

2 PM 23 Sept

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

Residential Processing Fee Paid
(\$50.00)Accepted by BR
Date 10/6/03

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:

Richard Benson 8101 Shore Road Baltimore, MD 21222 (410) 282-1661
Print Name of Applicant 5929 Address Telephone Number
Lot Address 910 Old Frederick Rd. Election District 1 Councilmanic District 1 Square Feet 4,800.00 sf
Lot Location: NE S W side/corner of OLD FREDERICK RD 95 feet from N E SW corner of 120M Lincoln Ave.
(street) (street)
Land Owner: Delmarva Development Corp. Tax Account Number 01104 50860
Address: 8101 Shore Rd. Baltimore, MD 21222 Telephone Number (410) 282-1661

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)	☒	☐
2. Permit Application	☒	☐
3. Site Plan Property (3 copies)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly) Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>DR 5.5</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

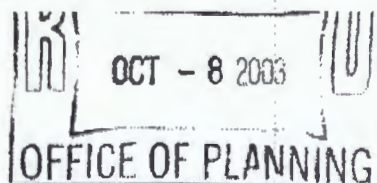
RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☒ Approval conditioned on req

SEE ATTACHED

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

Post-It® Fax Note	7671	Date	<u>10/21/03</u>	# of pages	<u>2</u>
To	<u>Bruno Rudaitis</u>	From	<u>Lynn Lankton</u>		
Co./Dept.	<u>Zoning</u>	Co.	<u>P.O.</u>		
Phone #	<u>[blank]</u>	Phone #	<u>3480</u>		
Fax #	<u>2824</u>	Fax #	<u>[blank]</u>		

Date: 10/21/03

Revised 2/05/02

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

copy of attached letter to Benson 10/24/03 ph

2PM 2354
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
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RE: Undersized Lots

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Richard Benson 8101 Shore Road Baltimore, MD 21222 (410) 282-1661
Print Name of Applicant Lot 5928 Address Telephone Number
Lot Address 910 Old Frederick Rd. Election District 1 Councilmanic District 1 Square Feet 4,800.00 sf
Lot Location NE SW side/corner of OLD FREDERICK RD, 95 feet from NE SW corner of LINCOLN AVE.
(street) (street)
Land Owner: Delmarva Development Corp. Tax Account Number 01104 50860
Address: 8101 Shore Rd. Baltimore, MD 21222 Telephone Number (410) 282-1661

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)
2. Permit Application
3. Site Plan
Property (3 copies)
4. Building Elevation Drawings
5. Photographs (please label all photos clearly)
Adjoining Buildings
Surrounding Neighborhood
6. Current Zoning Classification: DR 5.5

YES	NO
☒	☐
☒	☐
☒	☐
☒	☐

Post-it® Fax Note	7671	Date	10/31/03	# of pages	3
To	Bruce Kudaito	From	Lynn Lankau		
Co./Dept.	Zoning	Co.	Planning		
Phone #		Phone #			
Fax #	2824	Fax #			

RECOMMENDATIONS / COMMENTS:



Approval



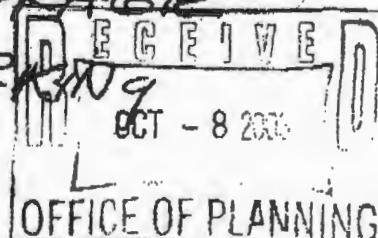
Disapproval

Approval conditioned on required modifications of the application to conform with the following recommendations:

BE ATTACHED ELEVATIONS - 2 STORY
HOUSE - NO GARAGE
ON STREET PARKING

Signed by:

Jeffrey Long
for the Director, Office of Planning and Community Conservation



Date:

10/31/03

Revised 2/05/02

**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
filing by Bruno Rudaitis on 10/6/03
(name of planner) Date (A)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before
decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm
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
then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE 10/12/03 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 11/2/03 C (B-3 Work Days)

TENTATIVE DECISION DATE 11/5/03 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: _____

PLAT TO ACCOMPANY UNDERSIZED LOT APPROVAL

PROPERTY ADDRESS 5928 Old Frederick Road

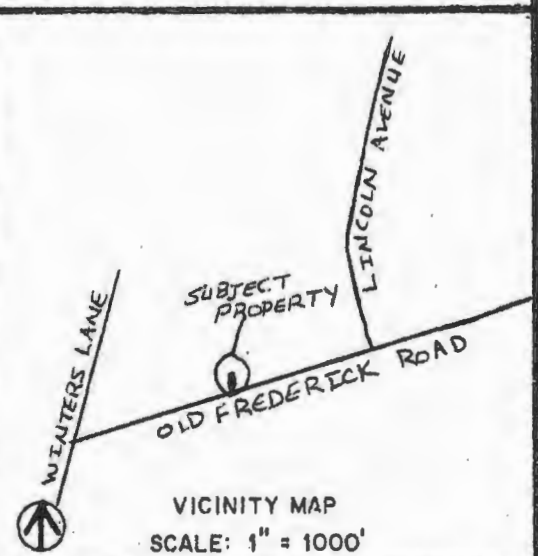
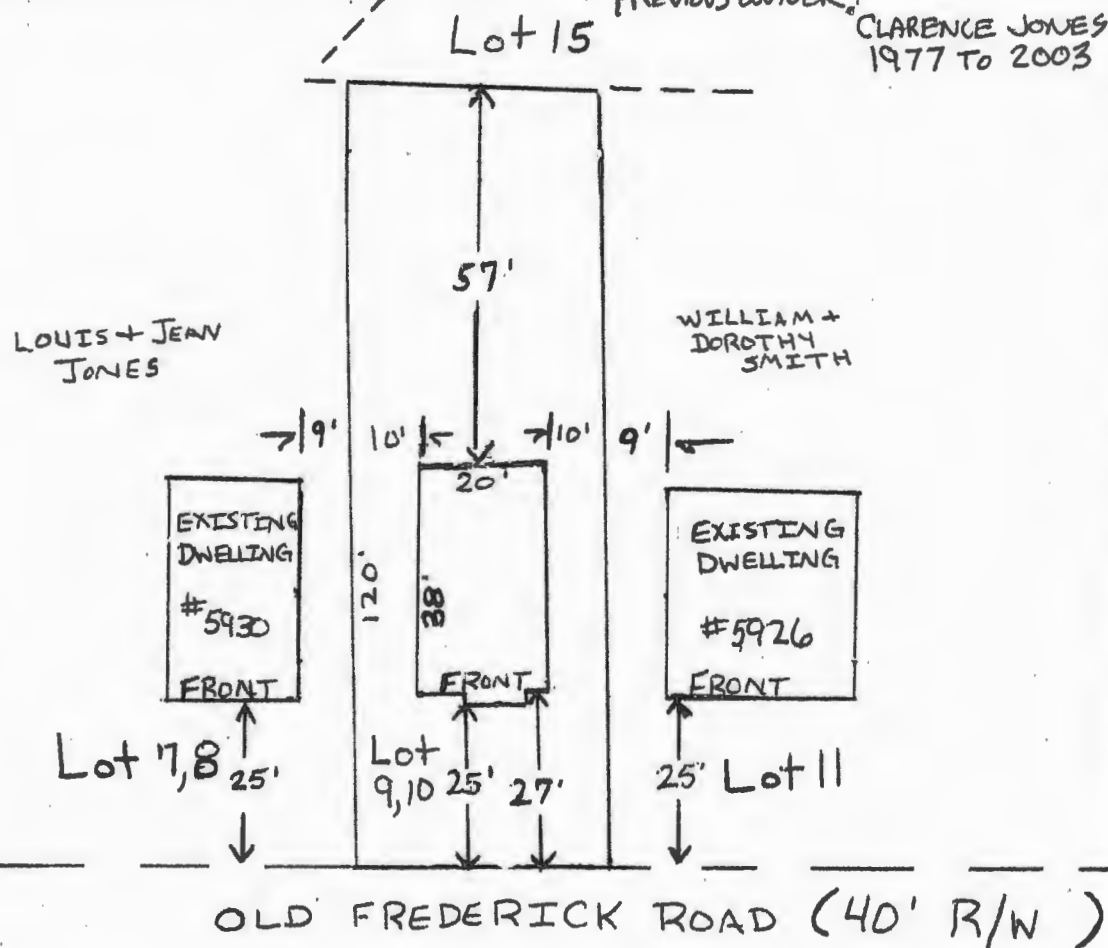
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Catonsville Pines

PLAT BOOK # 9 FOLIO # 41 LOT # 9 SECTION # 10

OWNER Delmarva Development Corp. *

PREVIOUS OWNER: CLARENCE JONES
1977 TO 2003



LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

ZONING DR55

LOT SIZE 4,800.00
ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ YES ☒ NO
HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO
PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #



NO OWNERSHIP WITH LOTS ADJACENT TO #5928
FOR PAST 20 YEARS ± 9/27/03
Rick Benson

PREPARED BY JRM

SCALE OF DRAWING: 1" = 30'

BALTIMORE COUNTY, MARYLAND**INTER-OFFICE CORRESPONDENCE**

TO: Bruno Rudaitis,
Department of Permits and
Development Management

DATE: October 16, 2003

FROM: Lynn Lanham
Development Review Section
Office of Planning

PROJECT NAME: 5928 Old Frederick Road, Lots 9 and 10.

The architectural design of the proposed dwelling is inconsistent with the architectural style of existing houses in the neighborhood. The proposed dwelling will have 3 stories and will look like a detached garage townhouse. The proposed dwelling is dramatically different than any of the existing dwellings located on Old Frederick Road in the vicinity of the subject property.

Any resubmission of an application for this lot should provide elevation drawings showing a compatible dwelling having a maximum of two stories. Also, the proposed off-street parking spaces should be shown on the site plan. A two-car parking pad in the front yard will not be approved.

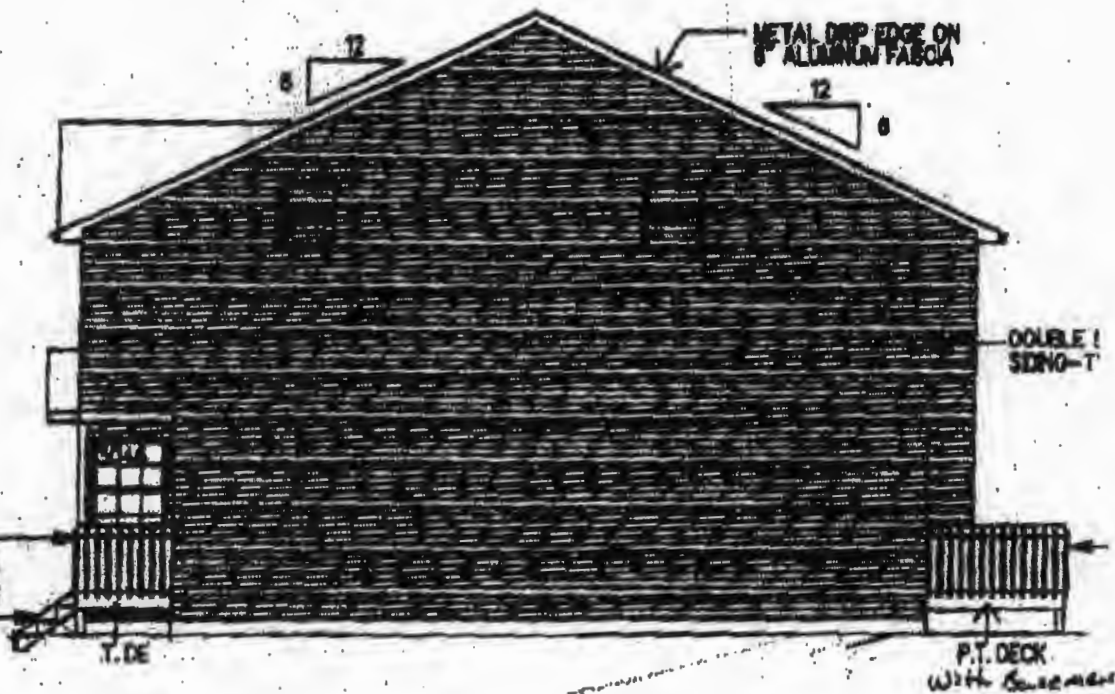
LL:kma

NOTE:

VERIFY ALL WINDOW AND DOOR
ROUGH OPENINGS WITH INFO'S
SPECIFICATIONS. WINDOW SIZES
SHOWN ARE "ANDERSON WINDOWS"
STANDARD DOUBLE-HUNG UNITS.

DOUBLE 5" VINYL
SIDING-TYPICAL

2x6 PT RAILING WITH
2x2 BALLISTERS AT 8" o/c
4x4 RAIL POSTS 6" o/c (MAX)
P.T. STAIR w/ RAILS
TO FIN GRADE
(FIELD VERIFY)



ENHANCED OPTION
END UNIT CONDITION
SIDE ELEVATION
SCALE: 1/8" = 1'-0"

CENTER LINE OF PARTY WALL

AREA OF FIRE PROTECTION
(4'-0" EA SIDE OF PARTY WALL)

20 Feet

P.T. STAIR w/ RAILS
TO FIN. GRADE
(FIELD VERIFY)

DOUBLE 8" V
SCRD-TYPE

Finisher
Grade

ENHANCED OPTION
END UNIT CONDITION
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES

WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED

Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 —In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

A	20	FT.
B	20	FT.
C	20	FT.
D	20	FT.
E	20	FT.
F	20	FT.

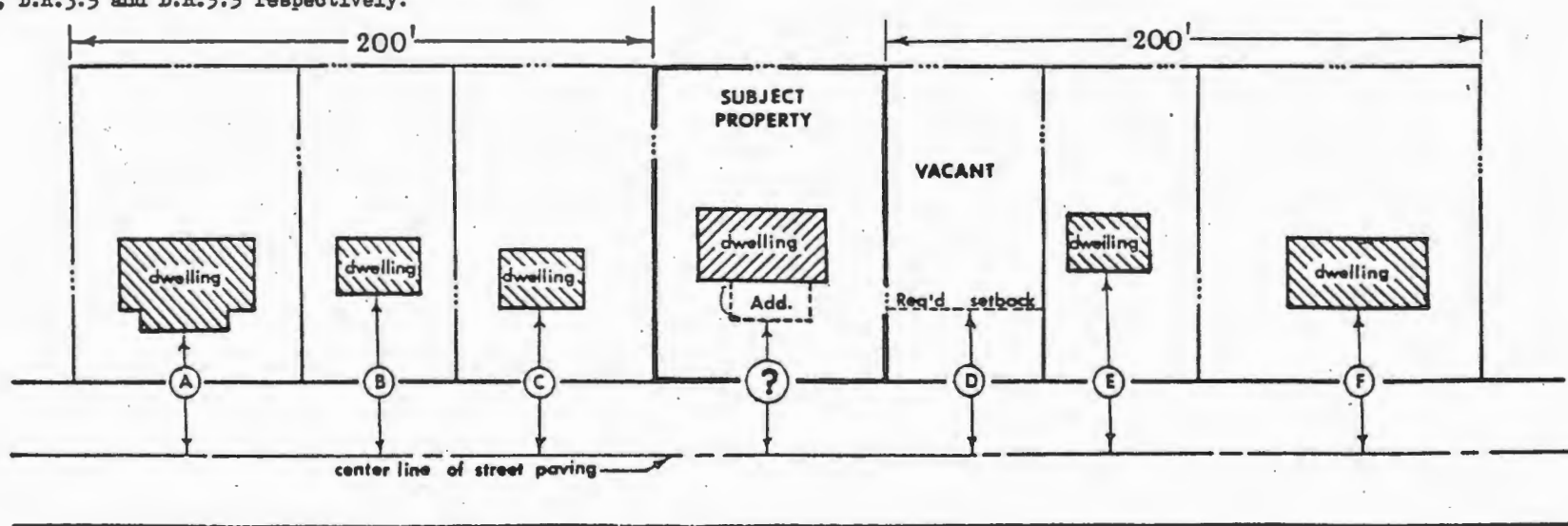
$$\text{TOTAL (120)} \div (\text{6}) = \boxed{20}$$

of dwellings REQUIRED FRONT SETBACK (averaged)

Delmarva Development Corp
 applicant's name
5928 Old Frederick Road
 building address
10-6-03
 date

NORMAL REQUIRED SETBACKS

D.R.2 - 65 ft.
 D.R.3.5- 55 ft.
 D.R.5.5- 50 ft.



Bruno Rudaitis - Re: 5928 Old Frederick Rd

From: Lynn Lanham
To: Rudaitis, Bruno
Date: 12/10/03 4:59 PM
Subject: Re: 5928 Old Frederick

That was for the 5922 address. the 5928 Lenwood will have to deal with.

Lynn Lanham
mlanham@co.ba.md.us
Phone: 410-887-3480
Fax: 410-887-5862
Planning Office
401 Bosley Ave, Suite 406
Towson, Maryland 21204
Towson, MD 21204

Bruno Rudaitis - Re: 5928 Old Frederick Rd

From: Lynn Lanham
To: Rudaitis, Bruno
Date: 12/10/03 2:05 PM
Subject: Re: 5928 Old Frederick

The owner listed was not the actual owner (owner had defaulted) so the applicant will have to refile as the owner and repost etc.

Lynn Lanham
mlanham@co.ba.md.us
Phone: 410-887-3480
Fax: 410-887-5862
Planning Office
401 Bosley Ave, Suite 406
Towson, Maryland 21204
Towson, MD 21204

CERTIFICATE OF POSTING

attention: Becky Hart

Date: 10/21/03

RE: Case Number UNDER SIZED LOT
Petitioner/Developer: Bill Benson / ETAL.
Date of Hearing/Closing: NOVEMBER 3, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 5928 Old Fredrick Rd.

The sign(s) were posted on October 18, 2003
(Month, Day, Year)



Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 2103
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

04-173-A

TO: OFFICE OF PERMITS and
Development Management

FROM: NEIGHBORHOOD PINES
Association

ATTN: BRUNO RUDAITIS

RE: VARIANCES For Under-sized
Lots

DATE: November 3, 2003

FAX # 410-887-5708

11/3/03
copy to L. Lanken

5862

TO: OFFICE OF PERMITS AND DEVELOPMENT MANAGEMENT
FROM: NEIGHBORHOOD PINES ASSOCIATION
5907 OLD FREDERICK RD.
410-747-6329
DATE: NOVEMBER 3, 2003

TO BRUNO RUDAITIS,

THIS LETTER IS TO ADDRESS THE PURSUANT TO SECTION 304.2 BALTIMORE COUNTY ZONING REGULATIONS IN REGARDS TO THE BUILDING OF TWO HOUSES ON UNDER SIZED LOTS IN THE FIFTY NINE HUNDRED BLOCK OF OLD FREDERICK RD. CATONSVILLE MARYLAND. THE ADDRESSES OF THE PROPERTIES ARE 5928 AND 5924. THE LATTER HAS A VARIANCE CASE NUMBER OF 04173A AND A HEARING DATE OF DECEMBER 8, 2003 AT 9:00 A.M.

AFTER SEVERAL CONVERSATIONS WITH THE HOME OWNERS OF THE NEIGHBORHOOD PINES ASSOCIATION, THERE EXIST MANY MIXED FEELINGS REGARDING THIS PROPOSED PROJECT. AS PRESIDENT OF THE COMMUNITY, I WANTED TO CONVEY THE ASSOCIATIONS FEELINGS AND OPINIONS TO THE APPROPRIATE BALTIMORE COUNTY OFFICIALS.

AFTER SURVEYING THIRTY THREE HOME OWNERS IN THE IMMEDIATE AREA THE RESULTS WERE AS FOLLOWED: 78% WERE OPPOSED TO HAVING A HOUSE BUILT ON 5928 OLD FREDERICK RD. 56% WERE OPPOSED TO HAVING HOUSES BUILT ON 5928 OR 5924 VARIANCE 04173A. 21% APPROVE OF THE CORNER LOT ONLY IF THE FRONT OF THE HOME FACES LINCOLN AVENUE, AND 21% APPROVE FOR BOTH OF THE LOTS MENTIONED ABOVE TO BUILD HOUSES.

ON NOVEMBER 3, 2003 THERE IS A MEETING TO DISCUSS THE PARTICULARS REGARDING THIS PROJECT AND SOME OF THE RESIDENT'S DECISIONS MAY CHANGE. HOWEVER, THERE IS A NOVEMBER 3, 2003 DEADLINE SO THIS INFORMATION NEEDED TO BE SHARED.

I HAVE COPIED THE SIGNED RESPONSES OF MANY OF THE RESIDENTS AND HAVE ADDED TWO VERBAL RESPONSES TO COMPILE MY STATISTICAL DATA. THIS DATA REPRESENTS THE RESPONSES OF THE NEIGHBORHOOD PINES ASSOCIATION AND DOES NOT REFLECT THE ENTIRE BANNEKER COMMUNITY DEVELOPMENT ASSOCIATION.

SINCERELY,

Calvin W. Gholston

NEIGHBORHOOD PINES PRESIDENT

	NAME	ADDRESS	APPROVE	DISAPPROVE	PHONE NO
1	Louis H. Finkney	5898 Old Frederick Rd	YES for corner	lot only w/	
2			frontage on Lincoln only		
3			NO for Old Frederick Rd lot		
4	M. T. FARRER	5406 Old Frederick Rd		*	410 744 2532
5	M. WILSON	1 CARGIL	Approve		410-744-5941
6	J Purwell	5914 Old Frederick	NO	DISAPPROVE	410 747 9285
7	H WILLIAMS	5914 Old Frederick		DISAPPROVE	410 747 9285
8	Stanley & Michael Nickerson	5916 Old Frederick Rd.	YES only corner facing on Lincoln Ave	No between or corner facing Old Frederick	410 747-5674
9	FRANK Fleming	5917 Old Frederick Rd	YES only corner lot	No between on lot 2628	410-747-5217
10	WILLIAM SMITH	5926 Old Frederick Rd		NO IN BOTH	410-747-3639
11	Margaret & Jim	5906 Old Frederick Rd		✓	410-747-213
12	James & Bailey	3 Cargil Ave		✓	410-747-1323
13	Estelle & Stanley	2 Washington Ave		✓	410-744-3405
14	Chris & Jimmy	8 Cargil Ave 2/228	Approves corner lot	Disapprove lot 26/28	410-744-3068
15			Want 25 ft on corner		
16	Mr & Mrs Blaymon	5 Lincoln Ave 21228	Approve corner house		unlisted
17	Mrs E Blaymon	7 Lincoln Ave 21228	Approve corner house		410 747-2197

Renting

	NAME	ADDRESS	APPROVE	DISAPPROVE	PHONE NO
1	John Quarles	5910 OLD FREDERICK R		✓	410-744-3382
2	Al Borden	2 Cargil Avenue		✓	410-788-8296
3	Mike Olowe	4 Cargil Av.		✓	410-869-7989
4	John P. Garrett	5904 Old Frederick		✓	410-744-8760
5	Idell Payne	5901 Old Frederick		✓	410-747-6719
6	Paulette Hebron	5900 Old Fredrick		✓	410-788-3658
7	Yvonne Caspell	5919 Old Frederick Rd	✓		(410) 744-4325
8	W. W. W.	5933 Old Frederick Rd		✓	410-869-8776
9	Stephanie Burch	5934 Old Frederick Rd	✓		410-747-7752
10	Andy Boyl	5930 OLD FREDERICK RD	✓		4
11	Joe Reed	6 Lincoln Ave	✓		410-747-1640
12	Linda Shaffer	6 Lincoln Ave	✓		410-747-1640
13	Filmore Matthews	11 LINCOLN AVE		✓	410-747-2443
14	Robert Erase	5920 Old Frederick Rd	✓		410-747-3467
15	Barry Stanford	5909 Old Frederick Rd		✓	410-747-1825
16	Denise O. Stanford	5909 Old Frederick Road		✓	410-744-1825
17	Quedary Coe	5911 Old Frederick Rd		✓	

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **25074**

DATE 10/6/03 ACCOUNT R001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Benson Delaware Development Corp.

FOR: Undersized lot approval

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRM
10/07/2003	10/06/2003	14:59:13	1
REF: 001	WALKIN	JRYC JMR	
>> RECEIPT # 159751 10/06/2003 OFLH			
Post 5 528 ZONING VERIFICATION			
CR NO. 025074			

Receipt Tot \$50.00
115.00 CR .00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION