR

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 Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

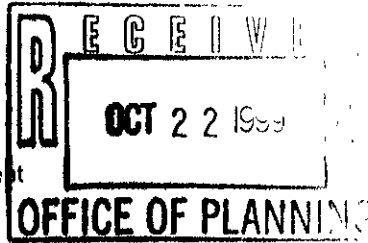
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

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

**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. 00-143-A



Residential Processing Fee Paid (\$50.00)
Accepted by <u>BK</u>
Date <u>10/5/99</u>

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

MINIMUM APPLICANT SUPPLIED INFORMATION:

JAMES F. HOEHN 25 WATERVIEW RD BALTO. MD 21222 410-477-9136
Print Name of Applicant Address Telephone Number

Lot Address 7717 IROQUOIS AVE Election District 15 Councilmanic District 7 Square Feet 11,220

Lot Location: N E S W side corner of IROQUOIS AVE feet from N E S W corner of BAY FRONT RD
(street) (street)

Land Owner: JAMES F. HOEHN Tax Account Number 1900013688

Address: 25 WATERVIEW RD BALTO. MD 21222 Telephone Number (410) 477-9136

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)		☒	☐
2. Permit Application		☐	☒
3. Site Plan		☒	☐
Property (3 copies)		☒	☐
Topo Map (2 copies): available in Room 205, 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>		

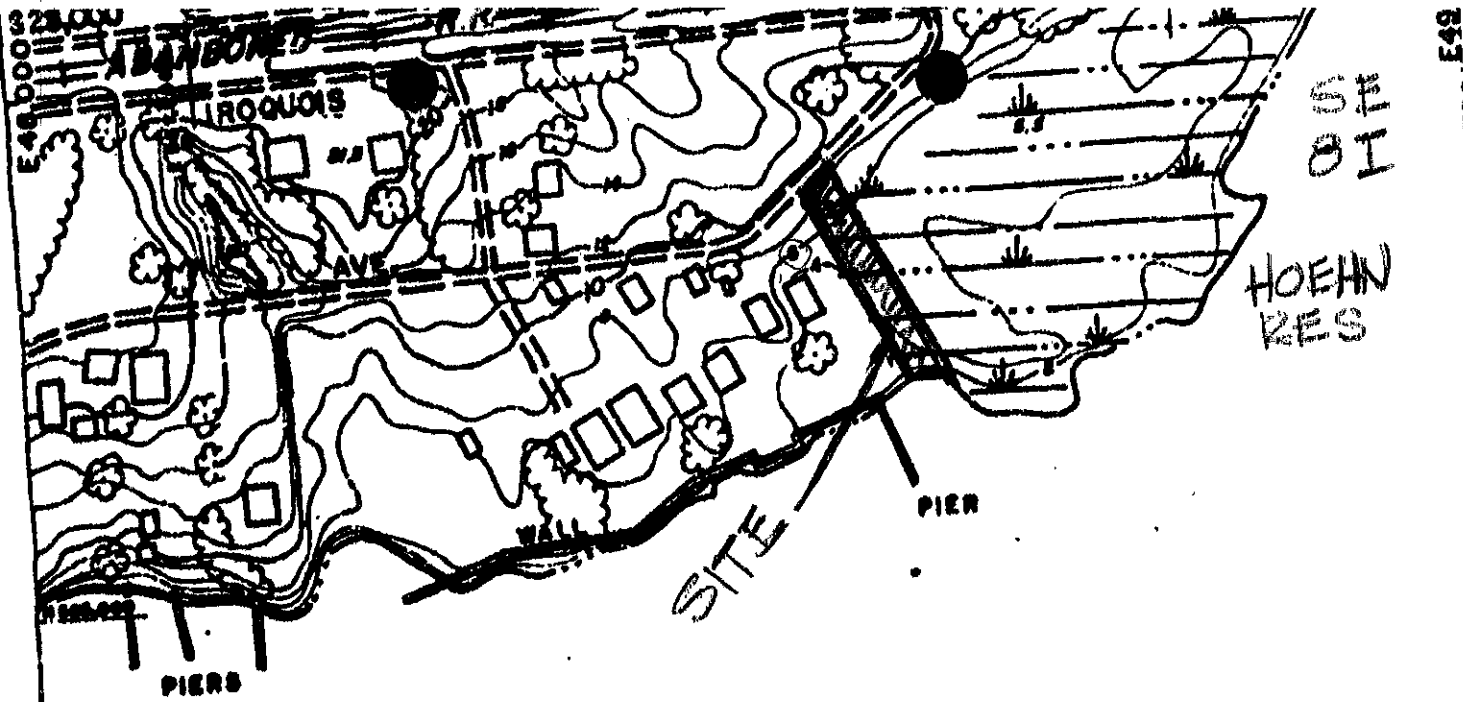
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

