

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 JNP
Date 7/8/03

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:

TREVOR BUILDERS, INC 4 LOCKLEY CT. PHOENIX, MD 21131 410 667-7474
Print Name of Applicant Address Telephone Number

1012 GREENSPRING DR Election District 08 Councilmanic District 3 Square Feet 25,000
Lot Address

Lot Location: NE SW side/corner of GREENSPRING DR 400 feet from NE SW corner of TALBOT AVE
(street) (street)

Land Owner ARMAND SHANK JR Tax Account Number 0808006690
10 RACCHI CONSTRUCTION CO & ASSOC

Address: 10720 BEAVER DAM RD COCKEYSVILLE MD 21030 Telephone Number (410) 785-3320

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)	✓	
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

TO BE FILLED IN BY THE

RECOMMENDATIONS / COMMENTS:

Approval Disapproval Approval conditioned on

B528341
Contract # 98308UAC

Signed by: Arnold Jablon
for the Director, Office of Planning and Community Conservation

Post-It® Fax Note	7671	Date	<u>11/03/03</u>
To	<u>Jeff Pearson</u>	From	<u>Lynn Jablon</u>
Co./Dept.		Co.	
Phone #		Phone #	<u>3480</u>
Fax #	<u>2824</u>	Fax #	

for road improvements
JUL 10
OFFICE OF PLANNING AND COMMUNITY CONSERVATION
Date: 11/03/03

Revised 2/05/02

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Jeff Perlow
Baltimore County Department of
Permits and Development Management

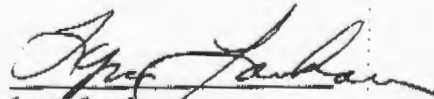
DATE: July 22, 2003

FROM: Lynn Lanham, Section Chief, Development Review
Baltimore County Office of Planning

Re: Undersized Lot
1812 Greenspring Avenue

The Office of Planning has reviewed the undersized lot submittal and offers the following comments:

1. Greenspring Drive is not improved in front of the subject property.
2. The applicant should determine the extent of public road improvements required from the Department of Public Works and show those improvements on the plan.



Lynn Lanham

LL:kma:

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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Address: 1070 BEAVER DAM RD. COCKEYSVILLE MD 21030 Telephone Number (410) 785-3320

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TO BE FILLED IN BY T:

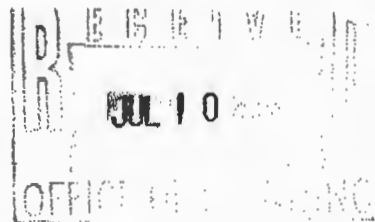
RECOMMENDATIONS / COMMENTS:

Approval Disapproval Approval conditioned on:

Post-it* Fax Note 7671 Date 7/22/03 # of pages 2

To <u>Jeff Parlow</u>	From <u>Lynn Lamb</u>
Co./Dept.	Co.
Phone #	Phone # <u>3480</u>
Fax # <u>2824</u>	Fax #

Signed by: Arnold Jablon
for the Director, Office of Planning and Community Conservation



Date: 7/22/03

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 for filing by Jeffrey Perlow on 7/8/03 (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 7/20/03 D (15 Days Before C)
DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 8/4/03 C (B-3 Work Days)
TENTATIVE DECISION DATE 8/7/03 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: 8

Location of Property: 1812 Greenspring Drive
Lutherville, MD 21093

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: 1

WORDING FOR SIGN:

TO PERMIT AN UNERSIZE LOT ~~OF 50 FEET IN LIEU OF~~
~~THE MINIMUM REQUIRED 55 FEET~~
TO BE IMPROVED WITH A SINGLE FAMILY DWELLING.
~~THE MINIMUM REQUIRED 55 FEET~~

CERTIFICATE OF POSTING

RE: Case No.: BUILDING PERMIT

Petitioner/Developer: TREVOR

BUILDERS / ROGER MANN

Date of Hearing/Closing: 8/4/03

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 _____

1812 GREENSPRING DRIVE
LUTHERVILLE, MD

The sign(s) were posted on 7/19/03
(Month, Day, Year)

