

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. \_\_\_\_\_

Receipt #  
25547

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

Residential Processing Fee Paid (\$50.00)
Accepted by <u>8007</u>
Date _____

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:

Signature Thomas, Inc. P.O. Box 4942 Timonium, MD 21094 Telephone Number 202-997-5700  
Print Name of Applicant Address

Lot Address #031 Dorsey Avenue Election District 15 Councilmanic District 7 Square Feet 7250

Lot Location: NE SW side/corner of Dorsey Avenue feet from NE SW corner of Marlyn Avenue (street)

Land Owner: Mr. Spath, Representative for Dorothy Spath (nephew) Tax Account Number 1508002762

Address: 9536 Hickory Hurst Drive Pym Hall, MD 21236 Telephone Number (410) 256-2642

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	<u>Pending Tals Approval</u>	<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>D.R. S.S</u>		

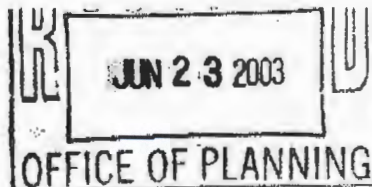
TO BE FILLED IN BY THE

RECOMMENDATIONS / COMMENTS:

Approval  Disapproval  Approval conditioned on req

Post-It* Fax Note 7671	Date <u>6/30/03</u>	# of pages <u>1</u>
To <u>Gloyd Moxley</u>	From <u>Lynn Lanham</u>	
Co./Dept <u>Zoning</u>	Co. <u>Planning</u>	
Phone # _____	Phone # <u>3480</u>	
Fax # <u>2824</u>	Fax # _____	

Signed by: Lynn Lanham  
for the Director, Office of Planning and Community Conservation



Date: 6/30/03

Revised 2/05/02

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

BERNADER - FAX # 828-9066

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 Alexander on June 20, 03 and is accepted for (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 7/1/03 D (15 Days Before C)

DATE POSTED \_\_\_\_\_

HEARING REQUESTED? YES \_\_\_ NO \_\_\_ - DATE \_\_\_\_\_

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 7/15/03 C (B-3 Work Days)

TENTATIVE DECISION DATE 7/18/03 B (A + 30 Days)

\*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: 15

Location of Property: #031 Dorsey Avenue

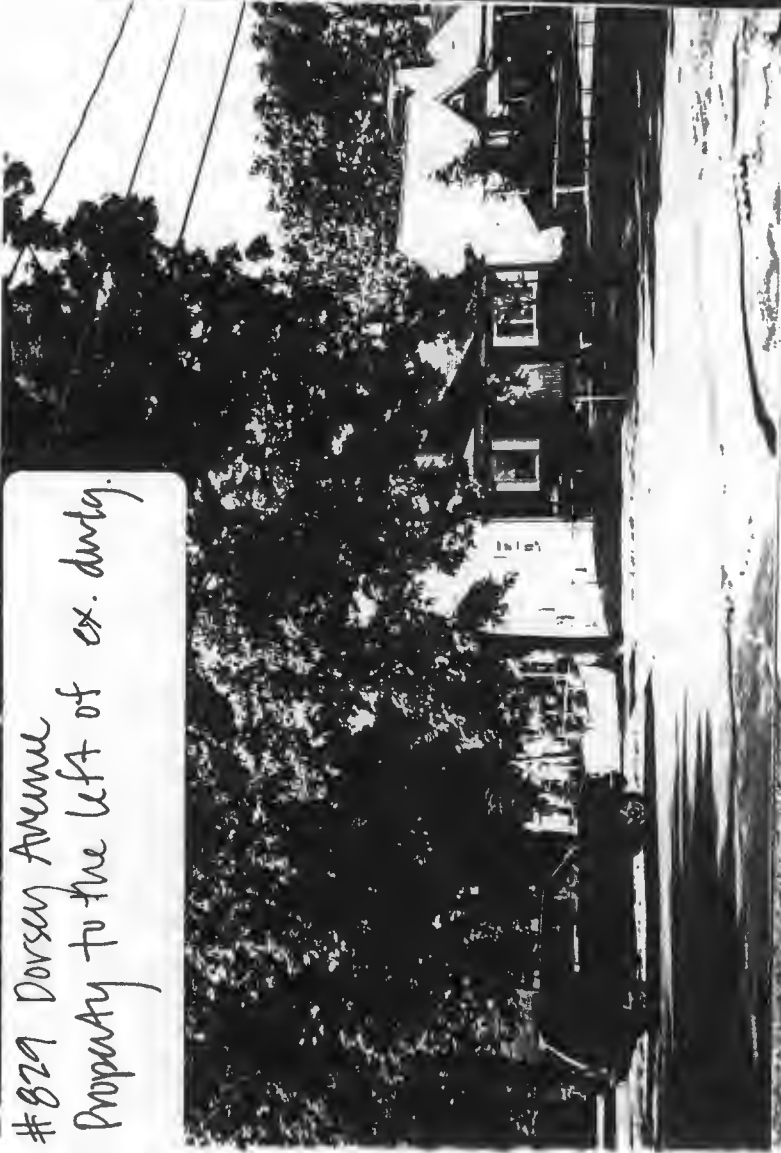
southeast side of Dorsey Avenue, west of Marilyn Avenue

Posted by: Barland D. D. Wore Date of Posting: 7-10-03  
Signature

6-30-03

Number of Signs: 1

#829 Dorsay Avenue  
Property to the left of ex. dwdy.



Subject Property  
#831 Dorsay Avenue.



#833 Dorsay Avenue  
Property to the right of ex. dwdy.



Dorsay Avenue



**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

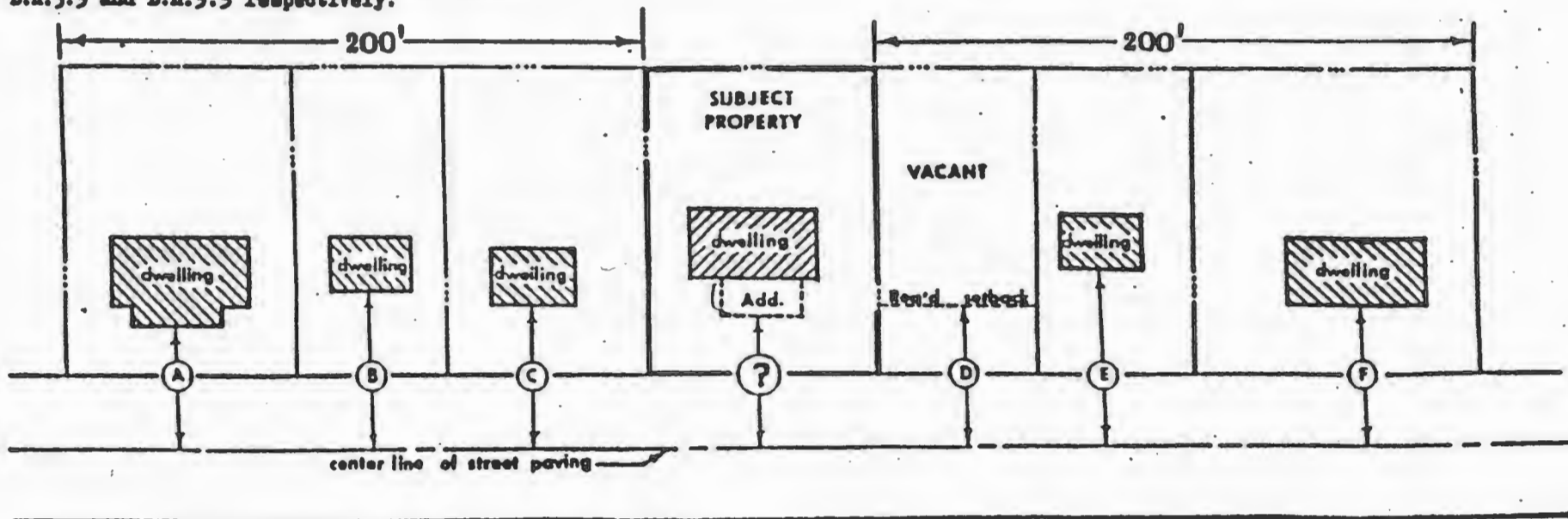
303.1 —In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet 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	23	FT.
B	23	FT.
C	23	FT.
D	23	FT.
E	29	FT.
F	29	FT.

TOTAL ( 150 ) ÷ ( 6 ) = 25  
 # of dwellings      REQUIRED FRONT SETBACK (averaged)

Signature Homes, Inc.  
 applicant's name  
831 Dorsey Avenue  
 building address  
JUNE 20, 2003  
 date

**NORMAL REQUIRED SETBACKS**  
 D.R.2 - 65 ft.  
 D.R.3.5- 55 ft.  
 D.R.5.5- 50 ft.





# ZONING NOTICE

## BUILDING PERMIT APPLICATION

# 831 DORSEY AVENUE  
TO CONSTRUCT A 2 STORY SINGLE  
FAMILY DWELLING.

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### 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  
 5:00 P.M. ON JULY 15, 2003

REQUEST FOR HEARING MUST REPEAT 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. **25542**

DATE 06-20-03 ACCOUNT R.001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: SIGNATURE HOMES

FOR: UNDEVELOPED LOT  
831 DORSEY AVE

PAID RECEIPT

DATE	6/23/2003	DATE	6/29/2003	TIME	10:16:03
NO	MS06	MARKET	MARK EXH		9
RECEIPT #	104394	DATE	6/29/2003	OFFIC	
DEPT	5	FOR	ZONING VERIFICATION		
CHRG	02582				
RECEIPT	50.00				
	50.00				

Baltimore County, Maryland

DISTRIBUTION  
 WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

STJ

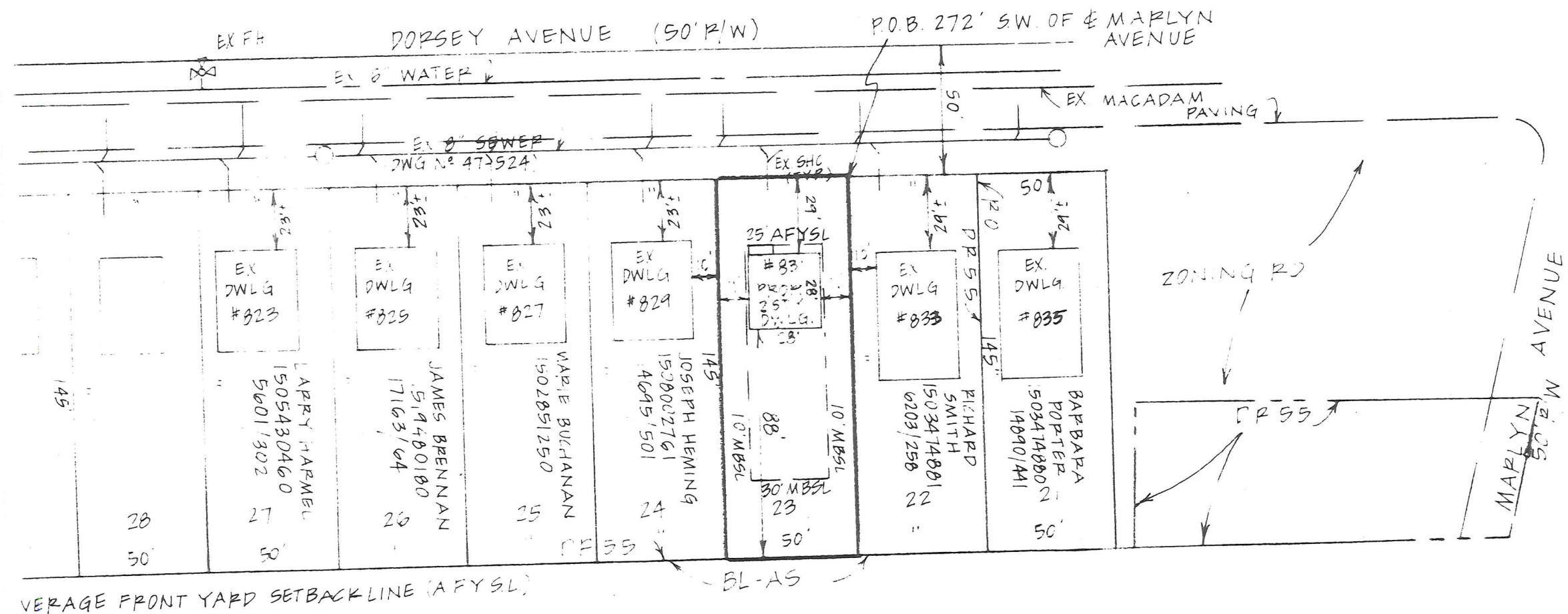
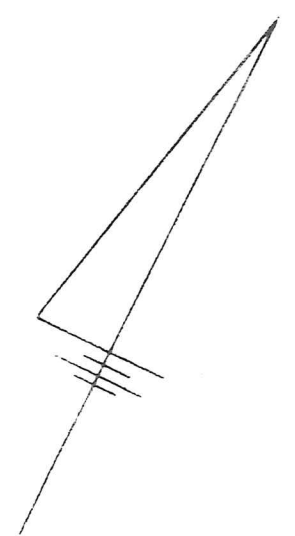
CASHIER'S VALIDATION

**GENERAL NOTES**

1. LOT SIZE: 0.166 ACRES+/- OR 7,250 S.F.+/-
2. EXISTING ZONING: D.R. 5.5
3. 200' SCALE ZONING MAP: N.E. 2-H
4. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
5. NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AREA  
COMMUNITY PANEL NO. 240010 0430B  
ZONE: "C"
6. NOT LOCATED IN THE HISTORIC AREA
7. EXISTING USE: VACANT  
PROPOSED USE: SINGLE FAMILY DWELLING
8. NO PRIOR ZONING HISTORY
9. PUBLIC WATER AND SEWER AVAILABLE
10. EXISTING LOT OF RECORD ON PLAT DATED AUG. 1930.



VICINITY  
MAP: SCALE: 1"=1000'



*John Dowsey*

**PLAT TO ACCOMPANY AN UNDERSIZE  
LOT APPLICATION  
#831 DORSEY AVENUE  
LOT 23 BLOCK "C"  
SECTION "C" ESSEX  
TAX MAP: 97 GRID: 2 PARCEL: 371  
TAX ACCT. NO. 1508002762  
DEED REF.: 4317/593  
ELECTION DISTRICT NO. 15  
COUNCILMANIC DISTRICT NO. 7  
BALTIMORE COUNTY, MD  
SCALE: 1" = 50'  
JUNE 20, 2003  
8787**

LOTS OF  
ESSEX "9" 74-75