

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: D. THOMPSON  
Date: 10/14/04

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:

WEISKOPF BUILDING CONTRACTORS, INC.  
(FRANCIS B. WEISKOPF) 609 HILTON AVE, CATONSVILLE, MD 21228 410-790-2105  
Print Name of Applicant Address Telephone Number

Lot Address LOT 38 (INCLUDES 38 + 40) Election District 3 Councilmanic District 1 Square Feet 9900  
6718

Lot Location: N E S W side/corner of PARSONS AVE. feet from N E S W corner of PATTERSON ST.  
(street) (street)

Land Owner: EDWARD KLAUSMEYER Tax Account Number 04030304051320

Address: 119 RIVER OAKS CIRCLE, BALT, MD 21208 Telephone Number (410) 481-2264  
(ATTORNEY'S #)

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation) 337-9004

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!  
PROVIDED?

ATTORNEY: JEFFREY A.

|   | 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<br>Property (3 copies)                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. Building Elevation Drawings  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5. Photographs (please label all photos clearly)<br>Adjoining Buildings | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Surrounding Neighborhood  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 6. Current Zoning Classification: <u>D.R.S.5</u>                        |                                     |                                     |

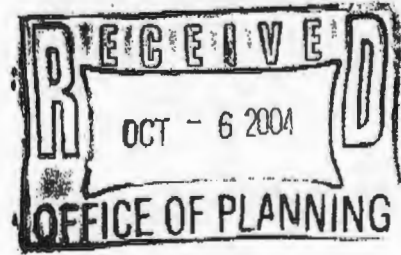
|                  |           |            |             |
|------------------|-----------|------------|-------------|
| Date             | 10-14-04  | # of pages | 3           |
| From             | J. GERMAN | Co.        | PLANNING    |
| Phone #          | 3495      | Fax #      |             |
| Post-It Fax Note | 7671      | To         | D. THOMPSON |
|                  |           | Co./Dept.  |             |
|                  |           | 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 th

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



Date: 10/14/04

Revised 2/05/02

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

LOTS 38+40

PARSONS AVE.

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 Donna Thompson on 10/4/04  
(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 10/14/04 D (15 Days Before C)

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

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

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 10/29/04 C (B-3 Work Days)

TENTATIVE DECISION DATE 11/3/04 B (A + 30 Days)

\*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: 3-1

Location of Property: 38+40 - PARSONS AVE.

Posted by: Linda O'Keefe  
Signature

Date of Posting: October 9, 2004

Number of Signs: 1

# CERTIFICATE OF POSTING

ATTENTION: DONNA THOMPSON

Date October 13, 2004

RE: Case Number BUILDING PERMIT APPLICATION

Petitioner/Developer JEFFREY A. CHARLOW, ESQ./ETAL

Date of Hearing (Closing) October 29, 2004

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at LOTS 38 + 40 PARSONS AVE

The sign(s) were posted on

October 9, 2004



*Linda O'Keefe*  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley Maryland 21030  
(City, State, Zip Code of Sign Poster)

410-666-5366  
(Telephone Number of Sign Poster)

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 41367

DATE 9/24/04 ACCOUNT 0010066150

AMOUNT \$ ~~115.00~~ 50

RECEIVED FROM: JEFFREY CHARLOW

FOR: ITEM # 155 ✓ R. + UNDER LOT  
LOT 38 + LOT 40

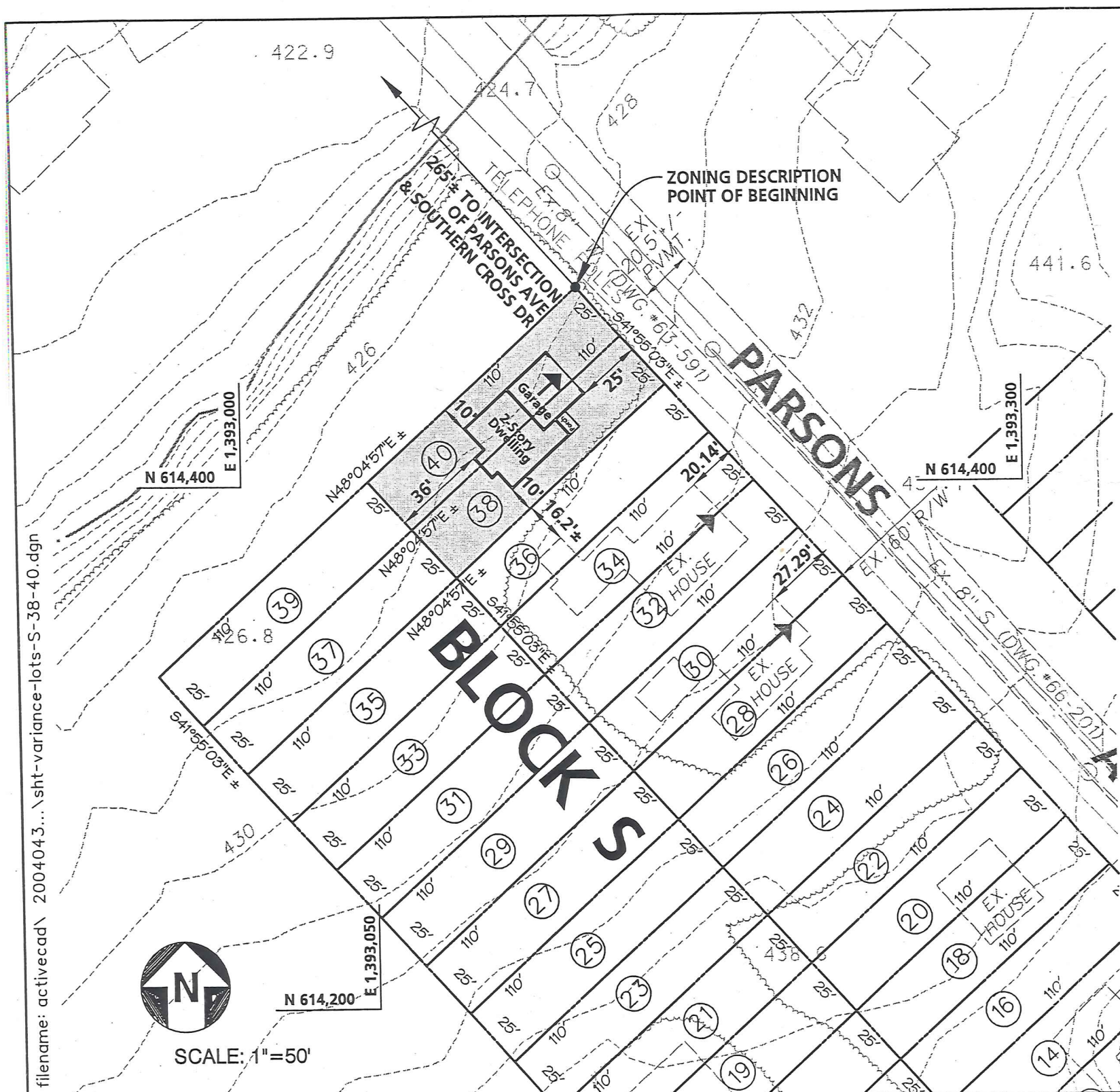
PARSON'S AVE. BY D. THOMPSON

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

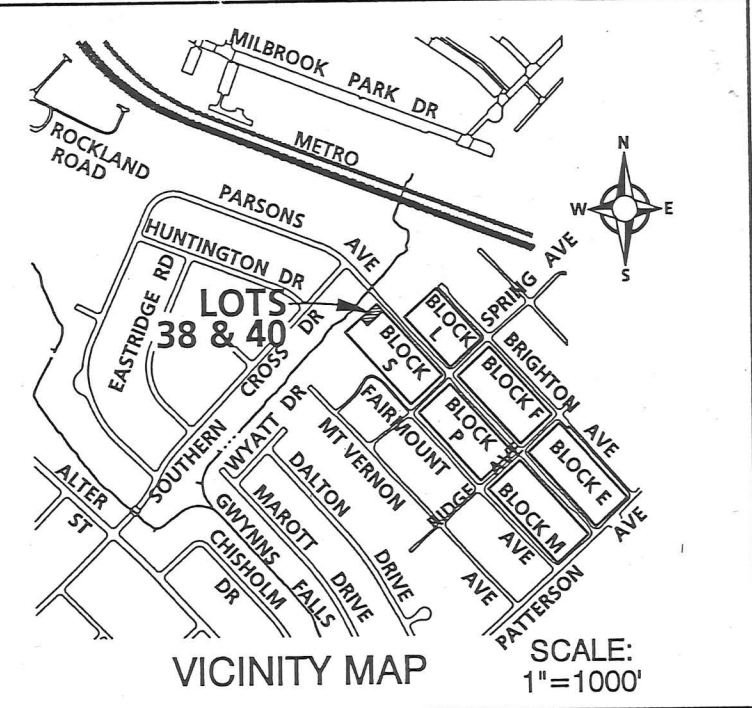
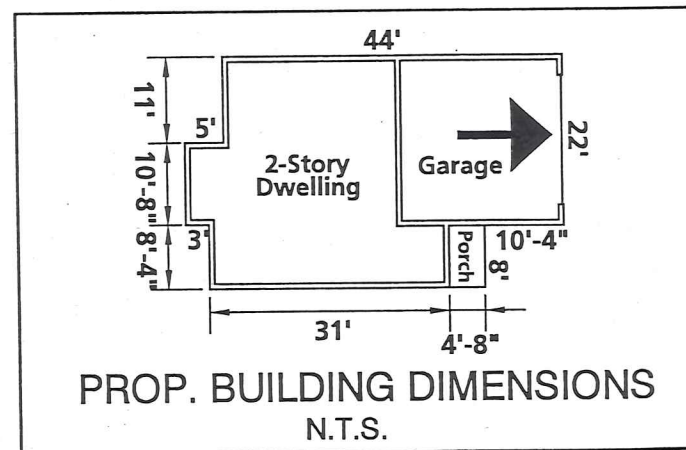
PAID RECEIPT