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

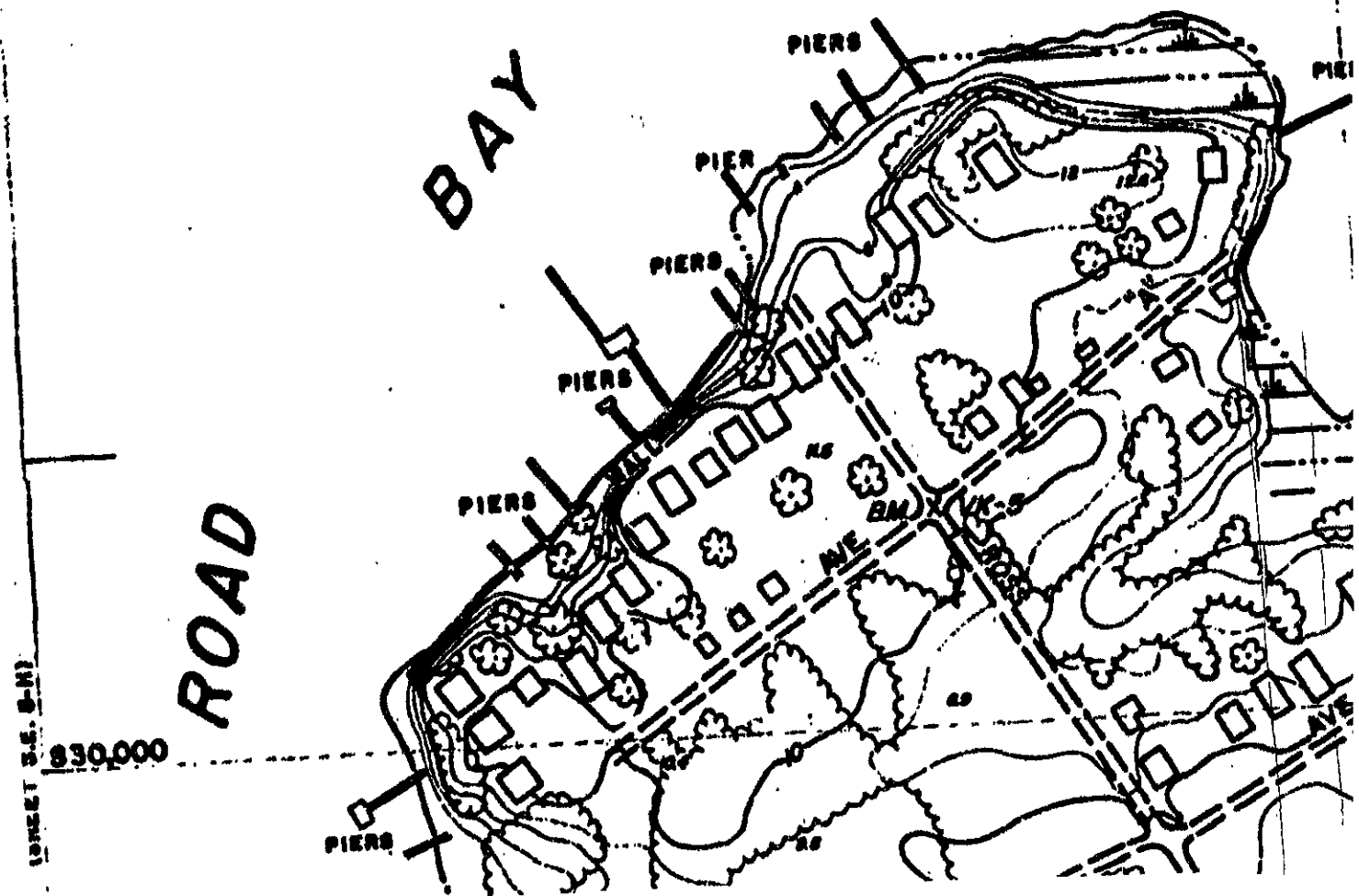
Signed by: Jeffrey W. Long
for the Director, Office of Planning and Community Conservation

