

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE

N/S Davis Avenue, 4000' +/-
centerline of Old Court Road
2nd Election District
1st Councilmanic District
(10514 Davis Avenue)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-048-SPHA

Barbara E. Harris
Petitioner

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owner of the subject property, Barbara Harris. The Petitioner is requesting a special hearing for property she owns at 10514 Davis Avenue. The subject property is zoned R.C.2. The special hearing request is from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a second dwelling unit (an in-law apartment) on the subject property. The variance request is from Section 400.3 of the B.C.Z.R., to permit a garage with a height of 25.5 ft. in lieu of the permitted 15 ft.

Appearing at the hearing on behalf of the requests were Barbara Harris, owner of the property and her son, Kenneth Geisler. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this request, consists of 10.3 acres of land, located on the north side of Davis Avenue in the Granite area of Baltimore County. The subject property is improved with an existing single-family dwelling and an accessory garage. Ms. Harris has resided on the property for the past 30 years. She is desirous of creating a small apartment in the existing garage. She intends to move into the smaller garage apartment and allow her son, Kenneth Geisler, to reside in the main dwelling on the property. Ms. Harris testified that the house and property have become too much for her to handle and would like to have her son reside in the main dwelling while she maintains a small residence in the existing garage. In order to proceed with her plans, the special hearing request

RECEIVED FOR FILING

Date

9/19/01

By

R. J. [Signature]

is necessary to allow two dwelling units on one property. In addition, a variance is necessary to approve the existing garage with a height of 25.5 ft. in lieu of the permitted 15 ft.

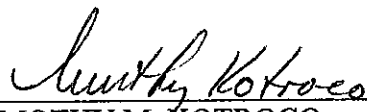
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted to allow a second detached dwelling unit on the property. The relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R. In addition, the variance request to allow the existing garage to remain at a height of 25.5 ft. shall also be granted.

Pursuant to the advertisement, posting of the property and public hearing held on the Petition and for the reasons given above, I believe that the special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of September, 2001, that the Petitioner's Request for Special Hearing from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a second dwelling unit (an in-law apartment) on the subject property, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the Petitioner's Request for Variance from Section 400.3 of the B.C.Z.R., to permit a garage with a height of 25.5 ft. in lieu of the permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The second dwelling unit which has been permitted pursuant to this special hearing request shall be occupied by members of the Harris family only and shall not be treated as a rental unit to third parties.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

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

September 19, 2001

Ms. Barbara E. Harris
10514 Davis Avenue
Granite, Maryland 21163

Re: Petition for Special Hearing
Case No.: 02-048-SPHA
Property: 10514 Davis Avenue

Dear Ms. Harris:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing 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 cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 10514 DAVIS AVE

which is presently zoned RC2

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A SECOND DETACHED DWELLING UNIT ON AN RC-2 ZONED LOT (GARAGE WITH 2ND STORY APARTMENT).

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

BARBARA E. HARRIS

Name - Type or Print

Signature

Name - Type or Print

Signature

10514 DAVIS AVENUE

Address

Telephone No. 410-750-1113

WOODSTOCK

City

State MD

Zip Code 21163

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

7-26-01

Case No. 02-048 SPAA

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 9/18/01



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10514 DAVIS AVE

which is presently zoned RC 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)

400.3; BC2R TO PERMIT A GARAGE WITH A HEIGHT OF 25.5 FT. IN LIEU OF THE PERMITTED 15 FT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

TO BE PRESENTED AT HEARING

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 02-048 SPAH

REV 9/15/98

Legal Owner(s):

BARBARA E. HARRIS

Name - Type or Print

Signature

Name - Type or Print

Signature

10514 DAVIS AVE 410 750-1143

Address

Telephone No.