| BUSINESS                   | ACTUAL    | TIME     | DRW          |
|----------------------------|-----------|----------|--------------|
| 10/01/2004                 | 9/30/2004 | 16:20:15 | 5            |
| REB NSOS                   | WALKIN    | EMAN EED |              |
| >> RECEIPT # 373202        | 9/30/2004 |          | OFLN         |
| Dept 5                     | 320       | 2001195  | VERIFICATION |
| CR NO. 041366              |           |          |              |
| Receipt Tot                |           | 150.00   |              |
| \$100.00                   | CR        | \$ .00   | CR           |
| Baltimore County, Maryland |           |          |              |

CASHIER'S VALIDATION



**LEGEND**  
 BOUNDARY  $S41^{\circ}55'03''E \pm$   
 EXIST. CONTOUR  
 EXIST. TREELINE  
 EXIST. STREAM



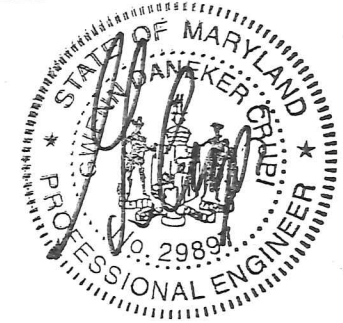
| BLOCK | LOT<br>Shown As ③ | OWNER                             | ADDRESS           | DEED REF               | TAX<br>ACCOUNT * |
|-------|-------------------|-----------------------------------|-------------------|------------------------|------------------|
| S     | 36                | COPAS, RONALD<br>CROYLE, PATRICIA | Parsons Ave       | 14360/603<br>14360/599 | 0315054103       |
|       | 32,34             | COPAS, RONALD<br>CROYLE, PATRICIA | 6716 Parsons Ave. | 14360/603<br>14360/599 | 0315054100       |
|       | 38,40             | KLAUSMEYER EDWARD                 | Parsons Ave       | 17415/227              | 0304051320       |
|       | 37                | BALTIMORE COUNTY ,MD              | Fairmount Ave.    | 654/373                | 0302000079       |
|       | 39                | BALTIMORE COUNTY ,MD              | Fairmount Ave.    |                        | 0302037227       |

**MIN. FRONT YARD CALCULATION**  
 AVERAGE FRONT YARD CALCULATION  
 (FOR ALL IMPROVED LOTS WITHIN 200' EACH SIDE):  
 FRONT YARD LOTS 32,34,36: 20.14'  
 FRONT YARD LOTS 28,30: 27.29'  
 AVERAGE FRONT YARD:  
 $(20.14 + 27.29) / 2 = 23.72'$   
 THEREFORE THE MINIMUM FRONT YARD REQUIRED: 25'

**NOTES**  
 PROPERTY ADDRESS:  
 PARSONS AVENUE  
 SITE ZONING: D.R.5.5  
 SITE AREA:  
 LOT 38: 2750 SF/0.063 AC +/-  
 LOT 40: 2750 SF/0.063 AC +/-  
 TOTAL: 5500 SF/0.126 AC +/-  
 PRIOR ZONING HEARINGS: NONE KNOWN  
 EXISTING USE: VACANT  
 PROPOSED USE: PROPOSED 2-STORY  
 SINGLE FAMILY HOME  
 PROPOSED BUILDING HEIGHT: 30 FT +/-  
 NO FLOODPLAIN ON SITE

**D.R.5.5 BULK REQUIREMENTS**  
 MIN. NET LOT AREA PER DWELLING UNIT: 6000 SF  
 MINIMUM LOT WIDTH: 55 FT  
 MINIMUM FRONT YARD DEPTH: 25 FT  
 MINIMUM WIDTH OF INDIVIDUAL SIDE YARD: 10 FT  
 MINIMUM REAR YARD DEPTH: 30 FT  
 MAXIMUM BUILDING HEIGHT: 50 FT  
 PROP. NET LOT AREA/DWELLING UNIT: 5500 SF  
 PROPOSED LOT WIDTH: 50 FT

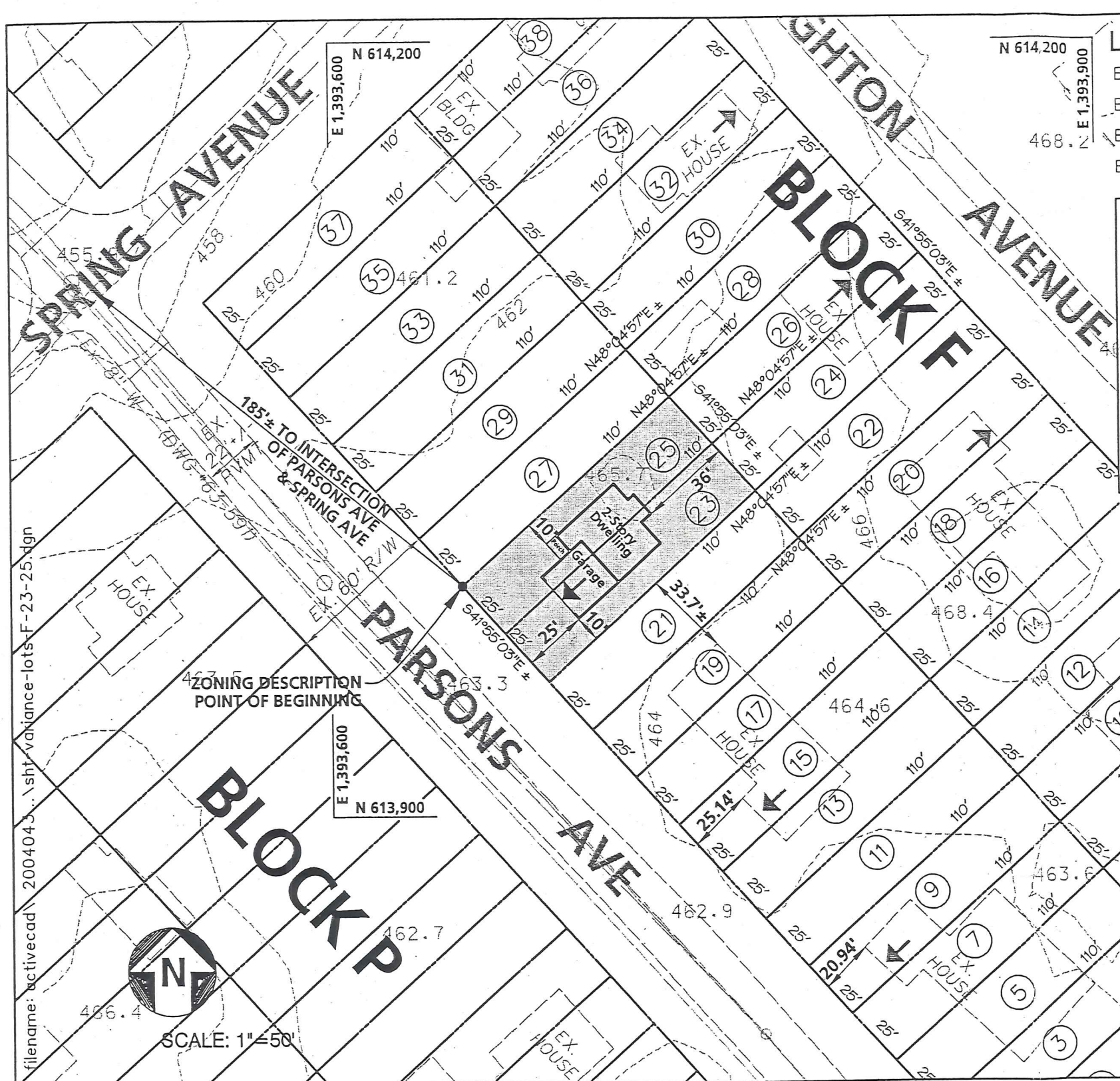
**MATIS WARFIELD, INC.**  
 CONSULTING ENGINEERS  
 10540 YORK ROAD, SUITE M  
 HUNT VALLEY, MARYLAND 21030  
 PHONE: 410.683.7004 -- FAX: 410.683.1798