Date: 11/3/99



00-143-A

829,000



143

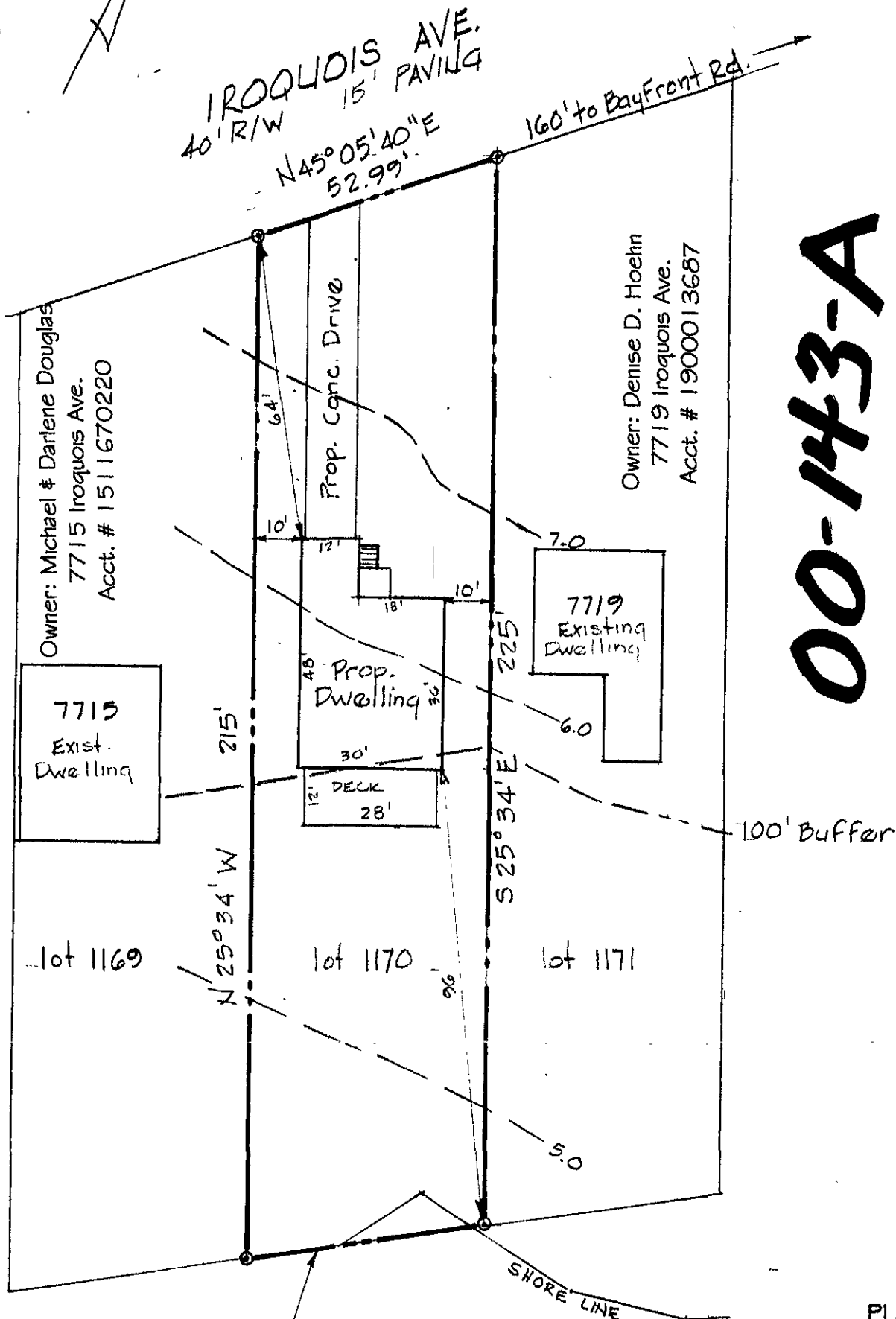
[illegible]

