

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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

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

RE: Undersized Lots

Post-It* Fax Note	7871	Date	# of pages ▶
To	Dave Duvall	From	J. Nugent
Co./Dept.	DAI Zoning	Co.	Planning
Phone #	x33411	Phone #	x3480
Fax #	x3448	Fax #	x5862

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:

Print Name of Applicant: M. J. Birmingham / MB Homes Address: 3111 Cuckold Pt. Rd. 21218 Telephone Number: 410-477-2200
 Lot Address: 12633 Eastern Ave. Ext. Election District 15 Councilmanic District 6 Square Feet 36220
 Lot Location: N.E. S. W. corner of Eastern Ave. Ext. 500 feet from N.E. S.W. corner of Boonville Rd.
 (street) (street)
 Land Owner: M. J. Birmingham / MB Homes Tax Account Number 15-03-470711
 Address: 3111 Cuckold Pt. Rd. Sparrows Pt. MD 21218 Telephone Number 410-477-2200

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	☐	☒
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>DR 2</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:

Signed by: JAD
For the Director, Office of Planning and Community Conservation

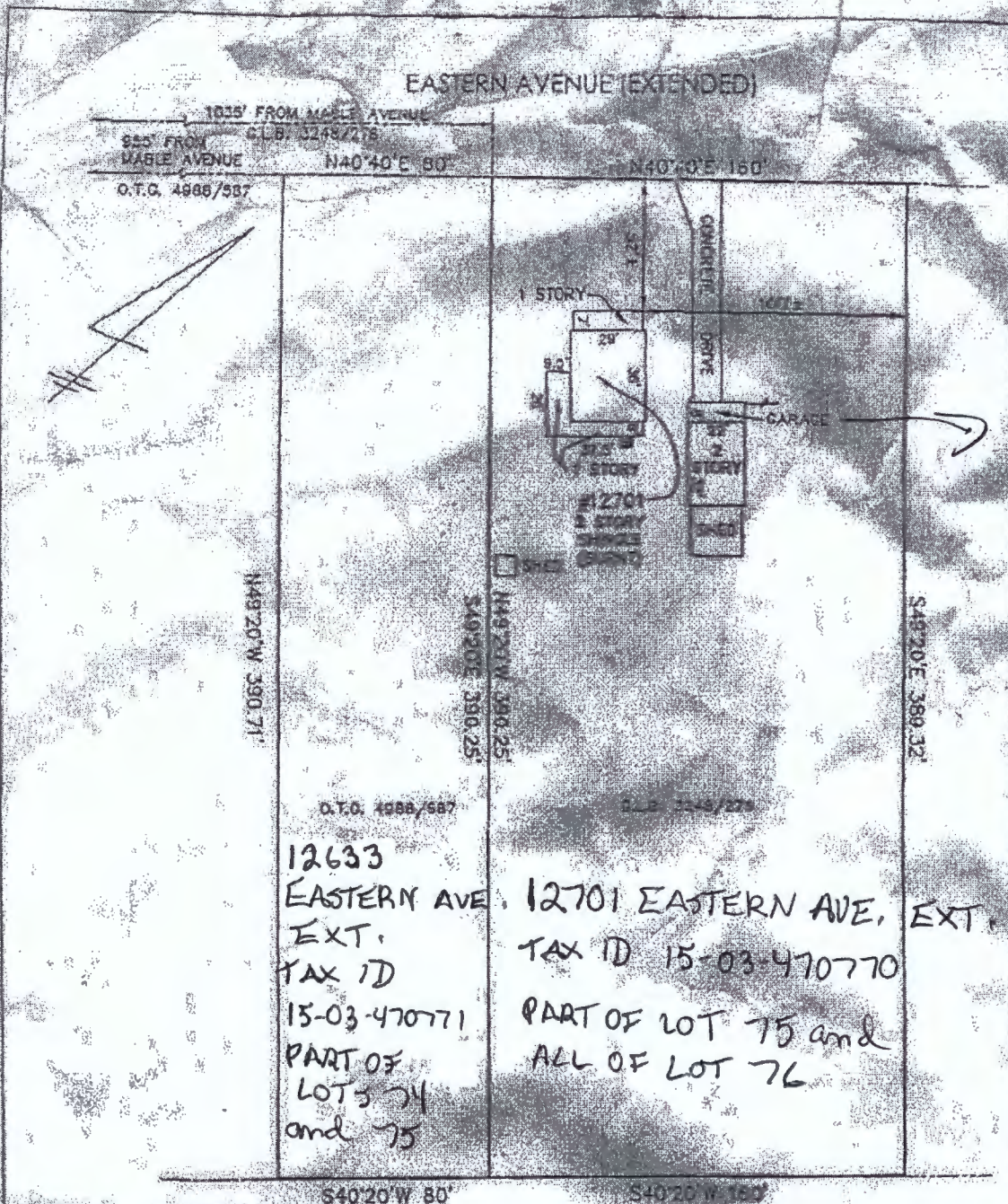
Date: 9/15/11

RECEIVED

SEP 13 2011

OFFICE OF PLANNING

Revised 2/05/02



NOTES:

- (A) THIS PLAT IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- (B) THIS PLAT IS OF BENEFIT TO THE CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.
- (C) THIS PLAT SHOULD NOT BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS.
