

11/29/02

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Lynn Lanham
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 JPF
Date 11/13/02

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:

301-689-1978
410-374-4248
410-887-1119 WK
Telephone Number

Print Name of Applicant John C. Williams Address 46 Wright St. Frostburg, Md. 21532

Lot Address 5435 ARCADIA AVE. / HANOVER RD. / S.E. CORNER Arcadia Ave. Election District 5 Councilmanic District 3 Square Feet 35,022

Lot Location: SE corner of HANOVER RD. (street) 25 feet from SE corner of ARCADIA AVE. (street)

Land Owner: St. Paul's Evangelical Church Tax Account Number 0502020176

Address: 15801 Trenton Rd. Upperco, Md. 21155-9518 Telephone Number () _____

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"/>
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>RC-2</u>		

Date	11/19	# of pages	2
From	L. Lanham	Co.	
Phone #	3900	Fax #	
To	Arnold Jablon	Co./Dept.	
Phone #		Fax #	2829

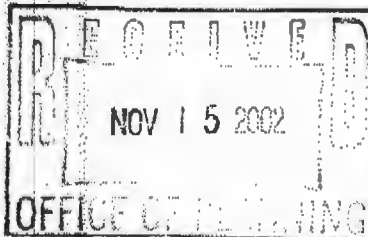
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the application to conform with the 1

see attached

Signed by: Arnold Jablon
for the Director, Office of Planning and Community Conservation



Date: 11/19/02

Revised 2/05/02

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Jun Fernando
Department of Permits and
Development Management

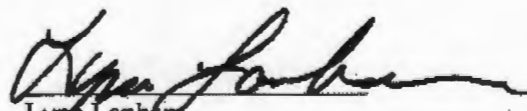
DATE: November 19, 2002

FROM: Lynn Lanham
Chief, Development Review Section
Office of Planning

SUBJECT: Undersized Lot
5435 Arcadia Ave

The Office of Planning has reviewed the Undersized Lot request and recommends approval subject to the following conditions:

1. Hanover Pike is a Master Plan designated scenic route.
2. In order to protect the scenic quality of the area, the house should be turned to face Hanover Pike, or the garage should be relocated to the east side of the house and the façade facing Hanover Pike should be finished with materials and details similar to the front façade.



Lynn Lanham

LL:kma

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

To: Jun Fernando
Department of Permits and
Development Management
Zoning

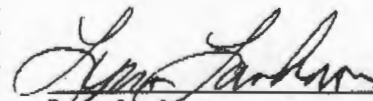
DATE: December 9, 2002

FROM: Lynn Lanham
Chief, Development Review Section
Office of Planning

SUBJECT: Undersized Lot: Amended Comments
5435 Arcadia Ave
John Williams

The Office of Planning has reviewed the Undersized Lot request and recommends approval subject to the following conditions:

The applicant, John Williams, has contacted the Office of Planning and has agreed to locate the garage to the east side of the house with the house facing Arcadia Avenue. The side elevation facing Hanover Pike will be finished as per the submitted architectural drawings (indicated as left side elevation).


Lynn Lanham

LL:kma
Attachment

Date	12-9	# of pages	2
From	Lynn Lanham	Co.	
Phone #	3400	Fax #	
Post-it Fax Note	7671	To	Jun Fernando
		Co./Dept.	Zoning
		Phone #	
		Fax #	2024

CERTIFICATE OF POSTING

RE: Case No.: BUILDING PERMIT

Petitioner/Developer: JOHN C.

WILLIAMS

Date of Hearing/Closing: 12/10/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stepeas

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 5435 ARCADIA AVE

The sign(s) were posted on 11/24/02
(Month, Day, Year)



Sincerely,

[Signature] 11/24/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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 JUN R. FERNANDO on NOV. 13, 2002.
(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 NOV. 25, 2002 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) DEC. 10, 2002 C (B-3 Work Days)

TENTATIVE DECISION DATE DEC. 13, 2002 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: _____

* TO APPROVED AN UNDERSIZED LOT ON 5435 ARCADIA AVE.

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

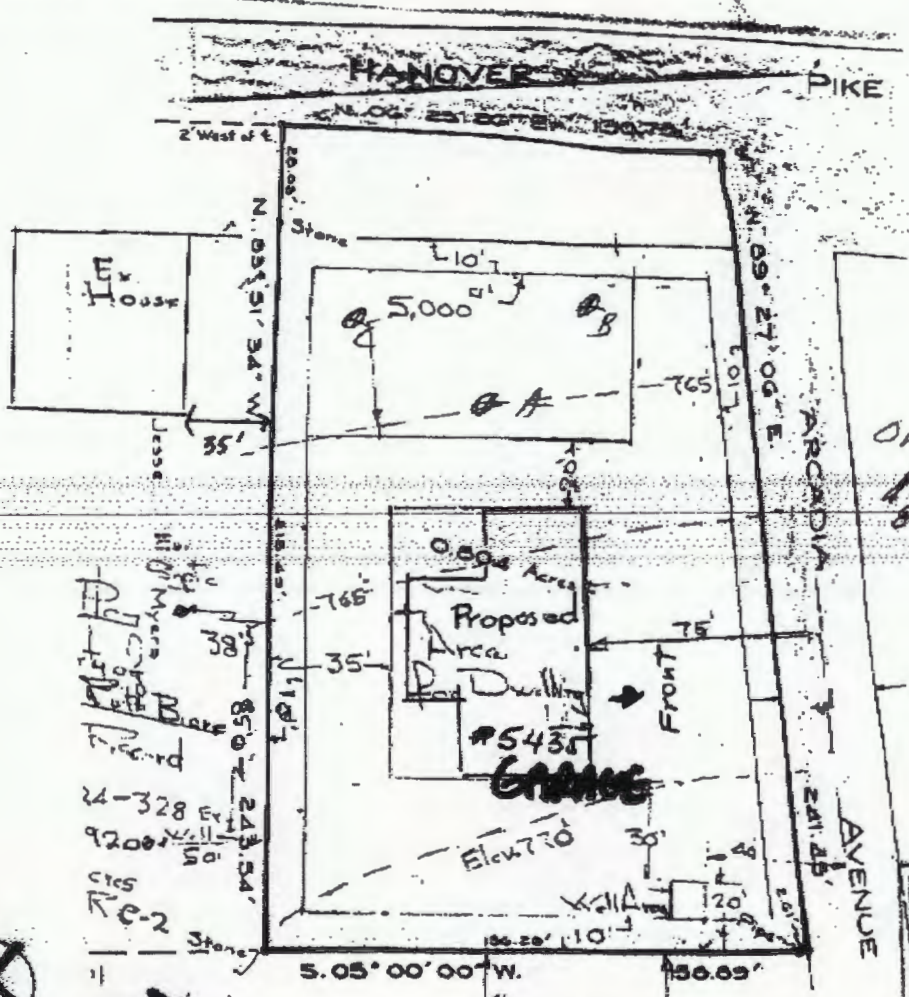
PROPERTY ADDRESS 5435 Arcadia Ave. Hanover Rd./S.E. Corner Arcadia Ave. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME MAP 25 GRID 10 PARCEL 6B

PLAT BOOK # 515 FOLIO # 204 LOT # SECTION #

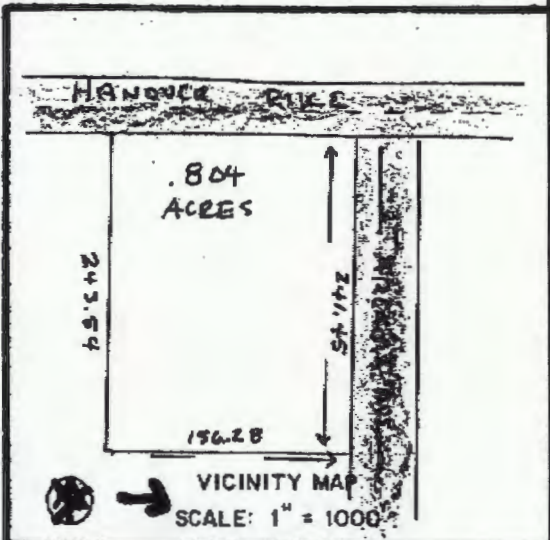
OWNER St. Paul's Evangelical Church 15801 Treton Rd. Upperco, md.

TAX ACCT # 0502020176



JJ
12/11/02

RECEIVED
NOV 15 2002
OFFICE OF PLANNING



LOCATION INFORMATION

ELECTION DISTRICT 5TH

COUNCILMANIC DISTRICT 3RD

1" = 200' SCALE MAP # NW 25-K

ZONING RC-2

LOT SIZE	<u>.08</u> ACREAGE	<u>35,022</u> SQUARE FEET
	PUBLIC	PRIVATE
SEWER	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WATER	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO CONTIGUOUS OWNERSHIP	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CHESAPEAKE BAY CRITICAL AREA	<input type="checkbox"/>	<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	<input type="checkbox"/>	
PROPERTY INTACT SINCE 1977	<input type="checkbox"/>	

ZONING OFFICE USE ONLY

REVIEWED BY JRF ITEM # X CASE # X

PREPARED BY J. Williams

SCALE OF DRAWING: 1" = 40'

J. Entora & Wife (Formerly)

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **19201**

DATE 11-13-02 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: John C. Williams

FOR: Undersized Lot
5435 Arcadia Ave.

Taken by: JRF

PAID RECEIPT

BUSINESS ACTUAL TIME
11/13/2002 11/13/2002 10:36:56
REL 4806 WALKIN KNCH KRW DAWMER 4
>> RECEIPT N 113110 11/13/2002 OFLN
Det 5 520 ZONING VERIFICATION
CR NO. 019201
Recpt Tot \$50.00
50.00 OK .00 CR
Baltimore County, Maryland

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

[Faint background image of a ledger or spreadsheet with handwritten entries and columns.]

PERSONAL REPRESENTATIVE'S DEED

THIS DEED, Made this 21st day of September in the year One Thousand Nine Hundred and Seventy Seven, by and between RUTH B. BLIZZARD BARE, Personal Representative of the Estate of CHARLES JOSHUA BENSON, late of Carroll County in the State of Maryland, of the first part, and RUTH B. BARE and MARY B. WALBURN of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said RUTH B. BLIZZARD BARE, Personal Representative of the Estate of CHARLES JOSHUA BENSON, does hereby grant and convey unto the said RUTH B. BARE and MARY B. WALBURN as tenants in common, and unto the heirs, successors and assigns of them, in fee simple,

TRANSFER TAX NOT REQUIRED

Walter R. Peterson

CLERK OF DISTRICT COURT
BALTIMORE COUNTY, MARYLAND

Per: _____
Authorized Signature

ALL that lot or parcel of land situate, lying and being in the Fifth Election District of Baltimore County, State of Maryland, and described as follows, that is to say,

BEGINNING for the same at a stone at the beginning point described in a Deed from George A. Burke to Charles J. Benson and wife, dated August 5, 1919, recorded among the Land Records of Baltimore County in Liber W.P.C. No. 515 folio 204 etc., running thence binding on that Deed reversely the three following lines as now surveyed by magnetic bearings, North 83 degrees 51 minutes 34 seconds West 215.49 feet to a stone, thence continuing the same course, North 83 degrees 51 minutes 34 seconds West 28.05 feet to a point 2 feet West of the centerline of the present road-bed of Hanover Pike, thence running in that road, North 06 degrees 23 minutes 26 seconds East 130.73 feet to a point in or near the center of Hanover Pike and 15 feet South of the center of the extended centerline of Arcadia Avenue, said point also being at the end of the South 85 degrees West 643 1/2 foot line in a Deed from Joshua F. Armacost et al. to County Commissioners of Baltimore County, dated July 22, 1922, recorded in Liber W.P.C. No. 515 folio 204 etc., thence binding on that Deed reversely and running along the South side of Arcadia Avenue, 30 feet wide, North 89 degrees 27 minutes 06 seconds East 241.45 feet and to intersect the South 2 1/2 degrees West 171 1/2 foot line in a Deed from Charles J. Benson and wife to James E. Ensor, and wife, dated April 16, 1920, recorded in Liber W.P.C. No. 524 folio 328 etc., said point also being North 05 degrees 00 minutes East 2.61 feet from a pipe, thence binding on the last above mentioned Deed as now surveyed, South 05 degrees 00 minutes West 158.89 feet to the place of beginning, containing eight hundred and four thousandths of an acre (0.804) of land more or less.

SUBJECT, however, to the restrictions as set forth in a Deed from William A. Burke and wife to John Cushing, dated March 23, 1880, recorded in Liber W.M.L. No. 116 folio 295 etc.

BEING all of the remainder of the same land described in the above mentioned Deed from George A. Burke to Charles J. Benson and Mary E. Benson, his wife, dated August 5, 1919, recorded among the Land Records of Baltimore County in Liber W.P.C. No. 515 folio 204 etc.

AS surveyed August 3, 1977.

C. A. Myers
C. A. Myers, Surveyor
5732 Emory Road
Upperco, Md. 21155



AND BEING also the same parcel of land as depicted in surveyor's plat, Exhibit A, attached hereto and intended to be made a part hereof.

TO HAVE AND TO HOLD the said lot of ground, above described and mentioned, and hereby intended to be conveyed; together with the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said RUTH B. BARE and MARY B. WALBURN, as tenants in common, and unto the heirs, successors and assigns of them, in fee simple.

And the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property granted and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor

TEST:

Robert M. Bare
Witness

Ruth B. Blizzard Bare
RUTH B. BLIZZARD BARE
Personal Representative of the
Estate of Charles Joshua Benson

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 21st day of September in the year One Thousand Nine Hundred and Seventy Seven, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared RUTH B. BLIZZARD BARE, Personal Representative of the Estate of Charles Joshua Benson, the above named grantor, and she acknowledged the foregoing Deed to be her act.

As Witness my hand and Notarial Seal.

Edward J. Benson
Notary Public

My commission expires July 1, 1978.