GRANITE

MD

21163

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

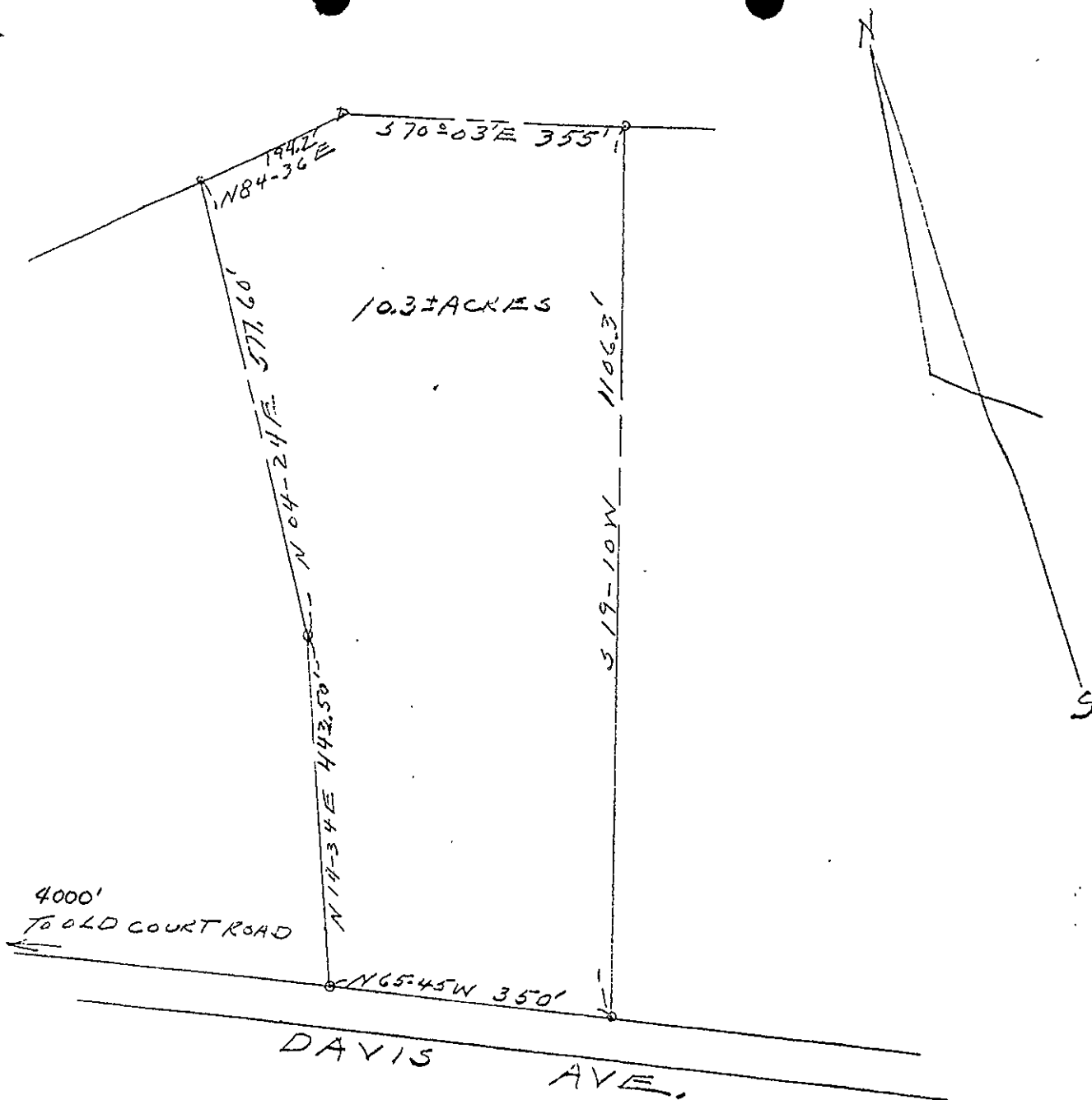
7-26-01

ZONING DESCRIPTION FOR 10514 DAVIS AVENUE

Beginning at a point on North side of Davis Avenue which is 20 feet wide at the distance of 4000 feet South East of the centerline of the nearest improved intersecting street Old Court Road which is 22 feet wide, as recorded in deed # OTG-5197, folio 354, recorded 6/27/71 and located in the 2nd Election District, 1st Councilmanic District. (See attached metes and bounds description).

OEP

~~PRIOR CASE~~
~~01-398-A~~



Plat of a parcel of land located in the Second District, Balto. Co., Md.
 Davis Ave., Second District, Balto. Co., Md.



Scale 1 in. to 200 ft.
 Dec. 1970
 Robert C. Norris, Reg. Surveyor

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

4009

DATE 7-26-01 ACCOUNT 01-06-6150

AMOUNT \$ 100.00

RECEIVED FROM: B. HARRIS — 10514 HARRIS Ave.

FOR: SPH - 50.00
A - 50.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Jan

PAID RECEIPT

PAYMENT ACTUAL TIME
7/26/2001 7/26/2001 10:24:58
REQ. W503 CASHIER RDBS LRB DRAWER 3
RECEIPT # 195116 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 004009

Recpt Tot 100.00
100.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

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: #02-048-SPHA

10514 Davis Avenue

N/S Davis Avenue, 4000' +/- centerline Old Court Road

2nd Election District - 1st Councilmanic District

Legal Owner(s): Barbara E. Harris

Variance: to permit a garage with a height of 25.5 feet in lieu of the permitted 15 feet. **Special Hearing:** to permit a second detached dwelling unit on a RC-2 zoned lot (garage with 2nd story apartment).

Hearing: Tuesday, September 18, 2001 at 10:00 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 the File and/or Hearing: Contact the Zoning Review Office at (410) 887-3391.

8/311 Aug. 30

C490730

CERTIFICATE OF PUBLICATION

8/30/2001

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 8/30/2001.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-048-SPHA

Petitioner/Developer: _____

Barbara Harris

Date of Hearing/Closing: 9/18/01 @ 10 AM

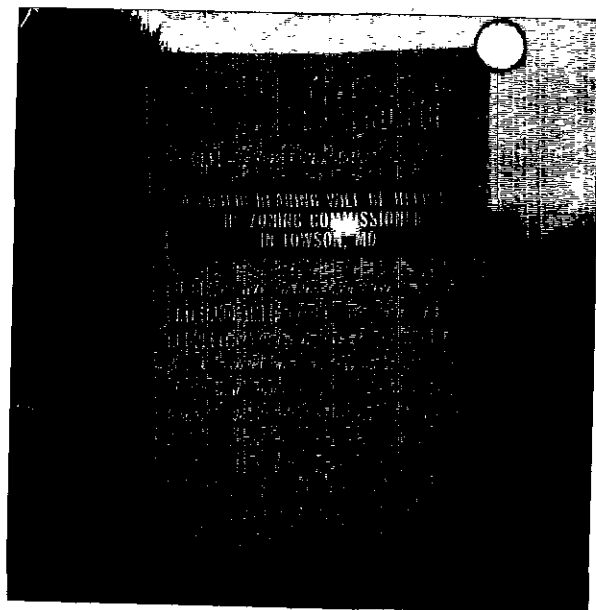
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 10514 Davis Avenue
Woodstock, MD 21163

The sign(s) were posted on August 30, 2001
(Month, Day, Year)



Sincerely,

Stacy Gardner 8/31/01
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784
(Address)

(City, State, Zip Code)
410-781-4000
(Telephone Number)

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: 048

Petitioner: BARBARA Harris

Address or Location: 10514 Davis Ave., Woodstock, Md. 21163

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: Same

Telephone Number: 410-750-1143

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 30, 2001 Issue – Jeffersonian

Please forward billing to:
Barbara E Harris
10514 Davis Avenue
Woodstock MD 21163

410 750-1143

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: 02-048-SPHA

10514 Davis Avenue

N/S Davis Avenue, 4000' +/- centerline Old Court Road

2nd Election District – 1st Councilmanic District

Legal Owner: Barbara E Harris

Variance to permit a garage with a height of 25.5 feet in lieu of the permitted 15 feet.
Special Hearing to permit a second detached dwelling unit on a RC-2 zoned lot (garage with 2nd story apartment).

HEARING: Tuesday, September 18, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
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

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 23, 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: 02-048-SPHA
10514 Davis Avenue
N/S Davis Avenue, 4000' +/- centerline Old Court Road
2nd Election District – 1st Councilmanic District
Legal Owner: Barbara E Harris

Variance to permit a garage with a height of 25.5 feet in lieu of the permitted 15 feet.
Special Hearing to permit a second detached dwelling unit on a RC-2 zoned lot (garage with 2nd story apartment).

