

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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 JS
Date _____

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:

JAMES GRACE 2527 BARRISON POINT RD 410 391 0179
Print Name of Applicant Address Telephone Number

Lot Address 1527 GALENA ROAD Election District 15 Councilmanic District 5 Square Feet 10,000

Lot Location: NE S W corner of GALENA ROAD 350 feet from N E S W corner of SUTTER ROAD
(street) (street)

Land Owner: JAMES GRACE Tax Account Number 15-1502650291

Address: 2527 BARRISON POINT RD Telephone Number (410) 391 0179

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)	<u>X</u>	
2. Permit Application		<u>X</u>
3. Site Plan Property (3 copies)	<u>X</u>	
Topo Map (2 copies); available in Room 206, County Office Building - (please label site clearly)		<u>X</u>
4. Building Elevation Drawings	<u>X</u>	<u>2x</u>
5. Photographs (please label all photos clearly) Adjoining Buildings	<u>X</u>	
Surrounding Neighborhood	<u>X</u>	
6. Current Zoning Classification: <u>DR5.5</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

Signed by:

for the Director, Office of Planning and Community Conservation

Date:

7/10/02

Post-It Fax Note	Date	7/11	# of pages	1
	From	John Sullivan	Co.	3400
To	John Sullivan	Co.	3400	2824
Co./Dept.		Phone #		
Phone #		Fax #		

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 John Sullivan on 7-01-02 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 7-11-02 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 7-26-02 C (B-3 Work Days)

TENTATIVE DECISION DATE 7-31-02 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Signature _____ Date of Posting: _____

Number of Signs: _____

CERTIFICATE OF POSTING

RECEIVED JUL 30 2002

UNDERSIZED LOT
RE: Case No.: 1527 GALENA RD.
Petitioner/Developer: GRACE, ETAL
TOM PHELPS
Date of Hearing/Closing: 7/26/02

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

Attention:

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 #1527 GALENA RD

The sign(s) were posted on

7/10/02
(Month, Day, Year)

Sincerely,

Patrick M O'Keefe 7/29/02
(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)

Post-It Fax Note 7671	# of pages	
	Date	
	From	
	To	
	Dept.	
	Co.	
	Phone #	
	Fax #	



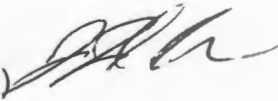
#1527 GALENA
UNDERSIZED LOT
GRACE

BALTIMORE COUNTY, MARYLAND
Interoffice Memorandum

DATE: July 2, 2002

TO: Jeff Long, Planning Office

FROM: John Sullivan PDM Zoning Review)



SUBJECT: 1527 Galena Road, Undersize Lot

Mr. Thomas Phelps, surveyor submitted these forms today (for the property owner) but did not have the required TOPO Maps or specific elevation drawings. I informed him that his client's request may not be approved without them.

LOT 75
N 79° 12' E - 50.00'
N 10° 48' W - 104.81'
LOT 66
10,000.59 FT
OPEN LOT

LOT HAS PUBLIC SEWER & WATER
LOT IS IN FLOOD ZONE B PER
FIRM MAP 240010 0440B
LOT 67 AVERAGE HOUSE SET BACK 100
ZONING DR 5.5
OPEN LOT DEED 161221401
TAX No 15-15-02650291
TAX MAP 97 GR1023 PARCEL 287
ELEC DIST 15 COUNCIL 7

15' 25"

15' 27"

15' 29"

\$1531

Valant
Lot

EXIST
BLDG

25' x
WOOD
W/ 05 MT

16' 24.0' 10'

OWNER JAMES GRACE
2527 BARRISON POINT
PA 410 391 0179

100.00' 100.00' 100.00'
359° 12' W 50.00' 350' TO SUSSEX ROAD

GALENA ROAD (50' R.O.W)

THIS DOES NOT CONSTITUTE A PROPERTY LINE SURVEY.
THIS WILL CERTIFY THAT I HAVE LOCATED THE IMPROVEMENTS
ON THE ABOVE PROPERTY AS INDICATED.

Thomas E. Phelps

THOMAS E. PHELPS AND ASSOCIATES, INC.
REGISTERED PROPERTY LINE SURVEYORS
945 BARRON AVENUE
BALTIMORE, MARYLAND 21221
OFFICE: (301) 574-6744

PLAT TO ACCOMPANY UNDER SIZE LOT

LOCATION SURVEY
JAMES GRACE PROP.
LOT 66 HYDE PARK SUB
1527 GALENA ROAD
Plat Book 9 Folio 59
Scale 1"=30' Date 06/15/02

-- Zoning Description

THOMAS E. PHELPS & ASSOCIATES, INC.

945 Barron Avenue
Baltimore, Maryland 21221-5202
(301) 574-6744

LAND SURVEYING

LAND PLANNING

ZONING DESCRIPTION FOR 1517 GALENA ROAD
(address)

Beginning at a point on the NORTH side of
(north, south, east or west)

GALENA ROAD which is 50
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 375 WEST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street SUSSEX ROAD
(name of street)

which is 50 wide. *Being Lot # 66.
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of HYDRA PARK
(name of subdivision)

as recorded in Baltimore County Plat Book # 9, Folio # 57.

containing 10,000. Also known as 1517 GALENA ROAD
(square feet or acres) (property address)

and located in the 15 Election District, 7 Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 14447

DATE 7-01-02 ACCOUNT R-001-006-6150

AMOUNT \$ 50.01

RECEIVED FROM: Mr. James Bruce

FOR: Quiltsize Kit Appraisal
1527 Galena Rd

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION