

IN RE: PETITION FOR VARIANCE
SE/S Jerome Avenue, 650' NE
centerline of Carrington Drive
11th Election District
5th Councilmanic District
(11717 Jerome Avenue))

Monika & Ronald Missel
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-009-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, Monika and Ronald Missel. The Petitioners are requesting a variance for an unimproved lot they own located at 11717 Jerome Avenue in the White Marsh area of Baltimore County. The subject property is zoned DR.2. The variance requests are from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a front yard setback of 35 ft. in lieu of the required 40 ft.; a street side setback of 15 ft. in lieu of 40 ft.; and a sum of the side yards of 35 ft. in lieu of the required 40 ft. and to approve an undersized lot.

Appearing at the hearing on behalf of the variance request were Ronald and Monika Missel, owners of the property. There were no protestants in attendance.

Testimony and evidence indicated that the unimproved lot, which is the subject of this variance request, consists of 0.23 acres, zoned DR.2. The Missel's have owned this property for the past 34 years. They live adjacent to the property on Lot No. 11710-A. They purchased 4 lots within this subdivision approximately 34 years ago and have over the years sold off each additional lot. This is the last remaining lot of this subdivision. They have a contract purchaser who is interested in constructing a single-family residential dwelling on the lot at this time.

NOTED RECEIVED FOR FILING

Date

By

8/29/01
H. G. Green

Some of the variance relief being requested is from a paper street known as "Charles Street". The Petitioners are in the process of closing that paper street at this time, which, once closed, will obviate the need for that variance. However, since the road is not closed as of the time of the hearing before me, the variance request is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to 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.

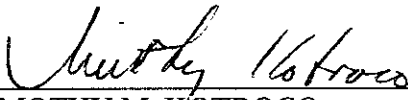
Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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.

THEREFORE, IT IS ORDERED this 29th day of August, 2001, by this Deputy Zoning Commissioner, that the variances requested by Petitioners pursuant to Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a front yard setback of 35 ft. in lieu of the required 40 ft.; a street side setback of 15 ft. in lieu of 40 ft.; and a sum of the side yards of 35 ft. in lieu of the required 40 ft. and to approve an undersized lot, be and are 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 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

ORDER RECORDED
DATE 8/29/01
BY R. J. JACOBSON



Baltimore County
Zoning Commissioner

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

August 29, 2001

Mr. & Mrs. Ronald E. Missel
11710-A Hamilton Place
White Marsh, Maryland 21162

Re: Petition for Variance
Case No. 02-009-A
Property: 11717 Jerome Avenue

Dear Mr. & Mrs. Missel:

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 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 black ink, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11717 Jerome Ave., 21162
which is presently zoned DR 2

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, BC22, TO PERMIT A FRONT YARD SETBACK OF 35ft. IN LIEU OF THE REQUIRED 40ft., A STREET SIDE SETBACK OF 15ft. IN LIEU OF REQUIRED 40ft., A SUM OF SIDE YARDS OF 35ft. IN LIEU OF THE REQUIRED 40ft. AND FOR UNDERSIZE LOT APPROVAL FOR A DWELLING of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) to permit building of a house on an undersized lot.

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:

P.P.
- INCLUDE CONTRACT PURCHASER
Name - Type or Print Pamela Plunkert
Signature Pamela Plunkert
Address 6405 Rosemont Ave. Telephone No. 410 426-1839
City Baltimore, MD State 21206 Zip Code

Attorney For Petitioner:

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

Legal Owner(s):

Name - Type or Print RONALD E. MISSEL
Signature Ronald E. Missel
Name - Type or Print MONIKA S. MISSEL
Signature Monika S. Missel
Address 11710A Hamilton Place Telephone No. 410 256-5393
City WHITE MARSH, MD State 21162 Zip Code

Representative to be Contacted:

Name MONIKA MISSEL
Address 11710A HAMILTON PLACE Telephone No. 410 256-5393
City WHITE MARSH, MD State 21162 Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By JLM Date 7.6.01

