

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

4/5/01

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. 01-366-A

Residential Processing Fee Paid  
(\$50.00)

Accepted by JNP  
Date 3/19/01

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:

Howard M. & Elizabeth F. Henning 6 Horney Ct Balto, MD 21221 (410)682-4175  
Print Name of Applicant Address Telephone Number  
 Lot Address 2342 Turkey Point Rd (Lot 11) Election District 15 Councilmanic District 5 Square Feet 9,000  
 Lot Location: (NE) side/ Turkey Point Rd . 190' feet from W corner of Rockaway Beach Ave  
(street) (street)  
 Land Owner: Howard & Elizabeth Henning Tax Account Number 15-13-205420  
Address Telephone Number  
 Address: 6 Horney Court Balto, MD 21221 Telephone Number 410, 682-4175

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

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

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly) Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>DR 3.5</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

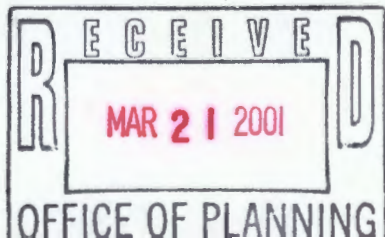
RECOMMENDATIONS / COMMENTS:

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

See attached ZAC comment

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

Date: 4/13/2001



# 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 Jeffrey Perlow on 3/19/01  
(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 N/A D (15 Days Before C)

DATE POSTED N/A

HEARING REQUESTED? YES  NO  - DATE \_\_\_\_\_

CLOSING DAY (LAST DAY FOR HEARING DEMAND) N/A C (B-3 Work Days)

TENTATIVE DECISION DATE N/A B (A + 30 Days)

\*Usually within 15 days of filing

## CERTIFICATE OF POSTING

District: \_\_\_\_\_

Location of Property: \_\_\_\_\_

Posted by: N/A Date of Posting: \_\_\_\_\_  
Signature

Number of Signs: \_\_\_\_\_

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** April 6, 2001

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

**SUBJECT:** 2342 Turkey Point Road

**INFORMATION:**

**Item Number:** 01-366

**Petitioner:** Howard Mark Henning

**Zoning:** Dr 3.5

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning supports the request to allow a lot width of 50 feet in lieu of the minimum required 70 feet, and to allow a sum of side yard of 22 feet in lieu of the minimum required 25 feet. This office also supports the request to approve an undersize lot of 9,000 square feet in lieu of the minimum required 10,000 square feet.

