

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
SW side of Linwood Avenue, 222 feet SE		
of Harford Road and Linwood Avenue	*	DEPUTY ZONING
14 th Election District		
6 th Councilmanic District	*	COMMISSIONER
(3005 Linwood Avenue)		
	*	FOR BALTIMORE COUNTY
William Bissell Jr.		
<i>Petitioner</i>	*	Case No. 2009-0015-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by William Bissell Jr., the legal property owner. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve an undersized lot of 50 feet in lieu of the required 55 feet. The subject property and requested relief are more fully described on the redlined site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requested special hearing was Petitioner William Bissell Jr. and Bernadette Moskunus with Site Rite Surveying, Inc., the firm that prepared the site plan. Appearing as interested citizens were Ruth Baisden with the Greater Parkville Community Council and Chris Correale of 3000 Linwood Avenue.

Testimony and evidence offered revealed that the subject property is rectangular-shaped and contains approximately 7,500 square feet or 0.172 acre, more or less, zoned D.R.5.5. The property is located on the south side of Linwood Avenue, east of Harford Road and north of Taylor Avenue in the Parkville area of Baltimore County. The property is essentially unimproved with asphalt paving and is currently used as a parking lot -- for overflow parking of commercial businesses located nearby on Harford Road. Photographs of the subject property

FILED FOR FILING
Date 10-17-08
By [Signature]

were marked and accepted into evidence as Petitioner's Exhibits 6A through 6E. As shown on the record plat that was marked and accepted into evidence as Petitioner's Exhibit 2, the property consists of Lots 106 and 107 of the "Linwood" development that was recorded in June, 1923. Petitioner has owned the subject property since 1988 and at this juncture requests special hearing relief to approve an undersized lot in order to construct a single-family dwelling on the property.

As shown on the zoning map that was marked and accepted into evidence as Petitioner's Exhibit 3, the subject property is very near the commercially zoned (B.L.-C.C.C.) properties that line this area of the Harford Road corridor. Petitioner desires to complete this in-fill development by constructing a single-family dwelling. The elevations that were marked and accepted into evidence as Petitioner's Exhibit 5 show an attractive, two-story dwelling with abundant windows and distinctive rooflines.

The Zoning Advisory Committee comments were received and are made part of the record of this case. The ZAC comment received from the Office of Planning dated August 5, 2008 indicates that the proposed 17 foot by 20 foot parking pad in the front of the house should be reconfigured to function as a single car driveway consistent with other residences on the street. In response, Petitioner's consultant, Ms. Moskunas, indicated that the redlined site plan accepted into evidence at the hearing reflects the change requested by the Planning Office. Instead of a parking pad in front of the dwelling, a single car driveway is shown to run up the west side of the property, about half way along the side of the dwelling. The parking pad has also been removed.

Testifying at the hearing as an interested citizen was Chris Correale who lives on the same block across the street from the subject property. Ms. Correale is not opposed to Petitioner's plans for the property and, in fact, supports constructing a new home at the location

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Date 10-15-08
By [Signature]

to take the place of the parking lot; however, she did wish to articulate a number of concerns that she has over the proposed development. These concerns are outlined in a letter dated September 15, 2008 to the Zoning Review Office, which was marked and accepted into evidence as Citizen's Exhibit 1. These include provisions for off-street parking, no reductions in the "no parking" zones that currently exist in the area, having the owner or developer take necessary steps to lessen the impact of construction, and properly maintaining the property during the transition from the use as a parking lot to construction of a dwelling. Ms. Correale also requested that the owner not be able to rent rooms or apartments in the home or any outbuilding. The undersigned explained to Ms. Correale that her concerns, though well-founded, were more under the province of the Code Inspections and Enforcement Division of the Department of Permits and Development Management, as well as Traffic Engineering. The undersigned also advised Ms. Correale to maintain communication with those County agencies in order ensure that the subject property is in compliance with County Codes and Regulations as the development moves forward.

In addition, testimony was provided by Ruth Baisden with the Greater Parkville Community Council (GPCC). Ms. Baisden explained that her organization is an umbrella organization that represents communities in the Parkville, Carney, and Cub Hill areas. GPCC has been very active over the years in assisting the community in the development process and providing input during this process to developers and County agency representatives. She explained that most of the development that occurs in her area consists of what has been termed "in-fill" development, where a particular area or neighborhood has pockets of undeveloped property, often shown as platted, established lots of record. These lots have gone undeveloped for years or sometimes decades. Although in-fill development is often preferred by the County

CITIZEN RECEIVED FOR FILING
Date 10-17-08
By 103

due to a property's ready access to County services (i.e. – water and sewer services) and the lessened impact on existing communities, Ms. Baisden's organization generally is not supportive of this type of development because in her view it ignores the ongoing challenges these established communities face due to a lack of open space. In this case, however, Ms. Baisden indicated that GPCC is supportive of the development, mainly because it prefers the use of this property for residential purposes, consistent with the property's zoning classification, rather than as a parking lot. Ms. Baisden also expressed several concerns about the project; namely that the elevations accepted into evidence as Petitioner's Exhibit 5 be maintained, that on-street parking restrictions be continued, and that construction impacts and debris be controlled by the developer and contractor.

Based on the testimony and evidence presented, I am persuaded to grant the special hearing relief and approve an undersized lot of 50 feet in lieu of the required 55 feet pursuant to Section 1B02.3.C.1 of the B.C.Z.R. Petitioner meets all other height, area, and setback requirements required by the small lot table and in my judgment, Petitioner's plans are appropriate and will not be detrimental to the health, safety, or general welfare of the surrounding locale. I also believe that Petitioner's plans are within the spirit and intent of the zoning regulations. In fact, in my view, the change in the use of the property from a parking lot for nearby businesses to a residence that would be part of the Linwood neighborhood will be more consistent with the property's D.R. zoning classification.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the parties, I find that Petitioner's request for special hearing should be granted.

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Date 10-15-08
By [Signature]

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 7th day of October, 2008 that Petitioner's request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve an undersized lot of 50 feet in lieu of the required 55 feet be and is hereby GRANTED, subject to the following restrictions which are conditions precedent to the relief granted herein:

1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

COPIES RETURNED FOR FILING
Date 10-7-08
By 023



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 7, 2008

WILLIAM BISSELL JR.
4009 BAY DRIVE
BALTIMORE MD 21220

Re: Petition for Special Hearing
Case No. 2009-0015-SPH
Property: 3005 Linwood Avenue

Dear Mr. Bissell:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick", written over the printed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Bernadette Moskunus, Site Rite Surveying, Inc., 200 East Joppa Road Room 101, Towson MD 21286
Ruth Baisden, 7706 Oak Avenue, Baltimore MD 21234
Chris Correale, 3000 Linwood Avenue, Baltimore MD 21234



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #3005 Linwood Avenue
which is presently zoned D.P. 5.5

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve AN UNDERSIZED

LOT OF 50 FEET WIDE IN LIEU OF THE REQUIRED 55 FEET
SEC 304.4

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

I, or we, agree to pay expenses of above Special Hearing, 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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

William Bissell Jr.

Name - Type or Print

Signature

Name - Type or Print

Signature

4009 Bay Drive

410 804-6057

Address

Baltimore, MD

21220

Telephone No.

State

Zip Code

Representative to be Contacted:

Site Rite Surveying, Inc.

Name

200 E Joppa Rd, Room 101

(410) 828-9060

Address

Towson

MD

21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 2009-0015-SPH

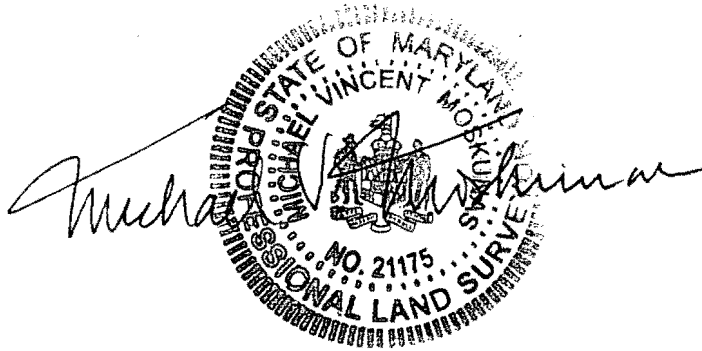
Reviewed By CM Date 7-17-08

REV 9/15/98

RECEIVED FOR FILING
Date 10-7-08
By DW

**ZONING DESCRIPTION
#3005 LINWOOD AVENUE**

BEGINNING at a point on the southwest side of Linwood Avenue which is 30 feet wide at the distance of 222 feet southeast of the centerline of Harford Road (Route No. 147) which is 60 feet wide. Being all of Lots 106 and 107 in the subdivision of "Linwood" as recorded in the Baltimore County Plat Book No. 12, folio 2, containing 7500 square feet, more or less. Also known as #3005 Linwood Avenue and located in the 14th Election District, 6th Councilmanic District.