00-143-A

\$ 29,000

BAY

5/18



SITE PLAN

Scale: 1" = 30'

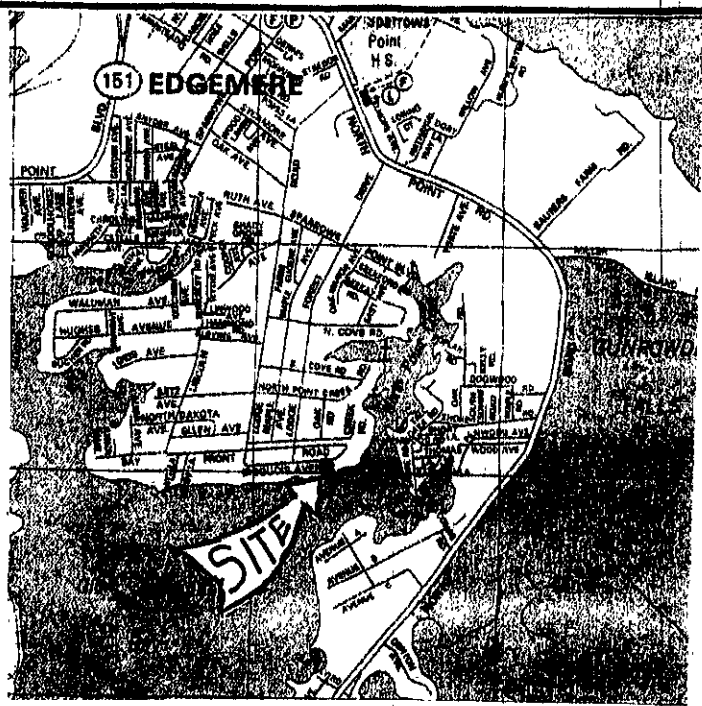
B. M. A. Notes

The proposed impervious footprint located in the 100' buffer is 33 Sq. Ft.

The proposed pervious wood deck footprint located within the 100' buffer is 336 Sq. Ft. The area under the deck shall receive 3" of #6 crushed stone over filter fabric.

Roof leaders shall be allowed to drain across the lawn.

The first floor elevation shall be Elev. 10.4 minimum.



LOCATION MAP 1" = 2000'

00-143-A

Ref No 1

PLAT TO ACCOMPANY ZONING VARIANCE
AND BUILDING PERMIT FOR
7717 IROQUOIS AVE.

BALTIMORE, MARYLAND 21219

DATE: MAY 18, 1999

15th Election District, 7th Councilmanic District
Account # 1900013688, Liber 11945, Folio 5
Lodge Forest, Lot 1170, Group 82

Zoning: DR 5.5

Site is located in the Chesapeake Bay Critical Area
BMA, LDA, and 100 year flood plain
Public Sewer and Water exist in Iroquois Ave.

OWNER: James L. Hoehn

880 Sycamore Hill Rd.

Severn, MD 21144 PHONE: 410-969-2628

AGENT: George D. McClelland

25 Waterview Rd.

Baltimore, MD 21222 Ph: 410-477-9136

CALCULATIONS

Net Area: 11,220 s.f. / 0.257 ac.

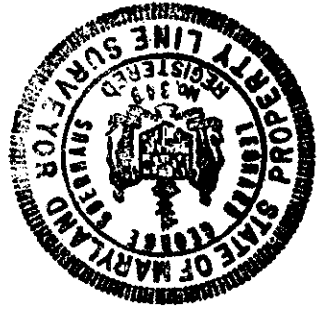
Prop. Impervious area: Dwelling; 1263 s.f.

Walks and Drive; 400 s.f.

TOTAL Impervious: 1663 s.f. / 14.8%

No clearing, grading, construction, or other disturbance
will occur in the buffer except as permitted by D.E.P.R.M.

#143

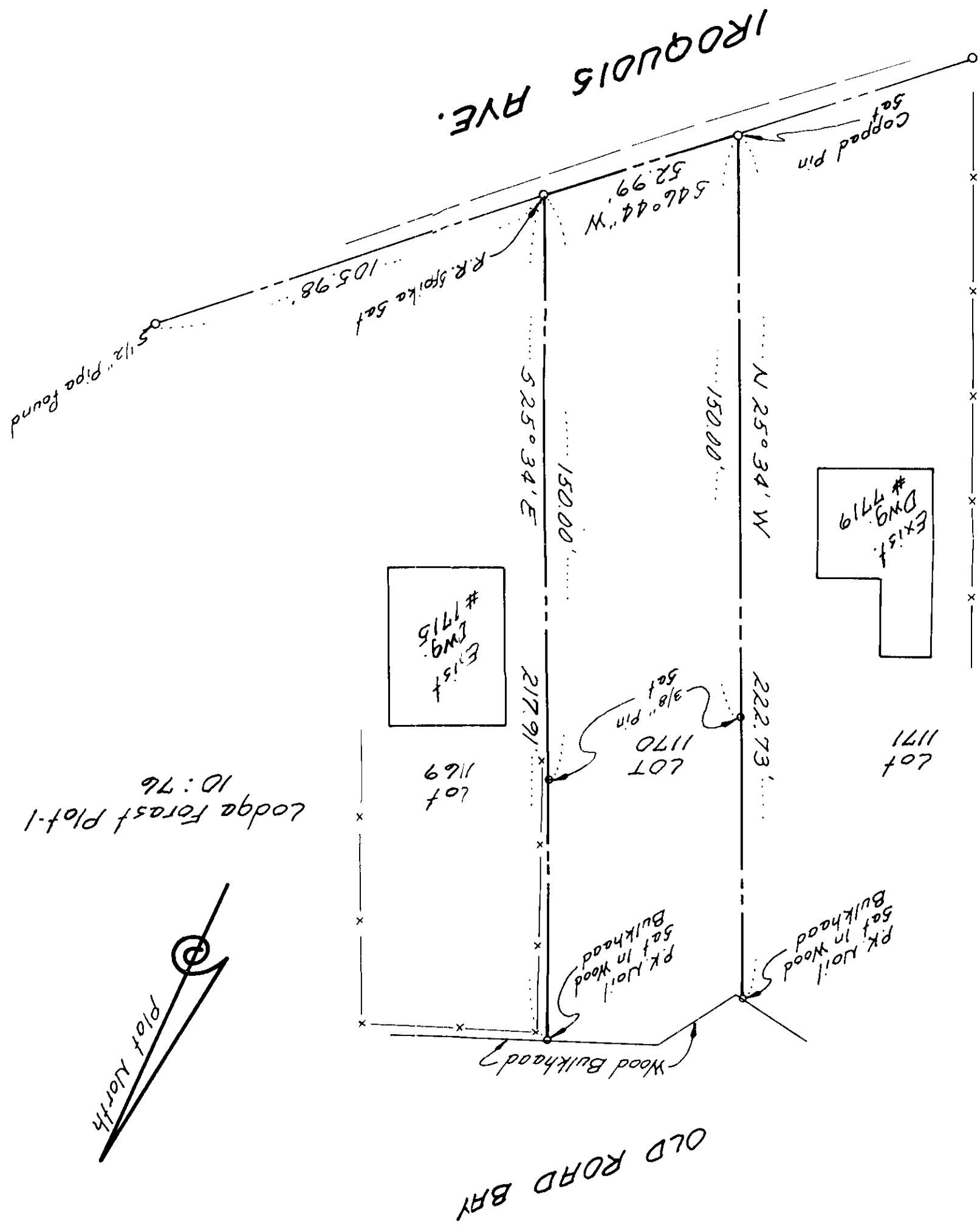


Thomas L. Hoehn

Edward J. Busby

9/21/99

LOT STAKEOUT
7717 IROQUOIS AVE.
15th Elect Dist. - Baltimore County Md.
Date: Sept. 21, 1999
Scale: 1"=30'



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 _____ on _____
(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 all 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 _____ 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: _____

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

James Hoxhn

Traci L. Smith

Mike Peters

MARK mccluskey

1208 South rd. Pasadena, Md 21122

880 Spaworth Hill Rd Severn, MD 21144

2715 Iroquois Rd. 21219

7730 Bayfront Rd 21219

