

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

Director, Office of Planning & Community Conservation  
Attention: Jeffrey Long  
County Courts Building, Room 406  
401 Bosley Avenue  
Towson, MD 21204

Variance  
Permit or Case No. 03-401-A

Residential Processing Fee Paid  
(\$50.00)

Accepted by \_\_\_\_\_  
Date \_\_\_\_\_

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

Underized 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:

Room 101  
Site Rite Surveying, Inc. 200 E. Joppa Road Towson, MD 21286 410 828-9060  
Print Name of Applicant Address Telephone Number

#13 Oella Avenue Election District 1 Councilmanic District 1 Square Feet 35,065  
Lot Address

of Location: NE S W corner of Oella Avenue 267' feet from NE S W corner of Frederick Road  
(street) (street)

and Owner: Marie Haynes Tax Account Number 2300011605

Address: 15 Oella Avenue Baltimore, MD 21228 Telephone Number 410, 737-8710

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<del>Topo Map (3 copies) - available in Room 206, County Office Building - please label all sheets</del>	n/a	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>P.P.2</u>		

Date	3/21/03	# of pages	2
From	Lynn Walker	Co.	
Phone #	3488	Phone #	3488
Fax #		Fax #	
Post-It Fax Note	7671	To	OELLA AVE ?
		Co./Dept.	ZONING
		Phone #	
		Fax #	2824

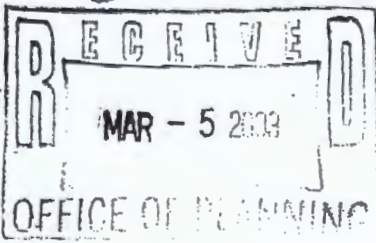
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

- Approval     Disapproval     Approval conditioned on required modifications of the application to conform with the

Conditioned upon zoning hearing  
03-401-A. See attached comments

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



Date: 3/21/03

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

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

**DATE:** March 21, 2003

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

**SUBJECT:** 13 Oella Avenue

**INFORMATION:**

**Item Number:** 03-401

**Petitioner:** Mane R. Haynes

**Zoning:** DR 2

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

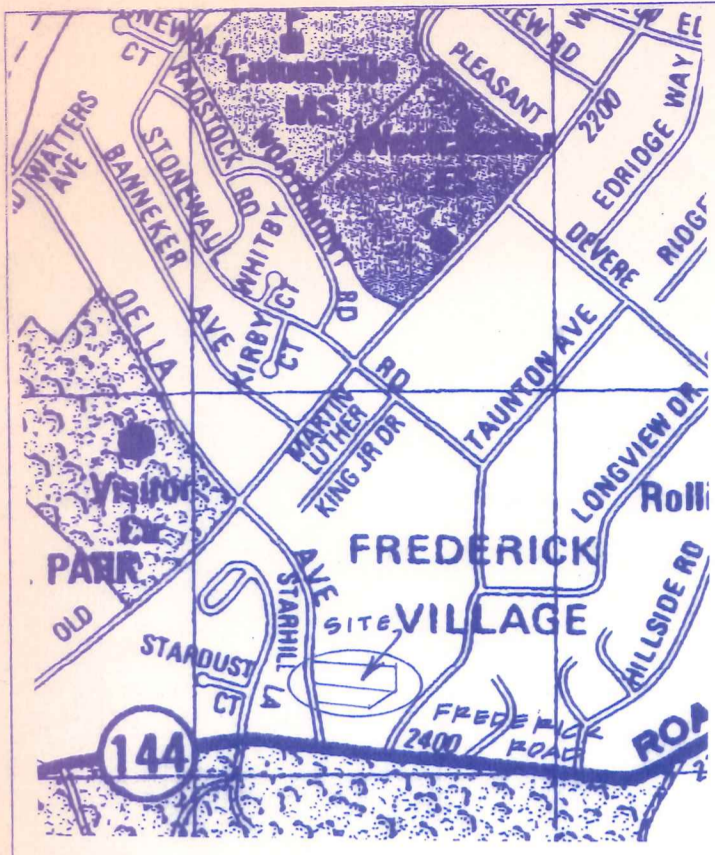
The Office of Planning reviewed the subject request and recommends that it be **DENIED**.

This office has determined that there is no practical difficulty or unreasonable hardship associated with the subject lot that would justify the petitioner's request. In addition, a 200-foot front yard would be in keeping with the existing adjacent dwellings along Oella Avenue.