Design and Drawing based on  
 Maryland Coordinate System  
 Horizontal - NAD83/91  
 Vertical - NAVD 88  
 THIS PLAN IS TO ACCOMPANY  
 A REQUEST FOR A VARIANCE  
 OF THE MINIMUM NET LOT AREA  
 AND MINIMUM LOT WIDTH IN A  
 D.R.5.5 ZONE.

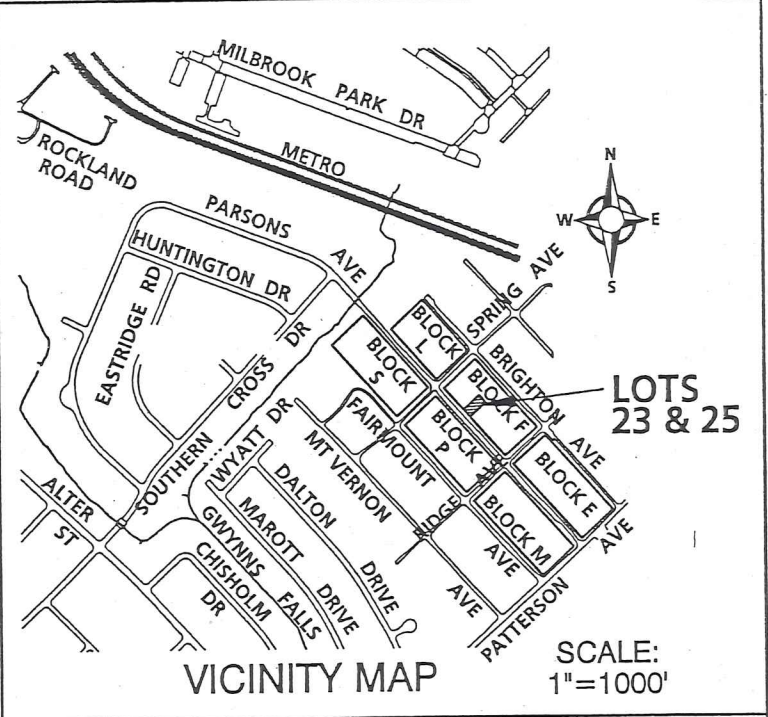
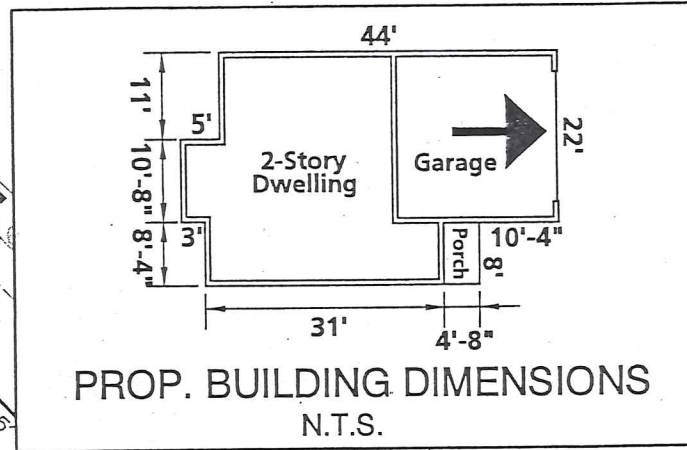
**PARSONS AVENUE PROPERTY**  
**BLOCK 'S', LOTS 38 & 40**  
**PLAN TO ACCOMPANY**  
**VARIANCE REQUEST HEARING**  
*UNDERSIZE LOT REQUEST*  
 BALTIMORE COUNTY, MARYLAND  
 APRIL 15, 2004  
 COUNCILMANIC DISTRICT NO. 2  
 ELECTION DISTRICT NO. 3

filename: activecad\ 2004043... \sht-variance-lots-S-38-40.dgn



N 614,200  
E 1,393,900  
468.2

**LEGEND**  
 BOUNDARY ————  
 EXIST. CONTOUR - - - -  
 EXIST. TREELINE ~~~~~~  
 EXIST. STREAM ————



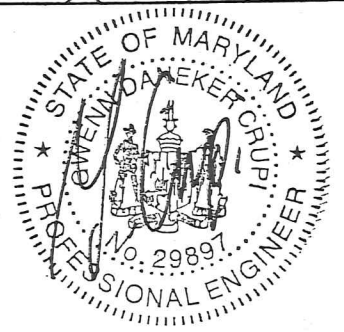
| BLOCK | LOT<br>Shown As    | OWNER                                  | ADDRESS            | DEED REF  | TAX ACCOUNT |
|-------|--------------------|--|--------------------|-----------|-------------|
| F     | 13, 15, 17, 19, 21 | LATHAN, MARY                           | 6603 Parsons Ave.  | 5293/373  | 1600003259  |
|       | 22, 24, 26, 28     | JOHNSON, DONDI A                       | 6616 Brighton Ave. | 18760/363 | 0312059451  |
|       | 23, 25             | KLAUSMEYER, EDWARD                     | Parsons Ave.       | 17479/449 | 0313001750  |
|       | 27                 | MC CARTHY, TERENCE<br>MC CARTHY, KEVIN | Parsons Ave.       | 13571/570 | 0313001328  |
|       | 29, 31             | LEE, ODESSA E                          | 6617 Parsons Ave   | 13571/565 | 0313001251  |

**MIN. FRONT YARD CALCULATION**  
 AVERAGE FRONT YARD CALCULATION  
 (FOR ALL IMPROVED LOTS WITHIN 200' EACH SIDE):  
 FRONT YARD LOTS 13, 15, 17, 19: 25.14'  
 FRONT YARD LOTS 3, 5, 7, 9: 20.94'  
 AVERAGE FRONT YARD:  
 $(25.14 + 20.94) / 2 = 23.04'$   
 THEREFORE THE MINIMUM FRONT YARD REQUIRED: 25'

**NOTES**  
 PROPERTY ADDRESS: PARSONS AVENUE  
 SITE ZONING: D.R.5.5  
 SITE AREA:  
 LOT 23: 2750 SF/0.063 AC +/-  
 LOT 25: 2750 SF/0.063 AC +/-  
 TOTAL: 5500 SF/0.126 AC +/-  
 PRIOR ZONING HEARINGS: NONE KNOWN  
 EXISTING USE: VACANT  
 PROPOSED USE: PROPOSED 2-STORY SINGLE FAMILY HOME  
 PROPOSED BUILDING HEIGHT: 30 FT +/-  
 NO FLOODPLAIN ON SITE

**D.R.5.5 BULK REGULATIONS**  
 MIN. NET LOT AREA/DWELLING UNIT: 6000 SF  
 MINIMUM LOT WIDTH: 55 FT  
 MINIMUM FRONT YARD DEPTH: 25 FT  
 MIN. WIDTH OF INDIVIDUAL SIDE YARD: 10 FT  
 MINIMUM REAR YARD DEPTH: 30 FT  
 MAXIMUM BUILDING HEIGHT: 50 FT  
 PROP. NET LOT AREA/DWELLING UNIT: 5500 SF  
 PROPOSED LOT WIDTH: 50 FT

**MATIS WARFIELD, INC.**  
 CONSULTING ENGINEERS  
 10540 YORK ROAD, SUITE M  
 HUNT VALLEY, MARYLAND 21030  
 PHONE: 410.683.7004 -- FAX: 410.683.1798



Design and Drawing based on  
 Maryland Coordinate System  
 Horizontal - NAD83/91  
 Vertical - NAVD 88

THIS PLAN IS TO ACCOMPANY  
 A REQUEST FOR A VARIANCE  
 OF THE MINIMUM NET LOT AREA  
 AND MINIMUM LOT WIDTH IN A  
 D.R.5.5 ZONE.

**PARSONS AVENUE PROPERTY**  
**BLOCK 'F', LOTS 23 & 25**  
**PLAN TO ACCOMPANY**  
~~VARIANCE REQUEST HEARING~~  
 UNDERSIZE LOT REQUEST  
 BALTIMORE COUNTY, MARYLAND  
 APRIL 15, 2004  
 COUNCILMANIC DISTRICT NO. 2  
 ELECTION DISTRICT NO. 3