

IN RE: PETITION FOR VARIANCE
S/S Anne Avenue, 170' S
centerline of Katherine Avenue
15th Election District
5th Councilmanic District
(1701 Anne Avenue)

Wayne & Doris Lipscomb
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-084-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, Wayne and Doris Lipscomb. The Petitioners are requesting a variance for property they own at 1701 Anne Avenue, located in the Turkey Point area of Baltimore County. The subject property is zoned DR 3.5 and the variance request is from Section 1B02.3.C.1. of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a dwelling with a lot width of 60 ft. at the front building line and a sum of the side yard setbacks of 20 ft. in lieu of the minimum required 70 ft. and 25 ft. respectively and to approve an undersized lot per Section 304.

Appearing at the hearing on behalf of the variance request were Mr. and Mrs. Lipscomb and their builder, Buck Jones. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.24 acres, more or less, zoned DR 3.5. The subject property is improved with an existing one-story, single-family residential dwelling. This particular dwelling originated as a summer home which has deteriorated over the years. The house is not worth renovating. Therefore, the Petitioners are requesting a variance to allow them to tear down the old shore shack and construct a new single-family dwelling in its place. Testimony indicated

ORDER RECEIVED FOR FILING

Date 10/17/00

By R. J. [Signature]

that Mr. and Mrs. Lipscomb have owned this property for the past 12 years and that the property has been in Doris Lipscomb's family for many years. In order to proceed with their plans to construct a new home on the property, the variance request is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

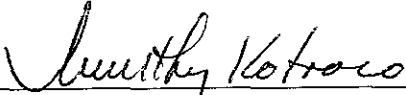
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

ORDER REJECTED FOR FILING
DATE 10/17/00
BY J. J. JAMESON

THEREFORE, IT IS ORDERED this 17th day of October, 2000, 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 permit a dwelling with a lot width of 60 ft. at the front building line and a sum of the side yard setbacks of 20 ft. in lieu of the minimum required 70 ft. and 25 ft. respectively and to approve an undersized lot per Section 304, be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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 this 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED
DATE 10/17/00
BY R. J. JAMESON



Baltimore County
Zoning Commissioner

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

October 17, 2000

Mr. & Mrs. Wayne L. Lipscomb
1701 Anne Avenue
Baltimore, Maryland 21221

Re: Petition for Variance
Case No. 01-084-A
Property: 1701 Anne Avenue

Dear Mr. & Mrs. Lipscomb:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been approved 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 Department of Permits and Development Management. 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, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Buck Jones
500 Vogts Lane
Baltimore, MD 21221





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1701 Anne Avenue

which is presently zoned ~~DR-3.5~~ DR-3.5

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) 1B02.3.0.1 To permit a dwelling with a lot width of 60 ft. at the front building line and a sum of side yard setbacks of 20 ft. in lieu of the minimum required 70 ft & 25 ft. respectively and to approve an undensize lot per sect. 304 with 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) Mr & Mrs Lipscomb's existing house on the property is 70 years old and in poor condition. To try and salvage the existing home would probably be difficult, if not impossible. A new home would conform with other new homes in there neighborhood.

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.

City State Zip Code

Legal Owner(s):

Wayne Leo Lipscomb

Name - Type or Print

Signature

Doris Lipscomb

Name - Type or Print

Signature

1701 Anne Avenue 410-574-9337

Address

Telephone No

Baltimore Md 21221

City

State

Zip Code

Representative to be Contacted:

Buck Jones

Name

500 Vogts Lane 410-574-9337

Address

Telephone No.

Baltimore Md 21221

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr

UNAVAILABLE FOR HEARING

Reviewed By

Date 8-21-00

ORDER RECEIVED FOR FILING

Date 10/17/00

Case No. 01-084-A

REV 9/15/98

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 1701 ANNE AVE
(ADDRESS)

BEGINNING AT A POINT ON THE SOUTH SIDE OF
(NORTH, SOUTH, EAST OR WEST)

ANNE AVENUE WHICH IS 30'
NAME OF STREET ON WHICH PROPERTY FRONTS (NO. OF FEET OF RIGHT-A-WAY WIDTH)

WIDE AT THE DISTANCE OF 170' ~~NORTH~~ South OF THE
(NUMBER OF FEET) (NORTH, SOUTH, EAST OR WEST)

CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET KATHERINE AVE.
(NAME OF STREET)

WHICH IS 30' WIDE. *BEING LOT # 18
(NUMBER OF FEET OR RIGHT-OF-WAY)

BLOCK _____, SECTION # _____ IN THE SUBDIVISION OF CARVILLE GROVE
(NAME OF SUBDIVISION)

AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 5, FOLIO # 52,

CONTAINING 10,441 ALSO KNOWN AS 1701 ANNE AVE.
(SQUARE FEET OR ACRES) (PROPERTY ADDRESS)

AND LOCATED IN THE 15TH ELECTION DISTRICT, 5TH COUNCILMANIC DISTRICT.

084

**BALTIMORE COUNTY, MAR AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

01-084-41
Check No. **85271**

DATE 8-21-00 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Hebert's General Contractors, Inc.

FOR: Residential Variances Filing fee for 1701 Anne Ave. (3,125)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAYD RECEIPT

PAYMENT REGION TIME
8/22/2000 8/21/2001 15:36:31
REF 08306 CASHIER ANCH KXH DEWER
DEPT 5 528 ZONING VERIFICATION
Receipt # 010662
CR 01. 085275

Receipt Tot 50.00
50.00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE Case No

01-084-A

Petitioner/Developer

BUCK JONES, ET AL

Date of Hearing/Closing

10/6/00

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 #1701 ANNE AVE.

The sign(s) were posted on

9/16/00

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 9/17/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

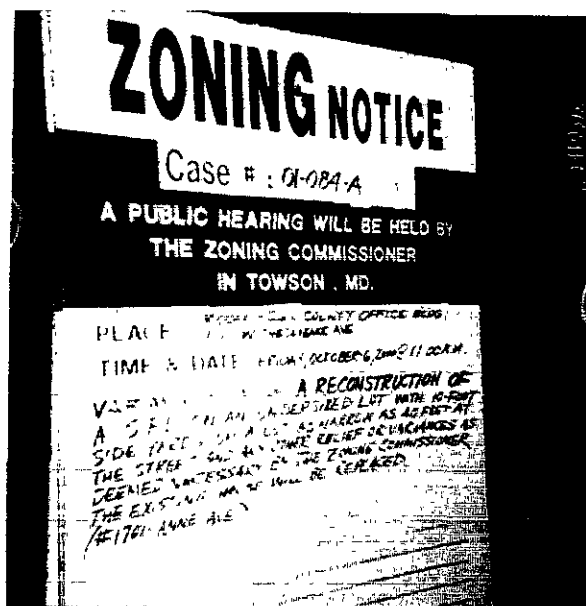
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



10/6/00

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 #01-084-A

1701 Anne Avenue

89 Anne Avenue, 170 feet 8 of centerline Kaperne Avenue

15th Election District - 5th Councilmanic District

Legal Owner(s): Davis & Wayne, LLC, LLC, LLC

Variances to zoning regulations with a total width of 60 feet at

the front building line and a sum of side yard setbacks of 20

feet in lieu of the minimum required 70 feet and 25 feet re-

spectively and to approve an undetected lot with any other

variances as deemed necessary by the zoning commis-

sioner.

Hearing: Friday, October 9, 2009 at 11:00 a.m. in Room

106, Baltimore County Building, 111 West Chesapeake

Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for spe-

cial accommodations. Please Contact the Zoning Commis-

sioner's Office at (410) 887-3388.

(2) For information concerning the file and/or hearing,

Contact the Zoning Review Office at (410) 887-3381.

07/26/08 Sept. 18 0420672

CERTIFICATE OF PUBLICATION

TOWSON, MD, 9/21, 2009

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 9/19, 2009.

THE JEFFERSONIAN,
S. Wilkins
LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
1701 Anne Avenue, S/S Anne Avenue,
170' S of c/l Katherine Ave
15th Election District, 5th Councilmanic

Legal Owner: Wayne L. & Doris Lipscomb
Petitioner(s)

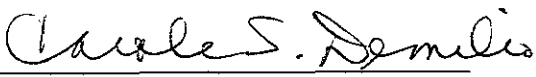
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-84-A

* * * * *

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. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


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 13th day of September, 2000 a copy of the foregoing Entry of Appearance was mailed to Buck Jones, 500 Vogts Lane, Baltimore, MD 21221, representative for 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

September 8, 2000

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: 01-084-A

1701 Anne Avenue

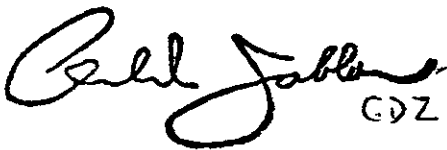
S/S Anne Avenue, 170 feet S of centerline Katherine Avenue

15th Election District – 5th Councilmanic District

Legal Owners: Doris & Wayne Leo Lipscomb

Variance to permit a dwelling with a lot width of 60 feet at the front building line and a sum of side yard setbacks of 20 feet in lieu of the minimum required 70 feet and 25 feet respectively and to approve an undersized lot with any other variances as deemed necessary by the zoning commissioner.

HEARING: Friday, October 6, 2000, at 11:00 a.m. in Room 106, Baltimore County Building, 111 West Chesapeake Avenue.