Sincerely,

[Signature] 7/19/03
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25065

DATE 7/8/03 ACCOUNT R-001-006-6150
AMOUNT \$ 50.00

RECEIVED FROM: Trevor Builders, Inc
FOR: Undersize Lot Approval
1812 Greenspring Drive (Armand Shank, Jr.)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
7/09/2003	7/08/2003	15:19:59	3
REG 4503	MAIL	LPET LMP	
>>RECEIPT #	260498	7/08/2003	DFLN
Dept	5	528 ZONING VERIFICATION	
CR NO.	025065		
Recpt Tot		\$50.00	
	.00 CK	50.00 CA	
Baltimore County, Maryland			

CASHIER'S VALIDATION

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 5/13/03
OEA: U/C
HISTORIC DISTRICT/BLDG.

PERMIT #: B
RECEIPT #: A
CONTROL #: NR
REF #:
FEE: 17545
AID: 109
AID BY: [Signature]
INSPECTOR: [Signature]

PROPERTY ADDRESS: 812 Greenspring Drive
LOT/SPACE/FLOOR: Luther VI / A
SUBDIV: [Signature]
TAX ACCOUNT #: 08 08 006690
OWNER'S INFORMATION (LAST, FIRST)
NAME: Rochi Construction Company and associates
ADDR: 10720 Beaver Dam Rd.

HAVE CAREFULLY READ THIS APPLICATION TO KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION
NAME: Roger Mann
COMPANY: Trevor Builders, Inc
STREET: 4 Locksley Ct
CITY, ST, ZIP: Phoenix, MD 21131
PHONE #: 410 628 7474 MHIC # _____
APPLICANT SIGNATURE: [Signature] DRC# _____
PLANS: CONST 3 PLOT 7 PLAT 0 DATA 0 EL 1 PL 1
TENANT: _____
CONTR: Trevor Builders
ENGR: _____
SELLR: _____

DOES THIS BLDG. HAVE SPRINKLERS?
YES NO

TYPE OF IMPROVEMENT
 NEW BLDG CONST
 ADDITION
 ALTERATION
 REPAIR
 WRECKING
 MOVING
 OTHER _____

DESCRIBE PROPOSED WORK: Construct S.F.D. 3 Bedroom 3 Bath w/ attached 1 Car Garage with interior Gas fire place, 1st wood porch, No deck: 30' x 56' x 32' = 2240 SF

TYPE OF USE
RESIDENTIAL
 ONE FAMILY
 TWO FAMILY
 THREE AND FOUR FAMILY
 FIVE OR MORE FAMILY (ENTER NO UNITS) _____
 SWIMMING POOL
 GARAGE
 OTHER _____

- NON-RESIDENTIAL
- 08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
 - 09. CHURCH, OTHER RELIGIOUS BUILDING
 - 10. FENCE (LENGTH _____ HEIGHT _____)
 - 11. INDUSTRIAL, STORAGE BUILDING
 - 12. PARKING GARAGE
 - 13. SERVICE STATION, REPAIR GARAGE
 - 14. HOSPITAL, INSTITUTIONAL, NURSING HOME
 - 15. OFFICE, BANK, PROFESSIONAL
 - 16. PUBLIC UTILITY
 - 17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
 - 18. SIGN
 - 19. STORE _____ MERCANTILE _____ RESTAURANT _____ SPECIFY TYPE _____
 - 20. SWIMMING POOL _____ SPECIFY TYPE _____
 - 21. TANK, TOWER
 - 22. TRANSIENT HOTEL, MOTEL (NO. UNITS _____)
 - 23. OTHER _____

PENDING NEEDS FOR UNDERSIZE LOT APPROVAL. DT

TYPE FOUNDATION
 SLAB
 BLOCK
 CONCRETE

BASEMENT
1. FULL
2. PARTIAL
3. NONE

TYPE OF CONSTRUCTION
 MASONRY
 WOOD FRAME
 STRUCTURE STEEL
 REINF. CONCRETE

TYPE OF HEATING FUEL
1. GAS
2. OIL
3. ELECTRICITY
4. COAL

TYPE OF SEWAGE DISPOSAL
1. PUBLIC SEWER _____ EXISTS PROPOSED
2. PRIVATE SEWER _____ SEPTIC _____ EXISTS _____ PROPOSED
3. PRIVY _____ EXISTS _____ PROPOSED

