

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

8/6/02

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. _____

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

Residential Processing Fee Paid
(\$50.00)

Accepted by JL
Date 7/18/02

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:

K.V.N. CONST. INC 583 A STREET PASADENA, MD 21122 410-977-6735
Print Name of Applicant Address Telephone Number

Lot Address 2717 ARBUTUS AVE Election District 13 Councilmanic District 1 Square Feet 6250

Lot Location: N E W side corner of ARBUTUS AVE 392 feet from N E S corner of CENTURY AVE
(street) (street)

Land Owner: DONALD S GREIN, SUSAN GREIN Tax Account Number 13-07-581021

Address: 2716 DAISY AVE BALT. MD 21227 Telephone Number (410) 977-6738

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?

1. This Recommendation Form (3 copies)

YES NO

2. Permit Application

YES NO

3. Site Plan
Property (3 copies)

YES NO

Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)

WAIVED

4. Building Elevation Drawings

YES NO

5. Photographs (please label all photos clearly)
Adjoining Buildings

YES NO

Surrounding Neighborhood

YES NO

6. Current Zoning Classification: DR 5.5

Date	7/26/02	# of pages	
From	John Lewis	Co.	Zoning
Phone #			
Fax #	2824		

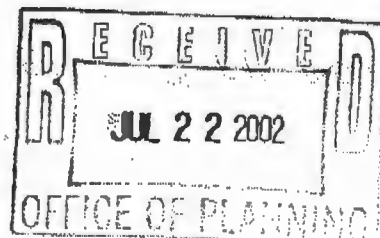
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

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

Signed by: [Signature]
for the Director, Office of Planning and Community Conservation

Date: 7/26/02



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 JLL Feuk on 7/18/02
(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 7/29/02 D (15 Days Before C)
DATE POSTED 7-26-02

HEARING REQUESTED? YES NO - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 8/13/02 C (B-3 Work Days)
TENTATIVE DECISION DATE 8/17/02 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: # 2717 ARBUTUS AVENUE
NORTH SIDE OF ARBUTUS AVE., 392' EAST OF CENTURY AVE.

Posted by: Darland Moore Date of Posting: 7-26-02
Signature

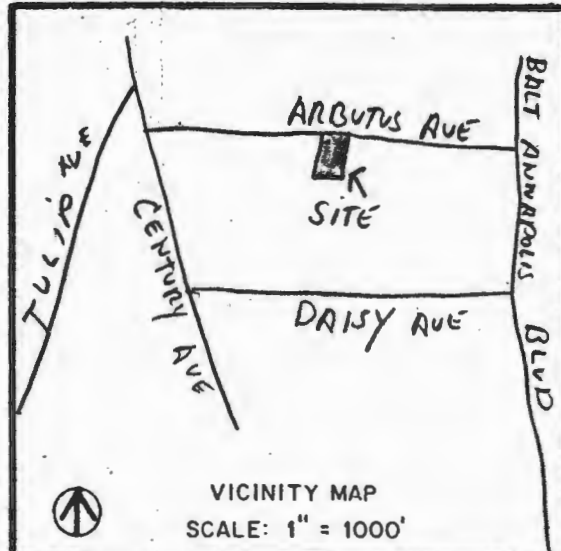
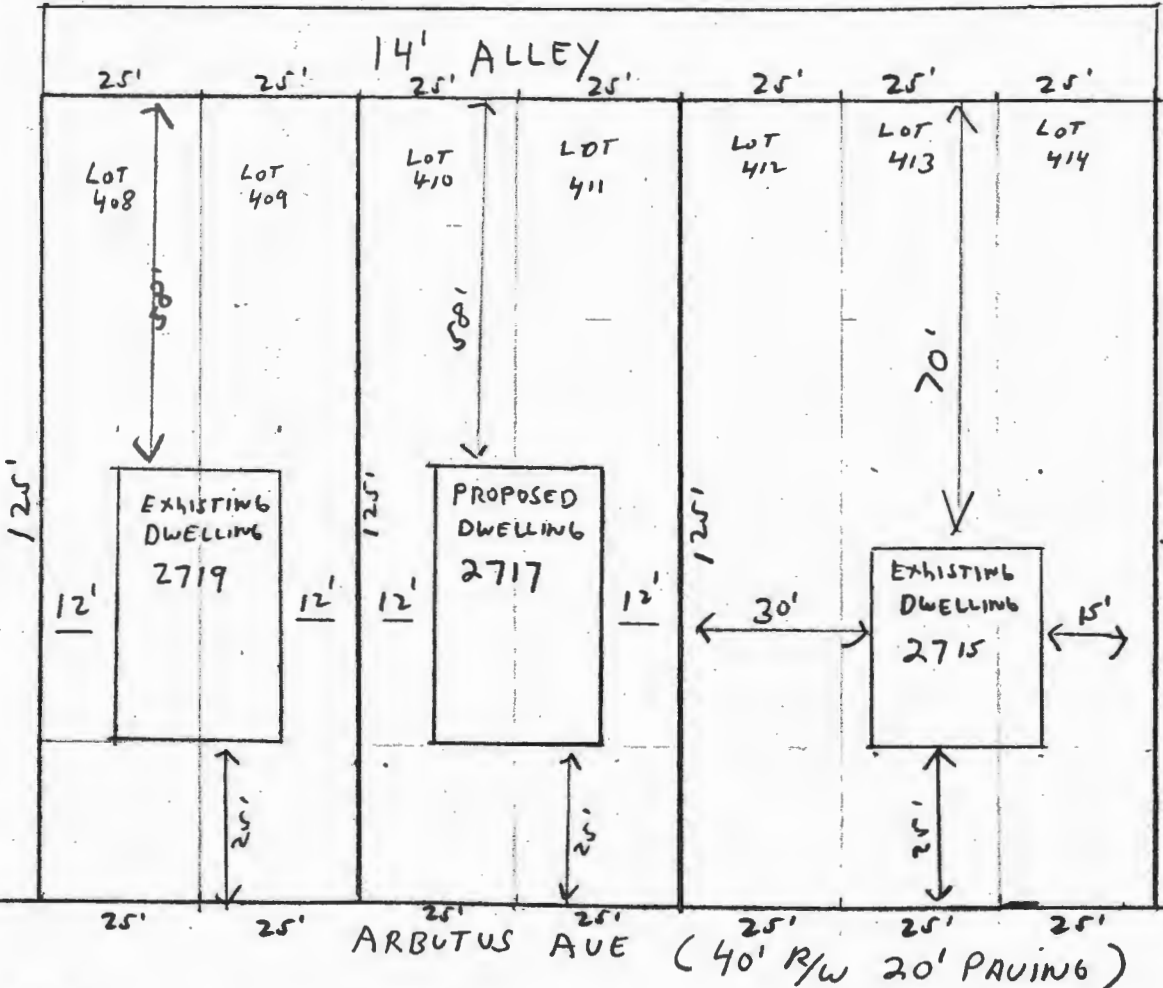
Number of Signs: 1

SIGN SHOULD STATE: TO PERMIT CONSTRUCTION OF A DWELLING ON AN UNDERSIZED LOT.

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

PROPERTY ADDRESS 2717 ARBUTUS AVE
 SUBDIVISION NAME ENGLISH CONSUL ESTATE
 PLAT BOOK # 3 FOLIO # 109 LOT # 410 SECTION # B
 OWNER DONALD S. GREIN & SUSAN GREIN

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION



LOCATION INFORMATION

ELECTION DISTRICT 13
 COUNCILMANIC DISTRICT 4
 1" = 200' SCALE MAP #
 ZONING DRS.5
 LOT SIZE 6250

	ACREAGE	SQUARE FEET	
		PUBLIC	PRIVATE
SEWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHESAPEAKE BAY CRITICAL AREA		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
100 YEAR FLOOD PLAIN		<input type="checkbox"/>	<input checked="" type="checkbox"/>
HISTORIC PROPERTY/BUILDING		<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR ZONING HEARING			



No adjacent ownership with adjoining lots for past 6 years
 K.K. Pfg

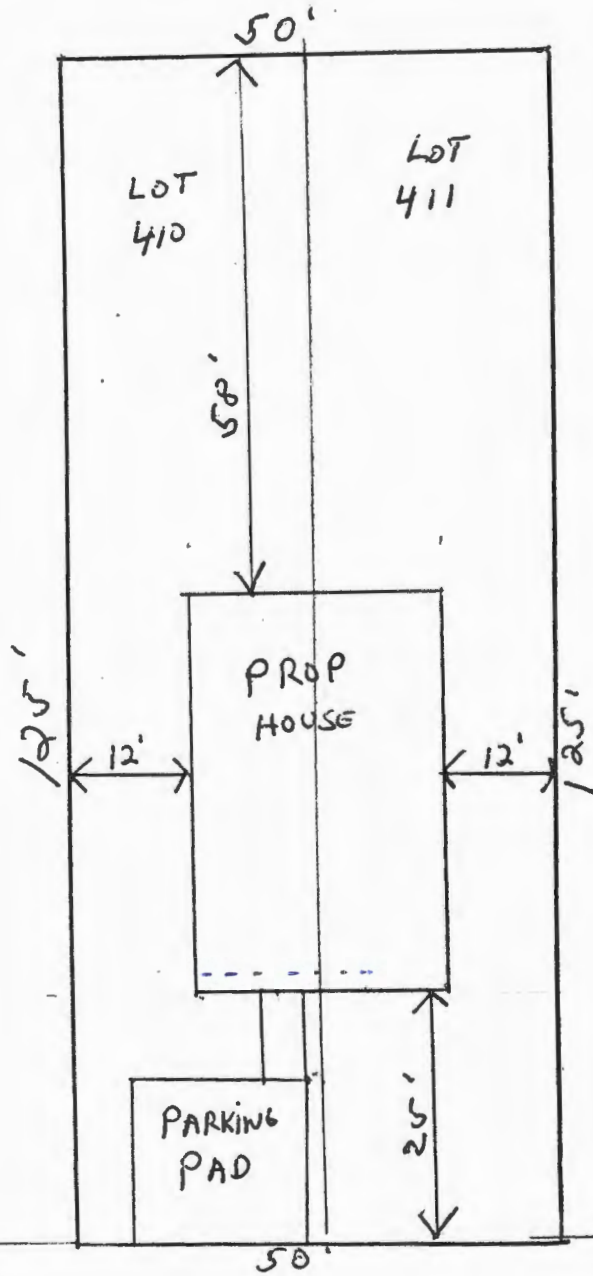
→ TO CENTURY AVE

SCALE OF DRAWING: 1" = 30'

PREPARED BY

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

SITE PLAN



ARBUTUS AVE

K.V.N.
583 A ST.
PASADENA MD.
21122

LOT is 6,250 SQFT

SCALE 1" = 20'
LOTS 410 + 411
TAX # 13-07-581021
ARBUTUS AVE

ZONING NOTICE

BUILDING PERMIT APPLICATION

TO PERMIT CONSTRUCTION OF
 A DWELLING ON AN UNDERSIZED
 LOT

PUBLIC HEARING ?

PURSUANT TO SECTION 304.4, BALTIMORE COUNTY REGULATIONS, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED BUILDING PERMIT, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 8:00 P.M. ON AUGUST 8, 2002.

REQUEST FOR HEARING MUST REFERENCE THE ADDRESS ON THIS SIGN. ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING. UNDER PENALTY OF LAW HANDICAPPED ACCESSIBLE



BALTIMORE COUNTY, MARYLAND
 OFFICE OF BUDGET & FINANCE
 MISCELLANEOUS RECEIPT

No. 14415

DATE 7/18/02 ACCOUNT 001 006 6150

AMOUNT \$ 50.00

RECEIVED FROM: KVN CONST. INC.

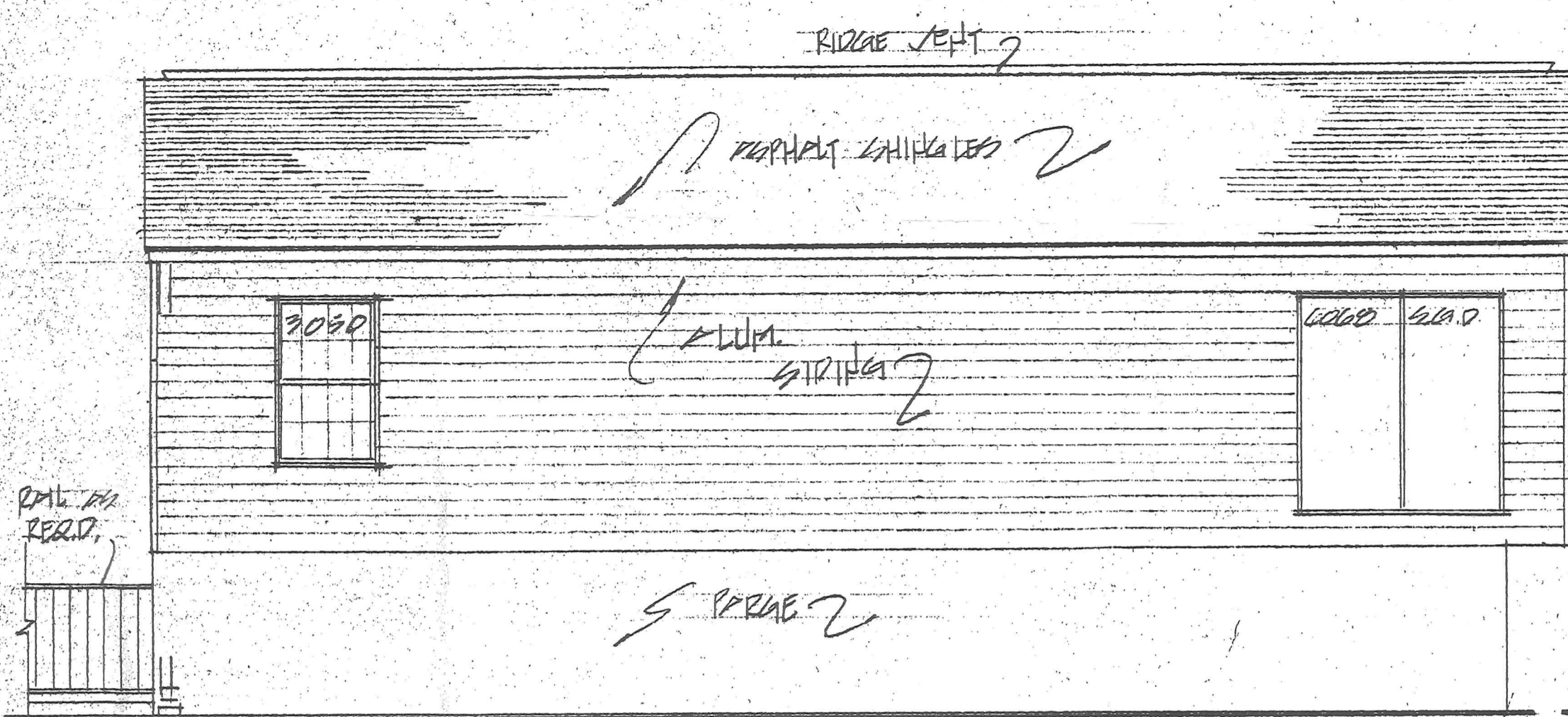
FOR: Undersized Lot Application

PAID RECEIPT

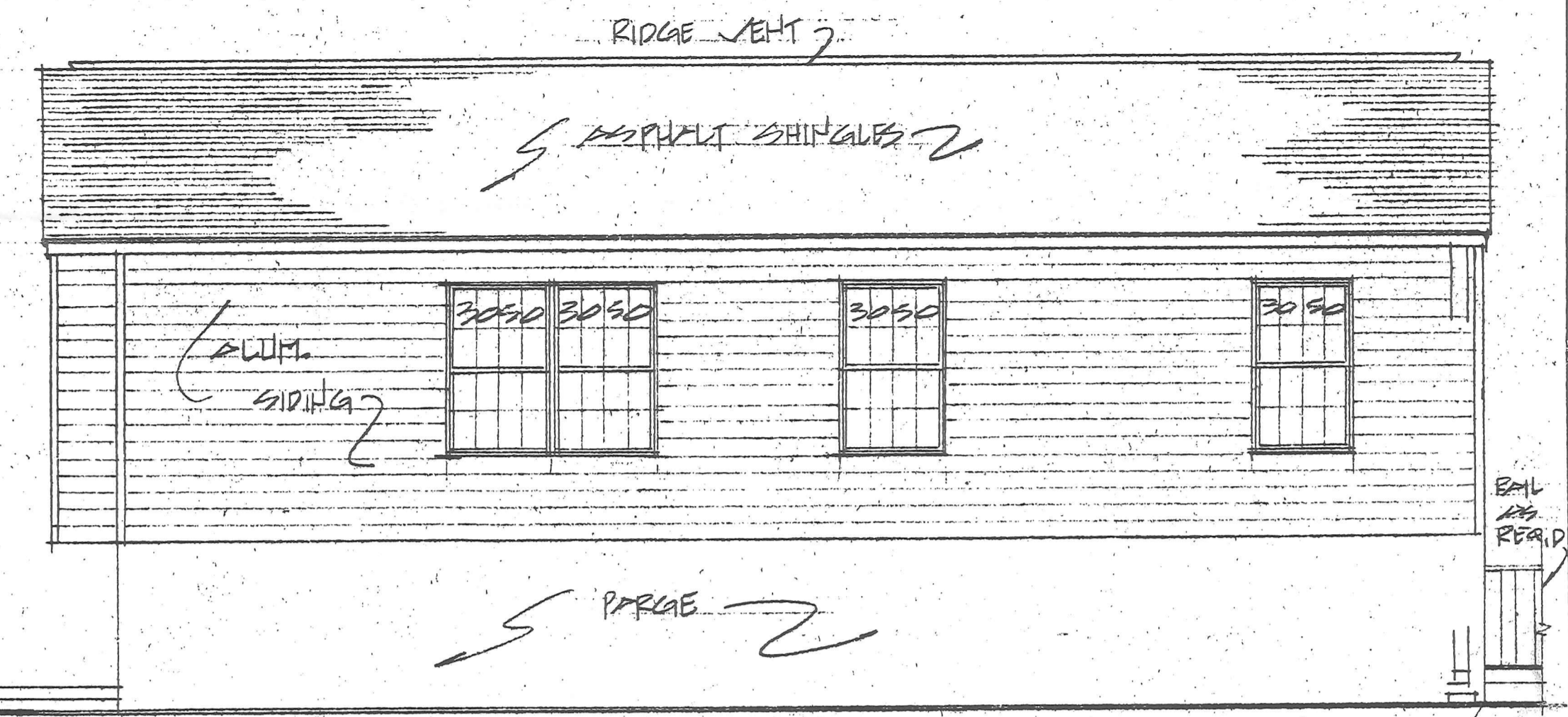
AMOUNT	DATE	TIME
50.00	7/18/2002	14:53:04
PERMITS DEPT. BUDGET & FINANCE		
RECEIPT # 002681 7/18/2002		
PERMITS DEPT. BUDGET & FINANCE		
CR. NO. 014415		
Rec'd Tol	50.00	
50.00 CR		00
Baltimore County, Maryland		

