

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

2/16/02

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 408
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 02-301-A

Residential Processing Fee Paid (\$50.00)
Accepted by <u>BK</u>
Date <u>1/16/02</u>

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:

GLENN ARM HOMES, L.L.C. 12238 LONG GREEN PIKE, GLEN ARM, MD 21057 410-592-3600
Print Name of Applicant Address Telephone Number

Lot Address #312 PATAPSCO AVE. Election District 15 Councilmanic District 7 Square Feet 5,000±

Lot Location: N E S W/side/corner of PATAPSCO AVENUE 200 feet from N E S W corner of POPLAR AVENUE
(street) (street)

Land Owner: DONALD & NANCY LEITER Tax Account Number 15-13-554649

Address 7934 OAKDALE AVE., BALTIMORE, MD 21237 Telephone Number (410) 391-4240

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!

	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 <small>Printed (3 copies)</small>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<small>Top sheet (2 copies): available in Room 206, County Office Building - (please label site clearly)</small>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Building Elevation Drawings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Photographs (please label all photos clearly) <small>Adjacent Buildings</small>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<small>Surrounding Neighborhood</small>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Current Zoning Classification: <u>D.R.-5.5</u>		

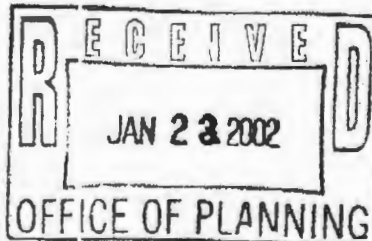
Date	1/28/02	# of pages	1
From	Jeffrey Long		
Co.	Planning		
Phone #	3480		
Fax #			

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:

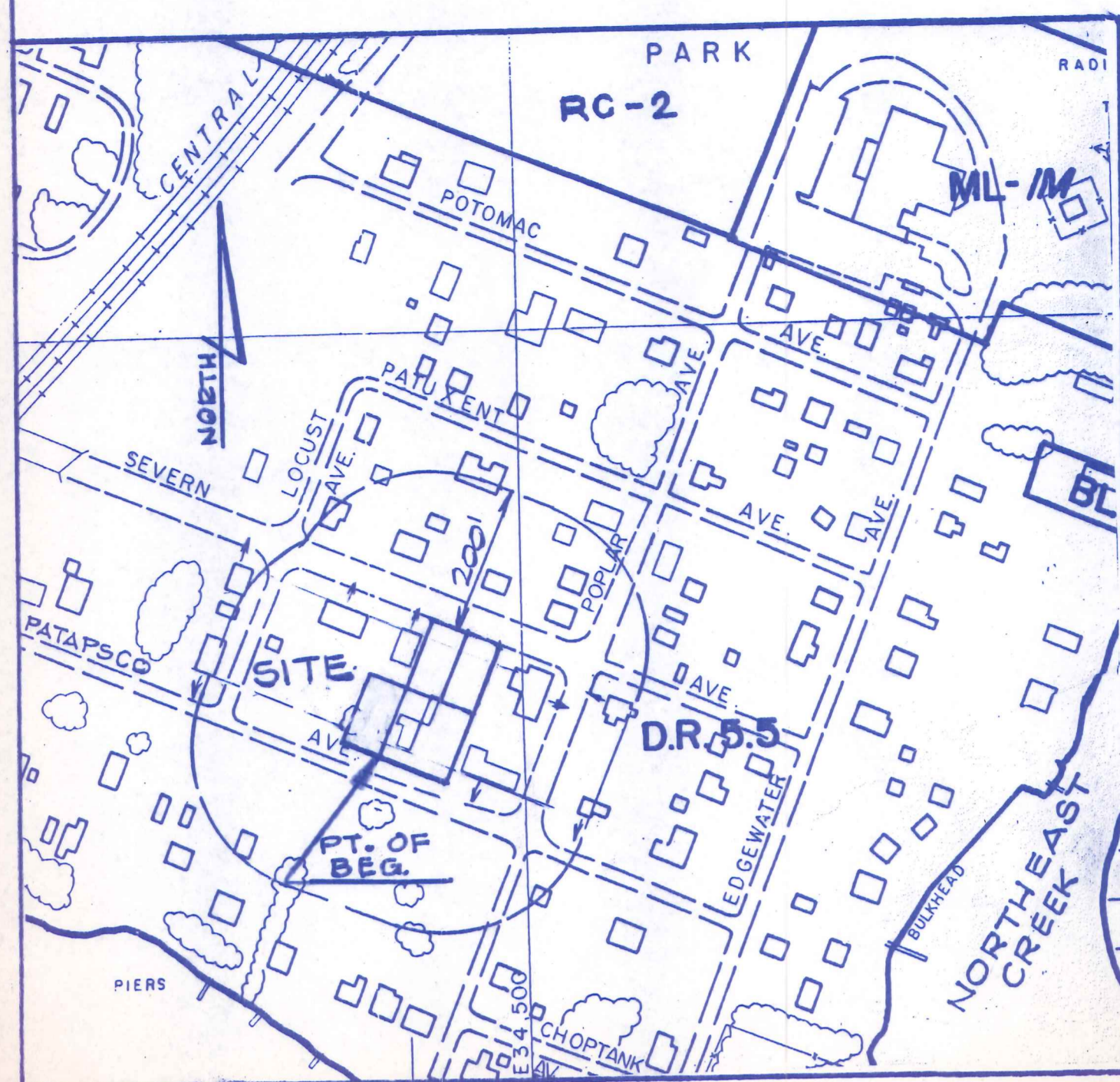
Signed by: Jeffrey Long
Director, Office of Planning and Community Conservation



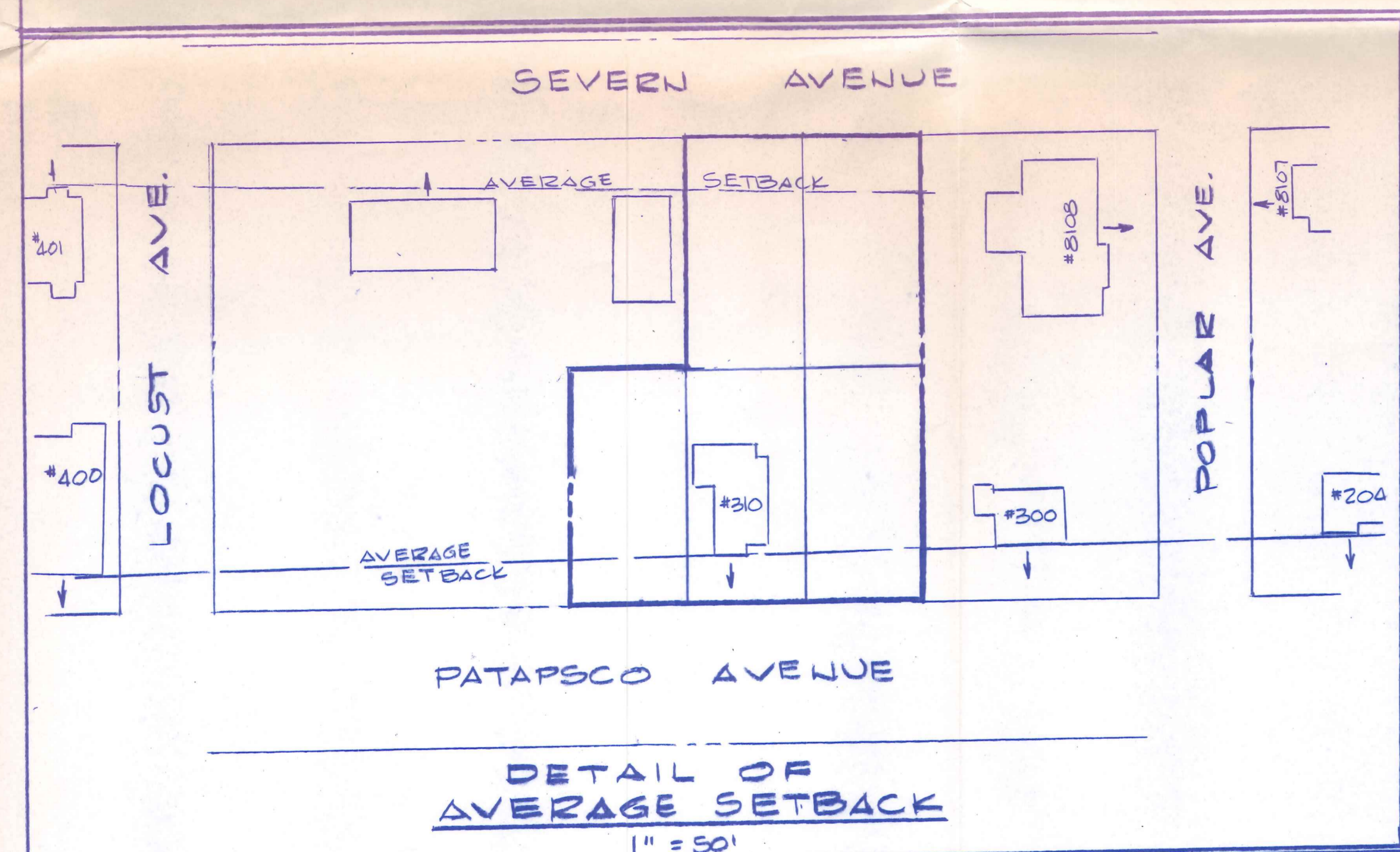
Date: 1/28/02

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

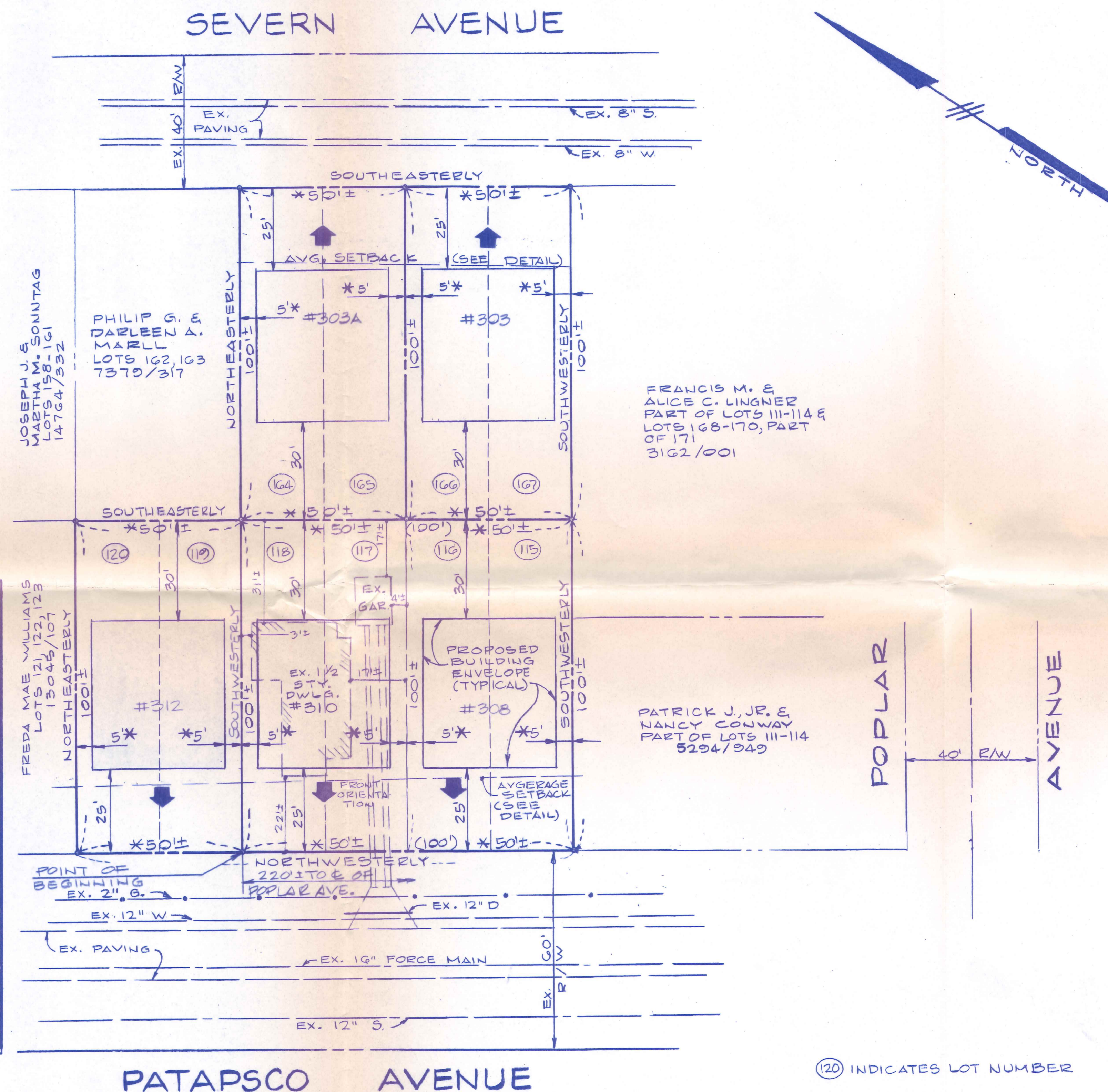
PLAT TO ACCOMPANY PETITION FOR ZONING: VARIANCE, SPECIAL HEARING



ZONING MAP (REF. MAP NE 2 F)
SCALE: 1" = 200'



DETAIL OF AVERAGE SETBACK
1" = 50'



PATAPSCO AVENUE
PLAN
1" = 20'

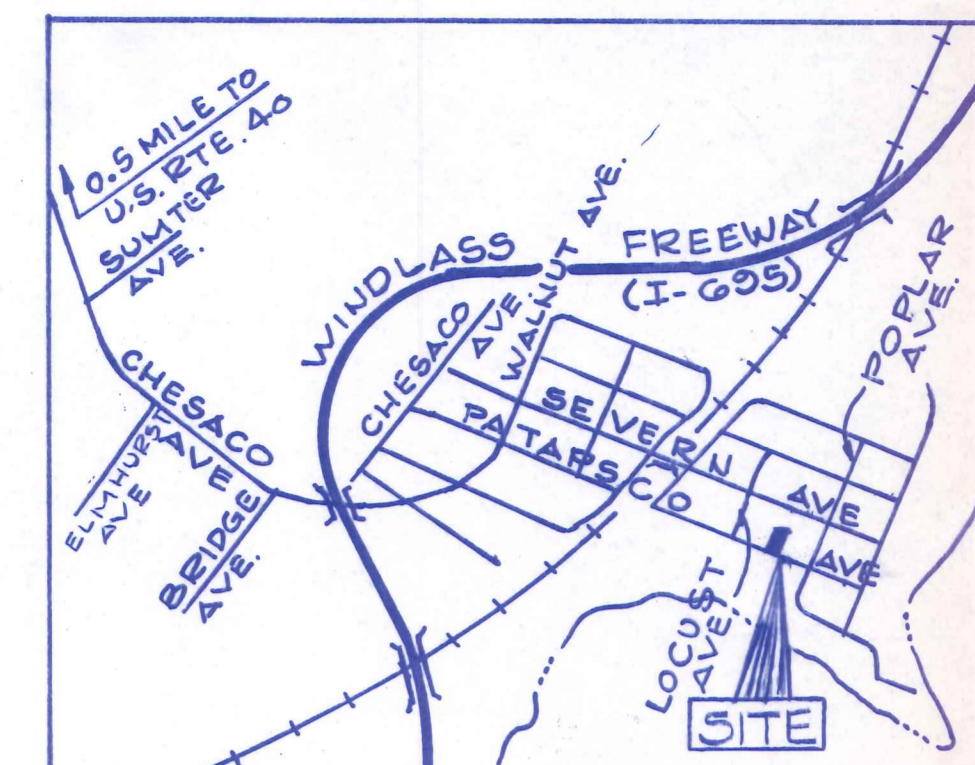
* VARIANCE REQUEST FOR A LOT WIDTH WHICH IS LESS THAN 55', A 5' SIDE YARD IN LIEU OF 10', AND A LOT AREA LESS THAN 6,000 S.F.