CDZ

Arnold Jablon
Director

C: Wayne & Doris Lipscomb, 1701 Anne Avenue, Baltimore 21221
Buck Jones, 500 Vogts Lane, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY: SEPTEMBER 20, 2000**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 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
Tuesday, September 19, 2000 Issue – Jeffersonian

Please forward billing to:

Buck Jones
500 Vogts Lane
Baltimore, MD 21221

410 574-9337

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: 01-084-A

1701 Anne Avenue

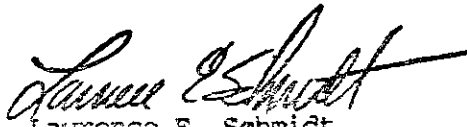
S/S Anne Avenue, 170 feet S of centerline Katherine Avenue

15th Election District – 5th Councilmanic District

Legal Owners: Doris & Wayne Leo Lipscomb

Variance to permit a dwelling with a lot width of 60 feet at the front building line and a sum of side yard setbacks of 20 feet in lieu of the minimum required 70 feet and 25 feet respectively and to approve an undersized lot with any other variances as deemed necessary by the zoning commissioner.

HEARING: Friday, October 6, 2000, at 11:00 a.m. in Room 106, Baltimore County Building, 111 West Chesapeake Avenue.



Lawrence E. Schmidt
G.D.Z

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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: 01-084-A
Petitioner: ~~8/22/88~~ ~~7/22/88~~ LIPSCOMB
Address or Location: 1701 ANNE AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: BUCK JONES
Address: 500 VOGTS LANE
BALT. MD. 21221
Telephone Number: 410-574-9337

Revised 2/20/98 -SCJ



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 29, 2000

Buck Jones
500 Vogts Lane
Baltimore, MD 21221

Dear Mr. Jones:

RE: Case Number: 01-084-A, 1701 Anne Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 21, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

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

WCR: gdz

Enclosures

C: Wayne & Doris Lipscomb, 1701 Anne Avenue, Baltimore 21221
People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: October 6, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For September 18, 2000
Item No. 084

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 lowest floor elevations of all new or substantially improved structures shall be at or above the flood protection elevation. Basements are not permitted in the flood plain area. For this site, the minimum flood protection is 11 feet.

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

RWB:HJO:jrb

cc: File



September 19, 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 September 11, 2000

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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS REGARDING THE FOLLOWING:

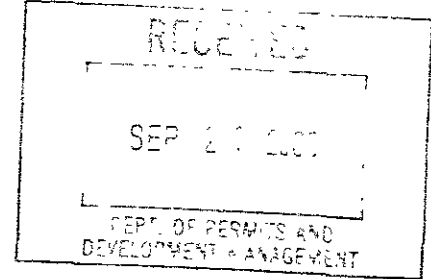
ITEM #'S 070, 071, 072, 073, 074, 075, 079, 080, 081, 082, 083,
084, 085, 086, 087, 088, 089, 092, 093, 094, 095, 097,
098, 099, 100, 101, 102, 103, AND 104

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

cc: File

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT



TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: September 19, 2000
SUBJECT: Zoning Item #084
1701 Anne Avenue

Zoning Advisory Committee Meeting of September 11, 2000

- _____ 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 may need to 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).

Reviewer: Keith Kelley

Date: September 19, 2000

TK
10/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 18, 2000

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

SUBJECT: 1701 Anne Avenue

INFORMATION:

Item Number: 01-084

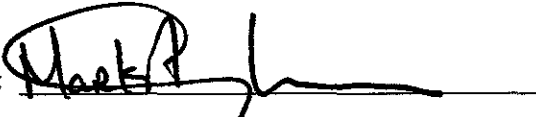
Petitioner: Wayne Leo Lipscomb

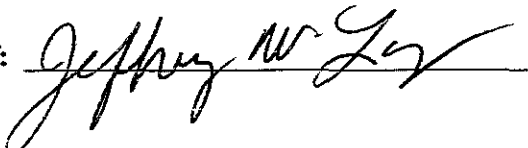
Zoning: DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to allow a lot width of 60 feet in lieu of the required 70 feet and to allow a combined side yard setback of 20 feet in lieu of the required 25 feet.

Prepared by: 

Section Chief: 
AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Inh
10/6/00

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: *10.2.00*

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

RE: Baltimore County
Item No. *084 JJS*

Dear Ms. Jackson:

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

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. Residential Processing Fee Paid
(\$50.00)

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

Accepted by
Date

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:

Buck Jones 500 Vogts Lane 21221 410-574-9337
Print Name of Applicant Address Telephone Number

Lot Address 1701 Anne Ave Election District 15 Councilmanic District 5 Square Feet 10,441

Lot Location: N E S W/side/corner of Anne Ave 170 feet from N E S W corner of Katherine Ave
(street) (street)

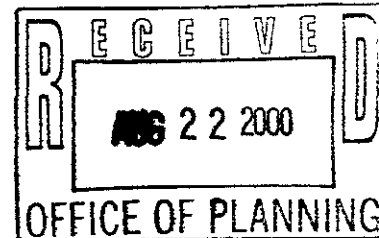
Land Owner: Leo & Doris Lipscomb Tax Account Number 1512000230

Address: 1701 Anne Ave Telephone Number (410) 574-9337

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>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

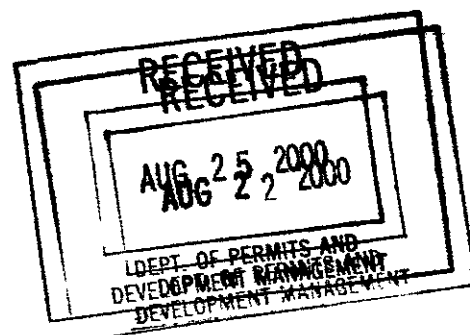
Signed by

for the Director, Office of Planning and Community Conservation

Date 8/24/00

Revised 2/25/99

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2




**Real Property
Information**
**Maryland Department of Assessments and Taxation
Real Property System**
[\[Go Back\]](#)

BALTIMORE COUNTY

[\[Start Over\]](#)

DISTRICT: 15 ACCT NO: 1512000230

Owner Information

Owner Name: LIPSCOMB WAYNE LEO
 LIPSCOMB DORIS KING
Use: RESIDENTIAL
Mailing Address: 1701 ANNE AVE
 BALTIMORE MD 21221-1603
Principal Residence: YES

Transferred

From: LAUENSTEIN CARVILLE A
Date: 11/09/1988 **Price:** \$49,500

Deed Reference: 1) / 8021/ 138
 2)
Special Tax Recapture:

* NONE *

Tax Exempt: NO

Location Information [View Map]

Premises Address: 1701 ANN AVE
Zoning: Legal Description:

CARVILLE GROVE

Map Grid Parcel Subdiv Sect Block Lot Group Plat No:
 98 7 46 18 82 **Plat Ref:** 5/ 52

Special Tax Areas
Town:

Ad Valorem:
Primary Structure Data

Year Built: 1929 **Enclosed Area:** 600 SF **Property Land Area:** 10,441.00 SF **County Use:** 34

Value Information
Base Value Current Value Phase-In Value Phase-in Assessments

	As Of 01/01/2000	As Of 07/01/2000	As Of 07/01/1999	As Of 07/01/2000
Land: 83,710	74,110			
Impts: 19,510	19,400			
Total: 103,220	93,510	93,510	41,280	37,400
Pref Land: 0	0	0	0	0

Partial Exempt Assessments

	Code	07/01/1999	07/01/2000
County	000	0	0
State	000	0	0
Municipal	000	0	0

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

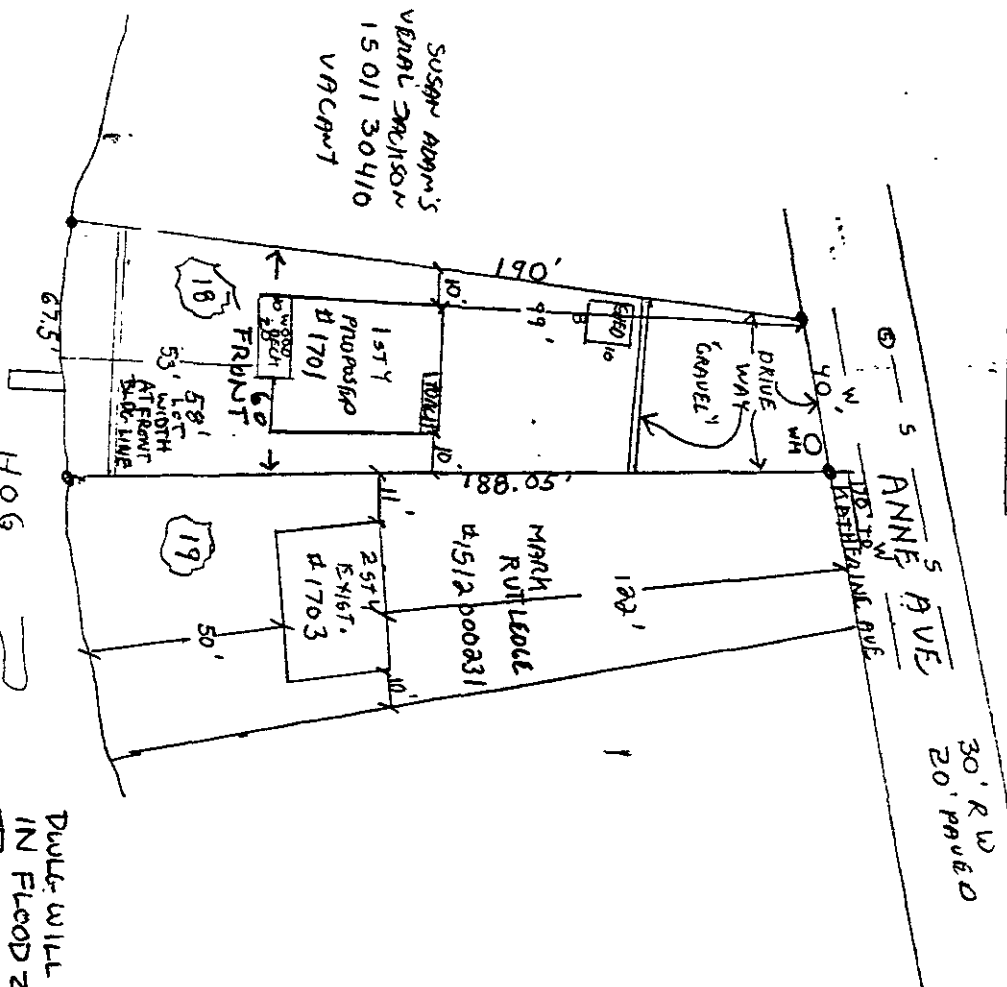
PROPERTY ADDRESS: 1701 ANNE AVE

Subdivision name: CARVILLE GROVE

plat book # 5, folio # 52, lot # 18, section #

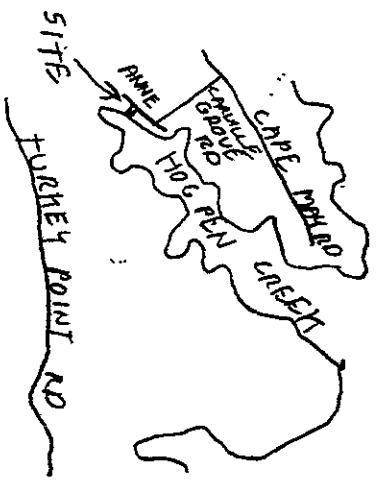
OWNER: LEO & DORIS LIPSCOMB

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



North
date: 8-14-00
prepared by: BUCK JONES Scale of Drawing: 1" = 50'

DWELL WILL BE
IN FLOOD ZONE
B.



MDL-38-A-12
Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 15
Councilmanic District: 5

1"=200' scale map: 5F-14

Zoning: DR3.5

Lot size: 24 10,445 sf
acreage square feet

SEWER: ☒ PUBLIC ☐ PRIVATE
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

084

E 54,000
000

E 963,000

N 533,000

S 1,000

TURKEY

WAGNER

D. R. 3.5

SITE

PIER

E 55,500

AVE.