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

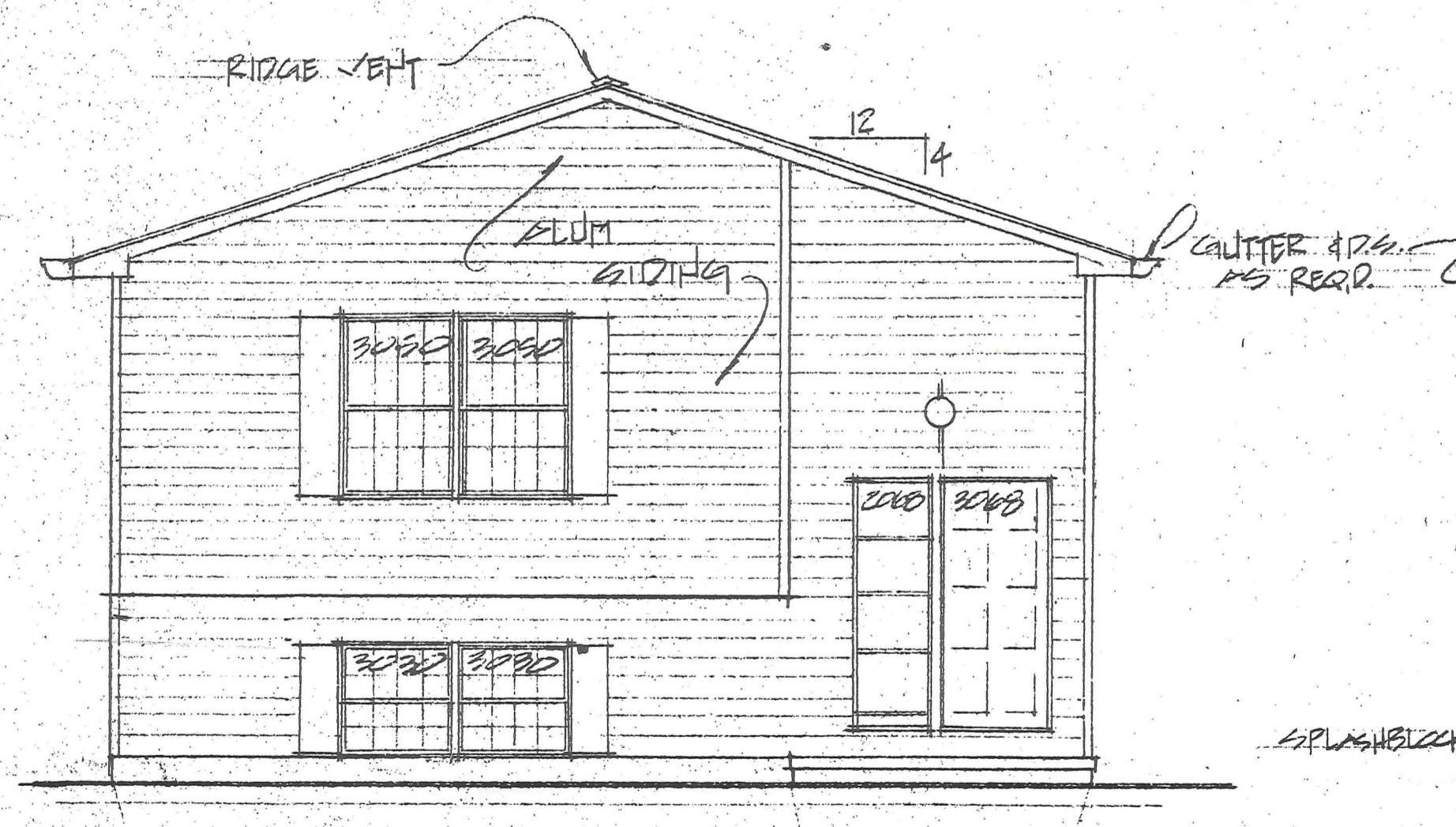
CASHIER'S VALIDATION



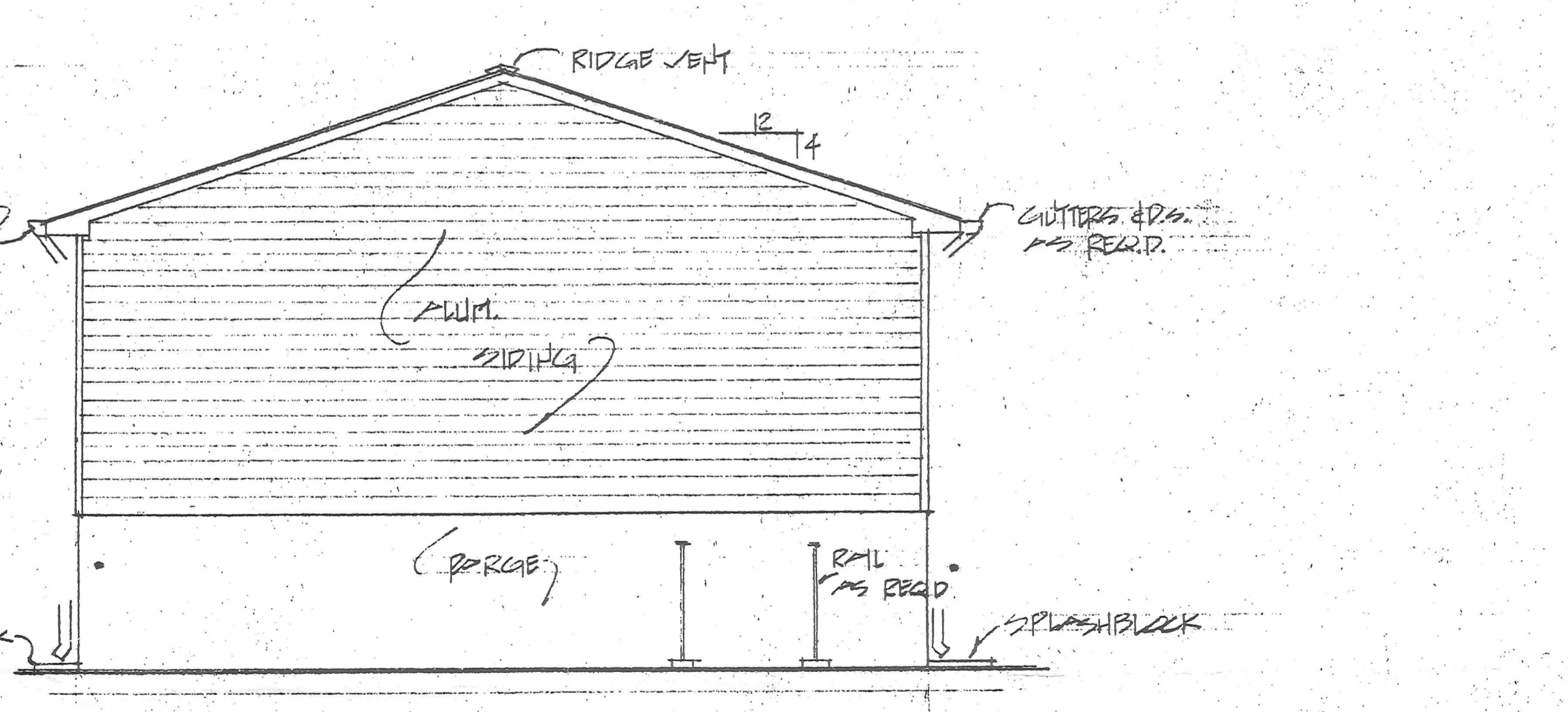
LEFT SIDE ELEVATION 1/4"=1'-0"



RIGHT SIDE ELEVATION 1/4"=1'-0"



FRONT ELEVATION 1/4"=1'-0"



REAR ELEVATION 1/4"=1'-0"

JOHN JOSEPH INC			
SCALE 1/4"=1'-0"	REVISIONS	BY	DATE
DATE 11-26-86			
DR'N S.P.	CKD.		
AP'VD.			
TITLE ELEVATIONS	NO. 30FS		