

IN RE: PETITION FOR VARIANCE
W/S Lodge Forest Road, 550' S of
North Point Creek Road
15th Election District
7th Councilmanic District
(2112 Lodge Forest Road)

Bryant and Patricia Vernon
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-158-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Bryant and Patricia Vernon and the contract purchaser, RRIG Corporation by Isaac Gheiler, its president. The variance request is for property located at 2112 Lodge Forest Road located in the North Point area of Baltimore County. The subject property is unimproved at this time. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a buildable lot with a width of 50 ft. (undersize lot) and any other variances deemed necessary by the Deputy Zoning Commissioner.

Appearing at the hearing on behalf of the request were Patricia Vernon, the property owner and Isaac Gheiler, the contract purchaser. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request is an unimproved lot comprising 50 ft. in width and 160 ft. in depth. The property owner is desirous of selling the subject property to the RRIG Corporation for the purpose of constructing a single family residential dwelling thereon. The Vernons have owned the subject lot for the past 13 years and have grown tired of maintaining the unimproved parcel. They, therefore, wish to sell the subject property at this time. Testimony revealed that the other houses

12/3/99
R. Gheiler

in the surrounding subdivision have been constructed on lots with a front lot width of 50 ft. Furthermore, the Petitioners have submitted plans of the house they wish to construct on the property to the Office of Planning for their review and comment. The Planning Office has recommended approval of the variance and have indicated that the house to be constructed would be compatible with other homes within the surrounding community.

After due consideration of the testimony and evidence presented, in the opinion of this Deputy Zoning Commissioner, the relief requested sufficiently complies with the requirements of Section 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should, therefore, be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for

DATE 12/3/99
BY J.R. Spenser

Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations (attached herewith) which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

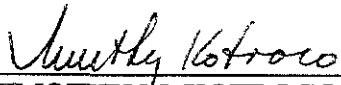
These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement and posting of the property, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 3rd day of December, 1999, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a buildable lot with a width of 50 ft. (undersize lot) and any other variances deemed necessary by the Deputy Zoning Commissioner,

be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 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 his time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Compliance with the Zoning Advisory Committee (ZAC) comments submitted by DEPRM dated November 12, 1999, a copy of which is 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED
12/3/99
R. J. JAMES



Baltimore County
Zoning Commissioner

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

December 2, 1999

Mr. & Mrs. Bryant Vernon
2114 Lodge Forest Road
Baltimore, Maryland 21219

Re: Petition for Variance
Case No. 00-158-A
Property: 2112 Lodge Forest Road

Dear Mr. & Mrs. Vernon:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance 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, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Isaac Gheiler
3403 Old Post Drive
Baltimore, Maryland 21208

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 2112 Lodge Forest Rd.

which is presently zoned DR 5-5

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) 1 B O 2 3 5 . 1 To allow a build-able lot with a width of 50 ft. in lieu of the minimum required 55 ft (undersize lot) and any other variances as 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)

All houses are built on 50' lots. We want to build also a house on a 50' lot.
Owners need the money from proceedings of this sale.

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:

RRMG Corp (Isaac Gheiler)
Name - Type or Print
Isaac Gheiler (president)
Signature
3403 Old Post Dr (A19) 486-5693
Address
Bolton MD 21208
City State Zip Code

Legal Owner(s):

Bryant - Patricia Vernon
Name - Type or Print
Bryant Vernon Patricia Vernon
Signature
2114 Lodge Forest Dr.
Name - Type or Print
Signature Home (410) 477-2959
Bus " 282-2849
Address Telephone No.

Attorney For Petitioner:

Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

Representative to be Contacted:

Isaac Gheiler
Name
3403 Old Post Dr (A19) 486-5693
Address
Baltimore MD 21208
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hrs

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 10-19-99

Case No. 00-158-A

Zoning Description
2112 Lodge Forest Rd.

Beginning at a point on the West side of
Lodge Forest Rd., 550 ft. + South of North
Point Creek Rd. Being Known as lot #1033 in
the Plat of Lodge Forest which is recorded in Plat
Book 10 folio 76, and located in the 15th
Election District of Baltimore County.