BECK

D.R. 10.5

BL

CB

D.R. 10.5

484

LOCATION

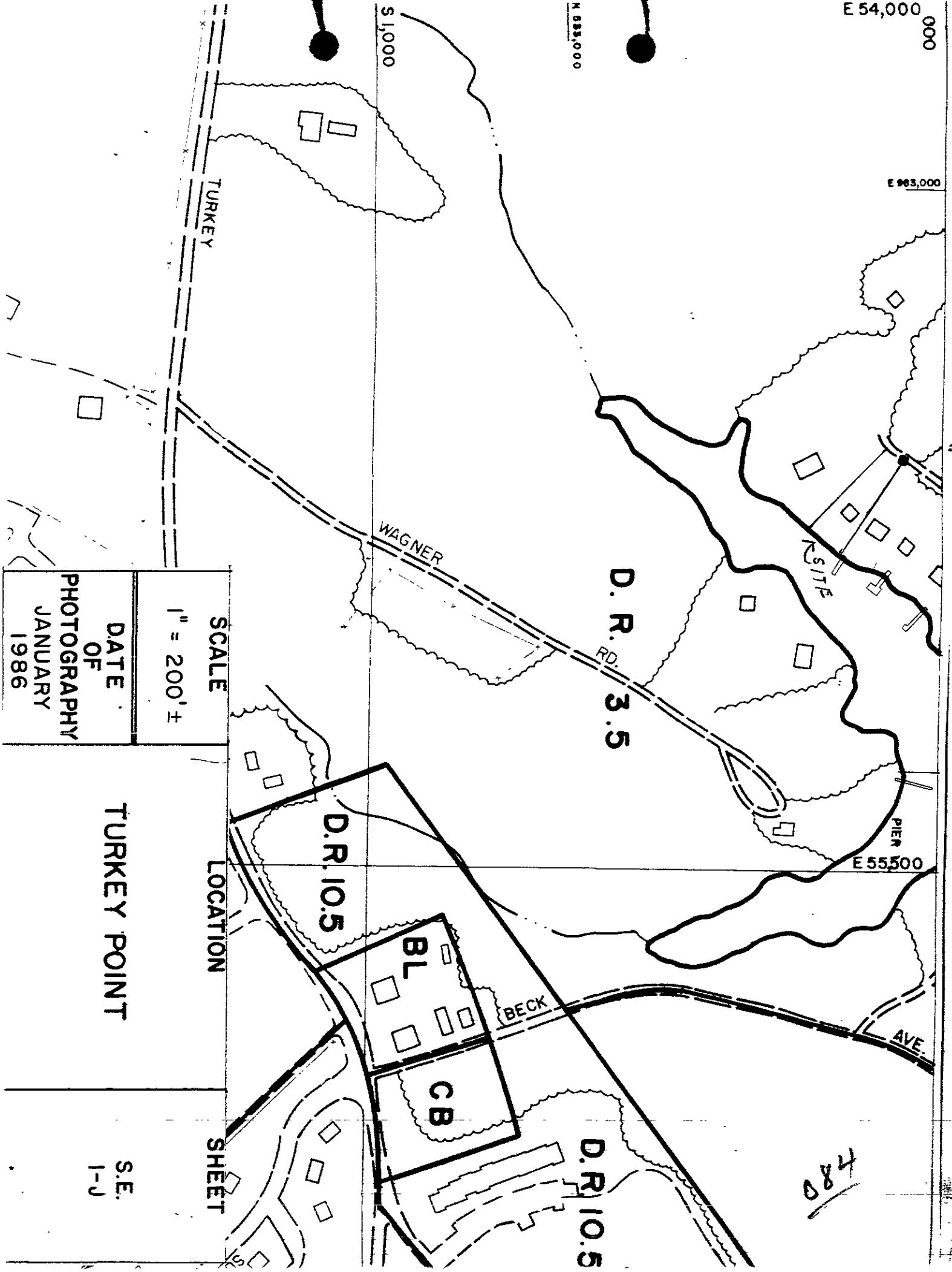
SHEET

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

TURKEY POINT

S.E.
1-J



Topographic map of Turkey Point, Michigan, showing contour lines, roads, and buildings. The map includes a title block with the following information:

- SCALE 1" = 200'
- DATE OF PHOTOGRAPHY DEC. 1954
- LOCATION TURKEY POINT
- SHEET 1-J
- Immetric Methods ANSING MICH

The map shows a coastal area with a road labeled "ROAD" and "BECK". Contour lines are labeled with elevations such as 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 9

E 54,000

2,953,000

E 55500

PRIVATE

AND

41

PIERS

References

FILE

三

ROAD

FOIA

BECK

TURKEY

PRIVAT

SCALE

1" = 200'

DATE OF
PHOTOGRAPHY

DEC. 1954

Asymmetric Methods ANSING MICH

LOCATION

TURKEY POINT

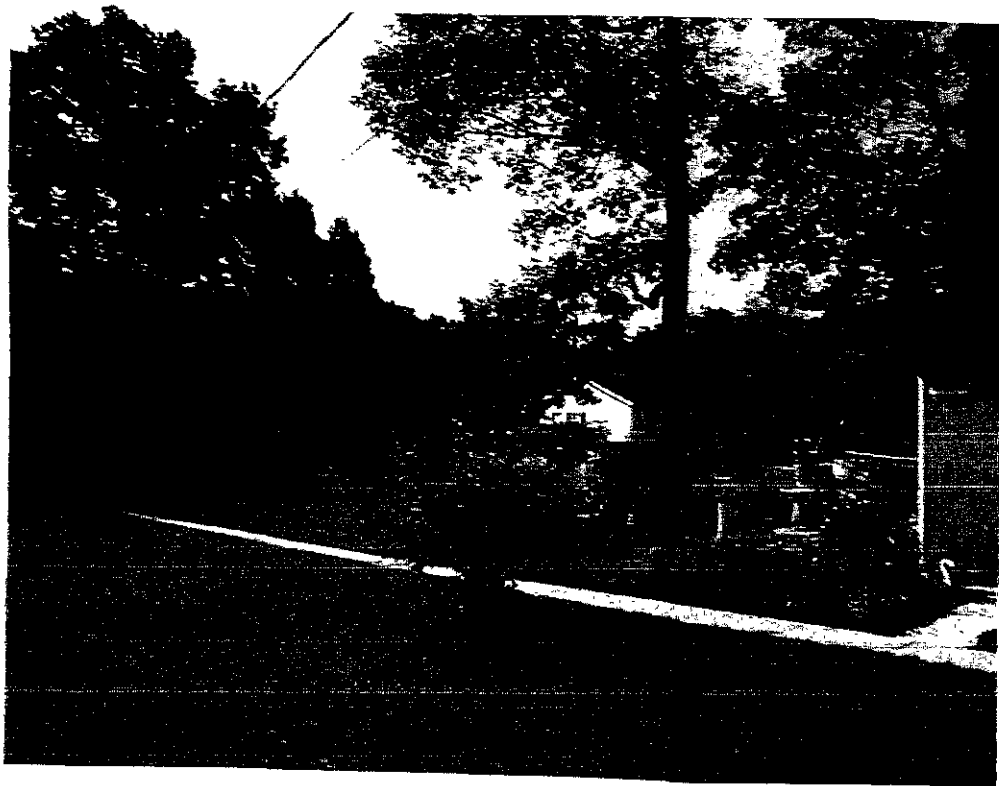
SHEET

S.E.
1-3

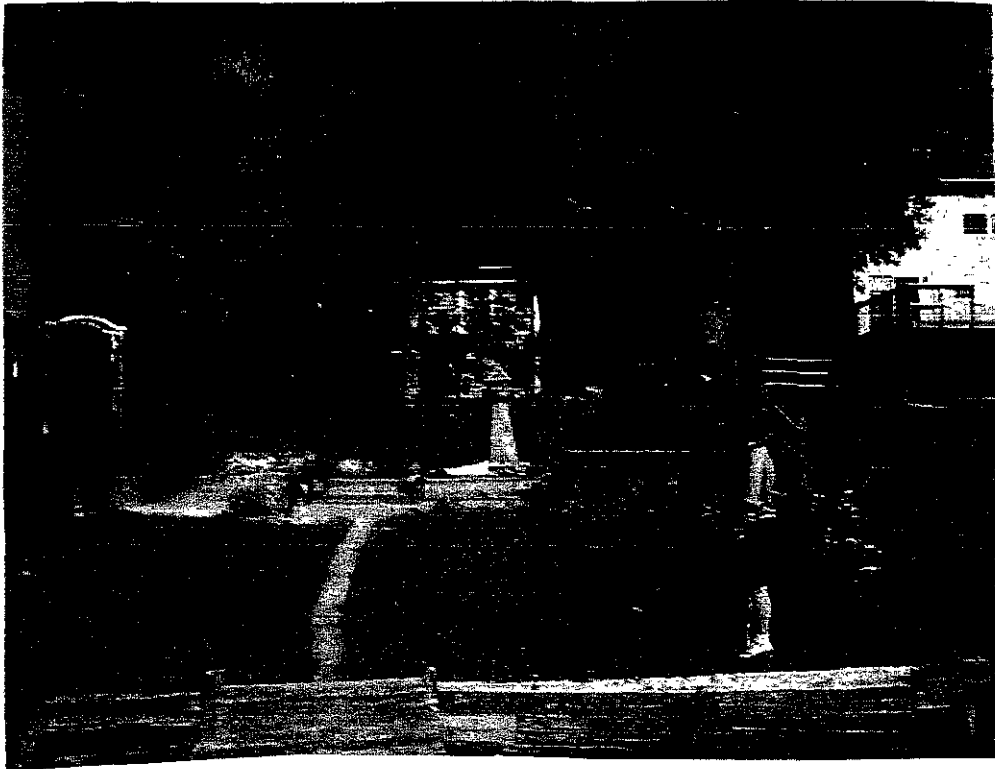
● Pet Ex #2 ●



Standing on Anne Ave looking South/East
at home next door.



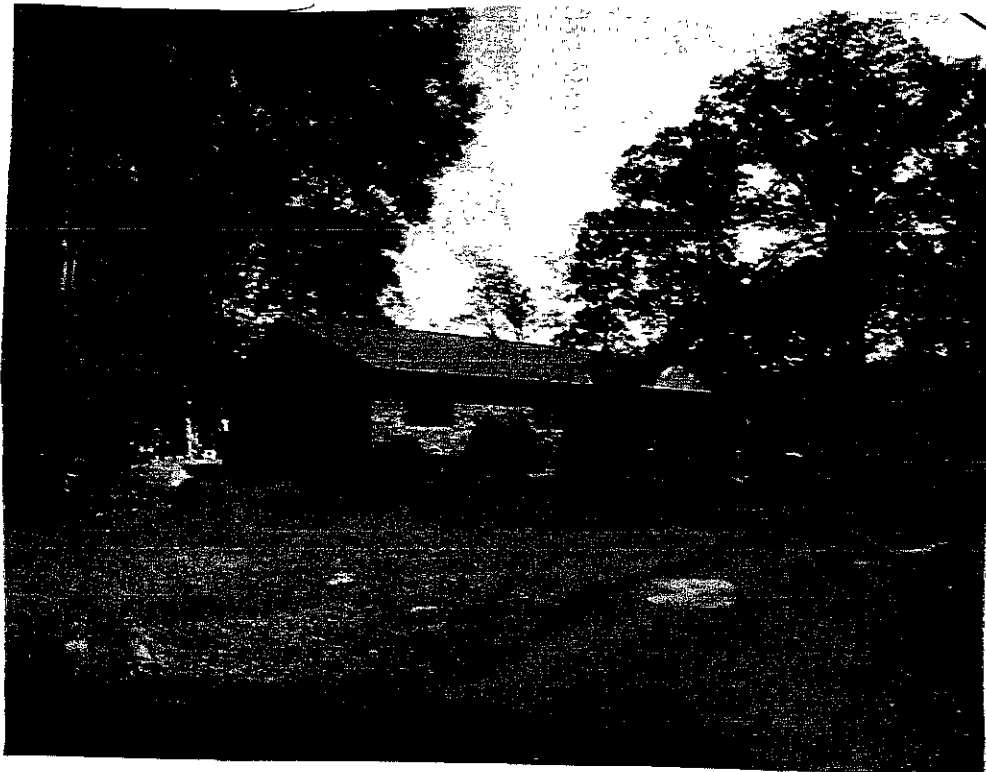
Standing on Anne Ave. looking South/West
at home next door.



