

IN RE: PETITION FOR VARIANCE
E/S Greenbank Road, 938' S of
Centerline of Chesapeake Road
15th Election District
5th Councilmanic District
(13109 Greenbank Road))

Debra Ann McClelland
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-171-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by Debra Ann McClelland, legal owner of the subject property located at 13109 Greenbank road. The subject property is zoned D.R.5.5. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 20 ft. in lieu of the required 30 ft. and to approve an undersized lot in accordance with Section 304. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence at Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the variance request was Debra Ann McClelland, owner of the property, and Vince Moskunus, professional engineer with M & H Development Engineers, Inc., who prepared the site plan of the property. Also in attendance were several of Ms. McClelland's adjacent neighbors, all of whom appeared in support of her request.

Testimony and evidence indicated that the property, which is the subject of this variance request consists of 0.242 acres, more or less, zoned D.R.5.5. The subject property is serviced by public water and sewer. There presently exists an old one story frame dwelling on the subject property which has become run down over time. The building appears to be very old and beyond renovation. Therefore, Ms. McClelland is desirous of tearing down the old dwelling and constructing a new single family dwelling in its place. She has submitted to the Office of

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Date 12/8/99
By J.R. [Signature]

Planning elevation drawings of the house which she intends to build on the property. The Planning Office recommends approval in that the house to be built on the property is compatible with other houses in the neighborhood. Ms. McClelland wishes to locate her new home in the approximate location of the house to be torn down. The new home will be located 20 ft. from the Greenbank Road right-of-way, which causes the rear yard variance to be requested. There is a very large maple tree on the property and power lines that traverse the front portion of the lot. Therefore, it is impractical for Ms. McClelland to move the house any further towards the Gunpowder River, thereby locating it in the position shown on the site plan. As stated previously, all the neighbors support Ms. McClelland in her request and look forward to having her as a neighbor.

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

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12/8/99

By J.P. Spawton

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 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.

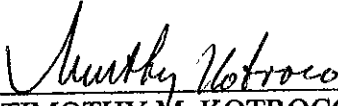
These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements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

RECEIVED FOR FILING
12/18/99
R. Jameson

THEREFORE, IT IS ORDERED this 8th day of December, 1999, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 20 ft. in lieu of the required 30 ft. and to approve an undersized lot in accordance with Section 304, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at his time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) 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) Compliance with the recommendations made by the Bureau of Development Plans Review dated November 16, 1999.
- 4) 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

COPIES FOR FILE
12/18/99
R. Jameson



Baltimore County
Zoning Commissioner

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

December 8, 1999

Ms. Debra Ann McClelland
P. O. Box A
Chase, Maryland 21027-0010

Re: Petition for Variance
Case No. 00-171-A
Property: 13109 Greenbank Road

Dear Ms. McClelland:

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 dark ink, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Vince Moskunas
M & H Development Engineering, Inc.
200 E. Joppa Road, Room 101
Towson, Maryland 21286

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

CBCA

to the Zoning Commissioner of Baltimore County

for the property located at 13109 Greenbank Road

which is presently zoned D.R.S.S

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 & 304.2 BCZR

To allow a rear yard setback of 20' in lieu of the required 30'.

And to approve an undersized lot per section 304 and to approve any other variances deemed necessary by zoning commissioner.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Preservation of a large diameter maple tree as shown on plan.
2. The proposed dwelling will still be setback from the right-of-way further than the existing house.
3. Attempt to maximize the front yard usage. Proposed future wood deck on the water front side of the proposed dwelling.

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

State

Zip Code

Legal Owner(s):

Debra Ann McClelland

Name - Type or Print

Signature

Name - Type or Print

Signature

P.O. BOX A

(410) 344-1428

Address

Telephone No.

Chase, MD 21027-0010

City

State

Zip Code

Representative to be Contacted:

Bernadette Morkunas

M & H Dev. Eng. Inc.

Name

200 E. Joppa Road Room 101

(410) 828-9060

Address

Telephone No.