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: 800-158-A

2112 Lodge Forest Road

W/S Lodge Forest Road, 550' S. of North Point Creek Road

15th Election District - 7th Councilmanic District

Legal Owner(s): Bryant and Patricia Vernon

Contract Purchaser(s): RRIIG Corporation

Variance: To allow a buildable lot with a width of 50 feet in lieu of the minimum required 55 feet; to allow an undersized lot; and any other variances deemed necessary by the zoning commissioner.

Hearing: Wednesday, December 1, 1999 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 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.

JT/11/672 Nov 9

C352329

CERTIFICATE OF PUBLICATION

TOWSON, MD,

11/12

1999

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 11/9, 1999

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

Case # 00-158-4
No. 062356

AMOUNT \$ 50.00

FOR: Residential Variance filing fee
2112 Lodge Forest Rd

YELLOW - CUSTOMER

10/14/1996	10/14/1996	10:58:19
200 Wm. WHEELER 1000 CFM BLOWER		3
Lot 5 1000 CFM BLOWER		
Receipt #	102972	OFFICE
QTY. 1000		
Receipt Lot		50.00
20.00 CF		70.00 CF
Batteries 9 Hours, Serviced		

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE Case No. 00-158-A

Petitioner/Developer GEILER, ETAL

Date of Hearing/Closing 12/1/99

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

Attention Ms Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #2112 LODGE FOREST
ROAD

Posted on

11/15/99
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 11/15/99
(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-410-905-8571
(Telephone Number)

ZONING NOTICE

Case #: 00-158-A

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

401 BOSLEY AVENUE
PLACE: ROOM 401, COUNTY COURTS BUILDING

TIME & DATE: WEDNESDAY, DECEMBER 1, 1999 2:00 PM.

VARIANCE: TO ALLOW A BUILDABLE LOT WITH
A WIDTH OF 50 FEET IN LIEU OF THE MINIMUM
REQUIRED 55 FEET; TO ALLOW AN UNDERSIZED LOT;
AND ANY OTHER VARIANCES DEEMED NECESSARY
BY THE ZONING COMMISSIONER.

#2112 LODGE FOREST ROAD

RE: PETITION FOR VARIANCE
2112 Lodge Forest Drive, W/S Lodge Forest Dr,
550' S of North Point Creek Rd
15th Election District, 7th Councilmanic

Legal Owner: Vernon & Patricia Bryant
Contract Purchaser: RRIG Corp.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-158-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 9th day of November, 1999 a copy of the foregoing Entry of Appearance was mailed to Vernon & Patricia Bryant, 2114 Lodge Forest Drive, Baltimore, MD 21219, and to Isaac Gheiler, RRIG Corp., 3403 Old Post Drive, Baltimore, MD 21208, Petitioners.



PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

November 3, 1999

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: 00-158-A
2112 Lodge Forest Road
W/S Lodge Forest Road, 550' S of North Point Creek Road
15th Election District - 7th Councilmanic District
Legal Owner(s): Bryant and Patricia Vernon
Contract Purchaser(s): RRIG Corporation

VARIANCE: To allow a buildable lot with a width of 50 feet in lieu of the minimum required 55 feet; to allow an undersized lot; and any other variances deemed necessary by the zoning commissioner.

HEARING: WEDNESDAY, DECEMBER 1, 1999 at 2:00 P.M. IN ROOM 407 COUNTY COURTS BUILDING, 401 BOSLEY AVENUE.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Bryant and Patricia Vernon
RRIG Corporation

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY NOVEMBER 16, 1999.
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
November 9, 1999 Issue - Jeffersonian

Please forward billing to:

RRIG Corporation
3403 Old Post Drive
Baltimore, MD 21208
410-486-5693

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: 00-158-A
2112 Lodge Forest Road
W/S Lodge Forest Road, 550' S of North Point Creek Road
15th Election District - 7th Councilmanic District
Legal Owner(s): Bryant and Patricia Vernon
Contract Purchaser(s): RRIG Corporation

VARIANCE: To allow a buildable lot with a width of 50 feet in lieu of the minimum required 55 feet; to allow an undersized lot; and any other variances deemed necessary by the zoning commissioner.

HEARING: WEDNESDAY, DECEMBER 1, 1999 at 2:00 P.M. IN ROOM 407 COUNTY COURTS BUILDING, 401 BOSLEY 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.

**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: 00-158-A
Petitioner: RR16 Corporation.
Address or Location: 2112 Lodge Forest Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: RR16 Corporation - (Isaac Chiles)
Address: 3403 Old Post DR -
Baltimore, MD. 21208
Telephone Number: (410) 486-5693

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

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

PROPERTY ADDRESS: _____

Subdivision name: _____

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

OWNER: _____



North

date: _____ prepared by: _____ Scale of Drawing: 1" = _____

 Vicinity Map
North
scale: 1" = 1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1" = 200' scale map #: _____

Zoning: _____

Lot size: _____ acreage _____ square feet

SEWER: ☐ public ☐ private

WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

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



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 30, 1999

Mr. Isaac Gheiler
3403 Old Post Drive
Baltimore, MD 21208

Dear Mr. Gheiler:

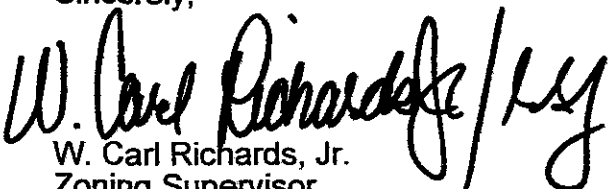
RE: 00-158-A , 2112 Lodge Forest Rd.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 10/19/99.

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.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: Bryant & Patrica Vernon



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: November 16, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
for November 8, 1999
Item Nos. 155, 156, 157, 158, 159,
160, 161, 162, 163, 164, 165, 166,
167, 168, 169 & 170

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comment.

RWB:HJO:cab

cc: File

ZAC11089.NOC



Baltimore County
Fire Department

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

November 17, 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 November 1, 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:

155, 156, 157, 158, 159, 160, 161, 162, 163,
167, 168, and 171

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 387-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *rlb*
DATE: November 12, 1999
SUBJECT: Zoning Item #158
2112 Lodge Forest Road

Zoning Advisory Committee Meeting of November 8, 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.

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).

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

- 4

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. 158

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

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. 00-158-A
11/5/99

Residential Processing Fee Paid
(\$50.00)

Accepted by _____
Date _____

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:

Isaac Gheiler 3403 Old Post Dr - 21208 (410) 486-5693
Print Name of Applicant Address Telephone Number
Lot Address 2112 Lodge Forest Rd Election District 15 Councilmanic District _____ Square Feet _____
Lot Location: N E SW corner of Lodge Forest Rd. ±176 feet from N E SW corner of Bay Front Rd.
(street) (street)
Land Owner: RRIG Corporation Tax Account Number PO1503474990
Address: 3403 Old Post Dr - 21208 Telephone Number (410) 486-5693

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?

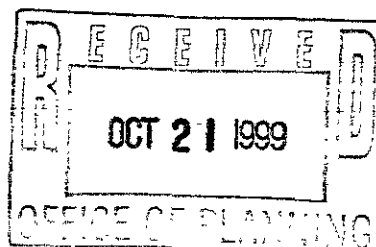
	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☐
3. Site Plan	☒	☐
Property (3 copies)	☐	☐
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly)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

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

**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 John Sullivan on 10-19-99
(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 10-28-99 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 11-12-99 C (B-3 Work Days)

TENTATIVE DECISION DATE 11-18-99 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: _____