Michael V. Moskunas
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road, Suite 101
Towson Maryland 21286
(410) 828-9060

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **18429**

Date: **7-17-08**

PAID RECEIPT

BUSINESS ACTION TIME
 7/17/2008 7:17/2008 10:10-11

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001		006		6151				65.00

Total: **65.00**

Rec From: **Sgt. R. E. Ewing**

For: **William Brown**
3005 Lombard Ave 71734
SPC. H. H. H. 2009-1015-554

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2009-0015-SPH

3005 Linwood Avenue
S/west side of Linwood Avenue, 222 feet s/east of Harford Road and Linwood Avenue
14th Election District
6th Councilmanic District
Legal Owner(s): William Bissell, Jr.

Special Hearing: for an under-sized lot of 50 feet in lieu of the required 55 feet.

Hearing: Monday, September 15, 2008 at 9:00 a.m. in Hearing Room 1, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN; III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
8/29/2008 Aug. 28 181926

CERTIFICATE OF PUBLICATION

8/28/, 2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/28/, 2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 2009-0015-SPH

Petitioner/Developer: SITE
LITE SURVEYING

Date Of Hearing/Closing: 9/15/08

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

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
at 3005 LINWOOD AVENUE

This sign(s) were posted on August 29, 2009
(Month, Day, Year)

Sincerely,

Martin Ogle 8/29/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

August 29, 2008
Myra H. Hester

ZONING NOTICE

CASE # 2009-0015-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

HEARING ROOM 1, JEFFERSON BUILDING
PLACE: 105W. CAESARPE AVE. TOWSON 21204
DATE AND TIME: MONDAY SEPTEMBER 8, 2008
AT 9:00 AM

REQUEST:

SPECIAL HEARING FOR AN UNDERSIZED LOT
OF 50 FEET IN LIEU OF THE REQUIRED
55 FEET

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONSIDER HEARING CALL 410-331-1231

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

Christina (Chris) E. Correale
3000 Linwood Ave.
Parkville, MD 21234-5821

June 20, 2008

Zoning Administration and Development
Management
Baltimore County
111 W. Chesapeake Ave.
Towson, MD 21204

Dear Madam/Sir-

I request a public hearing on the "Zoning Notice, Building Permit Application" for the property across the street from my home, 3005 Linwood Ave., noted as being "Parking Lot Between #3003 and #3007 Linwood Ave." on the Zoning Notice sign.

I am requesting this public hearing, because the phone number given on the sign (picture attached) and that I called on June 16, 2008, goes to a voicemail indicating that the person is on maternity leave as of August 2007 (not a typographical error, this is what the phone message actually said). I have talked to another individual on June 16, 2008, and have left a message for a third individual (on June 19, 2008) and apparently no one has any information about the proposed action for 3005 Linwood Ave. I would like to know what is proposed for this property and how it may affect my property.

I request that you notify me in writing of what type of building (residential, residential with office, commercial or industrial) or other activity (e.g., parking lot, etc.) is proposed for 3005 Linwood Ave. I want to know any building's height, width and length; driveway access and impacts on parking, traffic congestion and potential for generating trash or other nuisances on Linwood Ave.

Thank you in advance for your assistance. My telephone number is (410) 668-9387.

Sincerely,



Christina (Chris) E. Correale

7/3/08 - Left message
7/7/08 - " " w/dtr?
7/7/08 10:19 am Wants hearing

Wants public hearing

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 18440

PAID RECEIPT

Date: 7/7/08

BUSINESS ACTUAL TIME
 7/08/2008 7/07/2008 11:16:41 2

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006	-		6150				50.00

Total: 50.00

Rec

From: CHRISTINA E. CORREALE

For: DEMAND FOR HEARING

UNDERSIZE LOT FOR 3005 LINWOOD AVE

REG 0505 WALKIN DUTY LTD
 RECEIPT # 450695 7/07/2008 018440
 5 529 ZONING VERIFICATION
 Recpt Tot 50.00
 50.00
 Baltimore County, Maryland

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**



RECEIVED

JUN 25 2008

NT

FORMAL DEMAND FOR HEARING

CASE NUMBER: UNDERSIZE LOTAddress: 3005 ~~48~~ LINWOOD AVE.

Petitioner(s): _____

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Owe Christina E. Corrae
Name - Type or Print☒ Legal Owner OR ☐ Resident of
3000 Linwood Ave
AddressParkville, MD 21234
City State Zip Code410 668 9387
Telephone Number

which is located approximately across the street feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.

**ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.**

Christina E. Corrae 06/25/2008
Signature Date

ZONING NOTICE

BUILDING PERMIT APPLICATION

#3005 LINWOOD AVENUE

(PARKING LOT BETWEEN #3003 AND
#3007 LINWOOD AVENUE)

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, JUNE 30, 2008

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3610

DO NOT REMOVE THIS SIGN AND POST 5-YEAR AFTER ABOVE DATE, UNDER PENALTY OF LAW, RETURN BOTH TO ZADM, RM. 104

MEETING IS HANDICAP ACCESSIBLE

• CERTIFICATE OF POSTING •

RE: Case No: BUILDING PERMIT

Petitioner/Developer: SITE
RITE SURVEYING INC.

Date Of Hearing/Closing: 6/30/08

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

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
at 3005 LINWOOD AVE

This sign(s) were posted on June 14, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 6/14/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ZONING NOTICE

BUILDING PERMIT
APPLICATION

#3005 LINWOOD AVENUE
(PARKING LOT BETWEEN #3005 AND
#3007 LINWOOD AVENUE)

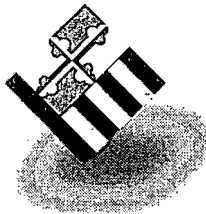
PUBLIC HEARING ?

PURSUANT TO SECTION 26-107(a)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, JULY 26, 2008.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 N. THOMPSON AVE.
BOWEN, MD 21034

TEL. 827-3410

MEETING IS HANDICAP ACCESSIBLE

my father
6/14/08



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

August 8, 2008
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2009-0015-SPH

3005 Linwood Avenue

S/west side of Linwood Avenue, 222 feet s/east of Harford Road and Linwood Avenue

14th Election District – 6th Councilmanic District

Legal Owners: William Bissell Jr.

Special Hearing for an undersized lot of 50 feet in lieu of the required 55 feet.

Hearing: Monday, September 15, 2008 at 9:00 a.m. in Hearing Room 1, Jefferson Building,
105 W Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: William Bissell, Jr., 4009 Bay Drive, Baltimore 21220
Site Rite Surveying, Inc., 200 E. Joppa Road, Rm. 101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 30, 2008.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 28, 2008 Issue - Jeffersonian

Please forward billing to:
William Bissell, Jr.
4009 Bay Drive
Baltimore, MD 21220

410-804-6057

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2009-0015-SPH

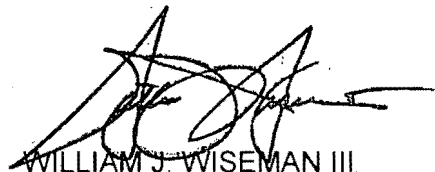
3005 Linwood Avenue

S/west side of Linwood Avenue, 222 feet s/east of Harford Road and Linwood Avenue
14th Election District – 6th Councilmanic District

Legal Owners: William Bissell Jr.

Special Hearing for an undersized lot of 50 feet in lieu of the required 55 feet.

Hearing: Monday, September 15, 2008 at 9:00 a.m. in Hearing Room 1, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

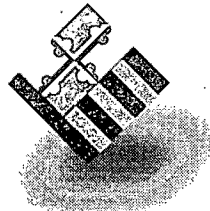
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2009-0015-SPH
Petitioner: William Bissell
Address or Location: 3005 Linwood Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: William Bissell
Address: 4009 Bay Drive
Baltimore, MD 21220
Telephone Number: 410 804-6057



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

September 11, 2008

William Bissell Jr.
4009 Bay Dr.
Baltimore, MD 21220

Dear: William Bissell Jr.

RE: Case Number 2009-0015-SPH, 3005 Linwood Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 17, 2008. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Site Rite Surveying INC., 200 E. Joppa Rd. Room 101, Towson, MD 21286

TB 9/15
9am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination JNL
DATE: August 19, 2008
SUBJECT: Zoning Item # 09-015-SPH
Address 3005 Linwood Avenue
(Bissell Property)

RECEIVED
AUG 19 2008

BY:.....

Zoning Advisory Committee Meeting of July 27, 2008

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: J. Livingston

Date: August 19, 2008



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 7-28-2009

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No 2009-0015-SPH
3005 LINWOOD AVENUE
BISSELL PROPERTY
SPECIAL HEARING

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2009-0015-SPH.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For August 4, 2008
Item Nos. 2009-0011, 0012, 0013, 0014,
0015, 0016, 0017, and 0018

DATE: July 29, 2008

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:lrk
cc: File
ZAC- 07292008-NO COMMENTS



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 29, 2008

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review planners

Distribution Meeting of: July 21, 2008

Item No.: 2009-0011-A, 2009-0012-A, 2009-0014-A, 2009-00015-SPH,
2009-0016-A and 2009-0018-A.

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time.

Don W. Muddiman, Acting Lieutenant
Fire Marshal's Office
(Office) 410-887-4880
MS-1102F

cc: File

TB 9/15
9AM

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: August 5, 2008

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

SUBJECT: 3005 Linwood Avenue

RECEIVED
AUG 18 2008

BY: _____

INFORMATION:

Item Number: 09-015

Petitioner: William Bissell, Jr.