Case No. 02-009A

REV 7/15/98

ZONING DESCRIPTION

Zoning description for lot #1, now known as 11717 Jerome Avenue
Being at a point on the South East side of Jerome Avenue which is 50 feet wide
And the distance of 650 feet North East of the centerline of the nearest improved
Intersecting street, Carrington Drive which is 80 feet wide.
Being lot # 1, Block F, Plat # 2 in the subdivision of Darryl Gardens as
Recorded in Baltimore County Plat Book # 13, Folio # 150,
Containing 10200 Square Feet, or 0.234 of an acre of land, more or less. Also known as
11710A Hamilton Place, lot # 1 and
Located in the 11th Election District, 5th Councilmanic District.
Lot # 1 metes and bounds are: S 45° 43' 52" E 127', S 36° 21' 57" W 74.93',
N 45° 34' 26" W 136.16', N 43° 22' 50" E 74.89'.

009

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 #02-008-A
11717 Jerome Avenue
8875 Jerome Avenue, 650' NE centerline Carrington Drive
17th Edition District - 5th Councilmanic District

Legal Owner(s): Monika S. & Ronald E. Messel
Variance: to permit a front yard setback of 35 feet in lieu of the required 40 feet; a street side setback of 15 feet in lieu of the required 40 feet; a sum of side yards of 35 feet in lieu of the required 40 feet and for undersized lot approval for a dwelling.

Hearing: Tuesday, August 28, 2001 at 11:00 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 this file and/or hearing, contact the Zoning Review Office at (410) 887-3391.
JTB/882 Aug. 14 048751

CERTIFICATE OF PUBLICATION

8/17, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/14, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-009-A

Petitioner/Developer: _____

Monica & Ronald Misser

Date of Hearing/Closing: 8/28/01

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 _____

11717 JEROME AVE

The sign(s) were posted on 8/13/01
(Month, Day, Year)

Sincerely,

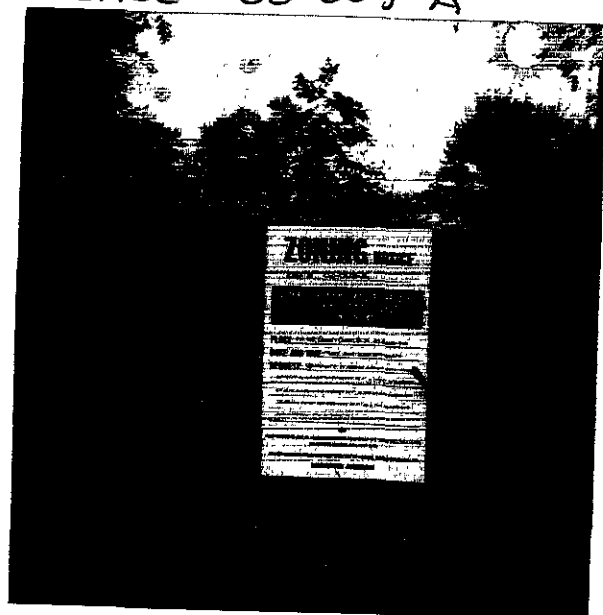
Richard E. Hoffman 8/13/01
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

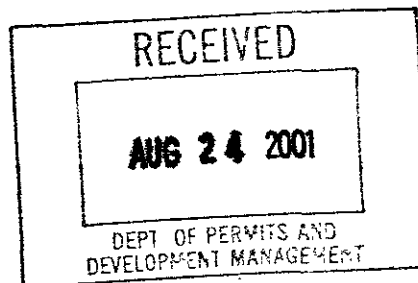
904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



11717 JEROME AVE
POSTED 8/13/01
Richard E. Hoffman 8/13/01



**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: 009
Petitioner: Ronald Missel
Address or Location: 11717 Jerome Ave
White

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ronald Missel
Address: 11710A Hamilton Pl
White Marsh Md 21162
Telephone Number: 410 256 5393



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

August 1, 2001

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: 02-009-A

11717 Jerome Avenue

SE/S Jerome Avenue, 650' NE centerline *CARRINGTON DRIVE*

11th Election District – 5th Councilmanic District

Legal Owners: Monika S & Ronald E Missel

Variance to permit a front yard setback of 35 feet in lieu of the required 40 feet; a street side setback of 15 feet in lieu of required 40 feet, a sum of side yards of 35 feet in lieu of the required 40 feet and for undersized lot approval for a dwelling.