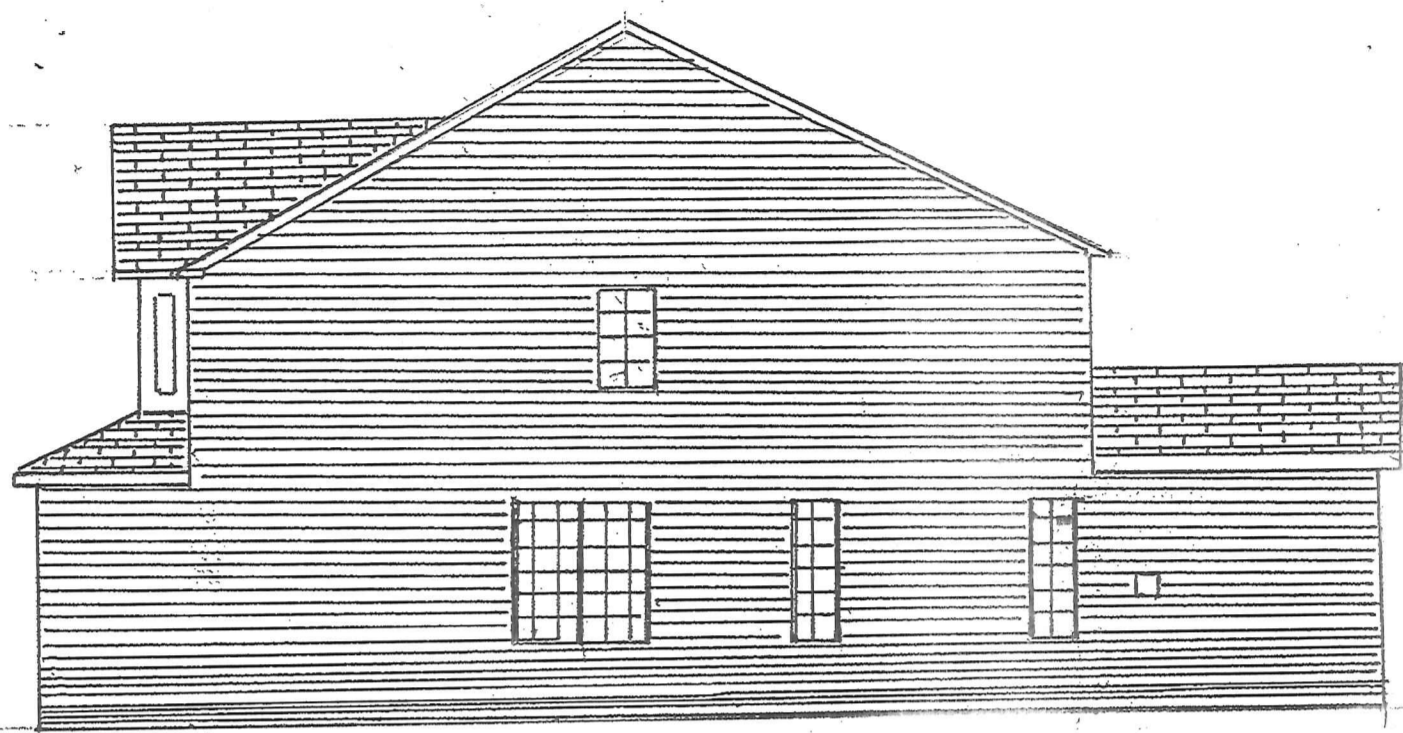
CENTRAL AIR: 1. 2. _____
ESTIMATED COST: \$ 250,000
MATERIALS AND LABOR
PROPOSED USE: SFD
EXISTING USE: VACANT

OWNERSHIP
1. PRIVATELY OWNED
2. PUBLICLY OWNED
3. SALE
4. RENTAL

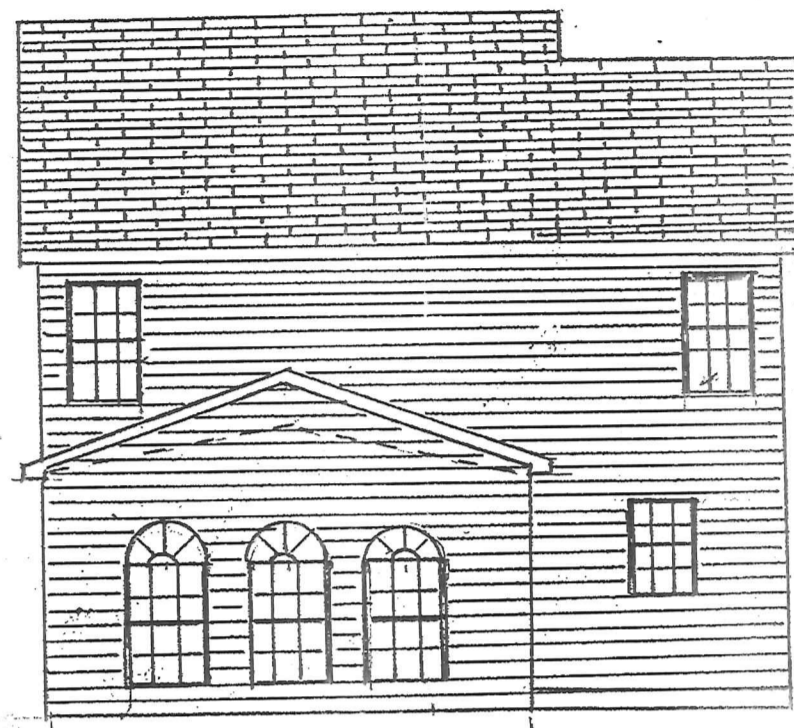
RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
OFF: #1BED: _____ #2BED: _____ #3BED: TOT BED: 3 TOT APTS/CONDOS: _____ 6. HIGHRISE
FAMILY BEDROOMS: 3
URBAGE DISPOSAL 1. 2. BATHROOMS: 3 CLASS: 04
CLOSER ROOMS: 0 KITCHENS: 1 LIBER: 0 FOLIO: 13

BUILDING SIZE: 2765 LOT SIZE AND SETBACKS: 7850 A
FLOOR: _____ SIZE: _____
WIDTH: 56' 30" FRONT STREET: _____
DEPTH: 30' 56" SIDE STREET: _____
HEIGHT: 32' FRONT SETBK: 25'
STORIES: 2 1/2 SIDE SETBK: 10/10
LOT #'S: 20 SIDE STR SETBK: _____
OWNER LOT: _____ REAR SETBK: 77'
ZONING: DR-5.5

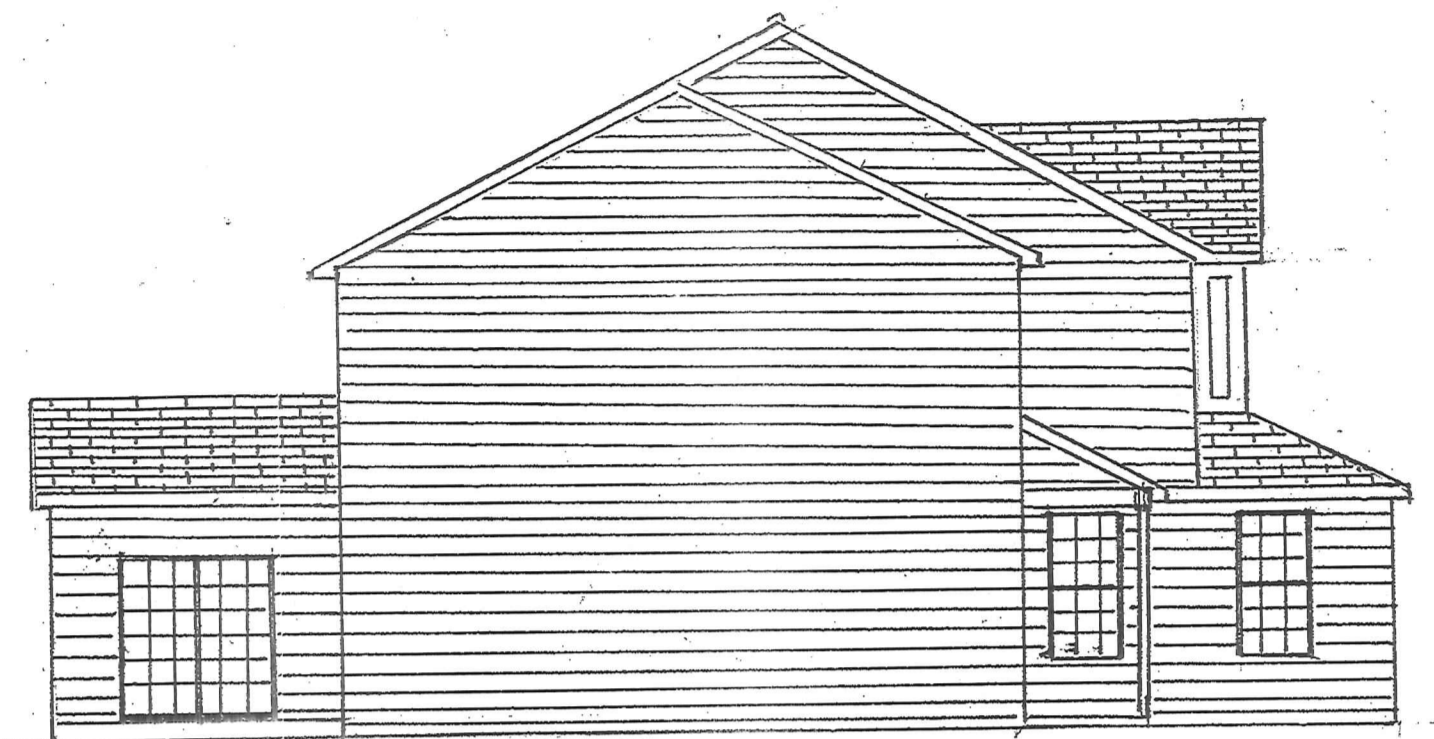
APPROVAL SIGNATURES _____ DATE _____
BLD INSP: _____
BLD PLAN: _____
FIRE: _____
SEDI CTL: _____
ZONING: OK to file DT
PUB/SERV: _____
ENVRMNT: _____
PERMITS: _____



RIGHT



REAR
SCALE 1/8" = 1'-0"



LEFT

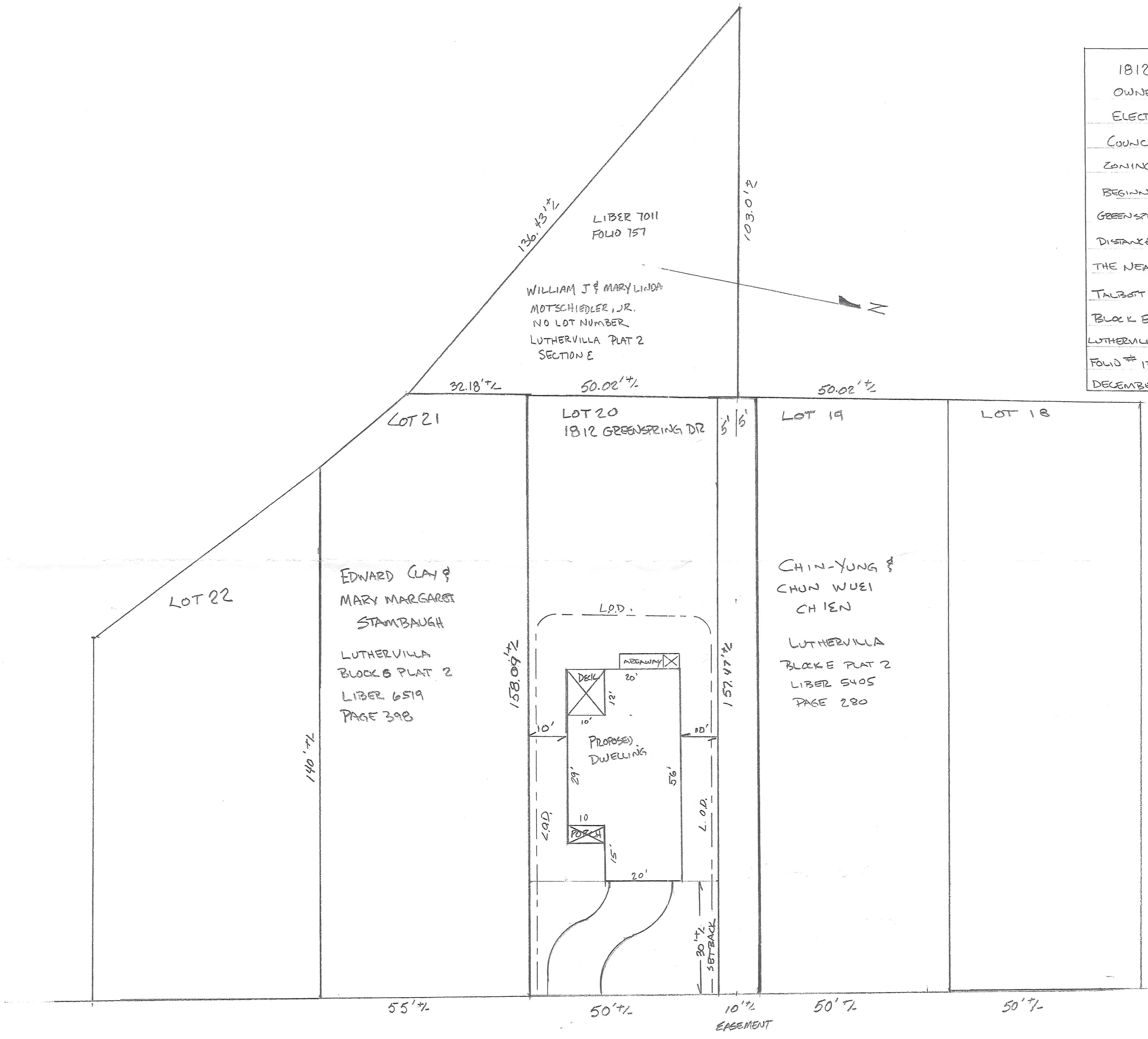


FRONT

Note: Refer to cross section
For heights.
Floor

TREVOR BUILDERS, INC	
NICOLE KRISTEN	DRAWN BY DPH.
ELEVATIONS	0505-03 SCALE 1/4" = 1'-0" PG 5 OF 5

1812 GREENSPRING DRIVE LOT #20
 OWNER: _____
 ELECTION DISTRICT _____
 COUNCILMANIC DISTRICT _____
 ZONING DESCRIPTION FOR 1812 GREENSPRING DRIVE.
 BEGINNING AT A POINT ON THE WEST SIDE OF GREENSPRING DRIVE WHICH IS 40' WIDE AT A DISTANCE OF 415' NORTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET TALBOTT AVE. WHICH IS 40' WIDE BEING LOT 20, BLOCK E, SECTION E IN THE SUBDIVISION OF LUTHERVILLE AS RECORDED IN BALTIMORE COUNTY PLATBOOK #8, FOLIO # 13, CONTAINING 7910 SQ. FT. AND .18 ACRES DECEMBER 17, 1993



EDWARD CLAY &
 MARY MARGARET
 STAMBAUGH
 LUTHERVILLE
 BLOCK B PLAT 2
 LIBER 6519
 PAGE 398

LIBER 7011
 FOLIO 757
 WILLIAM J & MARY LINDA
 MOTSCHIEDLER, JR.
 NO LOT NUMBER
 LUTHERVILLE PLAT 2
 SECTION E

CHIN-YUNG &
 CHUN WUEI
 CH IEN
 LUTHERVILLE
 BLOCK E PLAT 2
 LIBER 5405
 PAGE 280

SITE PLAN
 1812 GREENSPRING DR
 LOT 20 LUTHERVILLE S/D
 LUTHERVILLE, MD 21093
 SCALE 1" = 20'