- (D) THE ACCURACY OF APPARENT SETBACK DIMENSIONS FROM THE PROPERTY LINES TO THE IMPROVEMENTS IS WITHIN 5 FEET OF BEING GREATER THAN OR LESS THAN THE DIMENSION SHOWN.

(E) THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. ALL INFORMATION REGARDING RECORD EASEMENTS AND RESTRICTIONS WHICH MAY AFFECT THE PROPERTY WAS OBTAINED FROM THE CURRENT RECORD PLAT AND/OR DEED.

(F) THIS PROPERTY LIES WITHIN AN AREA IDENTIFIED AS SOME 7-100-10000, AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2400000000.

THIS IS TO CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON WERE LOCATED ACCORDING TO THE STATE OF MARYLAND UNIFORM STANDARDS OF PRACTICE FOR LAND SURVEYORS EFFECTIVE DATE AUGUST 1, 2005.

Barthanne Smith
REGISTERED NO. 21287

L.L.S. LAND SERVICES, INC.

5002 YORK ROAD
BALTIMORE, MARYLAND 21212
PHONE: 410-879-4735
FAX: 410-879-4738



LOCATION DRAWING OF
12701 EASTERN AVENUE
(EXTENDED)

LIBER C.L.B. 3248, FOLIO 278
LIBER O.T.G. 4988, FOLIO 587
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 50' JULY 31, 2010

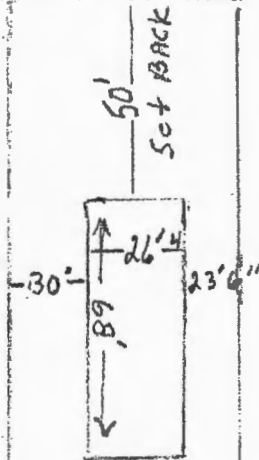
10-068

12633 Eastern Ave. Extended TAX ID # 15-03-470771

1035' From Maple Ave.

N 40° 40' E 80'

12631
E. Ave. Ext.



Proposed
SFD
1 STORY
RANCHER
O.T.G
4988/587

Address
12633

80'
S 40° 20' W 80'

12707
E. Ave. Ext.

VICINITY
MAP

Eastern Ave. Ext.

NOT
SCALE

Subject
Property

B.O.C.A. code
ZONING DR2
Election D.

COUNCIL 6

Area Ac. .71

Area Sq. Ft 31,220

Public Water Y

Public Sewer Y

CACA NO

HISTORIC NO

Prior Hearing NO

Plat Twin River Bea

Section 2

WPC # 8

Folio 11 & 20

M. J. Birmingham / MB HOMES
9211 CUCKOLD PT. Rd
SPRINGDALE, AR 72764

Scale 1" = 50'

DANA MARVEL
HERATIG REALTY CO.

