

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

2/17/03

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

Variance  
Permit or Case No. 03-247-A

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

Residential Processing Fee Paid  
(\$50.00)  
Accepted by JJS  
Date 1-28-03

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:

William Bafitis, P.E. 1249 Engleberth Road 410-391-2336  
Print Name of Applicant Address Telephone Number

Lot Address 208 Homberg Avenue, Pt. of Lt 26 Election District 15 Councilmanic District 5 Square Feet 8,000

Lot Location: N E S W / side / corner of Homberg Avenue 700' feet from N E S W corner of Virginia Avenue  
(street) (street)

Land Owner: William & Linda Bafitis Tax Account Number 15-12202820

Address: 1249 Engleberth Road Telephone Number (410) 391-2336

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 type="checkbox"/>
3. Site Plan Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input type="checkbox"/>	<input checked="" 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-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 following recommendations:

Provide building elevation drawings of the proposed dwelling to this office for review and approval prior to the issuance of any building permits

Signed by: Macka Cunningham  
for the Director, Office of Planning and Community Conservation

Date: 02/14/02

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 John Sustwan on 1-28-03 (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 2-06-03 D (15 Days Before C)

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

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

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 2-21-03 C (B-3 Work Days)

TENTATIVE DECISION DATE 2-27-03 B (A + 30 Days)

\*Usually within 15 days of filing

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**CERTIFICATE OF POSTING**

District: \_\_\_\_\_

Location of Property: \_\_\_\_\_

Posted by: \_\_\_\_\_ Date of Posting: \_\_\_\_\_  
Signature

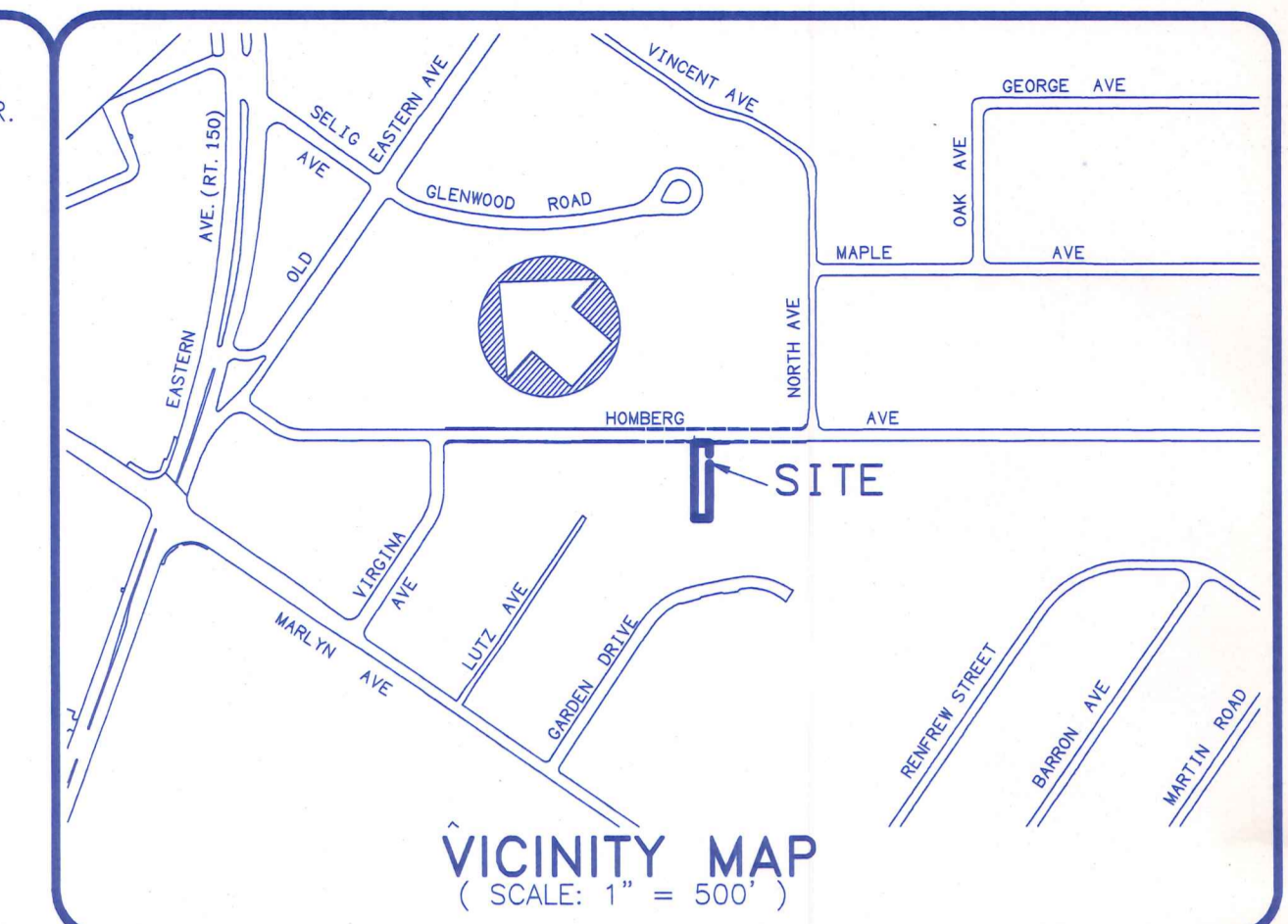
Number of Signs: \_\_\_\_\_

**NOTES**

1. THIS SITE IS SERVED BY EXISTING PUBLIC WATER AND SEWER.
2. THERE ARE NO KNOWN ZONING CASES FOR THIS SITE.
3. THIS SITE IS NOT SITUATED WITHIN THE CHESAPEAKE BAY CRITICAL AREAS.

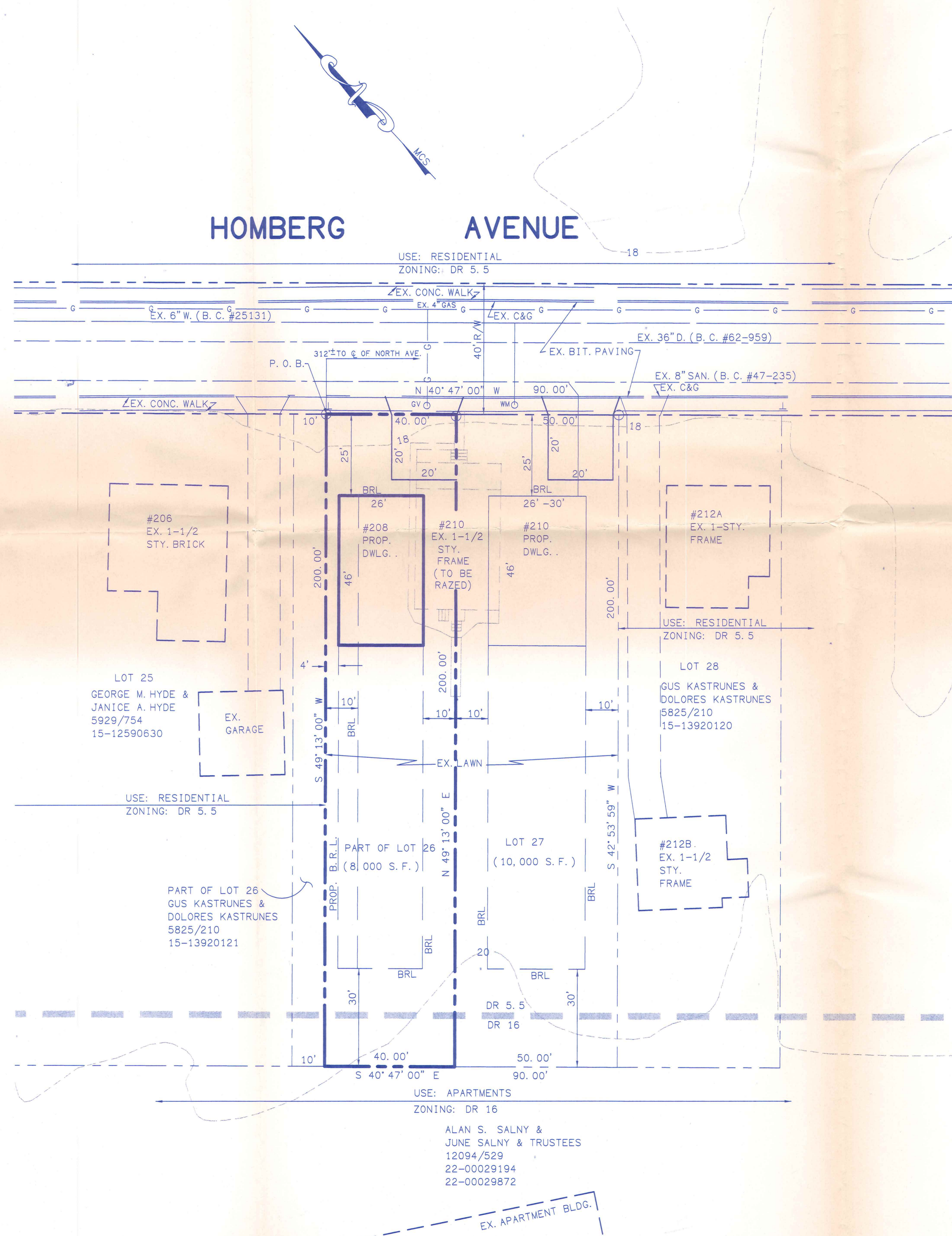
**ZONING REQUEST**

1. TO ALLOW A UNDERSIZED LOT OF FORTY(40') WIDE IN LIEU OF THE REQUIRED FIFTY FIVE(55') WIDE UNDER SECTION 304.1 A OF THE B. C. Z. R.
2. VARIANCE TO PERMIT A SIDE YARD SETBACK OF FOUR (4') FEET IN LIEU OF THE REQUIRED TEN (10') FEET SETBACK UNDER SECTION 1B02.3 C OF THE B. C. Z. R.



**SITE DATA**

- 1) OWNER: WILLIAM N. BAFITIS & LINDA K. BAFITIS  
#1249 ENGLEBERTH ROAD  
BALTIMORE, MARYLAND 21221  
(410) 391-2336
- 2) DEED REF: 4462/159 (OLD DEED REF:)
- 3) TAX ACC. NO.: 15-12202820
- 4) TAX MAP: 97 PARCEL: 815 LOT 27 & PART OF LOT 26
- 5) ELECTION DISTRICT: 15TH
- 6) CONCILMANIC DISTRICT: 6TH
- 7) REGIONAL PLANNING DISTRICT: 328
- 8) CENSUS TRACT: 4507
- 9) EXISTING ZONING IS DR 5.5
- 10) ZONING MAP: N. E. 2-H
- 11) SITE AREA: PART OF LOT 26 8,000 S. F. OR 0.183 AC.
- 12) USE: EXISTING: RESIDENTIAL  
PROPOSED: RESIDENTIAL



**Bafitis & Associates, Inc.**  
1249 Engleberth Rd. Baltimore, MD 21221

**William N. Bafitis, P.E.**  
PRESIDENT  
Civil Engineers/Land Planners  
SURVEYORS  
(410) 391-2336

**PLAT TO ACCOMPANY  
PETITION FOR ZONING VARIANCE  
FOR  
#208 HOMBERG AVENUE**

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND  
WILLIAM N. BAFITIS, P.E.  
REGISTERED PROFESSIONAL ENGINEER

**1**

SCALE: 1" = 20'  
JOB ORDER NO: 20237  
DATE: 01/27/03

WILLIAM N. BAFITIS, P.E. SHEET 1 OF 1

NO.	REVISIONS	DATE