Zoning: DR 5.5

Post-it® Fax Note	7671	Date	# of pages ▶ 6
To	Bernadette	From	Pat
Co./Dept.		Co.	
Phone #		Phone #	
Fax #	410-828-9066	Fax #	

Requested Action: Special hearing to permit an undersized lot of 50 feet wide in lieu of the required 55 feet. (Section 304.4 of the BCZR)

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the subject request and offers the following comment

The proposed 17x20 parking pad in the front of the house should be reconfigured to function as a single car driveway, consistent with the other residences on the street.

Prepared by: Candis Murray

Division Chief: Arnell H. Hester

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
3005 Linwood Avenue; SW/S Linwood Ave *
222' SE of Harford Road & Linwood Ave * ZONING COMMISSIONER
14th Election & 6th Councilmanic Districts *
Legal Owner(s): William Bissell, Jr. * FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 09-015-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

JUL 30 2008

.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of July, 2008, a copy of the foregoing Entry of Appearance was mailed to Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286; Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME #3005 Linwood Avenue
CASE NUMBER 2009-0015-SPH
DATE 9/15/2008

[illegible]

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER 2009-0015-SPH

DATE 9-15-08

CITIZEN'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

Ruth Baisden
Chris Correale

7706 Oak Ave
3000 Linwood Ave.

Baltimore, MD 21234
Baltimore MD 21234

ruthbaisden@yahoo.com
crabbeel@comcast.net

Case No.: 2009-015- JPH

Exhibit Sheet

Petitioner/Developer

Community
~~Development~~

No. 1	Site Plan	Letter dated 9/18/08
No. 2	Record Plat	
No. 3	Zoning Map	
No. 4	Transmitted from Site Plan	
No. 5	Elevations	
No. 6	Photographs of Property	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

3000 Linwood Ave.
Parkville, MD 21234-5821
September 15, 2008

Zoning Review Office
Baltimore County Office Building, Room 111
111 West Chesapeake Avenue,
Towson, MD 21204

RE: 2009-0015-SPH 3005 Linwood Ave.

Dear Madam or Sir:

I live at 3000 Linwood Ave., directly across the street from 3005 Linwood Ave. I support construction of a single family home on the lot at 3005 Linwood Ave., with the following provisions:

1. Off street parking for a minimum of 2 motor vehicles must be provided on the property.
2. No reduction in the no parking zones in the 3000 block of Linwood Ave. on the same side of the street as 3005 Linwood Ave. and which extend from Harford Rd. to approximately the boundary between 3005 and 3007 Linwood Ave.
3. No reduction in the no parking zone on the same side of the street as my house in the 3000 block of Linwood Ave.
4. Require and enforce that the owner, the builder and any contractors or subcontractors police the property of debris and trash daily.
5. Between the time vegetation begins growing on the property and the home is sold that the owner is required to ensure that the property is mowed regularly, i.e., weekly from March through October.
6. The owner can never rent rooms or apartments in the home or outbuilding(s).

Traffic and parking are critical issues on Linwood Ave. between Harford Road and the border of 3005/3007 Linwood Ave. There are 4 driveways, listed below, two of which serve numerous businesses:

1. Alltrust Mortgage Company, The Dance Studio and other businesses in the 7900 block of Harford Road and 3003 Linwood Ave.,
2. Sportline, Visions Christian School, and the Professional Engineering Center and tenants in the 8000 block of Harford Rd.,
3. The driveway entrance to 3005 Linwood Ave., which is currently closed off, and
4. My driveway, 3000 Linwood Ave.

~~PROTESTANT'S~~
Charters
EXHIBIT NO. 1

Traffic associated with the driveways identified in 1 and 2 above and the waiting and parking of vehicles in the existing no parking zones causes a very dangerous situation for vehicles turning off Harford Rd. onto the 3000 block of Linwood Ave. and for those turning from Linwood Ave. to Harford Rd. This is because of limited sight lines due to the buildings on the corner of Harford Rd. and the 3000 block of Linwood Ave. In addition, Linwood Ave. is a narrow street, not designed to carry the traffic loads generated by the employees, customers and deliveries associated with the businesses. Even though the no parking zones are not enforced very frequently, it is essential that they remain in place.

Parking anywhere except for one's own driveway is very difficult in the upper portion of the 3000 block of Linwood Ave. Employees and customers from the businesses on the 7900 and 8000 blocks of Harford Road park on Linwood Ave., during the work week and on Saturdays, making it next to impossible for guests of residents of this part of Linwood Ave. to park.

Regarding policing of trash, when 3003 Linwood Ave. was rehabbed, there was virtually no control of trash and debris, some of which blew into my yard daily. I do not want a repeat of this situation.

I request that no owners ever be allowed to rent rooms or apartments in the home or outbuilding(s) due to impacts on traffic and parking.

Thank you for your consideration.

I may be reached at telephone number, 410.668.9387.

Sincerely,

A handwritten signature in cursive script, reading "Christina E. Correale".

Christina E. Correale

CC: Ruth Baisden, GPCC

LETTER OF TRANSMITTAL

Site Rite Surveying, Inc.

DIRECT CORRESPONDENCE TO:

**Shell Building, Room 101
200 East Joppa Road
Towson, Maryland 21286
410-828-9060
Fax 410-828-9066**

TO: OFFICE OF PLANNING

DATE: 6-25-08

SUBJECT: 3005 LINWOOD AVE.

UNDER SIZE LOT.

ATTENTION: M'S GERMAN

OUR FILE: _____

WE ARE ☒ HEREWITH ☐ UNDER SEPERATE COVER, TRANSMITTING VIA, ☒ MESSENGER ☐ U.S. MAIL () THE FOLLOWING

[illegible]

TRANSMITTED AS INDICATED BELOW:

☒ PER AGREEMENT

☐ **PER YOUR REQUEST**

FOR YOUR INFORMATION

FOR APPROVAL

FOR COMMENT

☐ **APPROVED - DWG(S)**_____

☐ APPROVED AS NOTED - DWG(S) _____

☐ RETURNED FOR CORRECTION - DWG(S)_____☐ PLEASE RESUBMIT - DWG(S)_____

 COPY(S) OF SENT TO

 COPY(S) OF SENT TO

COPY(S) OF _____ **SENT TO** _____

REMARKS: _____

PLEASE SIGN AND RETURN ONE COPY OF THIS TRANSMITTAL AS A RECEIPT.

VERY TRULY YOURS,

Site Rite Surveying, Inc.

SENT BY: V. Price

RECEIVED BY: _____

DATE: _____

PETITIONER' S

EXHIBIT NO. 9

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FOR

6/20/08

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

Permit or Case No. _____

FROM: Timothy M. Kotroco, Director
Department of Permits & Development Management

Residential Processing Fee Paid
(\$50.00)

Accepted by _____
Date _____

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 Bissell 3005 Linwood Avenue 410 804-6057
Print Name of Applicant Address Telephone Number

3005 Linwood Avenue 14 6 7,500
Lot Address Election District Councilmanic District Square Feet

Lot Location: N E S W side/corner of Linwood Avenue 222 feet from N E S W corner of Harford Road
(street) (street)

Land Owner: William Bissell Tax Account Number 1419011327

Address: 4009 Bay Drive Baltimore, MD 21220 Telephone Number 410, 804-6057

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 (pending approval)	☐	☒
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: <u>D.R. 5.5</u>		

RECEIVED
JUN - 6 2008
OFFICE OF PLANNING

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:

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

Date: 6/13/08

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 Leonard Wasilewski on June 5, 2008
(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 June 15, 2008 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) June 30, 2008 C (B-3 Work Days)

TENTATIVE DECISION DATE July 7, 2008 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

From: Jeff Long
To: Wiseman, Bill
Date: 06/16/08 10:15:02 AM
Subject: Fwd: 3005 Linwood Ave, Parkville

Bill, This seems like something you office should know about. Can Debbie give this person a call? Jeff

Jeffrey Long
 Deputy Director
 Baltimore County Office of Planning
 105 W. Chesapeake Avenue, Suite 101
 Towson, MD 21204
 jlong@baltimorecountymd.gov
 410-887-3213
 (Fax) 410-887-5862

>>> Raymond Wisnom 06/16/08 10:08 AM >>>

Hello Jeff: Chris Correale called my office regarding listed property with re-zoning sign on the premises. She said she called information # on sign to hear a message saying they are on maternity leave. Can someone inform this lady as to expected future actions. Thanks. Rick. Her # is 410-668-9387.

Phone on sign reads - (887-3610) Local Washington
Sign put up - last week 6-9

*Called
 Mrs.
 Barbara
 M. Rider
 410-668-9387
 She is the
 Sister of Chris
 Correale*

Zoning Matter

Blag app - 3005 Linwood

Park lot 3003 - 3007 Linwood

Public Hearing?

26-127 (B 7 (1))

*B Monday -
 -Varian - 6-30*

To Code Enforcement 6-16-08 • Mark Savone

Bill Wiseman asked me to see if there was a case for 3005 Linwood Ave. This request is in response to the E-mail attached. I called the number 410-668-9387 and spoke to Barbara Grider, who is the sister of Chris Correale. The sign has a phone # 887-3610, which has a message from Nicole Washington who has been away from the County for some time. Ms. Grider has a question about the message. Ms. Grider feels the sign was posted the week of 6-8-08 and has "Zoning Notice" Public Hearing? Please have this request followed-up. She feels it is not clear what the sign is all about. I was unable to locate a case for zoning as of today.

Thanks Rose

300000

Case	Zoning Notice Sign?
5223	
Mr. Bartlett	
Mr. Spingale	
Greg Heitner 410-925-5555	
887-3610 Nicole - Maternity leave 3900 - Tina - 3391	

06/14/2008 03:08 pm

ZONING NOTICE

BUILDING PERMIT
APPLICATION

#3005 LINWOOD AVENUE

(PARKING LOT BETWEEN #3003 AND
#3007 LINWOOD AVENUE)

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, JUNE 30, 2008

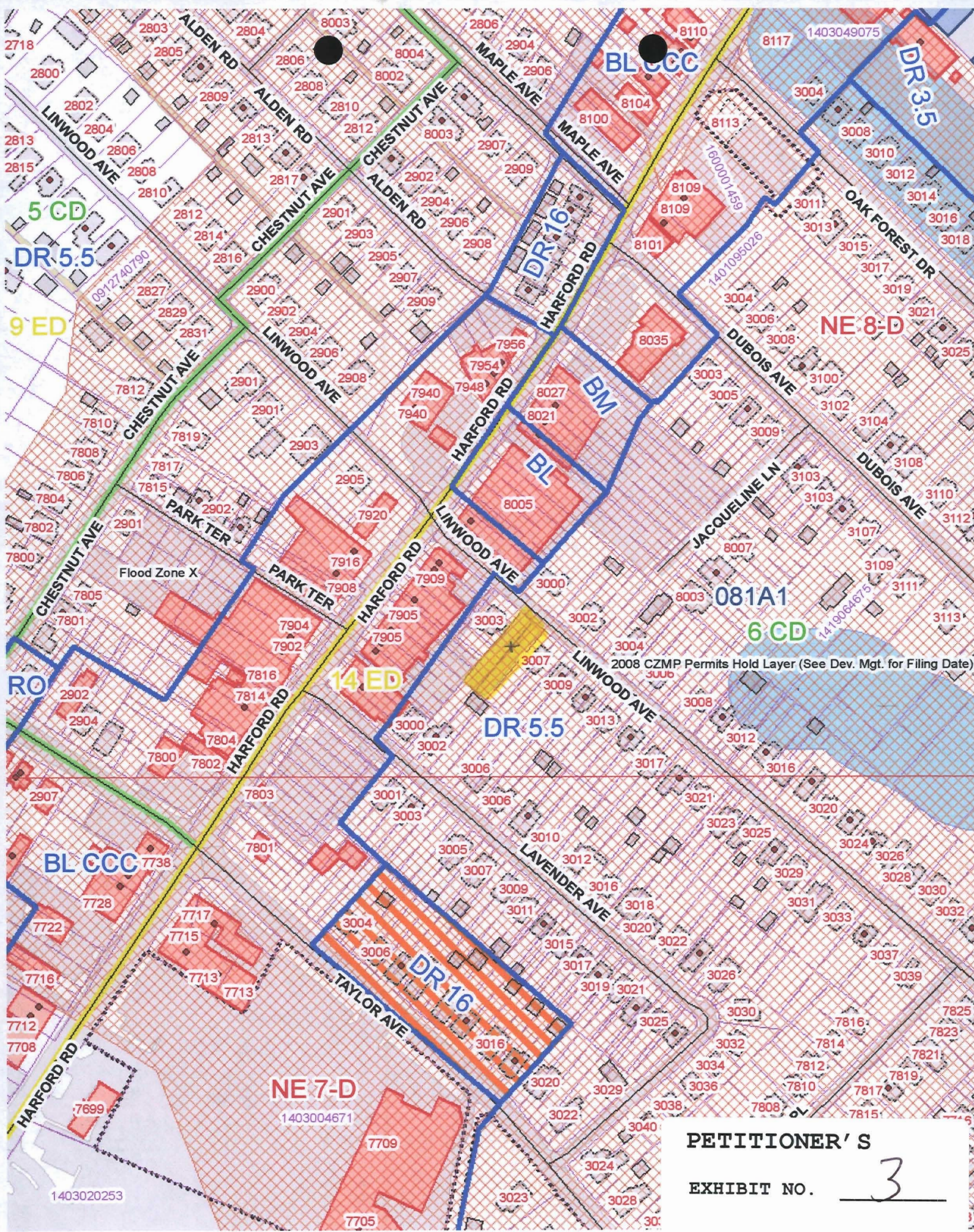
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3610

DO NOT REMOVE THIS SIGN AND POST UNTIL ORDER APPROVED. UNDER PENALTY OF LAW, RETURN BOTH TO CADM, RM. 104

MEETING IS HANDICAP ACCESSIBLE



2008 CZMP Permits Hold Layer (See Dev. Mgt. for Filing Date)

PETITIONER'S
EXHIBIT NO. 3



#3005 Linwood Avenue
Subject Property



looking southwest on Linwood
Avenue



Looking toward Harford Road



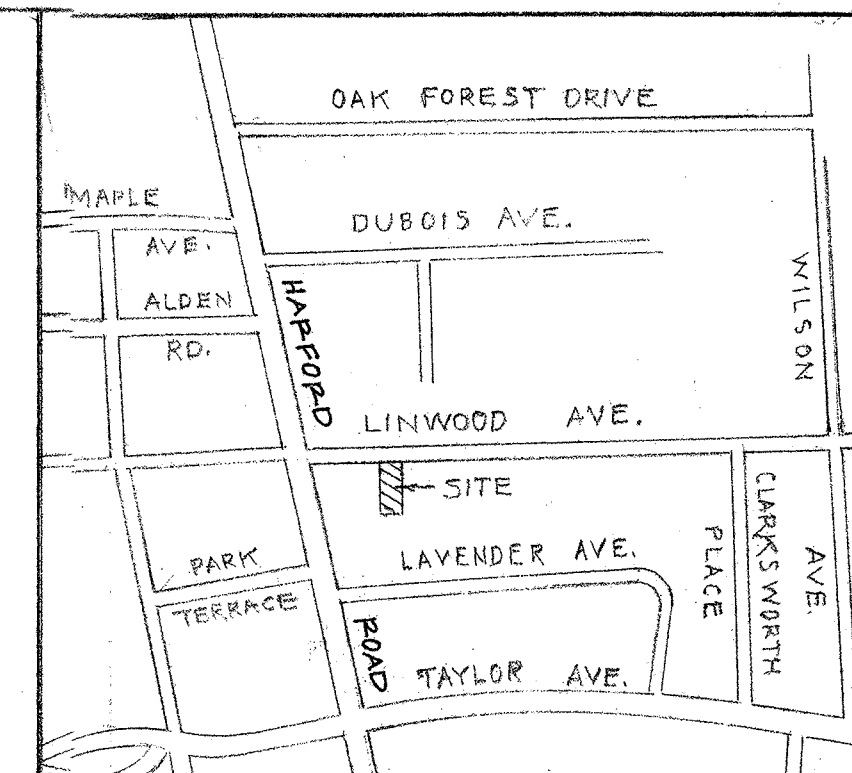
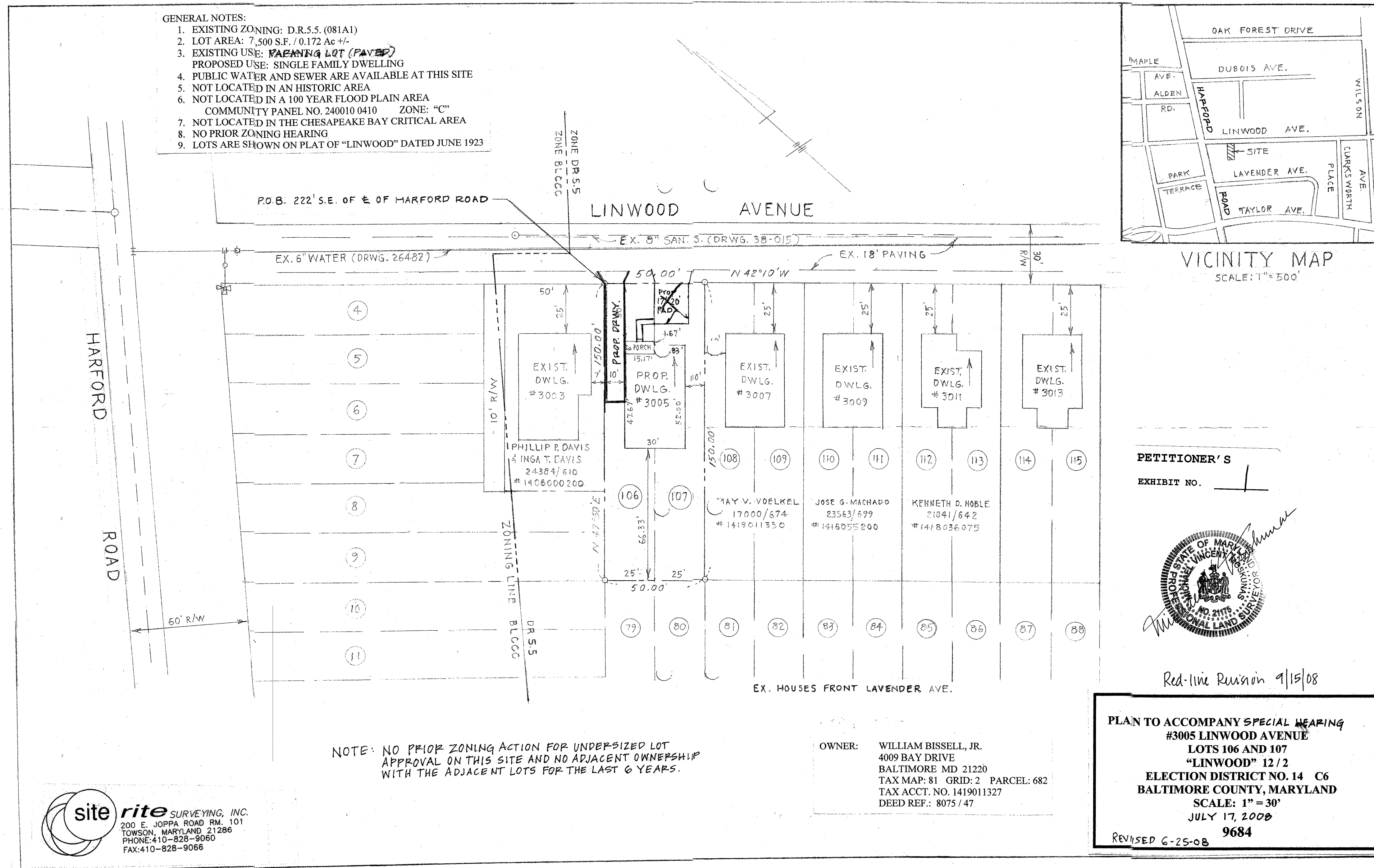
#2007 Linwood Avenue and
#3009 Linwood Avenue



#2009 Linwood Avenue

GENERAL NOTES:

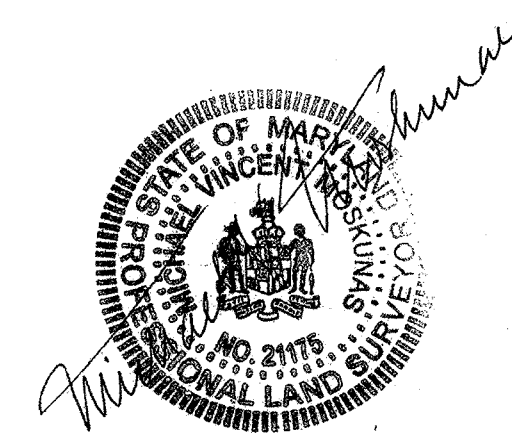
1. EXISTING ZONING: D.R.5.5. (081A1)
2. LOT AREA: 7,500 S.F. / 0.172 Ac +/-
3. EXISTING USE: ~~PAVING LOT (PAVED)~~
PROPOSED USE: SINGLE FAMILY DWELLING
4. PUBLIC WATER AND SEWER ARE AVAILABLE AT THIS SITE
5. NOT LOCATED IN AN HISTORIC AREA
6. NOT LOCATED IN A 100 YEAR FLOOD PLAIN AREA
COMMUNITY PANEL NO. 240010 0410 ZONE: "C"
7. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
8. NO PRIOR ZONING HEARING
9. LOTS ARE SHOWN ON PLAT OF "LINWOOD" DATED JUNE 1923



VICINITY MAP
SCALE: 1" = 500'

PETITIONER'S

EXHIBIT NO. 1



Red-line Revision 9/15/08

NOTE: NO PRIOR ZONING ACTION FOR UNDERSIZED LOT APPROVAL ON THIS SITE AND NO ADJACENT OWNERSHIP WITH THE ADJACENT LOTS FOR THE LAST 6 YEARS.

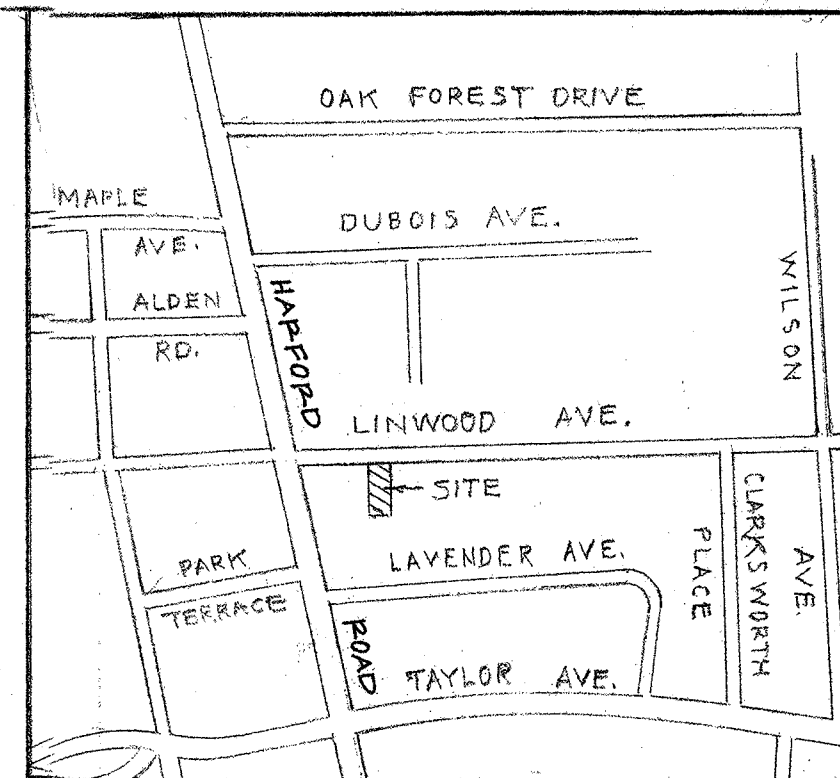
OWNER: WILLIAM BISSELL, JR.
4009 BAY DRIVE
BALTIMORE MD 21220
TAX MAP: 81 GRID: 2 PARCEL: 682
TAX ACCT. NO. 1419011327
DEED REF.: 8075 / 47

PLAN TO ACCOMPANY SPECIAL HEARING
#3005 LINWOOD AVENUE
LOTS 106 AND 107
"LINWOOD" 12/2
ELECTION DISTRICT NO. 14 C6
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30'
JULY 17, 2008
9684
REVISED 6-25-08

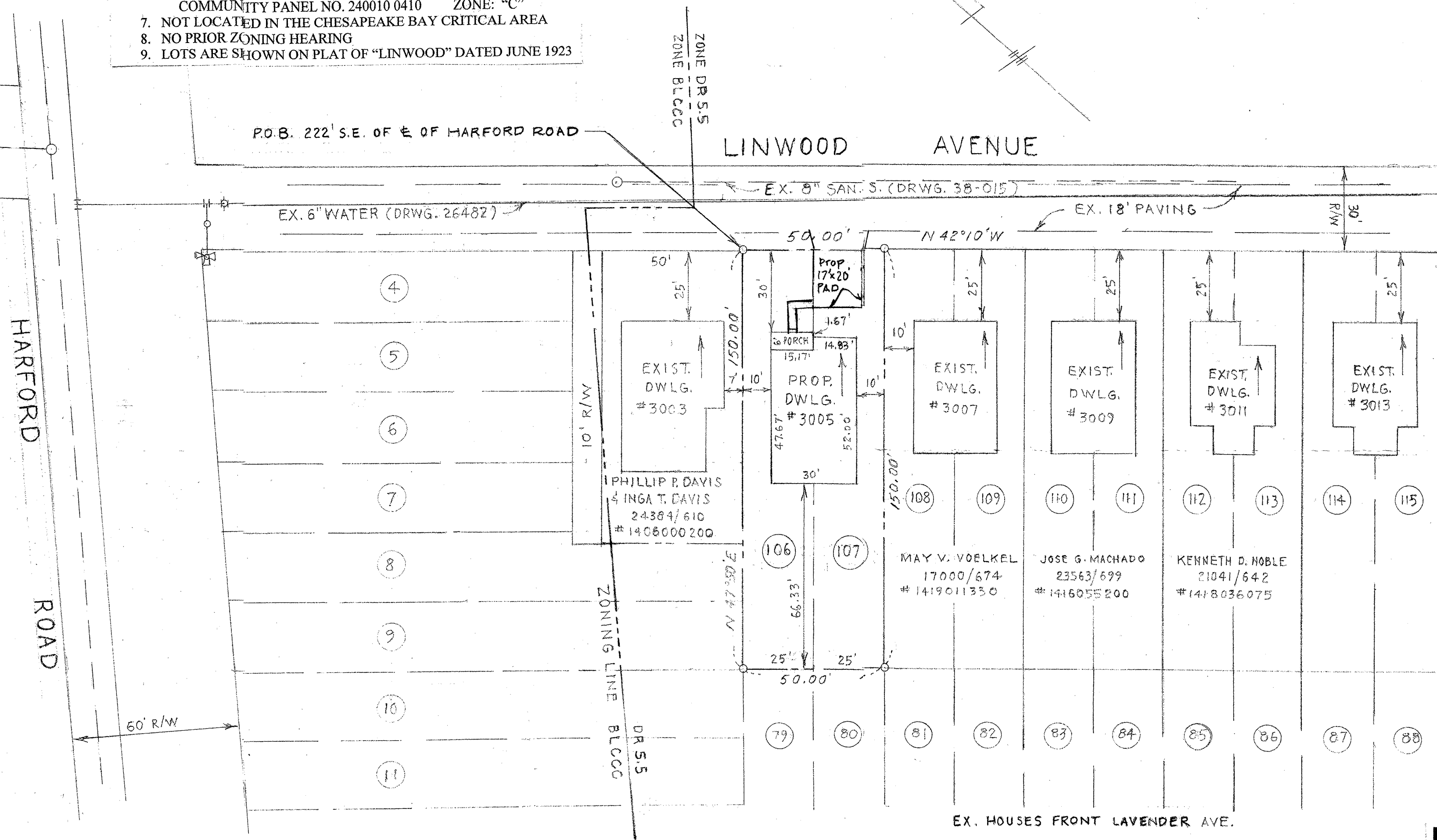


GENERAL NOTES:

1. EXISTING ZONING: D.R.5.5. (081A1)
2. LOT AREA: 7,500 S.F. / 0.172 Ac +/-
3. EXISTING USE: ~~PAVING LOT (PAVED)~~
PROPOSED USE: SINGLE FAMILY DWELLING
4. PUBLIC WATER AND SEWER ARE AVAILABLE AT THIS SITE
5. NOT LOCATED IN AN HISTORIC AREA
6. NOT LOCATED IN A 100 YEAR FLOOD PLAIN AREA
7. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
8. NO PRIOR ZONING HEARING
9. LOTS ARE SHOWN ON PLAT OF "LINWOOD" DATED JUNE 1923

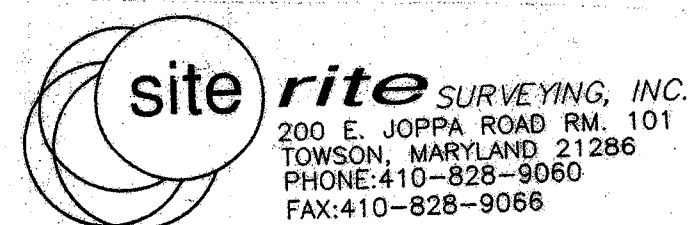


VICINITY MAP
SCALE: 1" = 500'