TOWSON, MD 21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JRF

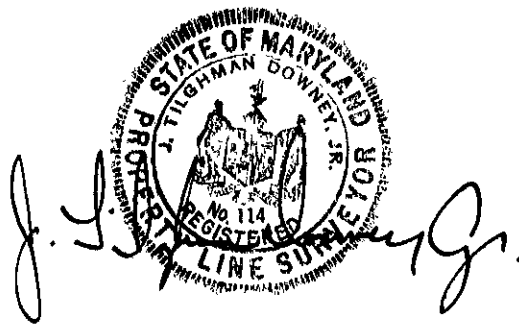
Date 10-25-99

Case No. 00-171-A

REV 9/15/98

ZONING DESCRIPTION FOR #13109 GREENBANK ROAD

BEGINNING at a point on the east side of Greenbank Road which is 30 feet wide at the distance of 938 feet south of the centerline of Chesapeake Road which is 30 feet wide. Being Lot #69, Block "A" in the subdivision of Oliver Beach as recorded in Baltimore County Plat Book #12, folio 56, containing 10,550.00 Square Feet. Also known as #13109 Greenbank Road and located in the 15th. Election District, 5th. Councilmanic District.



J. Tilghman Downey, Jr.

*M&H Development
Engineers, Inc.
200 E. Joppa Road
Room 101, Shell Building
Towson, MD 21286*

#171

No. 07624

DATE 10-25-99 ACCOUNT E-001-G150

AMOUNT \$ 50.00

RECEIVED
FROM: Debra A. McCLELAND
13100 Greenbank Rd.
Taken by: JRF
ITEM # 171
FOR: 01- Variance

CONTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

CASHIER'S VALIDATION

[illegible]

**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: #00-171-A
13109 Greenbank Road
E/S Greenbank Road, 938' S
of c/ Chesapeake Road
15th Election District
5th Councilmanic District

Legal Owner(s):

Debra Ann McClelland

Variance: To allow a rear yard setback of 20 feet in lieu of the required 30 feet and to approve an undersized lot and any other variances deemed necessary by the zoning commissioner.

Hearing: Monday, December 6, 1999 at 10:00 a.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.

11/115 Nov 11 C352575

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 11/11, 1999.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE # 00-171-A
PETITIONER/DEVELOPER
[Debra Ann McClelland]
DATE OF Hearing
[Dec. 6, 1999]

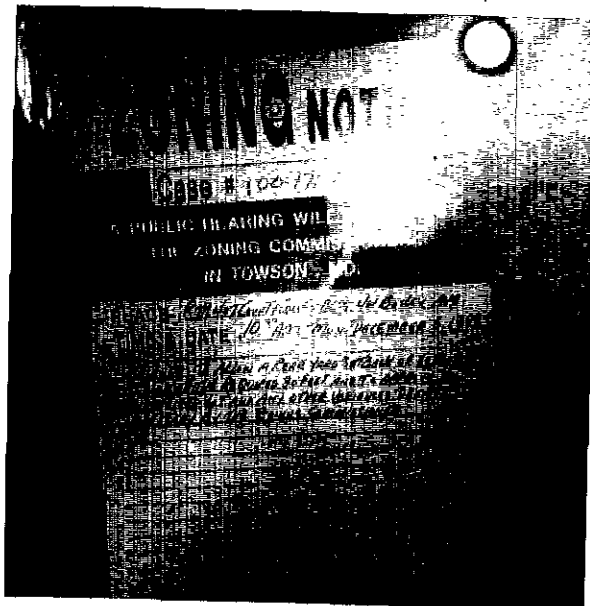
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
13109 Greenbank Road Baltimore, Maryland 21220__

The sign(s) were posted on__ 11-17-99 __
[Month, Day, Year]



Sincerely,

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

____ Thomas P. Ogle, Sr. ____

____ 325 Nicholson Road ____

____ Baltimore, Maryland 21221 ____

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

RE: PETITION FOR VARIANCE
13109 Greenbank Rd, E/S Greenbank Rd,
938' S of c/l Chesapeake Rd
15th Election District, 5th Councilmanic

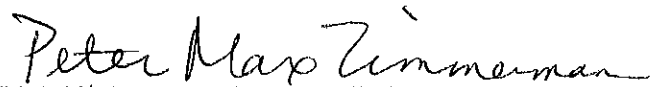
Legal Owner: Debra A. McClelland
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-171-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 Bernadette Moskunas, M & H Development Eng., Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioners.



PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
November 11, 1999 Issue - Jeffersonian

Please forward billing to:

Debra Ann McClelland
P. O. Box A
Chase, MD 21027-0010
410-344-1428

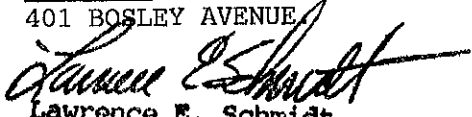
NOTICE OF ZONING HEARING

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: 00-171-A
13109 Greenbank Road
E/S Greenbank Road, 938' S of c/l Chesapeake Road
15th Election District - 5th Councilmanic District
Legal Owner(s): Debra Ann McClelland

VARIANCE: To allow a rear yard setback of 20 feet in lieu of the required 30 feet and to approve an undersized lot and any other variances deemed necessary by the zoning commissioner.

HEARING: MONDAY, DECEMBER 6, 1999 at 10:00 A.M. IN ROOM 407 COUNTY COURTS BUILDING,
401 BOSLEY AVENUE


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE 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.



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 4, 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: 00-171-A

13109 Greenbank Road

E/S Greenbank Road, 938' S of c/l Chesapeake Road

15th Election District - 5th Councilmanic District

Legal Owner(s): Debra Ann McClelland

VARIANCE: To allow a rear yard setback of 20 feet in lieu of the required 30 feet and to approve an undersized lot and any other variances deemed necessary by the zoning commissioner.

HEARING: MONDAY, DECEMBER 6, 1999 at 10:00 A.M. IN ROOM 407 COUNTY COURTS BUILDING, 401 BOSLEY AVENUE.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Debra Ann McClelland
M & H Development Eng. Inc.

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY NOVEMBER 21, 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.



**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: 00-171-A

Petitioner: Debra Ann McClelland

Address or Location: 13109 ~~W~~Greenbank Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Debra Ann McClelland

Address: P.O. Box A

Chase, MD 21027-0010

Telephone Number: (410) 344-1428



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 3, 1999

Ms. Bernadette Moskunas
M & H Development Engineering Inc.
200 E. Joppa Road, Rm 101
Towson, Maryland 21286

Dear Ms. Moskunas:

RE: 00-171-A, 13109 Greenbank Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 10/25/99.

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

WCR:rsj

Enclosures

c: Debra McClelland



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: November 16, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
for November 8, 1999
Item No. 171

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

Greenbank Road is an existing road which shall ultimately be improved as a 30 foot street cross section on a 50 foot right-of-way.

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 least 1 foot over the flood plain elevation in all construction.

Minimum tidal flood protection elevation is 11 feet for this site.

RWB:HJO:cab

cc: File

12/18/99
RWB
ZAC11089.171

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RLS*
DATE: November 12, 1999
SUBJECT: Zoning Item #171
13109 Greenbank 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.
- ☒ 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
12/18/99
RLS

Jim 2/6

RECEIVED
NOV 11 1999
- 3

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

Date: November 8, 1999

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

SUBJECT: Zoning Advisory Petitions Item No. 171

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:

Jeffrey W Long

AFK/JL

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FOR

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. 00-171-A

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by JRF
Date 10/25/99

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:

Print Name of Applicant M & H Development Eng. Inc. Room 101
Bernadette Moskunas Address 200 E. Joppa Road Towson, MD 21286 Telephone Number (410) 828-9060
Lot Address #13109 Greenbank Road Election District 15 Councilmanic District S Square Feet 10,550 S.F.
Lot Location: N E S W side/corner of Greenbank Road 500' feet from N E S W corner of Tred Avon Road
(street) (street)
Land Owner: Delora Ann McClelland Tax Account Number 1513007270
Address: P.O. Box A Chase, MD 21027-0010 Telephone Number (410) 668-7989

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: <u>D.P. 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: _____