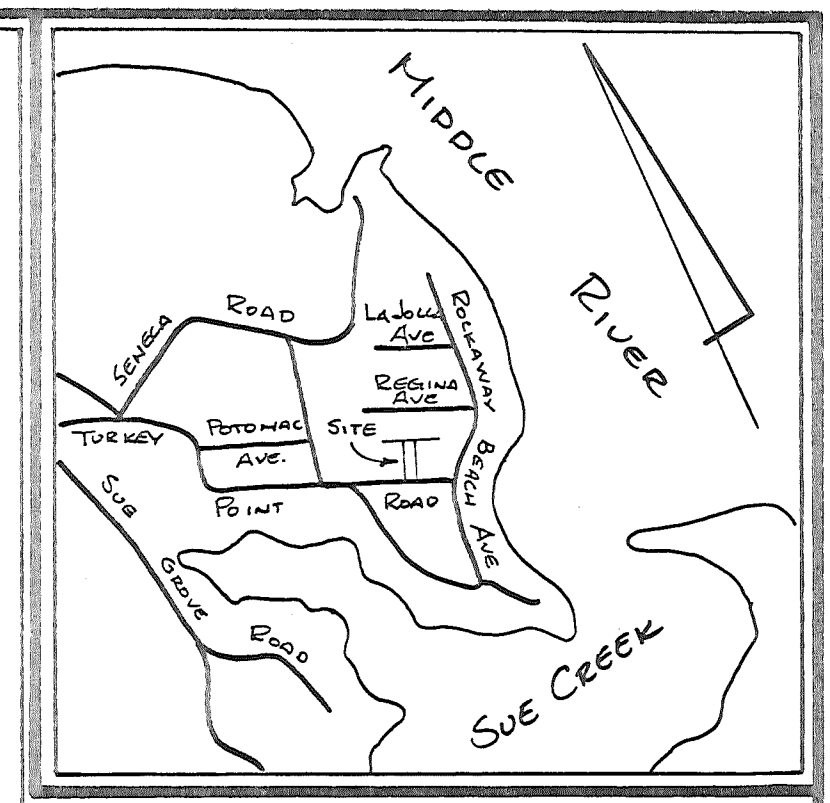
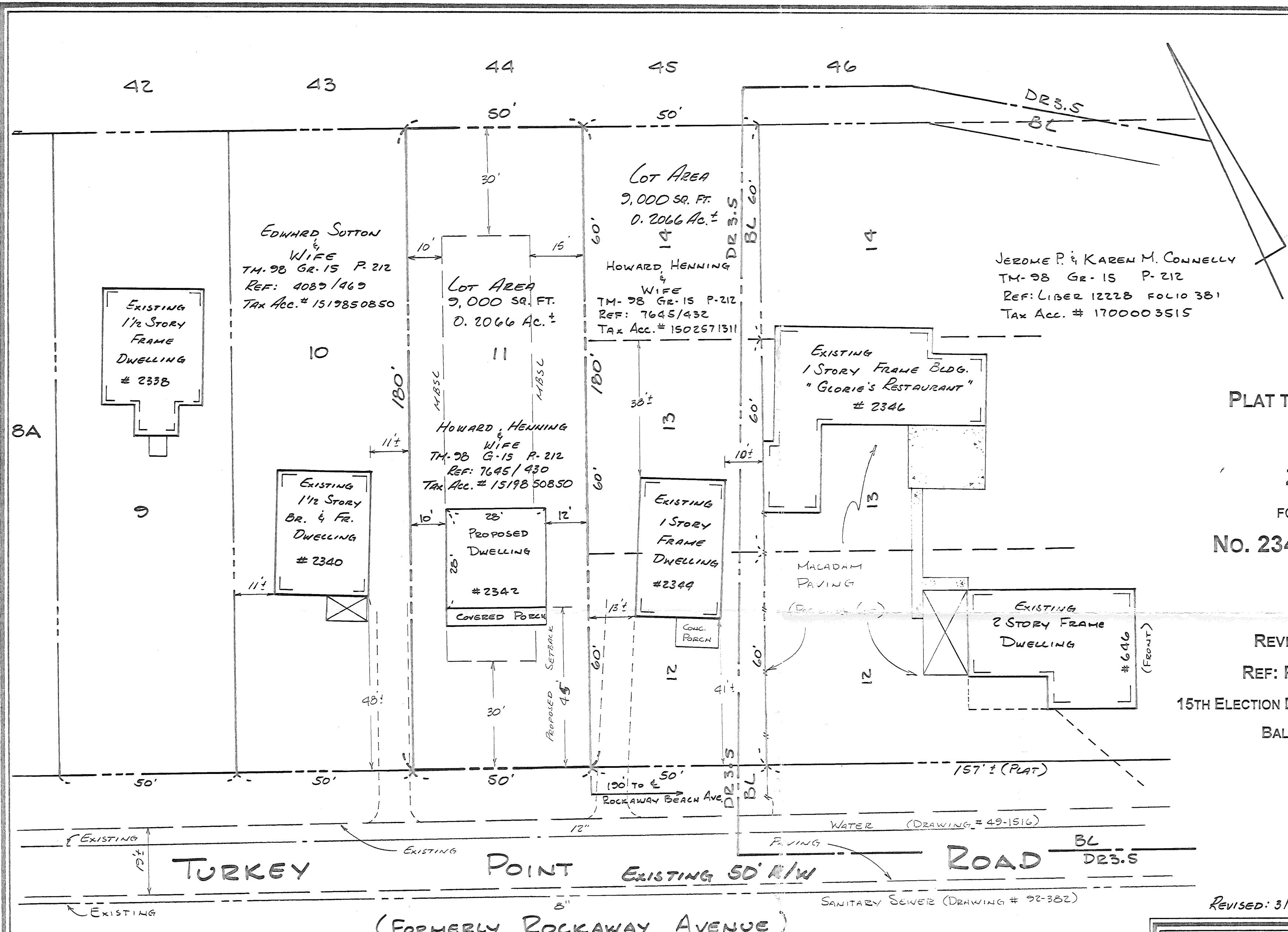
**Prepared by:**

*Marla A. Cunniff*

**Section Chief:**  
**AFK:MAC:**

*Jeffrey W. Zong*

APR 11 2001



**PLAT TO ACCOMPANY PETITION**  
**FOR**  
**ZONING VARIANCE**  
 FOR PROPERTY LOCATED AT  
**No. 2342 TURKEY POINT ROAD**  
 AND KNOWN AS  
**LOT No. 11**  
 REVISED PLAT OF MIDDLEVIEW  
 REF: PLATBOOK No. 7 FOLIO 112  
 15TH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT  
 BALTIMORE COUNTY MARYLAND

REVISED: 3/13/01 PER ZONING COMMENTS

**GENERAL NOTES**

- OWNER - PETITIONER  
MR. & MRS. HOWARD HENNING  
6 HORNEY COURT  
ESSEX, MD. 21221-3000  
PHONE: 410-682-4175
- OWNERSHIP INFORMATION:  
DEED REFERENCE: LIBER No. 7645 FOLIO 430  
TAX MAP 98 GRID 15 PARCEL 212 LOT 11  
TAX ACCOUNT No: 1519850850 15-13-205420
- SITE DATA:  
GROSS LOT AREA: 10,250 sq. FT. / 0.2353 ACRE  
NET LOT AREA: 9,000 sq. FT. / 0.2066 ACRE  
ENTIRE LOT IS ZONED DR 3.5 (SEE MAP SE 1-K)
- ENTIRE PROPERTY IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA. (FLOOD ZONE C)

- THERE ARE NO UNDERGROUND FUEL STORAGE TANKS LOCATED ON THIS SITE.
- THERE ARE NO WETLANDS LOCATED ON THIS SITE.
- PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
- PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT.
- THERE HAVE BEEN NO PRIOR ZONING HEARINGS OR VIOLATION CASES.



SCALE: 1" = 20'	DATE: MARCH 6, 2001
<b>J. FINLEY RANSONE &amp; ASSOCIATES</b> REGISTERED LAND SURVEYORS P.O. BOX 10160 TOWSON, MARYLAND 21285-0160 666-7448	
J# 0102-1135	F# 15B-072