HEARING: Tuesday, August 28, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon *602*
Director

C: Monika S & Ronald E Missel, 11710A Hamilton Place, White Marsh 21162

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 13, 2001.**
- (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, August 14, 2001 Issue – Jeffersonian

Please forward billing to:
Ronald Missel
11710A Hamilton Place
White Marsh MD 21162

410 256-5393

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: 02-009-A
11717 Jerome Avenue
SE/S Jerome Avenue, 650' NE centerline
11th Election District – 5th Councilmanic District
Legal Owners: Monika S & Ronald E Missel

Variance to permit a front yard setback of 35 feet in lieu of the required 40 feet; a street side setback of 15 feet in lieu of required 40 feet, a sum of side yards of 35 feet in lieu of the required 40 feet and for undersized lot approval for a dwelling.

HEARING: Tuesday, August 28, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G02
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.



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

August 24, 2001

Monika S & Ronald E Missel
11710A Hamilton Place
White Marsh, MD 21162

Dear Mr. & Mrs. Missel:

RE: Case Number: 02-009-A, 11717 Jerome Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 6, 2001.

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. GDD
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

August 7, 2001

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 July 30, 2001

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:

001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012,
013, 014, and 015

REVIEWER: LIEUTENANT JIM MEZICK, 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
INTEROFFICE CORRESPONDENCE

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

DATE: August 20, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 6, 2001
Item No. 009

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

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

Charles Street is a paper street which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way. The developer will be responsible for constructing a minimum 16-foot-wide paved roadway along the frontage of the property. The paving thickness shall conform with Baltimore County standards.

RWB:HJO:jrb

cc: File

Ink
8/28/01

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 10, 2001

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

SUBJECT: 11717 Jerome Road

INFORMATION:

Item Number: 02-009

Petitioner: Ronald E. Missel

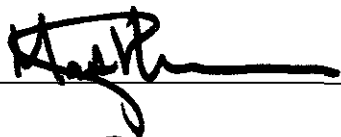
Zoning: DR 2

Requested Action: Variance

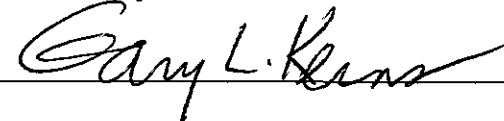
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to allow a front yard setback of 35 feet in lieu of the minimum required 40 feet; to permit a side yard setback from a street of 15 feet in lieu of the minimum required 40 feet; a side yard setback of 35 feet in lieu of the minimum required 40 feet, and to allow the construction of a house on an undersized lot.

Prepared by:



Section Chief:
AFK:MAC:





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.6.01

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

RE: Baltimore County
Item No. 009 JCM

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

RE: PETITION FOR VARIANCE
11717 Jerome Avenue, SE/S Jerome Ave,
650' NE of c/l Carrington Dr
11th Election District, 5th Councilmanic

Legal Owner: Ronald E. & Monika S. Missel
Contract Purchaser: Pamela Plunkert
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-9-A

* * * * *

ENTRY OF APPEARANCE

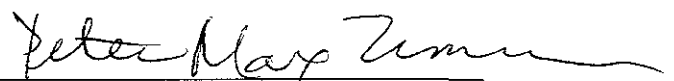
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation 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 17th day of August, 2001 a copy of the foregoing Entry of Appearance was mailed to Legal Owners Ronald E. & Monika S. Missel, 11710A Hamilton Place, White Marsh, MD 21162, and to Contract Purchaser Pamela Plunkert, 6405 Rosemont Avenue, Baltimore, MD 21206, Petitioners.


PETER MAX ZIMMERMAN

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FOR

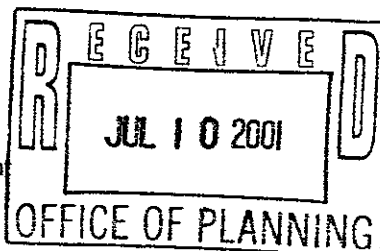
3002

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. _____

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

RE: Undersized Lots



Residential Processing Fee Paid
(\$50.00)

Accepted by JCM
Date 7-6-01

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:

Joe Merrey
410 -

Pamela Plunkert 6405 Rosemont Ave, 21206 426-1839
Print Name of Applicant Address Telephone Number

Lot Address 11717 Jerome Ave. Election District 11 Councilmanic District 5 Square Feet 10,200

Lot Location: NESW side/corner of SE of Jerome Ave 650 feet from NESW corner of CARRINGTON DR.
(street) (street)

Land Owner: Monika Missel Tax Account Number 11 19-053960

Address: 11710 A. HAMILTON PLACE WHITE MARSH, MD. Telephone Number (410) 256-5393
21162

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-2</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

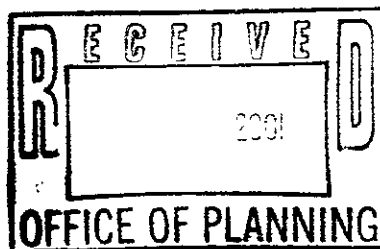
see 02-009A

Signed by

Jeffrey M. Long
for the Director, Office of Planning and Community Conservation

Date

7/15/01



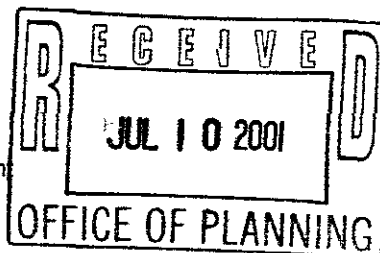
Revised 2/25/99

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

3402

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. _____



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

Residential Processing Fee Paid
(\$50.00)

Accepted by JCM
Date 7-6-01

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:

Joe Merrey
410 -

Pamela Plunkert 6405 Rosemont Ave, 21206 426-1839
Print Name of Applicant Address Telephone Number

Lot Address 11717 Jerome Ave. Election District 11 Councilmanic District 5 Square Feet 10,200

Lot Location: N ES W/side/corner of SE of Jerome Ave 650 feet from N ES W corner of CARRINGTON DR.
(street) (street)

Land Owner: Monika Missel Tax Account Number 11 19-053960

Address: 11710 A. HAMILTON PLACE WHITE MARSH, MD. Telephone Number (410) 256-5393
21162

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-2</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

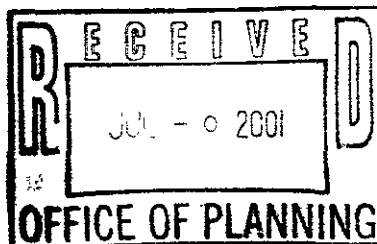
RECOMMENDATIONS / COMMENTS:

