

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. 03-487-A

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

RE: Undersized Lots

Residential Processing Fee Paid
 (\$50.00)

Accepted by D. THOMPSON
 Date 4/17/03

*Undersize Lot
 file*

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:

RONALD M. KEARNEY

R.M.S. CONSULTANTS, INC. 4401 PHILADELPHIA RD, BEL AIR, MD 21015 410-989-0445
 Print Name of Applicant Address Telephone Number

Lot Address 141^E KINGSTON PARK RD. Election District 15 Councilmanic District 5 Square Feet 7882

Lot Location: NES W side/corner of E. KINGSTON PARK RD. 38 feet from NES W corner of NORTH LAKE
 (street) (street)

Land Owner: RHONDA W. Tax Account Number 1511570130

Address: 619 KINGSTON RD., MIDDLE RIVER, MD 21220 Telephone Number (410) 391-8340

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)	☒	☐
Topo Map (2 copies): available in Room 205, County Office Building - (please label site clearly)	☐	☒
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly) Adjoining Buildings	☒	☐
Surrounding Neighborhood	☐	☐
6. Current Zoning Classification: <u>D.R. 5.5</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 follo

PLEASE SET THE WATERSIDE FRONT OF THE PROPOSED HOME BACK FROM THE SHORELINE AS FAR AS THE FURTHEST ADJACENT NEIGHBOR PER DEPRM REGULATIONS

Signed by Crawford
 for the Director, Office of Planning and Community Conservation

RECEIVED
 APR 23 2003

Date: 5/9/03

- Revise the streetside elevation so that it resembles a front.
- Subject to comments of case number 03-487.

Date <u>5/9/03</u>	# of pages <u>3</u>
From <u>D. Thompson</u>	To <u>Jeffrey Long</u>
Co. <u>03-487-A</u>	Phone # <u>3480</u>
Fax # <u>5863</u>	Fax # <u>5863</u>

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

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

DATE: May 9, 2003

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

SUBJECT: 164 Kingston Park lane

INFORMATION:

Item Number: 03-487

Petitioner: Rhonda W. Phillips

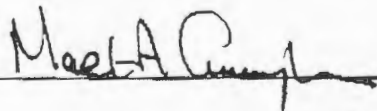
Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the petitioner's request to permit a dwelling with an 8-foot side yard setback in lieu of the minimum required 10 feet. This office also opposes the proposed location of the dwelling, as it would not be on line with the existing adjacent dwellings. This office is concerned that the location of the dwelling would potentially obscure the waterfront view of the neighboring property owners. In addition, current DEPRM regulations require structures to be set back from the shoreline as far as the furthest adjacent structure.

Prepared by:



Section Chief:

AFK/LL:MAC:





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 164 E. Kingston Park Lane
which is presently zoned D.R. 55

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) 1002.30.1., 304 (BCZR)

To permit a dwelling with an 8-foot side setback in lieu of the required 10-feet and to approve a lot width of 42-feet in lieu of the required 55-feet and to approve an undersized lot per Section 304 (BCZR) and to approve any other variances deemed necessary by the Zoning Commissioner.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by the zoning regulations.

, 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.

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):

Rhonda W. Phillips

Name - Type or Print

Signature

Name - Type or Print

Signature

619 Kingston Road 410-391-8340

Address Telephone No.

Middle River, Maryland 21220

City State Zip Code

Representative to be Contacted:

Ronald M. Kearney

Name

4401 Philadelphia Road 410-989-0445

Address Telephone No.

Bel Air, Maryland 21015

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By D. THOMPSON Date 4/17/03

Case No. 03-487-A