**Prepared by:** \_\_\_\_\_

**Section Chief:** \_\_\_\_\_

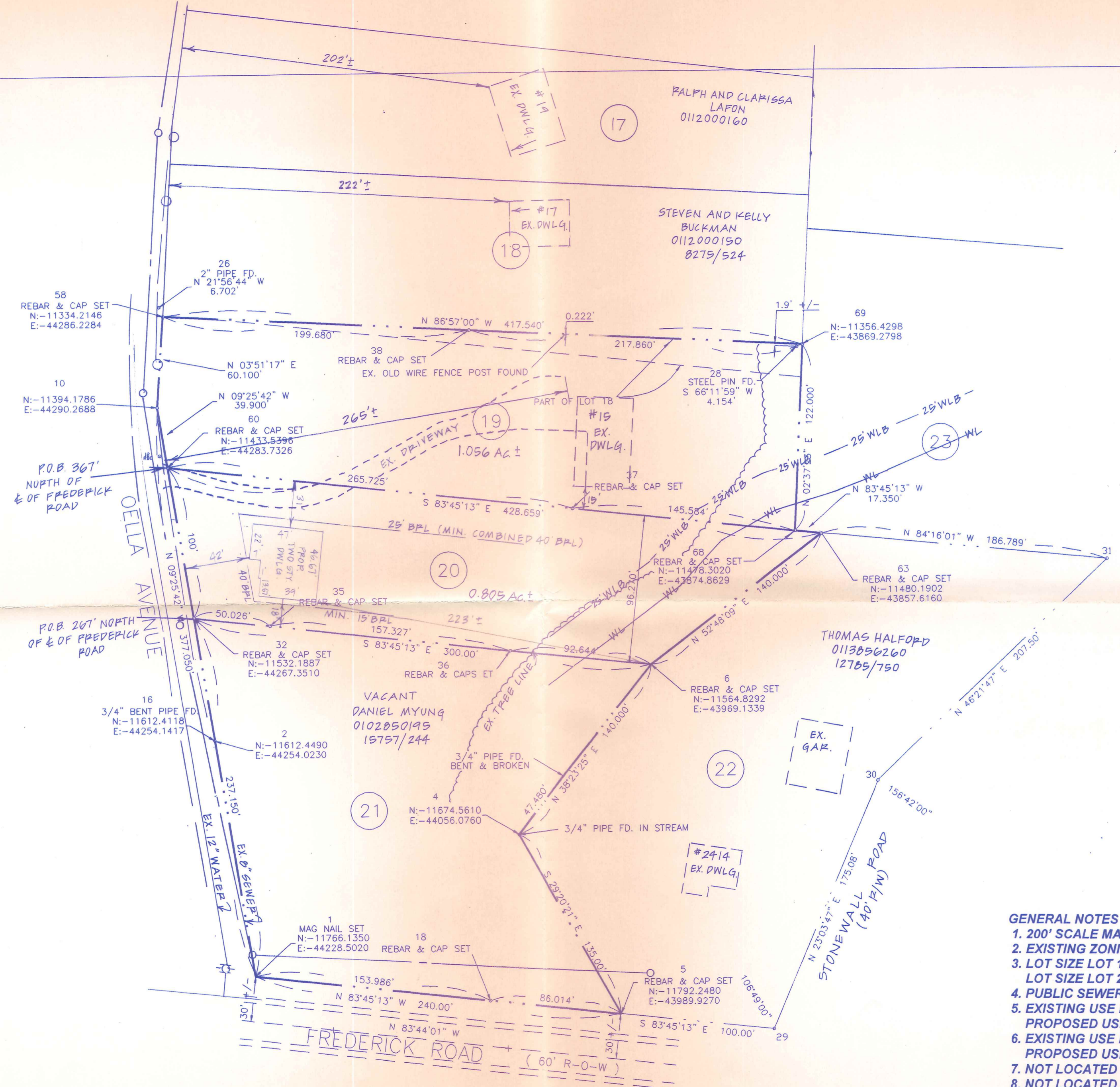
AFK/LL:MAC:



VICINITY MAP: SCALE: 1" = 1000'

**PLAN TO ACCOMPANY PETITION FOR VARIANCE**  
**LOT 19**  
**#15 OELLA AVENUE**  
**"STONEWALL PARK" 7/18**  
**ELECTION DISTRICT NO. 1**  
**COUNCILMANIC DISTRICT NO. 1**  
**BALTIMORE COUNTY, MD**  
**SCALE: 1" = 50'**  
**FEBRUARY 18, 2003**  
**8451**

**PLAN TO ACCOMPANY PETITION FOR VARIANCE**  
**UNDERSIZE LOT APPLICATION**  
**LOT 20**  
**#13 OELLA AVENUE**  
**"STONEWALL PARK" 7/18**  
**ELECTION DISTRICT NO. 1**  
**COUNCILMANIC DISTRICT NO. 1**  
**BALTIMORE COUNTY, MD**  
**SCALE: 1" = 50'**  
**FEBRUARY 18, 2003**  
**8451**



- GENERAL NOTES**
- 200' SCALE MAP: S.W. 4-H
  - EXISTING ZONING: D.R.2
  - LOT SIZE LOT 19: 1.056 AC. +/- OR 45,999 SQ. FT. +/-  
 LOT SIZE LOT 20: 0.805 AC. +/- OR 35,065 SQ. FT. +/-
  - PUBLIC SEWER AND WATER AVAILABLE TO SITE
  - EXISTING USE LOT 19: SINGLE FAMILY DWELLING  
 PROPOSED USE LOT 19: SINGLE FAMILY DWELLING
  - EXISTING USE LOT 20: VACANT  
 PROPOSED USE LOT 20: SINGLE FAMILY DWELLING
  - NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
  - NOT LOCATED IN 100 YEAR FLOODPLAIN AREA  
 COMMUNITY PANEL NO.: 240010 0370B ZONE: "C"
  - NOT LOCATED IN A HISTORIC AREA
  - NO PRIOR ZONING HEARINGS
  - OWNER OF LOT 19 HAS CONTIGUOUS OWNERSHIP OF LOT 20



OWNER: MARIE HAYNES  
 15 OELLA AVENUE  
 BALTIMORE, MD 21228  
 TAX MAP: 100 GRID: 10 PARCEL: 64B  
 TAX ACCT. NO.: 2300011605  
 DEED REF: 15230/436