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

see 02-009A

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: _____

E 60,000

N 40,000

D.R.2

E 969,000

NE 10 K

NE 10 K

E 61,500

009

D.R.2

ML

BR

39,000

MIMOSA

73,000

QUEROME AVENUE

GARRINGTON DR

GUNPOWDER ROAD

HAMILTON PLACE

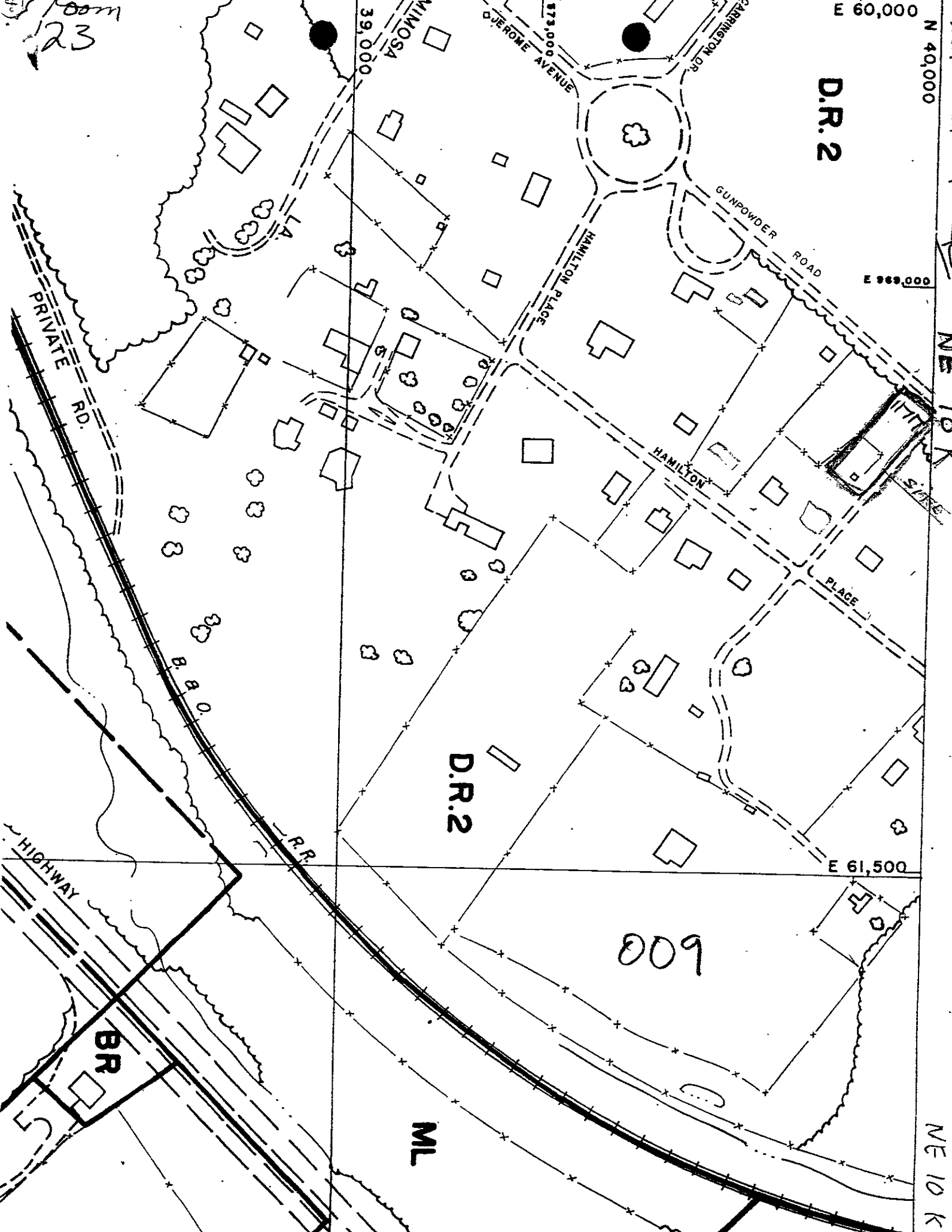
HAMILTON

PLACE

PRIVATE RD.

HIGHWAY

R.R.



