

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning
Attention: Lynn Lanham
Jefferson Building
105 West Chesapeake Avenue, Room 101
Towson, MD 21204
Mail Stop 3402

FROM: Arnold Jablon, Director
Department of Permits, Approvals and Inspections

RE: Undersized Lots

Permit or Case No. B-903728

RECEIVED

FEB 16 2016

DEPARTMENT OF PLANNING

Residential Processing Fee Paid (\$100.00) Accepted by <u>JNP per WCR</u> Date <u>2/11/2016</u>
--

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, the Zoning Review Office of PAI is requesting recommendations and comments from the Office of Planning prior to Zoning Review Office approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION: 9475 Deereco Rd 410 308 1717

Print Name of Applicant Thomas J Faust Address Suite 404 Timonium MD 21093 Telephone Number 410 308 1717 Email Address tf@dcignatcorp.com

Lot Address 206 Morris Avenue Election District 8 Councilmanic District 3 Square Feet 14,175

Lot Location: NE SW side/corner of Morris Avenue 232 feet from NE SW corner of Bellona Avenue
(street) (street)

Land Owner(s): CG Homes Inc 10 Digit Tax Account Number 08-02-047175

Address: 9475 Deereco Rd Suite 404 Telephone Number 410 308 1717
Timonium, MD 21093 Email Address tf@dcignatcorp.com

CHECKLIST OF MATERIALS- (to be submitted at the filing appointment for design review by the Office of Planning)

APPLICANT MUST PROVIDE 1 through 6

	Planner Acceptance Check Off	
	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:

*See attached comment
LPC review - condition of approval*

Signed by [Signature]
For the Director, Office of Planning

Date: 3/1/2016

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

A FILING REVIEW APPOINTMENT IS REQUIRED

Department of Permits, Approvals and Inspections (PAI)
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3391

The review application for your proposed Building Permit has been reviewed and is accepted for filing by Jeffrey Perlow per WCR on 2/11/2016 Date (A)
(Name of planner)

A sign indicating the proposed building/development must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$100.00. The applicant is responsible for the posting and costs. An approved sign poster must be used. The fee is subject to change. Confirm all current fees prior to filing the application.

The Planning Office decision can be expected within approximately four weeks. However, if a valid hearing demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE 2/15/2016 D (15 Days Before C)

DATE POSTED: _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 3/1/2016 C (B-3 Work Days)

TENTATIVE DECISION DATE 3/12/2016 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: 8th

Location of Property: 206 Morris Avenue

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: 1

**BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING**

Memorandum

TO: Jenifer Nugent **DATE:** February 26, 2016
FROM: Wally Lippincott, *JLW*
SUBJECT: 206 Morris Avenue – Undersize lot

This property is in the Lutherville Historic District. It must first go before the Landmarks Preservation Commission for review and approval before this request can be acted upon.

Initials sample - JM:rk

BALTIMORE COUNTY, MARYLAND
 OFFICE OF BUDGET AND FINANCE
 MISCELLANEOUS CASH RECEIPT

No. **135704**
 Date: **2/11/2016**

PAID RECEIPT
 BUSINESS RETURN THE
 2/12/2016 2/11/2016 10112421
 RECEIPT NUMBER 2/11/2016
 RECEIPT TOTAL 100.00
 BALTIMORE COUNTY, (City) Local

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		650				100.00
Total:								100.00

Rec From: **Thomas J. Faust**
 For: **Underized Est Approval - 206 Morris Ave**
Thomas J. Faust

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Jeffrey N Perlow

From: Jenifer G. Nugent
Sent: Wednesday, March 02, 2016 2:15 PM
To: Lawrence Schmidt; Jeffrey N Perlow
Cc: Alyssa Fiore
Subject: RE: Message from "RNP002673A5B368"

The sequence is fine

I confirmed with Wally that giving a conditional approval was acceptable.

Meaning, we approve the request for the undersized lot provided that the proposed architecture go to the LPC for approval.

He was in agreement with that because his comment seemed somewhat undecipherable as well to me but I clarified it with him Thanks

Jenifer G. Nugent
Landscape Designer/Planner III
Development Review Section of the Strategic Planning Division Baltimore County Department of Planning
410.887.3480
410.887.7499 Direct

-----Original Message-----

From: Lawrence Schmidt [mailto:lschmidt@sgs-law.com]
Sent: Wednesday, March 02, 2016 1:41 PM
To: Jenifer G. Nugent <jnugent@baltimorecountymd.gov>; Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>
Cc: Alyssa Fiore <afiore@sgs-law.com>
Subject: RE: Message from "RNP002673A5B368"

Jen: Just because the wording of Wally Lippincott's note is somewhat difficult to decipher, I wanted to make sure that I understood your comment to indicate that the Department of Planning approves the application; subject to the review and approval of the LPC.

We will have a contested case insofar as whether the property complies with the requirements of Section 304. The neighbors have requested a hearing. Although I believe that the opponents concede that two of the required elements are met (i.e. that the property existed before 1955 and that no other variances are required) the opponents contend that because the rear property line of our lot touches the rear property line of a lot that was in common ownership over ten years ago, that we might not meet the third requirement of 304; that is, that we don't own adjacent land. I believe that the opponents objections are erroneous because my client has never owned the adjacent lot to the rear (it was owned by a prior owner) and that the adjacent land in the 304 requirements means side by side properties, not rear to rear. We couldn't use the rear property (even if we owned it) to "cure" the lot width deficiency anyway. As Carl Richards told me, the adjacent lot must be side by side, not rear to rear.

In any event, the opponents have requested a hearing on our 304 application. Insofar as timing, I think we need to have that hearing first (so that all their issues can be considered) and that, assuming we are approved, we would then go to the LPC. I had at one time talked to Lloyd Moxley and he agreed to this sequence

I would appreciate a simple reply that that time sequence is agreeable to you.

Lawrence E. Schmidt
SMITH, GILDEA & SCHMIDT, LLC

600 Washington Avenue, Suite 200
Towson, MD 21204
(410) 821-0070
(410) 821-0071 - fax
lschmidt@sgs-law.com

This email contains information from the law firm of Smith, Gildea & Schmidt, LLC which may be confidential and/or privileged. The information is intended to be for the exclusive use of the individual or entity named above. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this email in error, please notify Smith, Gildea & Schmidt, LLC by telephone immediately.

-----Original Message-----

From: Jenifer G. Nugent [mailto:jnugent@baltimorecountymd.gov]
Sent: Wednesday, March 02, 2016 9:57 AM
To: Jeffrey N Perlow
Cc: Lawrence Schmidt
Subject: FW: Message from "RNP002673A5B368"

Undersized lot
Conditional approval

Jenifer G. Nugent
Landscape Designer/Planner III
Development Review Section of the Strategic Planning Division Baltimore County Department of Planning
410.887.3480
410.887.7499 Direct

-----Original Message-----

From: Planningcopier@baltimorecountymd.gov [mailto:Planningcopier@baltimorecountymd.gov]
Sent: Tuesday, March 01, 2016 4:17 PM
To: Jenifer G. Nugent <jnugent@baltimorecountymd.gov>
Subject: Message from "RNP002673A5B368"

This E-mail was sent from "RNP002673A5B368" (MP 4054).

Scan Date: 03.01.2016 16:16:36 (-0500)
Queries to: Planningcopier@baltimorecountymd.gov

[http://www.baltimorecountymd.gov/sebin/n/n/county_seal.jpg]<<http://www.baltimorecountymd.gov>>

Connect with Baltimore County

[http://www.baltimorecountymd.gov/sebin/p/i/socialmedia_fb.jpg]<<https://www.facebook.com/Baltimorecounty>>
[http://www.baltimorecountymd.gov/sebin/r/j/socialmedia_twitter.jpg] <<https://twitter.com/BaltCoGov>>
[http://www.baltimorecountymd.gov/sebin/b/f/socialmedia_BC_NOW.jpg]



ZONING NOTICE BUILDING PERMIT APPLICATION

For An Undersized Lot

206 MORRIS AVENUE

PUBLIC HEARING ?