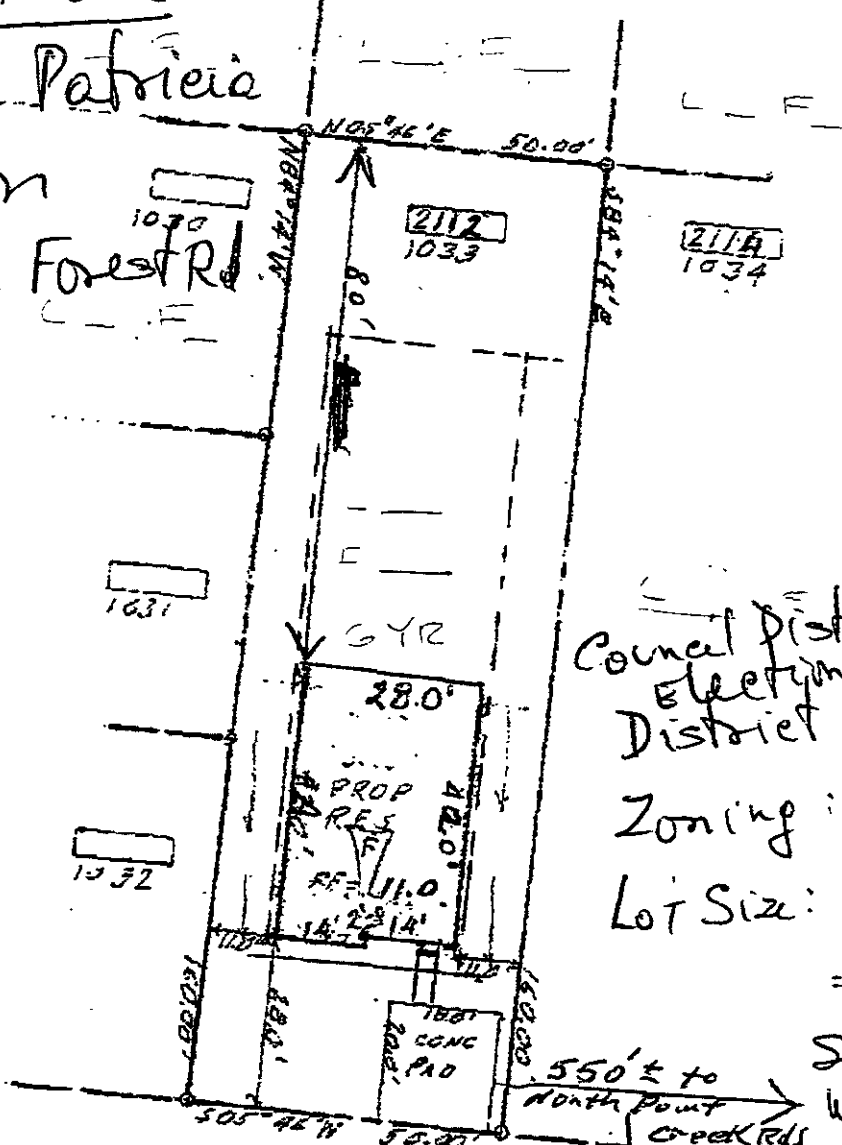
00-158-A

PLOT FOR VARIANCE

Owners Name

Bryant & Patricia
Vernon
2114 Lodge Forest Rd

-Z-



Council Dist: 7
Election: 15
District: 15
Zoning: DR-5.5.

Lot Size: 8,000 sf.
= 0.184 ac.

Sewer: exists.

Water: exists.

Chesapeake C.A. Yes

Prior hearings: No.
(40' ROW)

LODGE FOREST ROAD

* Houses within 200'
are in line. This proposed
dwelling will meet/exceed
the requirement for
front Avg. set back.