HEARING: Tuesday, September 18, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: Barbara E Harris, 10514 Davis Avenue, Woodstock 21163

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 1, 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.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 14, 2001

Barbara E Harris
10514 Davis Avenue
Woodstock MD 21163

Dear Ms. Harris:

RE: Case Number: 02-048-SPHA, 10514 Davis Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 26, 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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

Charities 9/19/01

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 11, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 27, 2001
Item Nos. 036, 039, 040, 041, 044, 045,
048, 049, 050, 051, 053, 054, and 055

SEP 11 2001

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

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

~~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

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:

036, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050,
(051), 052, 053, 054, AND 055

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley
DATE: September 5, 2001

SUBJECT: Zoning Item 48
Address 10514 Davis Ave

Zoning Advisory Committee Meeting of August 20, 2001

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X_____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- X_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

_____ Additional Comments:

Reviewer: John Russo

Date: August 30, 2001

June
9/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 24, 2001

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

AUG 27

SUBJECT: 10514 Davis Avenue

INFORMATION:

Item Number: 02-048

Petitioner: Barbara E. Harris

Zoning: RC 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

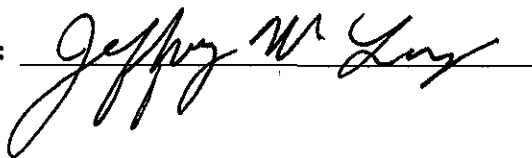
The Office of Planning does not oppose the subject request provided that the use of the property as an in-law apartment shall cease when the applicant's mother-in-law no longer resides in the apartment.

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: 8-24-01

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

RE: Baltimore County
Item No. 048 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,

Kr 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 SPECIAL HEARING
PETITION FOR VARIANCE
10514 Davis Avenue, N/S Davis Ave,
4000' +/- SE of c/l Old Court Rd
2nd Election District, 1st Councilmanic

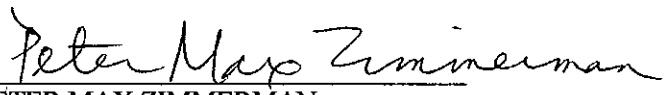
Legal Owner: Barbara E. Harris
Petitioner(s)

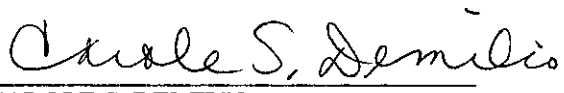
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-48-SPHA

* * * * *

ENTRY OF APPEARANCE

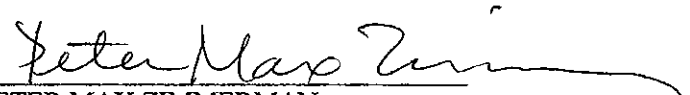
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation 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 10th day of September, 2001 a copy of the foregoing Entry of Appearance was mailed to Barbara E. Harris, 10514 Davis Avenue, Woodstock, MD 21163, Petitioners.


PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Wally Lippincott

DATE Sept 6, 2001

FROM: R. Bruce Seeley

SUBJECT: 10514 Davis Ave

Please review the attached Zoning Item #48, and
provide comments by Sept 12, 2001. Thank you.

NO COMMENTS: _____

DATE: _____

COMMENTS:

A request for an additional
dwelling unit on this RCD zoned property
cannot be supported. One of purposes
of the Rural zones is to control urban expansion
or sprawl. ~~Additional units result in the~~
~~and there is~~ need to provide
greater ~~land~~ amounts of services for
more people ~~which is not~~ which is
not desirable.

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. _____

Residential Processing Fee Paid
(\$50.00)

Accepted by _____

Date _____

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:

Grace E. Shank 1302 Random Ridge Drive 410-840-9517
Print Name of Applicant Address Telephone Number

Lot Address 2523 Old Frederick Rd Election District 1 Councilmanic District 1 Square Feet 22,262.1 ±

Lot Location: NE S W side/corner of Old Frederick Rd 700 ± feet from NE S W corner of Bella Avenue
(street) (street)

Land Owner: Virginia M. Spittel Tax Account Number 2100014161

Address: 9020 Mandale Lane Ellicott City MD 21043 Telephone Number (410) 465-3717

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

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: DR-2

TO BE FILLED IN BY THE OFFICE OF PLANNING AND COMMUNITY CONSERVATION

RECOMMENDATIONS / COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required m

Post-It® Fax Note

7671

Date

9/7/01

of pages

1

To

Mr. Sullivan

From

Jeff Long

Co./Dept.

Co.

Planning

Phone #

Phone #

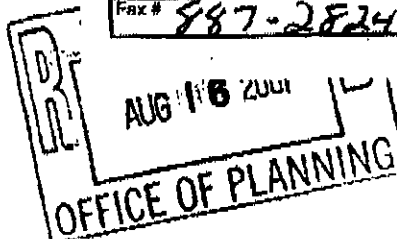
3480

Fax #

887-2824

Fax #

Signed by: Jeffrey W. Long
for the Director, Office of Planning and Community Conservation



Date:

9/7/01

Revised 2/25/99

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

NW 4L

NW 4K

N 14,000 N 14,000

R. C. 2

← SITE

R. C. 2

R. C. 6

N 13,000 N 13,000

R. C. 2

N 546,000 N 546,000

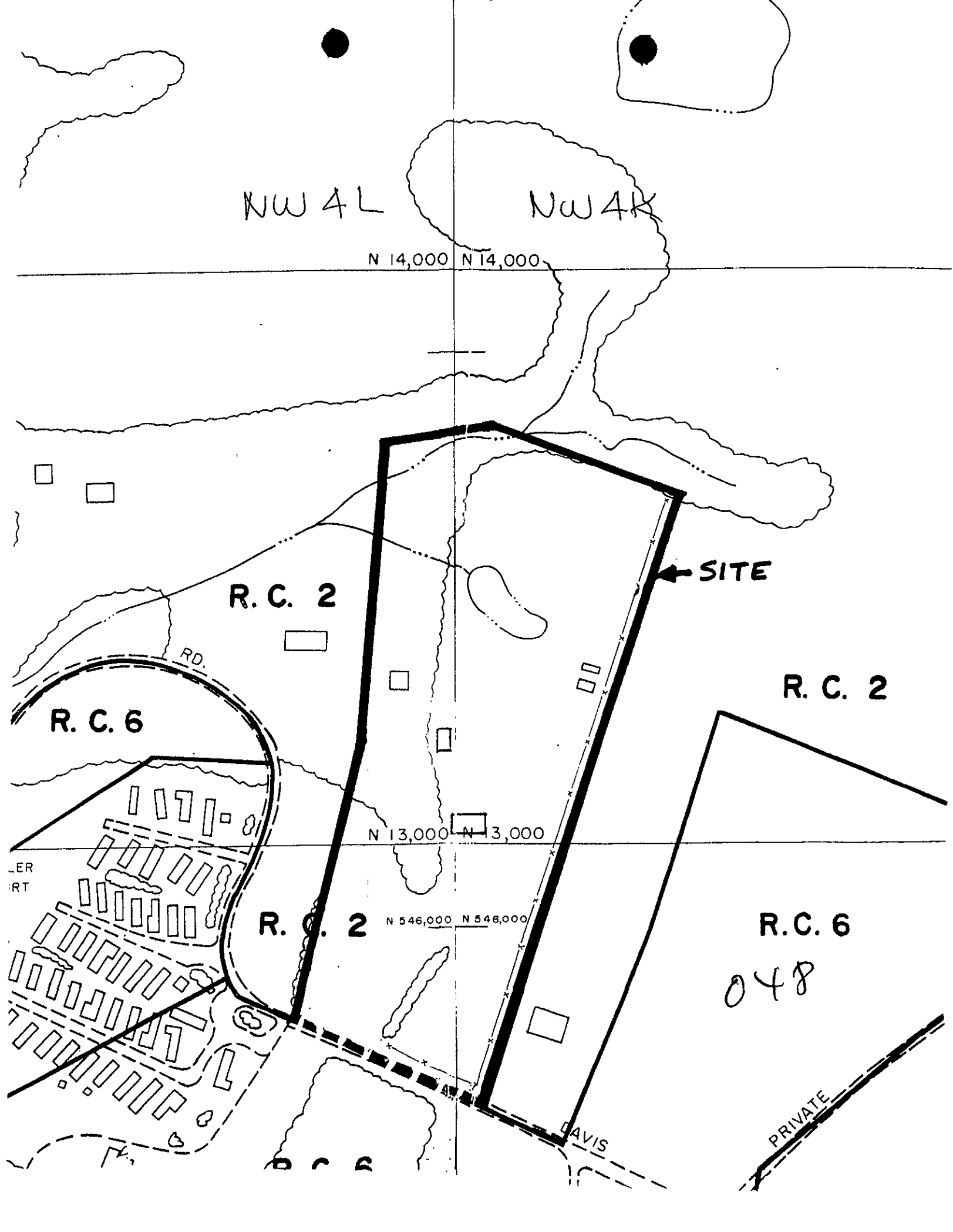
R. C. 6

048

DAVIS

PRIVATE

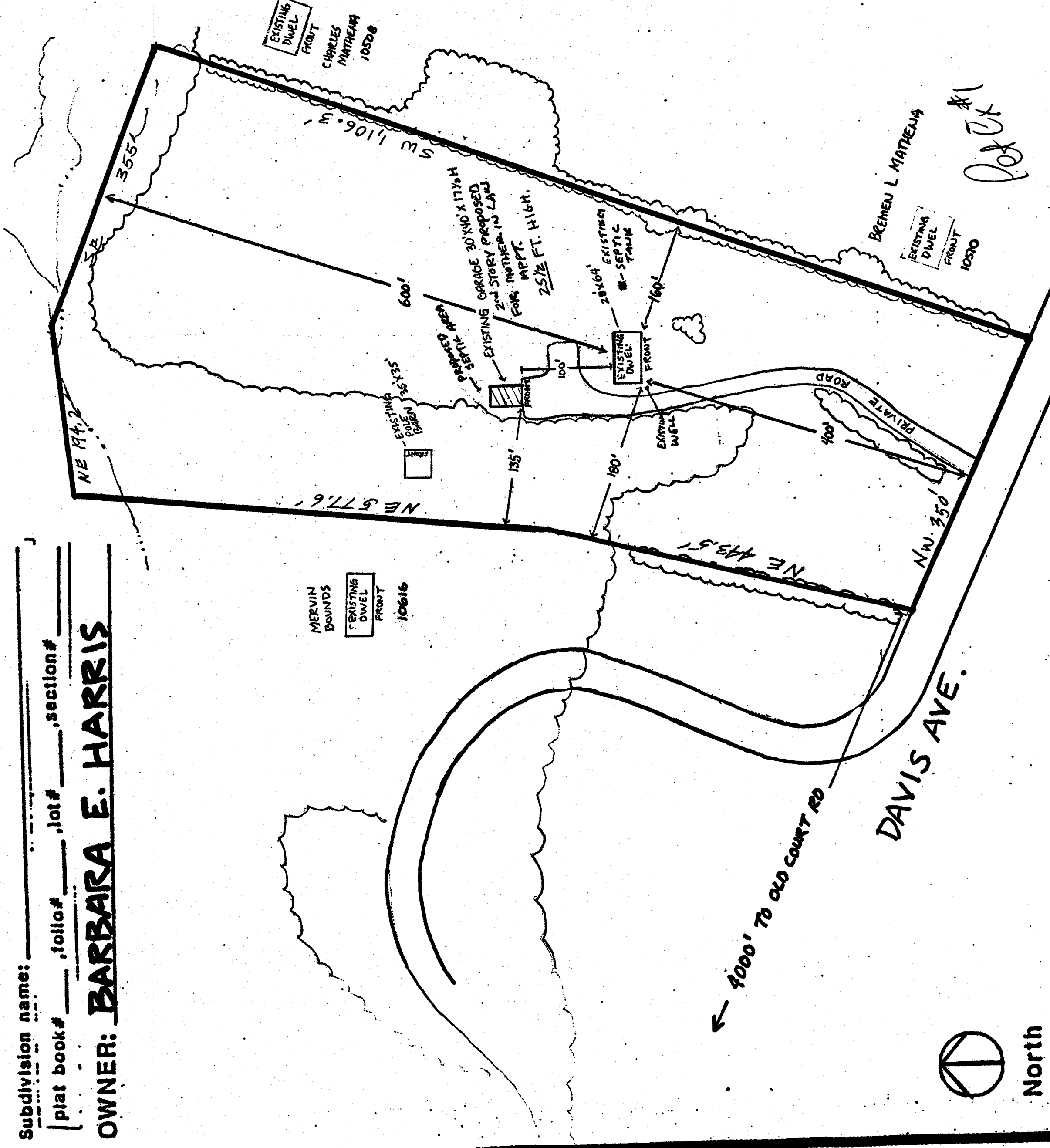
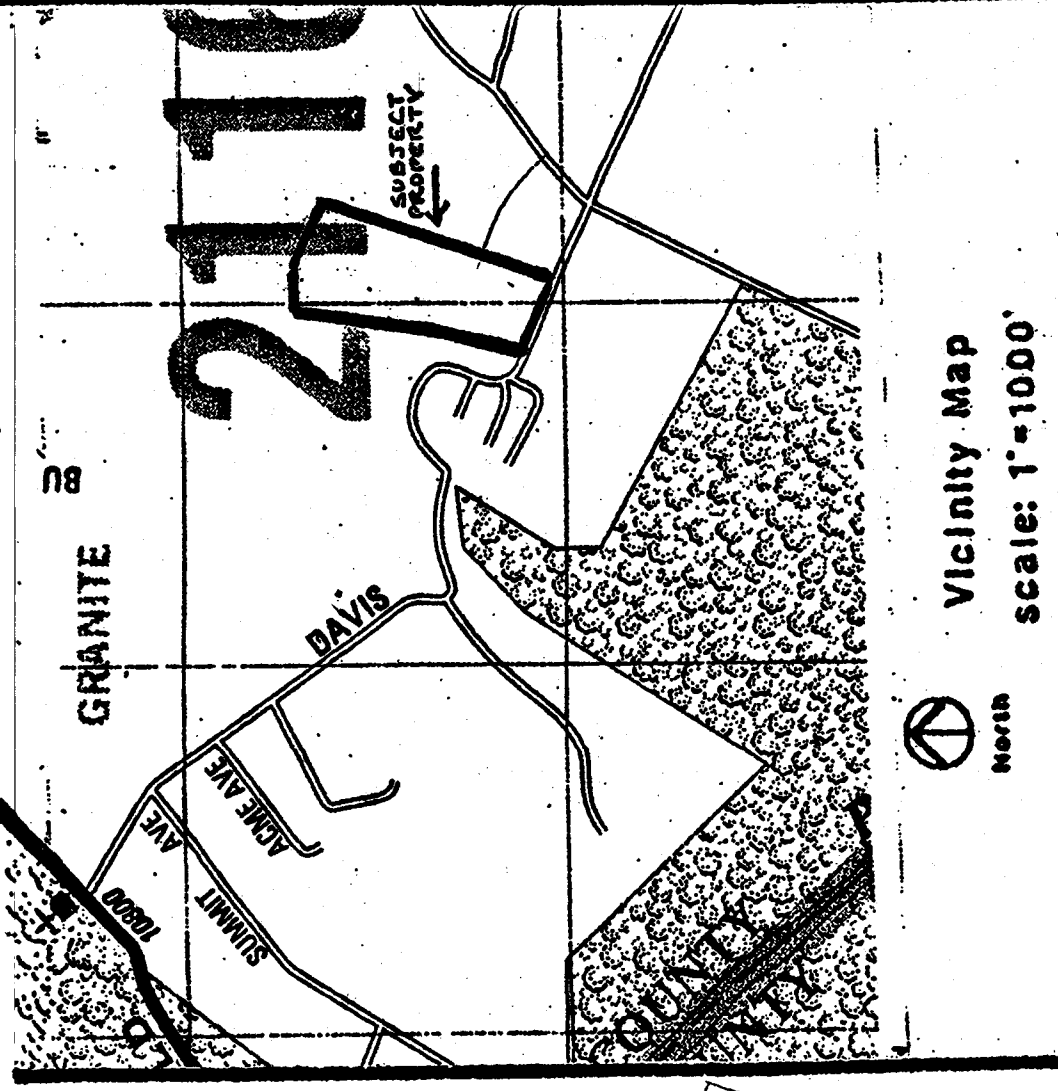
LER
IRT



Plat to accompany Petition for Zoning ☒ Variance ☒ Special Hearing

PROPERTY ADDRESS: 10514 DAVIS AVENUE see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____
plat book # _____, folio # _____, lot # _____, section # _____
OWNER: BARBARA E. HARRIS



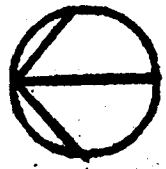
LOCATION INFORMATION

Election District: **2**
Councilmanic District: **1**
1"=200' scale map: **NW 4L, 4K**
Zoning: **RC 2**
Lot size: **10.3** acreage **448,668** square feet

✓ SITE NOT IN 100 YR. FLOOD PLAIN
SITE IS NOT HISTORIC.
SEWER: ☐ public ☒ private
WATER: ☐ public ☒ private
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: **VARIANCE CASE # 01-398A**

Zoning Office, USE ONLY!

reviewed by: DCM ITEM #: 048 CASE#: _____



North

date: 7-15-01

prepared by: KEN GEISLER

Scale of Drawing: 1" = 100'