PURSUANT TO SECTION 304.2, BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST
A PUBLIC HEARING CONCERNING THE PROPOSED
VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN
THE ZONING REVIEW BUREAU BEFORE 4:30 p.m. ON
TUESDAY MARCH 1, 2016

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 W. CHERAPEAKE AVE.
TOWSON, MD. 21284

TEL. 410-887-3391

WE MAY CHANGE THIS SIGN AND POST SCHEDULES WITHOUT NOTICE. UNDER PENALTY OF LAW,
HANDICAPPED ACCESSIBLE

inspector gl 2/13/16

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: BUILDING PERMIT APPLICATION

PETITIONER/DEVELOPER
TOM FAUST

DATE OF HEARING/CLOSING:
3/1/14

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 _____

206 MORRIS AVENUE

THIS SIGN(S) WERE POSTED ON February 13, 2014
(MONTH, DAY, YEAR)

SINCERELY, Martin Ogle 2/13/14
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

Date to be posted: Anytime before but no later than 2/23/2016

Request for Building and/or Use Permit

ZONING NOTICE

BUILDING AND/OR USE PERMIT APPLICATION

ADDRESS: 206 Morris Avenue

PROPOSAL: Undersize Lot Approval Pursuant to Section 304.2, BCZR.

PUBLIC HEARING ?

PURSUANT TO THE BALTIMORE COUNTY ZONING REGULATIONS,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSAL, PROVIDED THE REQUEST FOR HEARING
IS RECEIVED IN THE ZONING REVIEW OFFICE BEFORE 4:30 P.M. ON

MARCH 9, 2016.

THE REQUEST FOR HEARING MUST ALSO REFERENCE THE ADDRESS ON THIS SIGN.
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS,
APPROVALS & INSPECTIONS, ZONING REVIEW OFFICE, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204 PHONE: (410) 887-3391

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

HANDICAPPED ACCESSIBLE

CG Homes



FORMAL DEMAND FOR HEARING

CASE NUMBER: _____

Address: 206 Morris Avenue

Petitioner(s): ~~Michael McCarroll on behalf of Jeff Dier et al.~~

Hand Delivery

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Jeff Dier et al. (see letter)
Name - Type or Print

Legal Owner OR Resident of
209 Morris Ave

Lutherville MD 21094
City State Zip Code

410 825-2150
Telephone Number

which is located approximately _____ 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.

ng Regulations, and on requesting a public arding the above-

lon

[Signature] 2/29/16
Signature Date

Signature Date
Revised 9/18/98 - wcr/scj

Lutherville, MD 21094

Martin Reisinger
207 Melancthon Avenue
Lutherville, MD 21094

Michael R. McCann, P.A.

118 W. Pennsylvania Avenue
Towson, Maryland 21204
Phone: (410) 825-2150
Facsimile: (410) 825-2149
michael@mmccannlaw.net

February 29, 2016

Via Hand Delivery

Arnold Jablon, Director
Baltimore County Permits, Approvals and Inspections
County Office Building
111 W. Chesapeake Avenue, Room 111
Towson, Maryland, 21204

Re: In re: 206 Morris Avenue
~~Case No. 2015-0300-SPLA~~
REQUEST FOR PUBLIC HEARING

Dear Mr. Jablon:

Pursuant to section 304.4 of the Baltimore County Zoning Regulations, and on behalf of the association and individuals identified below, I am requesting a public hearing on the application for building permit recently filed regarding the above-referenced property.

Lutherville Community Association
PO Box 6
Lutherville, MD 21094

David and Marie Frederick
223 Morris Avenue
Lutherville, MD 21094

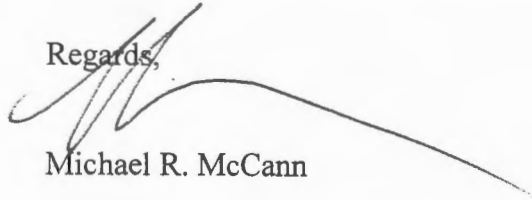
Walter Brewer, Jr.
212 Morris Avenue
Lutherville, MD 21094

Martin Reisinger
207 Melancthon Avenue
Lutherville, MD 21094

Jeffrey Dier
209 Morris Avenue
Lutherville, MD 21094

Thank you for your attention to this matter. Please contact me if you have any questions.

Regards,

A handwritten signature in black ink, appearing to read 'M. McCann', with a long horizontal flourish extending to the right.

Michael R. McCann

cc: Lawrence Schmidt, Esq. (via email)
Peter Zimmerman, People's Counsel (via email)

EX. 1-2
STY. DWLG.

EX. 1-STY.
DWLG.

WILLIAM H. MATHEWS
DEED: 23161/282
TAX NO. 08-02047200

MARTIN A. REISINGER
MARY M. REISINGER
DEED: 18697/711
TAX NO. 08-22000650,
08-22000651,

EXISTING ZONING DR 2
USE: RESIDENTIAL

S 72°42'41" E 63.00'

WALTER L. BREWER 3RD
DEED: 30078/057
TAX NO. 08-13024150

MARIE ELANA SUAREZ
DEED: 35698/441
TAX NO. 08-11047250

PROP. 1-STY.
GARAGE W/ATTIC
(484 S.F.)
GAR.SLAB 381.5

PROP. 1-STY.
GARAGE W/ATTIC
(484 S.F.)
GAR.SLAB 381.5

PROP. WOODEN
DECK

#208
EX. 2-STY.
DWLG.

#204
EX. 1-STY.
DWLG.

#206
PROP. 2-STY.
DWELLING
(1,380 S.F.)
F.F. 386.0'

PROP. DRIVEWAY

PROP. 5' COVERED
PORCH (298 S.F.)

EX. 8" WATER (BC.DWG.40-530)

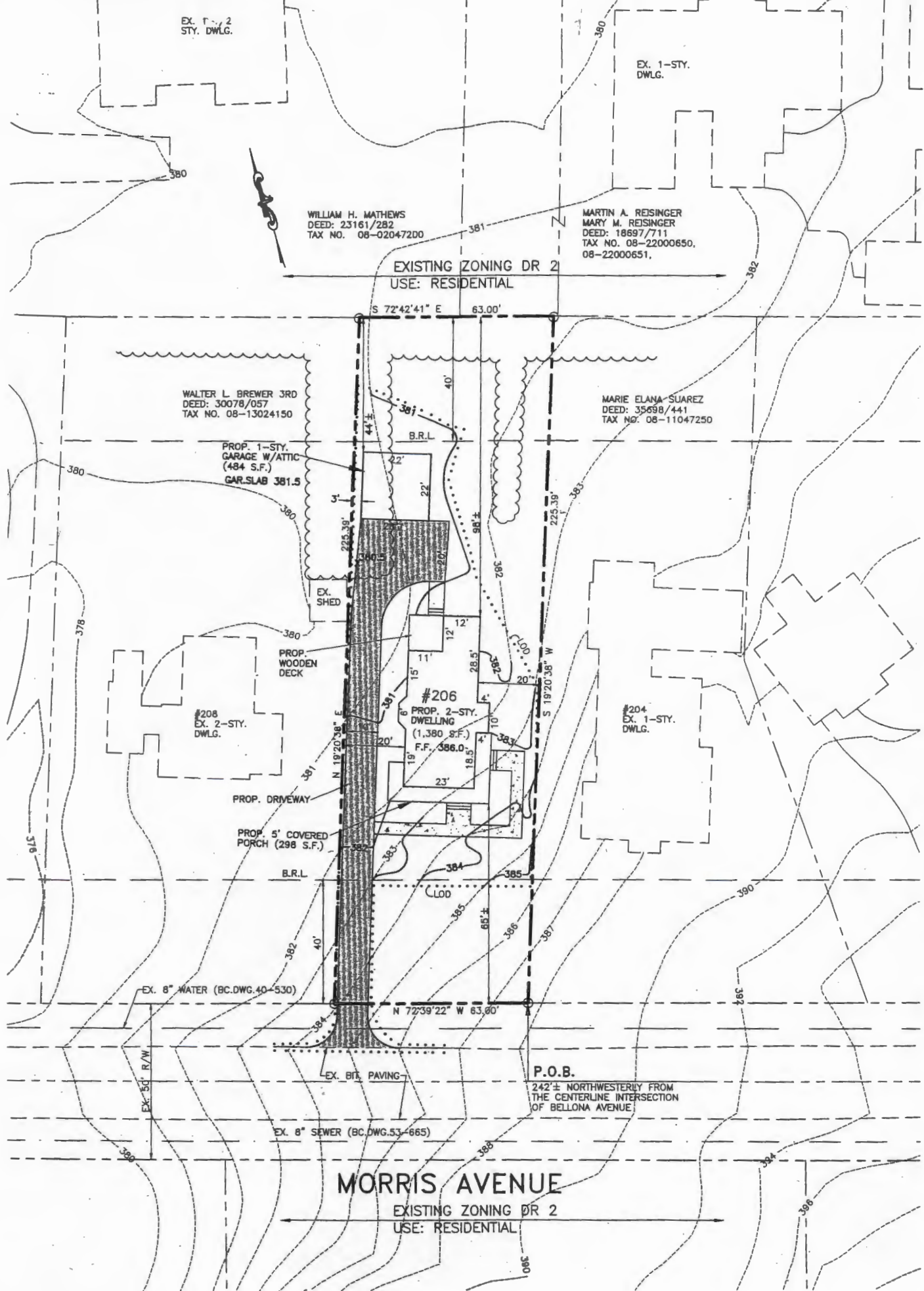
P.O.B.

242 ± NORTHWESTERLY FROM
THE CENTERLINE INTERSECTION
OF BELLONA AVENUE

EX. 8" SEWER (BC.DWG.53-665)

MORRIS AVENUE

EXISTING ZONING DR 2
USE: RESIDENTIAL



APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS

DATE: 2/11/2016

B-903728

OEA: E.D. 101
HISTORIC DISTRICT/BL

PERMIT #: B-903728
RECEIPT #: A-2058
CONTROL #: NR
XREF #:
FEE: 205+10450
PAID: 265
PAID BY:

PROPERTY ADDRESS 206 MORRIS AVENUE YES NO
SUITE/SPACE/FLOOR NA
SUBDIV: NA 229 W. BELLONA AVE DO NOT KNOW
TAX ACCOUNT #: 0802047175 DISTRICT/PRECINCT 08 14
OWNER'S INFORMATION (LAST, FIRST)
NAME: C.G. HOMES, INC.
ADDR: 9475 DEERCO ROAD SUITE 404 TIMONIUM MD 21043

DOES THIS BLDG HAVE SPRINKLER? YES NO

INSPECTOR:
I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION
NAME: TOM FAUST
COMPANY: C.G. HOMES INC
STREET: 9475 DEERCO ROAD SUITE 404
CITY, ST, ZIP: TIMONIUM MD 21043
PHONE #: 410-308-1717 MHIC #
APPLICANT SIGNATURE: Tom Faust DRC#
PLANS: CONST 2 PLOT 1 PLAT DATA EL 1 PL 1
TENANT: SPRINKLERS REQUIRED FOR FIRE PROTECTION
CONTR: C.G. HOMES, INC.
ENGR: BAFITIS & ASSOCIATES
SELLR:

MHBR # 7598
E.D.

- TYPE OF IMPROVEMENT
1. NEW BLDG CONST
 2. ADDITION
 3. ALTERATION
 4. REPAIR
 5. WRECKING
 6. MOVING
 7. OTHER

DESCRIBE PROPOSED WORK: CONSTRUCT SFD +/- 380 SF (2 STORY) WITH SIDE YARD SETBACKS OF 20 FEET EACH COMBINATION OF 40 FEET TO CONSTRUCT 1 STORY 464 SF DETACHED GARAGE COVERED W/ AP. AROUND PORCH, SIDE BAY WINDOW COVERED WOOD REAR DECK, UNFINISHED BENT. 4 BEDROOMS

TYPE OF USE

- RESIDENTIAL
01. ONE FAMILY
 02. TWO FAMILY
 03. THREE AND FOUR FAMILY
 04. FIVE OR MORE FAMILY (ENTER NO. UNITS)
 05. SWIMMING POOL
 06. GARAGE
 07. OTHER

~~NON-RESIDENTIAL~~ 33' x 43' x 15' FOR DETACHED GARAGE

08. ~~AMUSEMENT, RECREATION, PLACE OF ASSEMBLY~~
09. ~~CHURCH, OTHER RELIGIOUS BUILDING~~
10. ~~FENCE (LENGTH HEIGHT)~~
11. ~~INDUSTRIAL, STORAGE BUILDING~~
12. ~~PARKING GARAGE~~
13. ~~SERVICE STATION, REPAIR GARAGE~~
14. ~~HOSPITAL, INSTITUTIONAL, NURSING HOME~~
15. ~~OFFICE, BANK, PROFESSIONAL~~
16. ~~PUBLIC UTILITY~~
17. ~~SCHOOL, COLLEGE, OTHER EDUCATIONAL~~
18. ~~SIGN~~
19. ~~STORE MERCANTILE RESTAURANT SPECIFY TYPE~~
20. ~~SWIMMING POOL SPECIFY TYPE~~
21. ~~TANK, TOWER~~
22. ~~TRANSIENT HOTEL, MOTEL (NO. UNITS)~~
23. ~~OTHER~~

- TYPE FOUNDATION
- | | |
|---|-------------------------------------|
| 1. <input type="checkbox"/> SLAB | 1. <input type="checkbox"/> FULL |
| 2. <input type="checkbox"/> BLOCK | 2. <input type="checkbox"/> PARTIAL |
| 3. <input checked="" type="checkbox"/> CONCRETE | 3. <input type="checkbox"/> NONE |

TYPE OF CONSTRUCTION

1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

1. GAS
2. OIL
3. ELECTRICITY
4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER EXISTS PROPOSED
2. PRIVATE SYSTEM SEPTIC EXISTS PROPOSED
3. PRIVY EXISTS PROPOSED

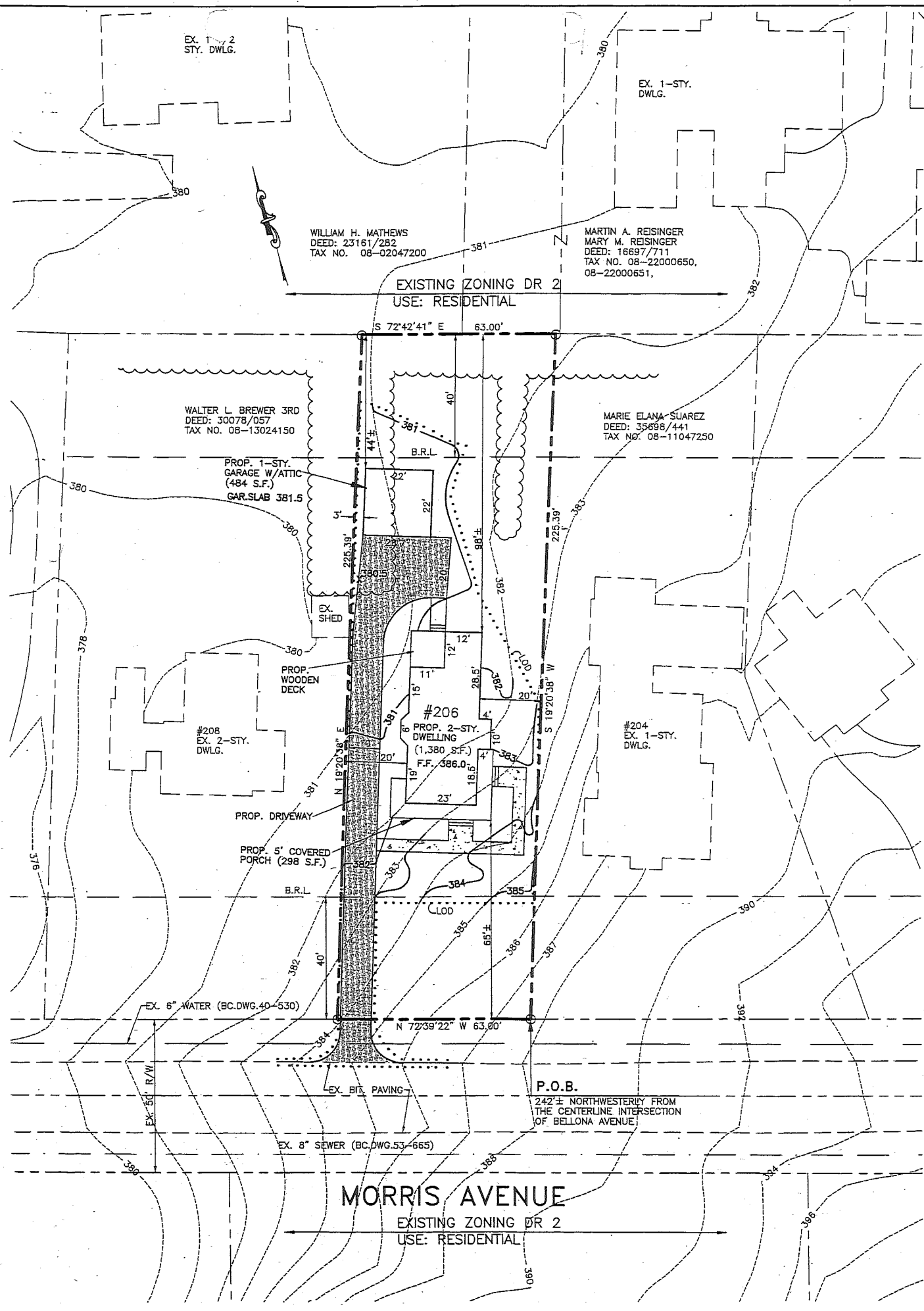
CENTRAL AIR: 1. 2.
ESTIMATED COST: \$100,000

TYPE OF WATER SUPPLY
1. PUBLIC SYSTEM EXISTS PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED

PROPOSED USE: SFD - NOT PATTERN BOOK
EXISTING USE: VACANT

OWNERSHIP
1. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: 4

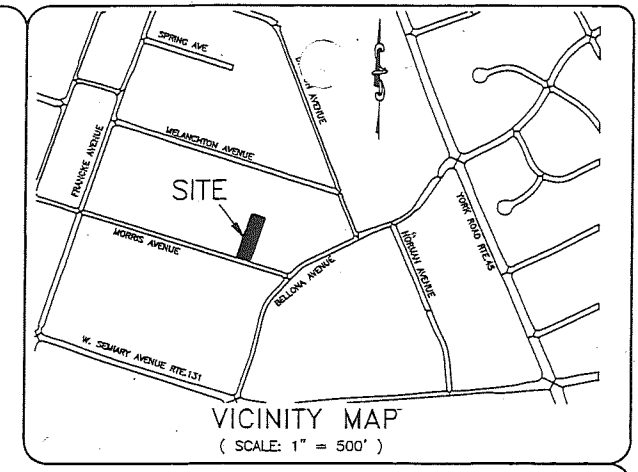


NOTES

1. Topography shown hereon was taken from Baltimore County GIS Topography.
2. The Firm Insurance Rate Map, 240010-0245 F indicates this is situated within flood Zone X. F.E.M.A. indicates a Flood Elevation of 8.5 NAVD 88 based on a Flood Insurance Study Number 240010V0008. A minimum first floor elevation 10.5 NAVD 88.
3. Property lines shown hereon were established by public information.
4. This site is not situated within the Chesapeake Bay Critical Areas. (Map 80)
5. There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
6. There are no forest or developed woodlands on this site.
7. There are no Tidal & Non-Tidal Wetlands shown on this site.
8. There is no significant plant or animal habitat on this site.
9. There are no slopes greater than 15% on this site.
10. There are no known wells on this site.
11. There are no known underground storage tanks or septic systems on this site.
12. There are no known potentially hazardous materials on this site as defined by Title 7-Health and Environmental Article, Annotated Code of Maryland, except as noted.
13. This site is in the Lutherville Historical District.
14. Public Water and sewer serve this site.
15. Caution underground utilities may exist in Morris Avenue & onsite, contact Miss Utility (800-257-7777) prior to any construction.
16. Proposed dwelling height < 50'.

ZONING HISTORY

CASE NO. 2015-0302-SPHA (DENIED DATED: 09/09/2015)
 RECONSIDERATION UNDER SECTION 304 (GRANTED DATE: 10/08/2015)



SITE DATA

- 1) OWNER: C.G. HOMES
 #9475 DEERCO ROAD
 TIMONIUM, MARYLAND 21093
 (410-308-1717)
- 2) DEED REF: 12209/544
- 3) TAX ACC. NO.: 08-02047175
- 4) TAX MAP: 60 PARCEL: 393 LOT: NONE
- 5) PLAT REF: NONE
- 6) ELECTION DISTRICT: 8TH
- 7) COUNCILMANIC DISTRICT: 3RD
- 8) REGIONAL PLANNING DISTRICT: 308
- 9) CENSUS TRACT: 4088
- 10) ZONING: DR 2
- 11) ZONING MAP: 060C3
- 12) USE: EXISTING: VACANT
 PROPOSED: RESIDENTIAL ONE SINGLE FAMILY DWELLING
- 13) SITE AREA: 14,189 S.F. OR 0.325 AC.

OLD UNDERSIZE LOT
 SITE PLAN

DISTURBED AREA: 8,712 S.F. OR 0.20 AC.

Bafitis & Associates, Inc.
 William N. Bafitis, P.E.
 PRESIDENT
 Civil Engineers/Land Planners
 SURVEYORS
 1249 Engleberth Rd. Baltimore, MD 21221 (410) 391-2336

**GRADING & SITE PLAN
 FOR
 BUILDING PERMIT APPLICATION
 FOR
 #206 MORRIS AVENUE**
 8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

LEGEND

- PROPERTY LINE
- LOT LINE
- 99 --- EXISTING CONTOURS
- 99 --- PROPOSED CONTOURS
- x 380.5 --- PROPOSED SPOT GRADE
- BRL --- BUILDING RESTRICTION LINE
- LOD LIMIT OF DISTURBANCE

STATE OF MARYLAND
 WILLIAM NICHOLAS BAFITIS
 PROFESSIONAL ENGINEER
 License No. 11654
 Expiration Date: 09/09/2017

Professional Certification. I hereby certify that these documents were prepared or approved by me, that I am a duly licensed professional engineer under the laws of the State of Maryland.

WILLIAM N. BAFITIS, P.E.
 1

SHEET 1 OF 1

NO.	REVISIONS	DATE