PET. EX. 1

SITE PLAN &

LOCATION SURVEY

LOT 1033

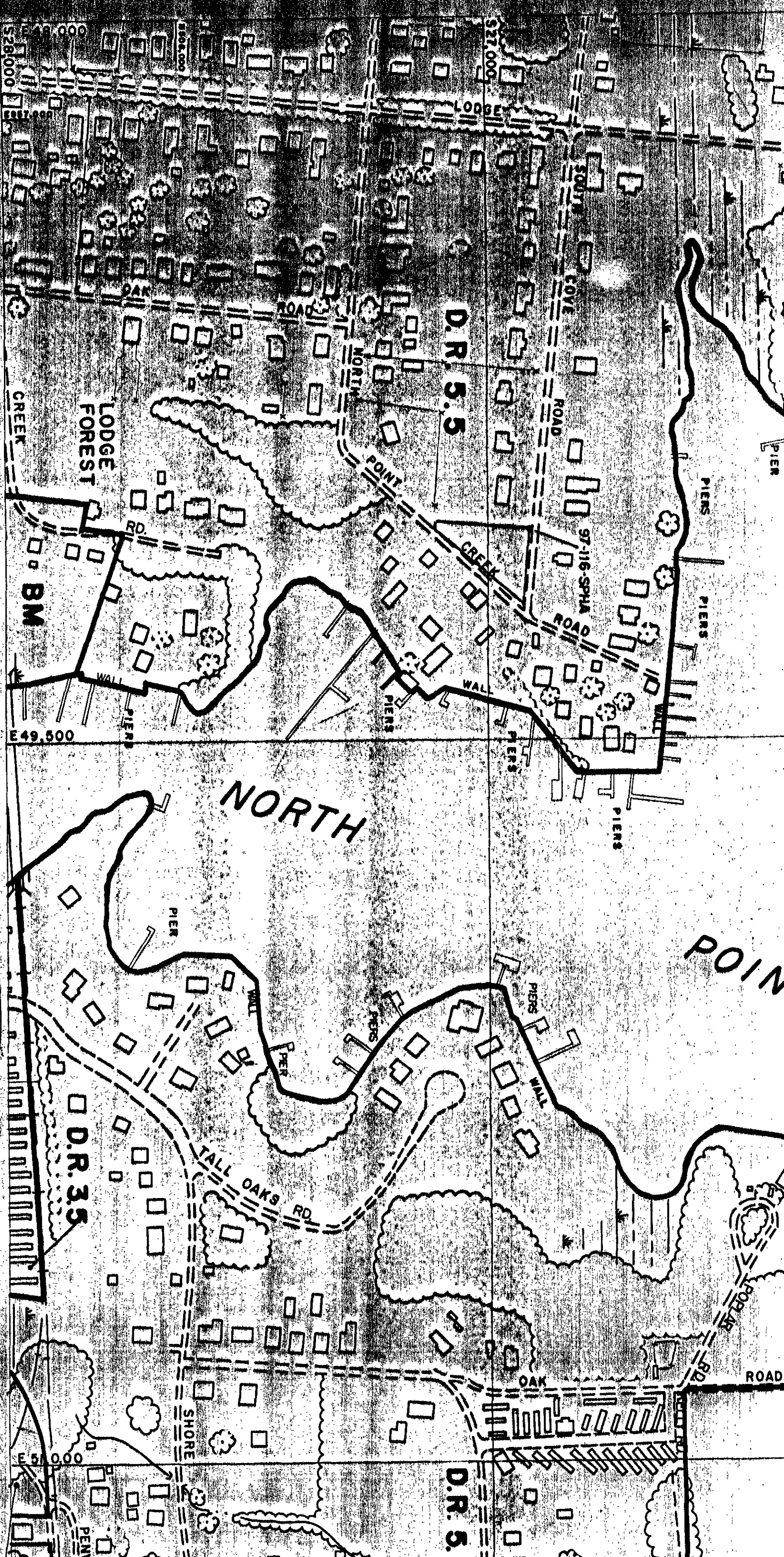
2112 LODGE FOREST RD.

BALTIMORE COUNTY

Plat Book 10 Folio 76 & 77

Scale 1"=30'..... Date 7/10/99.....

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1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 129-96, 134-96, 131-96, 132-96, 133-96, 134-96, 135-96

BALTIMORE COUNTY
OFFICE OF PLANNING

Karin Kennedy
CHAIRMAN, COUNTY COUNCIL
OFFICIAL ZONING

THIS MAP HAS BEEN REPRODUCED BY SELECTED AREAS
OF VARIOUS COMPANIES BY PHOTOGRAPHIC METHODS
AND IS NOT A TRUE COPY OF THE ORIGINAL MAP.