**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: _____

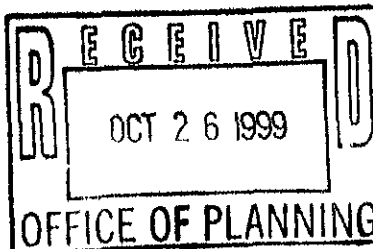
INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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. 00-171-A

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

RE: Undersized Lots



Residential Processing Fee Paid
(\$50.00)

Accepted by JRF
Date 10/25/99

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:

M&H Development Engineers, Inc. Room 101
Bernadette Moskunas 200 E. Joppa Road Towson, MD 21286 (410) 828-9060
Print Name of Applicant Address Telephone Number

Lot Address 13109 Greenbank Road Election District 15 Councilmanic District 5 Square Feet 10,550 S.F.

Lot Location: N E S W side corner of Greenbank Road 500' feet from N E S W corner of Tred Avon Road
(street) (street)

Land Owner: Delora Ann McClelland Tax Account Number 1513007270

Address: P.O. Box A Chase, MD 21027-0010 Telephone Number (410) 668-7989

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: <u>D.R.S.S</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 M. Long
for the Director, Office of Planning and Community Conservation

Date: 11/4/99

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 _____ 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

Debra McCliland

P.O. Box A Chase, MD 21027

Stephanie Wolfe

13115 East Macomb Ave Rd.

W. H. H. H.

C/O 8619 Rock Oak Rd

AA H. H. H.

13107 E Green Lake Rd.

M & H. DEV. ENG.

VINCENT J. MOSCUNAS

200 E. Joppa Rd 21286



SCALE

1" = 200'

DATE OF
PHOTOGRAPHY
DEC. 1954

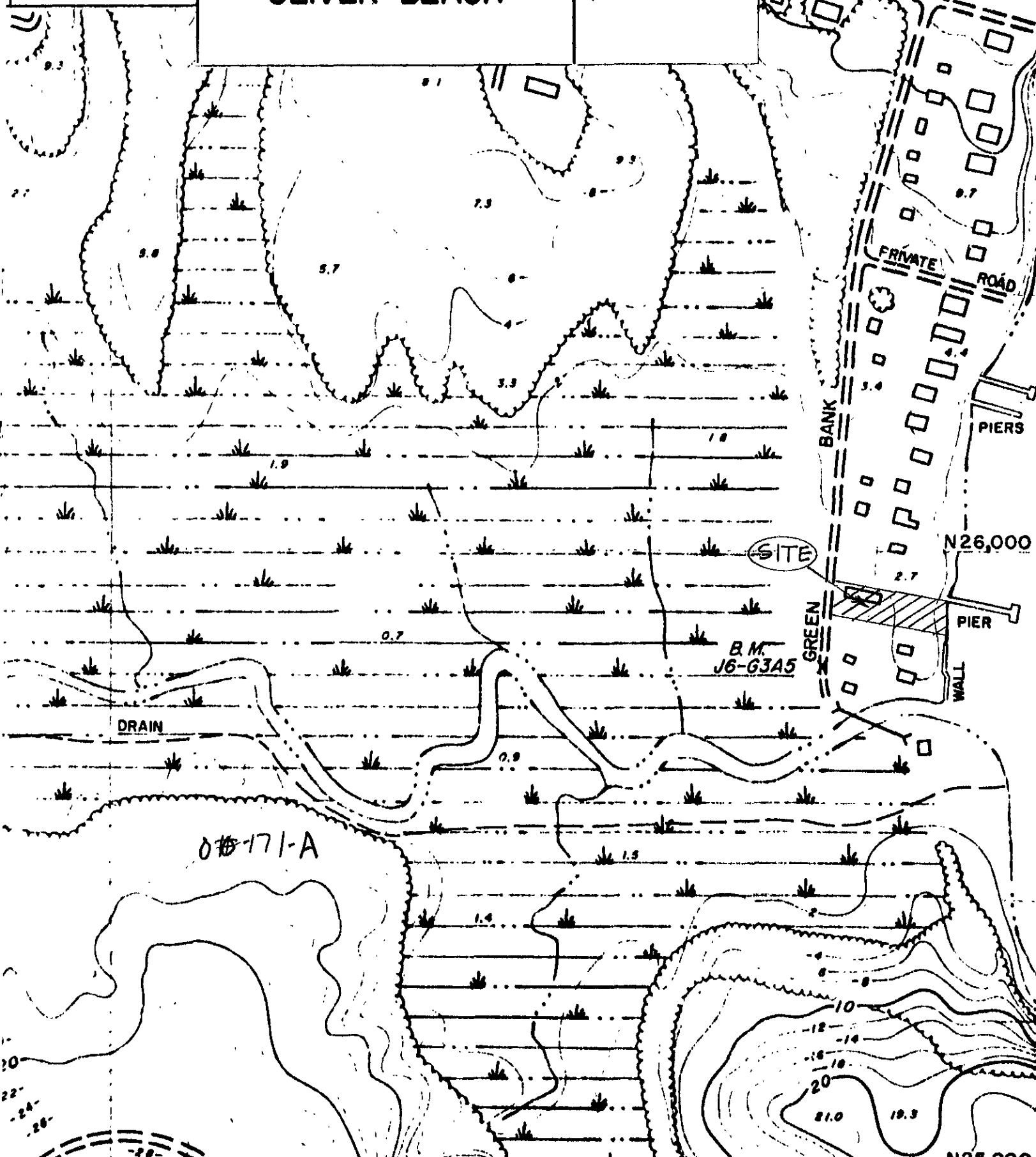
LOCATION

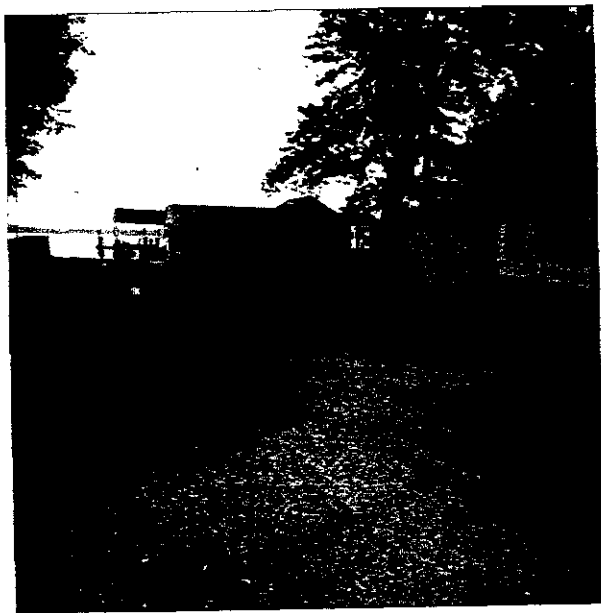
HAREWOOD

OLIVER BEACH

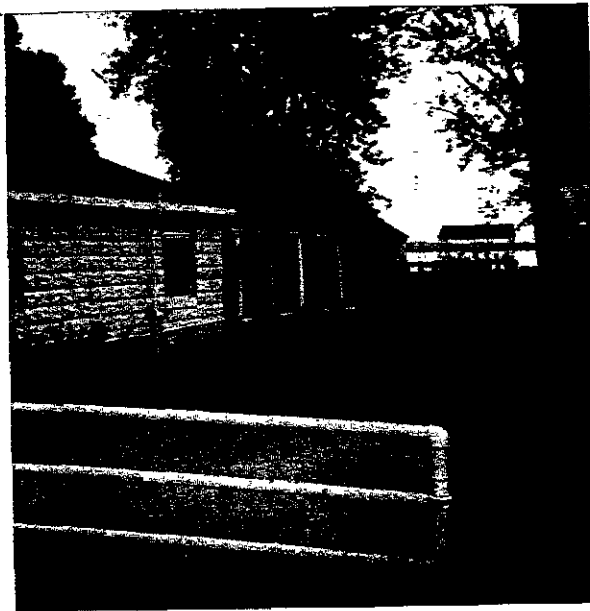
SHEET

N.E.
7-M





Left side 5
13111 Green Bank



Proposed site side
13109 2



Proposed site Leftside
13109 1



Left side 6
13113



Right side 3
13107 Green Bank



Proposed site Front Road 4
13109



Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Photographs
00-171-A