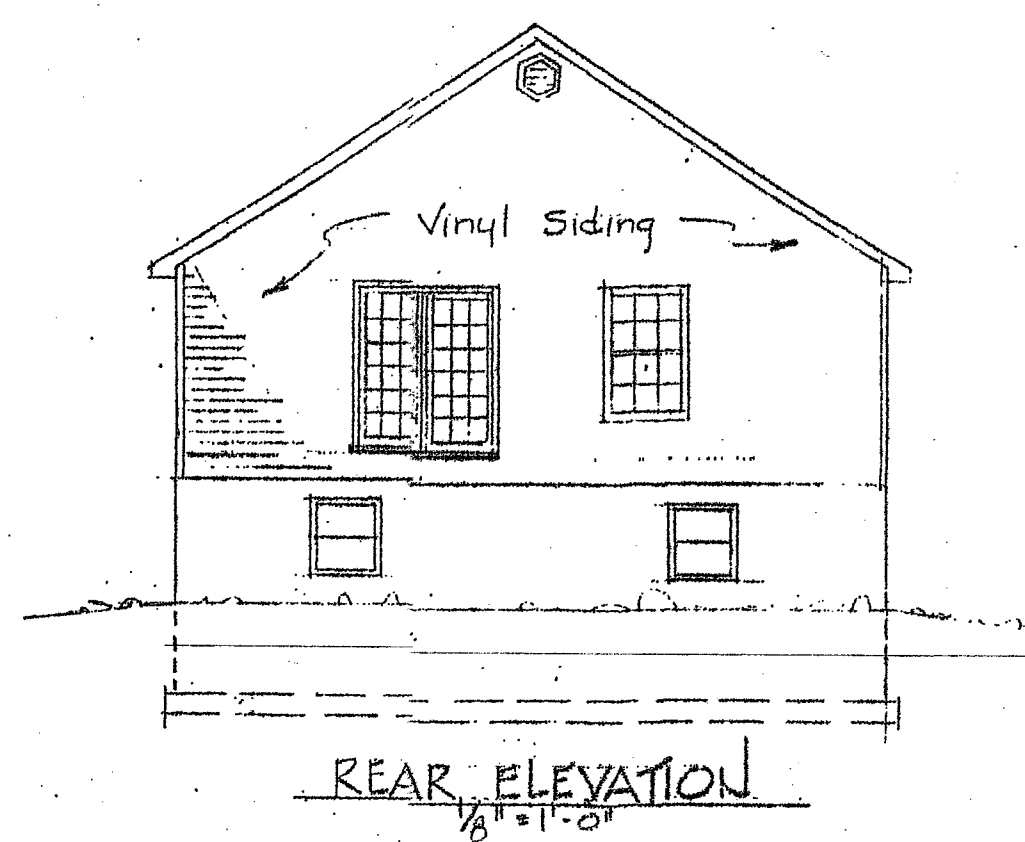
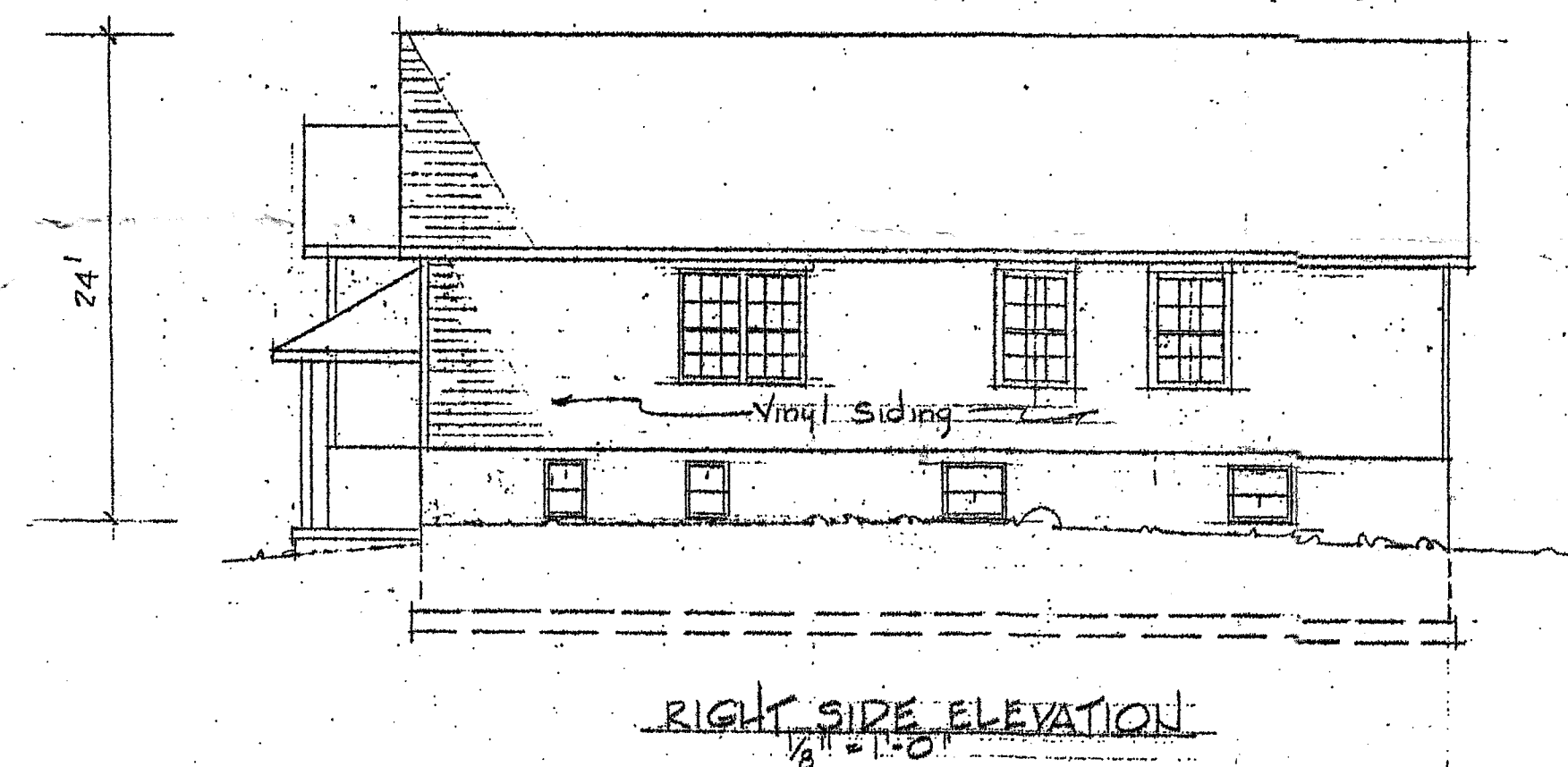
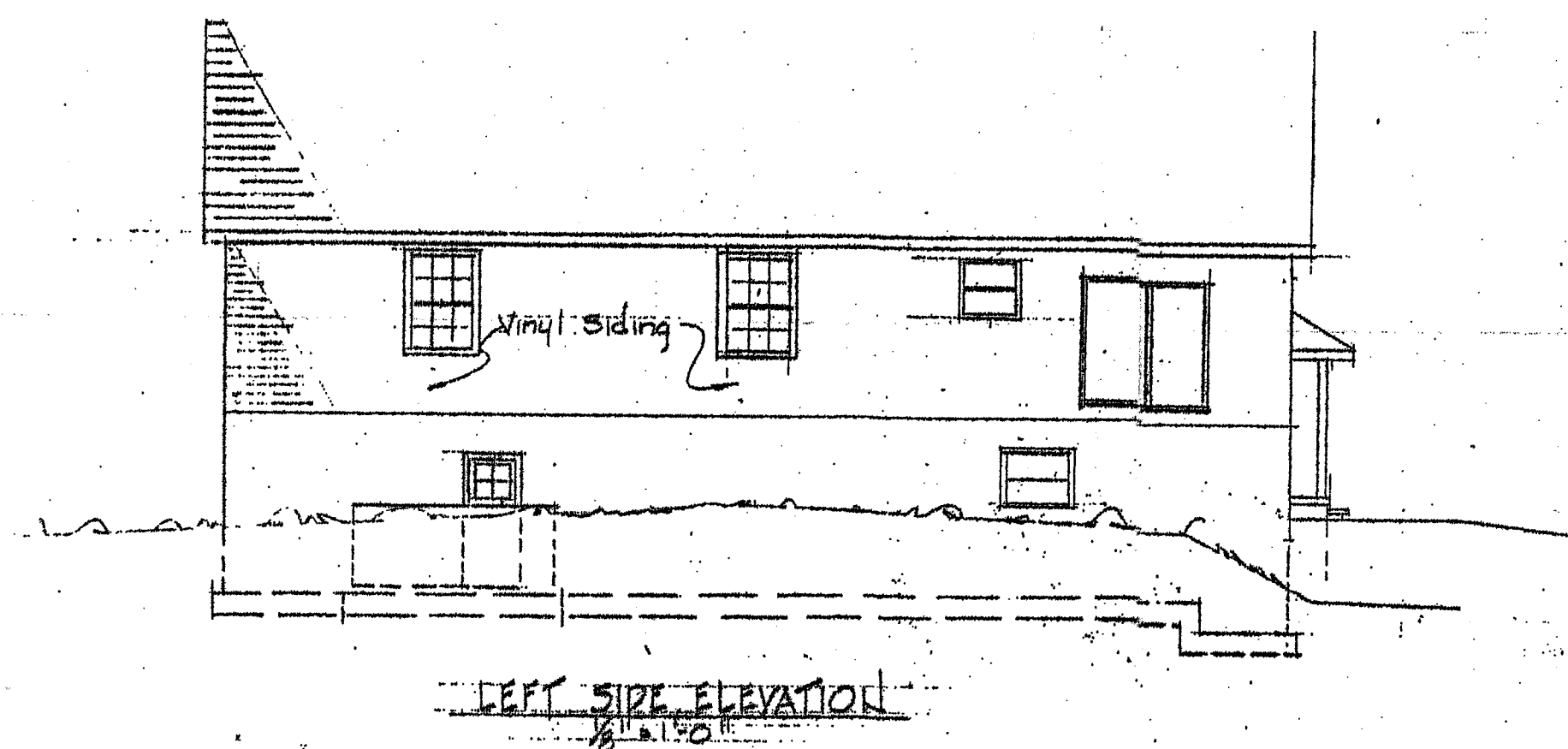
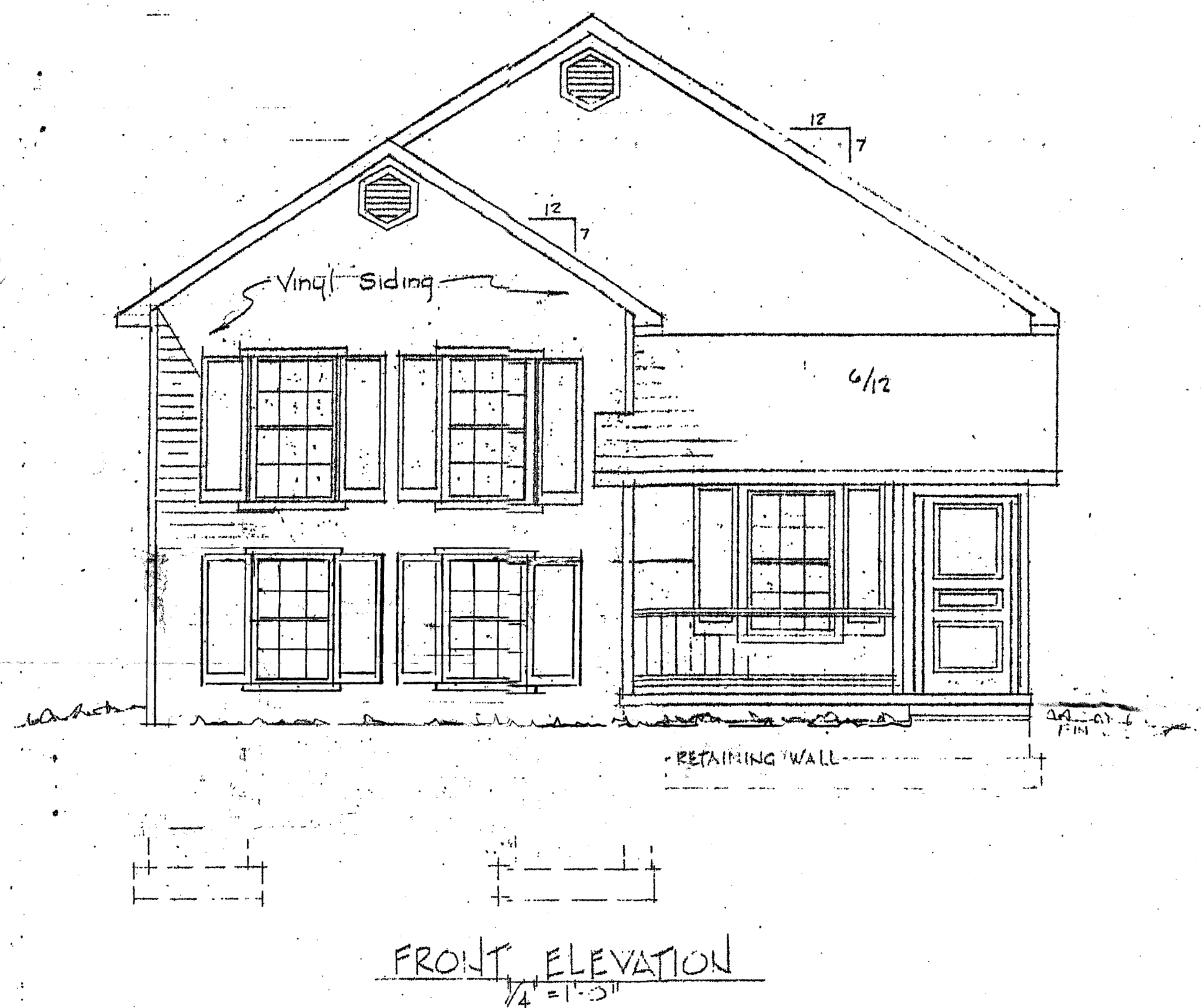
NOTE: NO PRIOR ZONING ACTION FOR UNDERSIZED LOT APPROVAL ON THIS SITE AND NO ADJACENT OWNERSHIP WITH THE ADJACENT LOTS FOR THE LAST 6 YEARS.

OWNER: WILLIAM BISSELL, JR.
4009 BAY DRIVE
BALTIMORE MD 21220
TAX MAP: 81 GRID: 2 PARCEL: 682
TAX ACCT. NO. 1419011327
DEED REF.: 8075 / 47



PLAN TO ACCOMPANY SPECIAL HEARING
#3005 LINWOOD AVENUE
LOTS 106 AND 107
"LINWOOD" 12 / 2
ELECTION DISTRICT NO. 14 C6
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30'
JULY 17, 2008
9684
REVISED 6-25-08





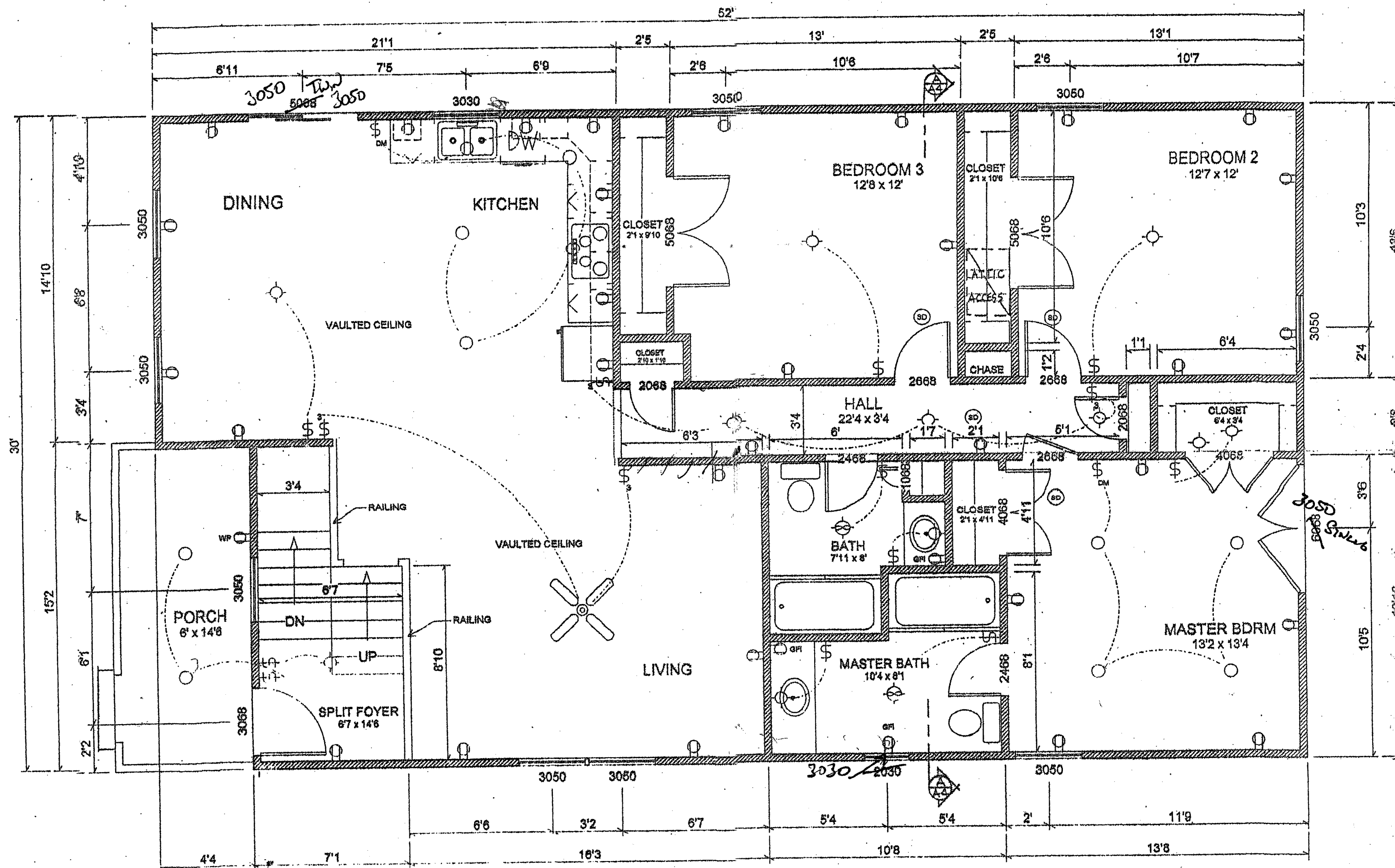
PETITIONER'S

EXHIBIT NO.

5

PROPOSED DWELLING
FOR
STILL SKYES SUPERIOR BUILDERS, LLC
500 MIDDLE RIVER RD.
ESSEX MD. 21220
DATE: 9-21-07

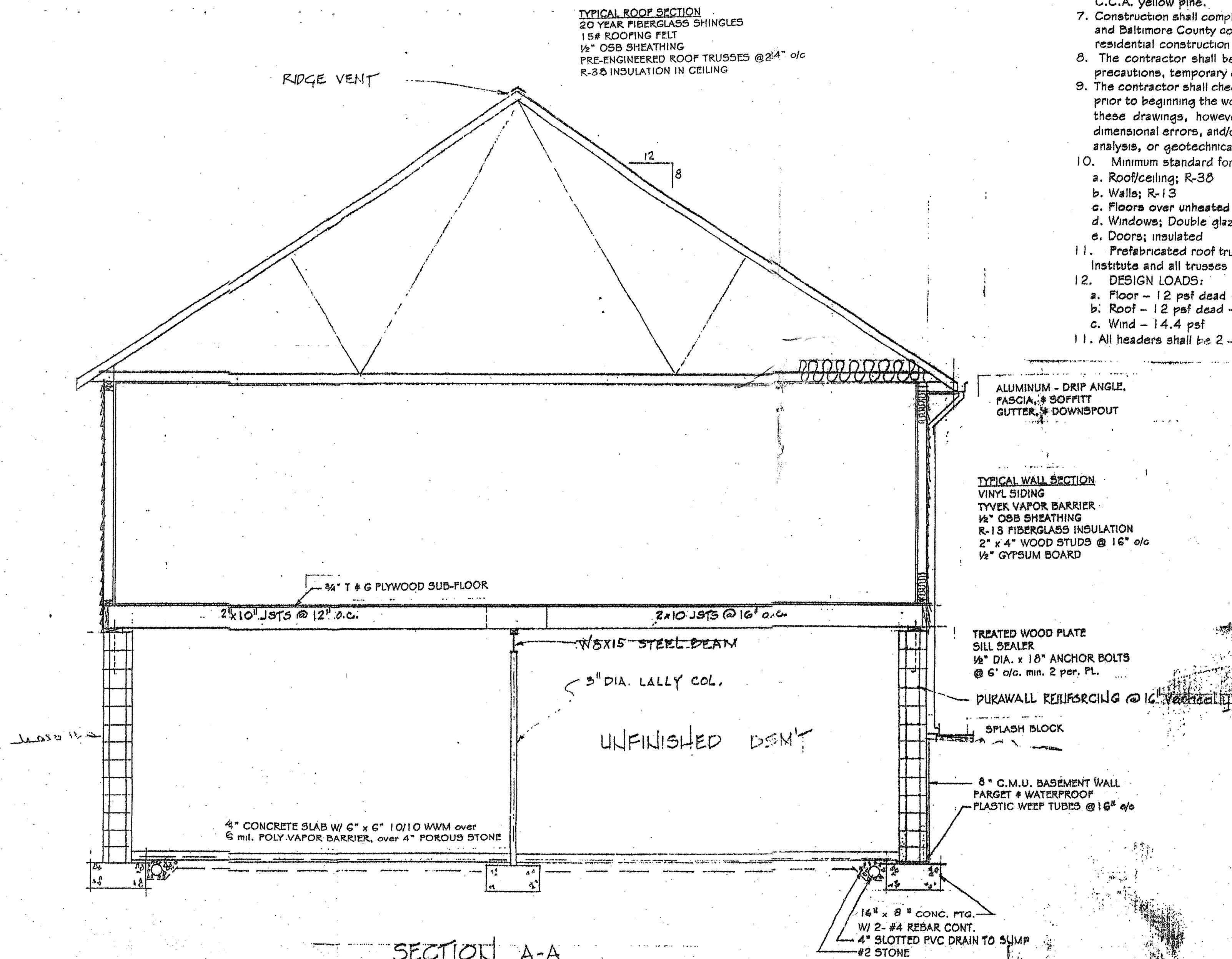
A-1 of 4



FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"

3050 - 36'4" x 60'1/2"
3030 36'4" x 36'1/2"
3050 TWIN 72" x 60'1/2"
Front Door
Basement

PROPOSED DWELLING
FOR
STILL SKYES SUPERIOR BUILDERS, LLC
500 MIDDLE RIVER RD.
ESSEX MD 21220
DATE: 9/21/07



SPECIFICATIONS

1. Footings are proportioned for an allowable soil bearing pressure of 1 ton per square foot.
2. Pour footings only on undisturbed, dry, thawed earth.
3. Concrete for footings shall be 3,000 psi minimum 28 day strength.
4. Concrete for slabs shall be 3,500 psi minimum 28 day strength.
5. Concrete masonry units shall be load-bearing min. 1000 psi, per ASTM C-90-78.
6. Dimension lumber shall be #2 or better SPF; treated wood plates shall be .40 C.C.A. yellow pine.
7. Construction shall comply with the 2000 One and two family dwelling code, and Baltimore County council bill #78-01 general code for requirements for residential construction.
8. The contractor shall be responsible for field erection, handling, safety precautions, temporary or permanent bracing of all structural components.
9. The contractor shall check the architectural drawings, and field conditions prior to beginning the work. Great care has been taken in the preparation of these drawings, however the preparer assumes no responsibility, for dimensional errors, and/or omissions in the plans, or the performance of soil analysis, or geotechnical studies.
10. Minimum standard for heat loss:
 - a. Roof/ceiling; R-38
 - b. Walls; R-13
 - c. Floors over unheated spaces; R-16;
 - d. Windows; Double glazed
 - e. Doors; insulated
11. Prefabricated roof truss design shall be in accordance the Truss Plate Institute and all trusses shall bear the T.P.I. insignia.
12. DESIGN LOADS:
 - a. Floor - 12 psf dead + 40 psf live = 52 psf total
 - b. Roof - 12 psf dead + 30 psf live = 42 psf total
 - c. Wind - 14.4 psf
11. All headers shall be 2 - 2"x 10" Unless Otherwise Noted (U. O. N.)

PROPOSED DWELLING
FOR
STILL SKYES SUPERIOR BUILDERS, LLC
500 MIDDLE RIVER RD
ESSEX, MD 21220