FOR SALE SIGN POST

X BRICK RANCHER

Lot

FOR SALE SIGN POST
POST ONLY

⊗ 12633 (Property) ⊗ Lot

* Subject Property

X House

X "

X "

OVERPASS

Ebenezer Rd

GEORGES
Deli

GRACES QUARTERS Rd

ROYAL
FARM S
STORE

EASTERN AVE

Mike Birmingham
443-677-8923

CHASE

Exhibit C

Post BY Oct 31 - Close BY Nov 14

Date to be posted: Anything before but no later than

Request for Use Permit: Class A Child Care, Parking, Undersized Lot, Farmer's Roadside Stand

Format for Use Permit Sign, Black Letters on White Background:

ZONING NOTICE

BUILDING PERMIT

APPLICATION

FOR UNDERSIZED LOT

NORTH SIDE OF EASTERN AVE. EXT., 500 FEET
SOUTH OF EBENEZER RD
(12633 EASTERN AVE. EXT.)

PUBLIC HEARING ?

PURSUANT TO SECTION 304.4, BALTIMORE COUNTY REGULATIONS, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED BUILDING PERMIT, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

MONDAY NOVEMBER 14, 2011

REQUEST FOR HEARING MUST REFERENCE THE ADDRESS ON THIS SIGN. ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391.

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

HANDICAPPED ACCESSIBLE

9/96
portland.doc

USE PERMITS AND MISCELLANEOUS APPROVALS

AMEND-Amend to FDP UNDER-Undersized Lot B+B -Bed+Breakfast ALF-Assisted Living Facility CHILD- Class/Childcare FR-Farmers Road side PARK- Business Park in Residential Zone MISC- Miscellaneous + Temp.

APPLICANT	DATE	TYPE	LOCATION	FEE
LEOLA WILLIAMS	7/06/09	ALF I	I 11600 TERRY TOWN DR.	50.00
KAMMIN, Carlton	7/7/09	ALFI	3201 Richwood Ave	50.00
NESBITT	8/9/11/09	ALFI	3705 CURTLEIGH DR. ALF	50.00
GALE & SATTERWHITE	11/09/09	ALFI	3610 WASHINGTON AVE ^{PARKING}	50.00
WEIDEL	11/16/09	UNDERSIZED LOT	429A PROVIDENCE RD.	50.00
LEOLA WILLIAMS	11/19/09	ALF II	8912 MAPLEBROOK DR.	50.00
McKee	12/1/09	Amend FDP	12413 Hunters Glen	50.00
SWEET HOME SWEET HOME LLC	12/7/09	ALF I	6006 KENWOOD AVE.	50.00
Denise Bateman	2/28/11	ALF I	8004 Dalesford Rd.	60.00
TERESKA LEE	8/09/11	ALF I	7311 LINDEN AVE	60.00
M J Birmingham	8/12/11	Under-sized lot	12633 Eastern Ave	60.00
EILEEN ABDUL	9/28/11	ALF I	5514 E. JOPPA RD.	60.00
Tonette Thomas	10/27/11	Class A Childcare	7601 Cedar Farm Dr	60.00
Anita & Malcolm Curry	11/17/11	ALF I	25 Greenapple Court	60.00
Sabrina Bruce - Rivera	1/5/12	ALF I	6729 Windsor Mill Rd.	60.00
SUAT YELKEN	2/1/12	FENCE WAIVER	7022 BELLONA AVE.	60.00
Carole L. Johnson	2/8/12	Boarding/Rooming House	117 Main Street, Dundalk, MD 21222	60.00

JL

JL

JL

JL

D.T.

JF

DT

BK

JL

R.M.

DT

ZW

JNP

BK

DT

JNP

Receipt # 284