Standing on pier looking North towards
Front of existing house.



Standing on front yard looking South
looking at Waterfront



Standing on Anne Ave looking North
Across Street from property



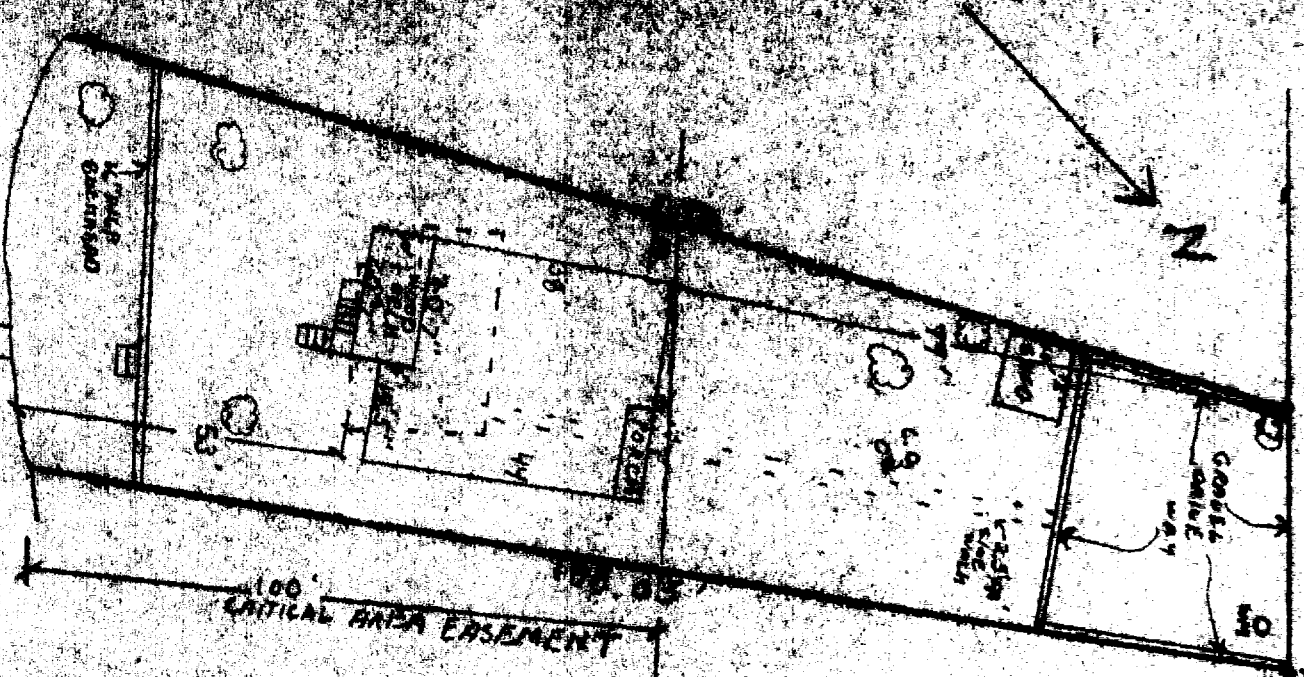
Standing on front yard looking at front
East side of existing house.



Standing on front yard looking at front
West side of existing home.

ANNE AVE 50' N W

170' TO W
HOUSELINE #2



LEO & DORIS LIPSCOMB
1701 ANNE AVE
BALT. MD. 21221
TAX ID: 1512000230
SUBDIVISION: CARVILLE GROVE
PLAT: LIBER 5 FOLIO 52
COUNCIL DIST.: 5
ELECTION DIST.: 15
VARIANCE
ZONING: OR 3.5
LOT SIZE 10,441 SF OR .24 AC.

CRITICAL INFO PROPOSED	
DWELLING IMP.	1426 SF
SHED	120 SF
TOTAL	1546 SF
OR	15 %
EXISTING IMPERVIOUS	
DWELLING	600 SF
SHED	120 SF
SIDE WALK	225 SF

- ① THIS SITE
- ② EXISTING 15 15%
- ③ THIS SITE