(120) INDICATES LOT NUMBER

EXISTING DWELLING (#310 PATAPSCO AVE) AND GARAGE TO BE RAZED

LOT DIMENSIONS AND AREAS ARE BASED ON MARYLAND STATE TAX RECORDS AND BALTIMORE COUNTY LAND RECORDS, AND ARE NOT BASED ON A SURVEY.

THERE IS NO 100 YEAR FLOODPLAIN WHICH AFFECTS THE SUBJECT PROPERTY.



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT #: 15
COUNCILMANIC DISTRICT #: 7
1" = 200' SCALE MAP #: NE 2 F
ZONING: DR-5.5
LOT SIZE: SEE OWNER INFORMATION * BELOW

PUBLIC PRIVATE
SEWER:
WATER:
YES NO
CHESAPEAKE BAY CRITICAL AREA:
PRIOR ZONING HEARINGS: NONE

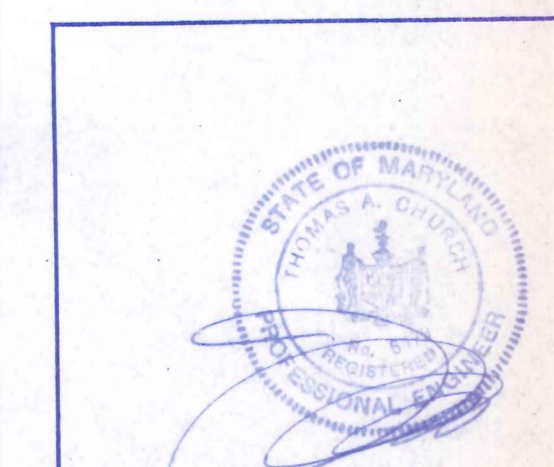
ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
an	301	02-301-A

OWNER INFORMATION

- NAME & ADDRESS: DONALD S. & NANCY LEITER, 7934 OAKDALE AVE., BALTIMORE, MD., 21237
- DEED REF.: 5298/429
- PLAT REF.: G/164
- TAX ACCT. NUMBERS & AREAS:

LOT(S)	TAX ACCT.	AREA (APPROX)
A) 115-118	15-13-554647	10,000 S.F. = 0.2290 AC
B) 119-120	15-13-554648	5,000 S.F. = 0.1148 AC
C) 164-165	15-13-554648	5,000 S.F. = 0.1148 AC
D) 166-167	15-13-554650	5,000 S.F. = 0.1148 AC



Drafting	TLB
Check	TAC
Design	
Check	DATE: _____

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
6603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212

CONTRACT PURCHASER
GLEN ARM HOMES, LLC
12238 LONG GREEN PIKE
GLEN ARM, MD., 21037
410-592-3600

312 PATAPSCO AVE.
PLAT TO ACCOMPANY PETITION FOR VARIANCE
LOTS 115-118, 119-120, 164-165, 166-167
SHEET 1 - PLAN D, CHESACO PARK
ELECTION DISTRICT NO. 15 BALTIMORE COUNTY, MD.

SHEET	DATE	CONTRACT NUMBER
1 OF 1	SCALE AS SHOWN	02-100