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

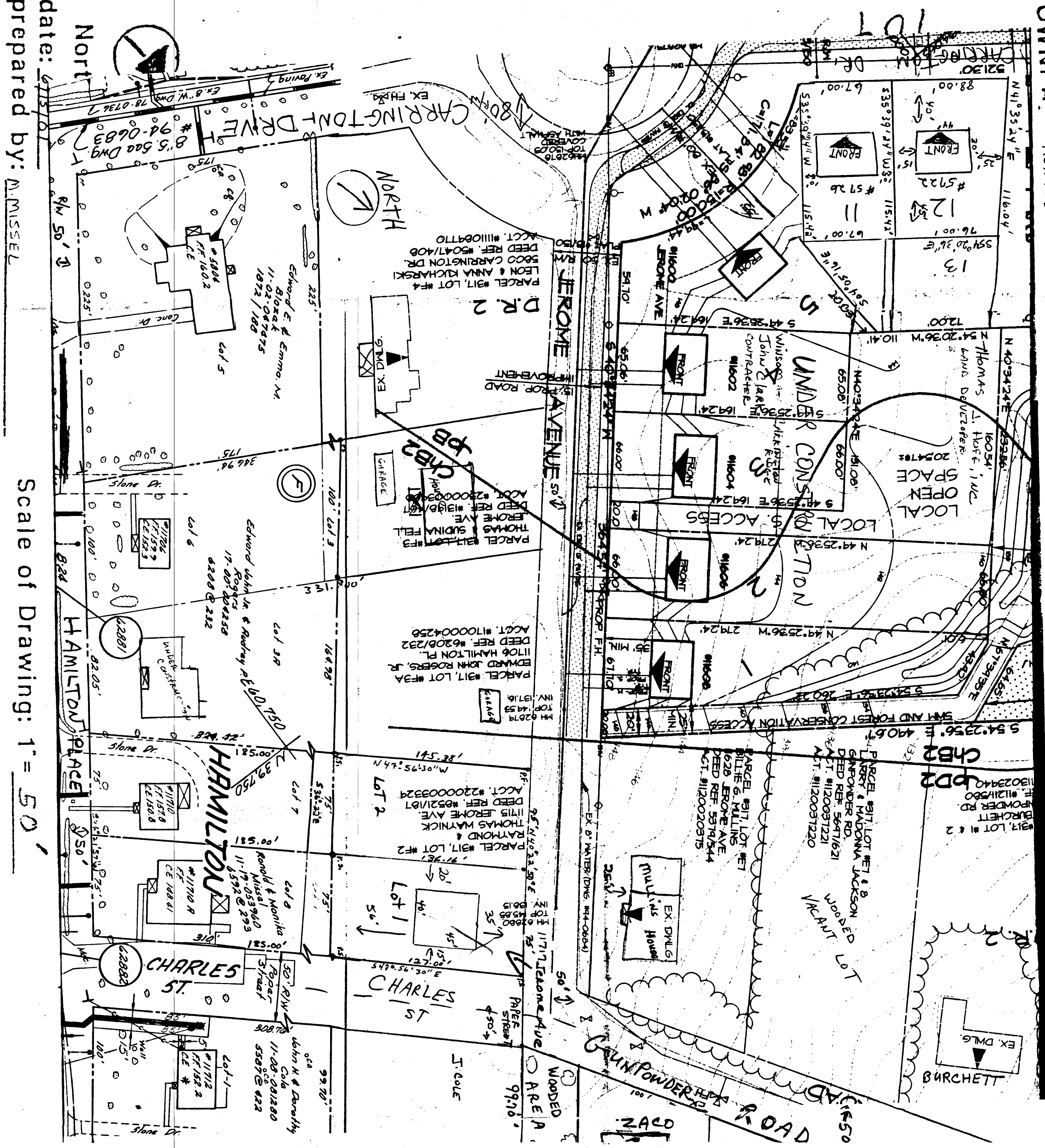
PROPERTY ADDRESS: 11717 Jerome Ave. WHITE MARSH, MD. 21162

Subdivision name: DARRYL GARDENS, PLAT # 2, BLOCK E

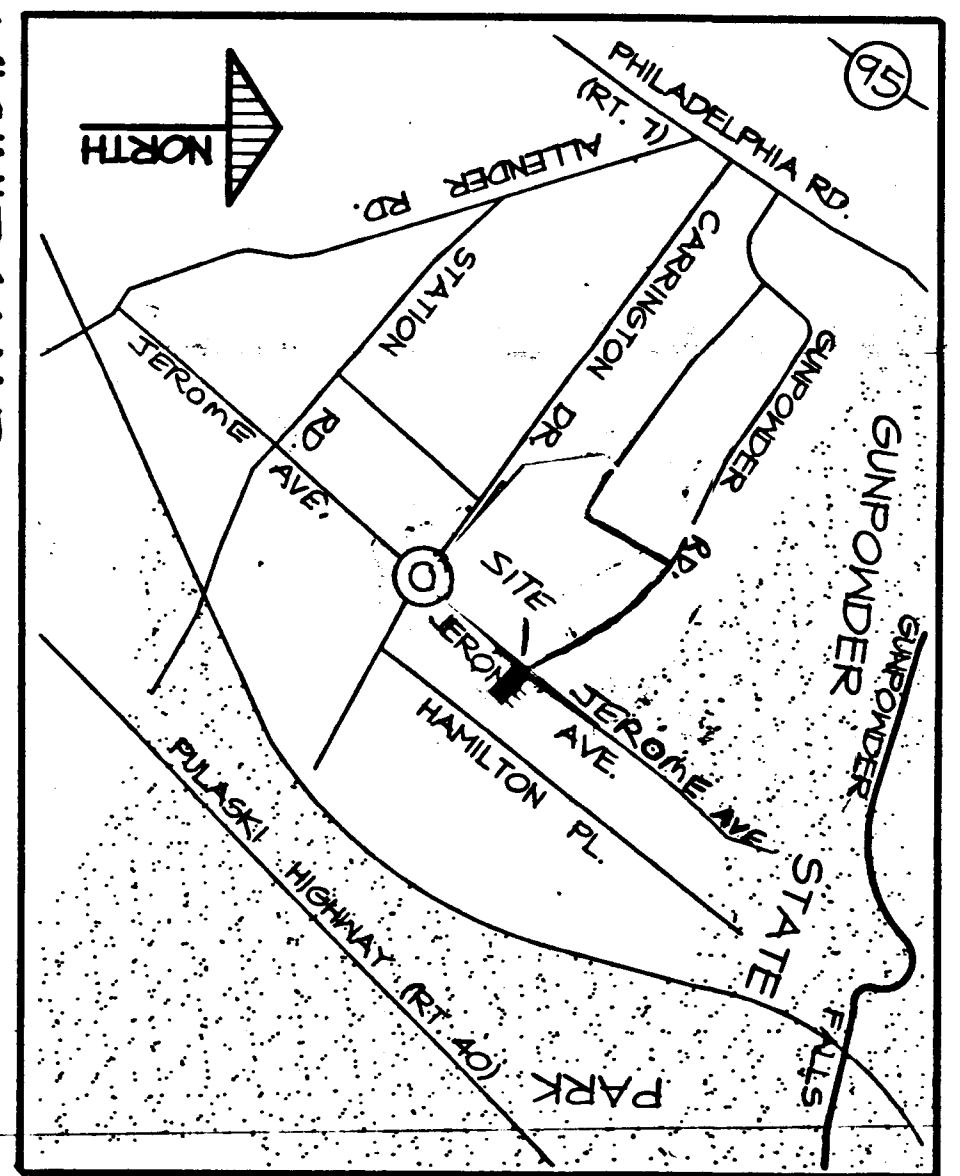
Plat book # 13, folio # 150, lot # 1, section # F

OWNER: RONALD + MONIKA MISSEL

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



date: 6/15/01
prepared by: M. MISSEL
Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 11

Councilmanic District: 5

1" scale map: NE 10 K

Zoning: DR 2

Lot size: 0.23 acreage 10,200 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☐
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #: