

TO: Director, Office of Planning & Community Conservation
 Attention: Jeffrey Long
 County Courts Building, Room 408
 401 Bosley Avenue
 Towson, MD 21204

Permit or Case No. 09-H59-A

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

Residential Processing Fee Paid (\$50.00)
 Accepted by D. THOMPSON
 Date 4/23/03

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:

Buck Jones 500 Vogts Lane Baltimore, Md 21221 410-574-9337
Print Name of Applicant Address Telephone Number

Lot Address 3811 Middle River Road Election District 15 Councilmanic District 6 Square Feet 15,300

Lot Location: N E S W/side/corner of Middle River Road, 460 feet from N E S W corner of Susquehanna Ave
(street) (street)

Land Owner Clarence & Dolores Raynor Tax Account Number 1518474030

Address 3811 Middle River Road Telephone Number 410, 335-7410

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)	<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"/>
Topo Map (2 copies) available in Room 208, County Office Building - (please label site clearly)	<input type="checkbox"/>	<input checked="" 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>DR 3.5</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...

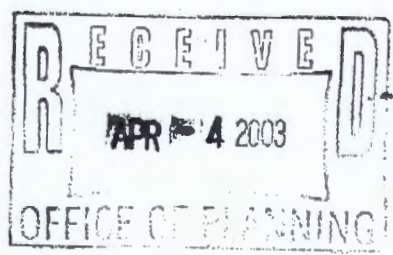
Post-it Fax Note 7671

Date 4/23/03 # of pages 1

To D. Thompson From Arnold Jablon

Co. Planning Phone # Fax #

Signed by David P. [Signature]
 for the Director, Office of Planning and Community Conservation



Date 4/23/03

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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3811 Middle River Road
 which is presently zoned DR 3.5

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) 1802.3B., 304.1 (BCZR)

To permit a side yard setback of 3-feet and 9-feet with a sum of side yards totaling 12-feet in lieu of the required minimum side yard setback of 10-feet with a sum of side yards totaling 25-feet. And to permit a lot width of 50-feet in lieu of the required 70-feet and to approve an undersized lot per Section 304 (BCZR).

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Our home that we have lived in for 33 years is approximately 50 years old. The original construction was of poor quality and over the years as deteriorated. The zoning has become more restricted over the years. The property was subdivided in 1910). That strict compliance with the side setback requirement will cause undo hardship, strict compliance will render property is to be posted and advertised as prescribed by the zoning regulations. conformance unnecessarily 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. burdensome.

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):

Clarence Raynor
 Name - Type or Print _____
 Signature _____
Dolores Raynor
 Name - Type or Print _____
 Signature _____
3811 Middle River Road 410-335-7410
 Address Telephone No. _____
Baltimore, Md 21220
 City State Zip Code _____

Representative to be Contacted:

Buck Jones
 Name _____
500 VOGTS LANE 410-574-9337
 Address Telephone No. _____
BALT. MD. 21221
 City State Zip Code _____

OFFICE USE ONLY

Case No. 03-459-A

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D. THOMPSON Date 4/3/03