

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

11/17/17

TO: Director, Office of Planning
Attention: **Development Review Division**
Jefferson Building
105 West Chesapeake Avenue, Room 101
Towson, MD 21204
Mail Stop 3402

Building Permit No. **B**
Zoning Office Reviewer David Duval

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

RE: Undersized Lots

Residential Processing Fee Paid (\$100.00) Accepted by <u>BDD</u> Date <u>11/2/17</u>
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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 residential building permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Name of Applicant(s) WILLIAM N. BAFTIS, P.E.
Applicant's Mailing Address 1249 ENGLEBERTH ROAD BALTIMORE, MARYLAND 21221
Applicant's Telephone Number (410) 391-2336 Applicant's Email Address bafitisassoc@comcast.net
Lot Address 5219 FORGE ROAD Election District 11 Council District 5 Lot Square Feet 38,293 S.F.
Lot Location: N SW side of FORGE ROAD, 0 feet/at corner of N SW side of WINKLER STREET
(street name) (# of feet) (street name)

Land Owner(s): SHARON K. HALL 10 Digit Tax Account Number 11-23076340
Owner's Mailing Address: 5219 FORGE ROAD PERRY HALL, MARYLAND 21128
Owner's Telephone Number (410) 256-1644 Owner's Email Address _____

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

APPLICANT MUST PROVIDE 1 through 6

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: DR-1 & DR-2

Planner Acceptance Check Off
YES NO

1. This Recommendation Form (3 copies)	YES ☒	NO ☐
2. Permit Application	YES ☐	NO ☒
3. Site Plan Property (3 copies)	YES ☒	NO ☐
4. Building Elevation Drawings	YES ☐	NO ☒
5. Photographs (please label all photos clearly) Adjoining Buildings	YES ☒	NO ☐
Surrounding Neighborhood	YES ☒	NO ☐

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: Brett M. Williams
For the Director, Office of Planning

Date: 11/16/17

RECEIVED

Revised 10/04/17

NOV - 3 2017

DEPARTMENT OF PLANNING

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Brett Williams
Development Review Section
Department of Planning

DATE: November 15, 2017

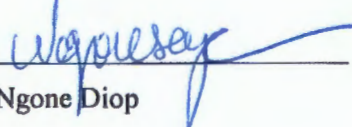
FROM: Ngone Diop
Central Sector Planning,
Department of Planning

PROJECT NAME: 5221 Forge Road, Undersize Lot

The site is located in the Perry Hall area at 5221 Forge Rd. The site consists of lot 1 and part of lot 2, zoned DR 1 and DR 2 and covers an area of 38,293 square feet.

The applicant proposes a lot line adjustment that will result in the creation of "Part of Lot 1", an undersized lot with an area of 14,467 square feet. The lot line adjustment has not been approved by the department of Permits, Approval and Inspections. Therefore, the potential undersized lot cannot be evaluated at this time.

The Department of Planning cannot comment on the undersized lot until the lot line adjustment has been legally established and approved.



Ngone Diop

AVA/BW:NSD

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Brett Williams
Development Review Section
Department of Planning

DATE: November 15, 2017

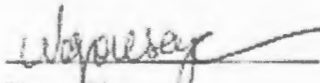
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Ngone Diop

AVA/BW:NSD

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 David Duvall on November 2 2017
(Name of planner) Date (A)

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 November 16 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

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

TENTATIVE DECISION DATE December 4 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: 11

Location of Property: 5221 FORGERD

Posted by: John M. Altmyer Date of Posting: 11/15/17
Signature

Number of Signs: 1

410-382-6580

Date to be posted: Anytime before but no later than _____.

Request for Building and/or Use Permit

ZONING NOTICE

BUILDING AND/OR USE PERMIT APPLICATION

ADDRESS: (5221) Forge Road

PROPOSAL: Section 304.2 - undersized lot approval
- to build a single family dwelling on a lot
of 14,467 sq ft

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

December 1, 2017

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

ZONING NOTICE

BUILDING AND/OR USE PERMIT APPLICATION

ADDRESS: 5221 FORGE ROAD
PROPOSAL: SECTION 304.2 – UNDERSIZED LOT
APPROVAL. TO BUILD A SINGLE FAMILY
DWELLING ON A LOT OF 14,467 SQ. FT.

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FOR HEARING IS RECEIVED IN THE ZONING REVIEW OFFICE BEFORE
4:30 P.M. ON **DECEMBER 1, 2017**

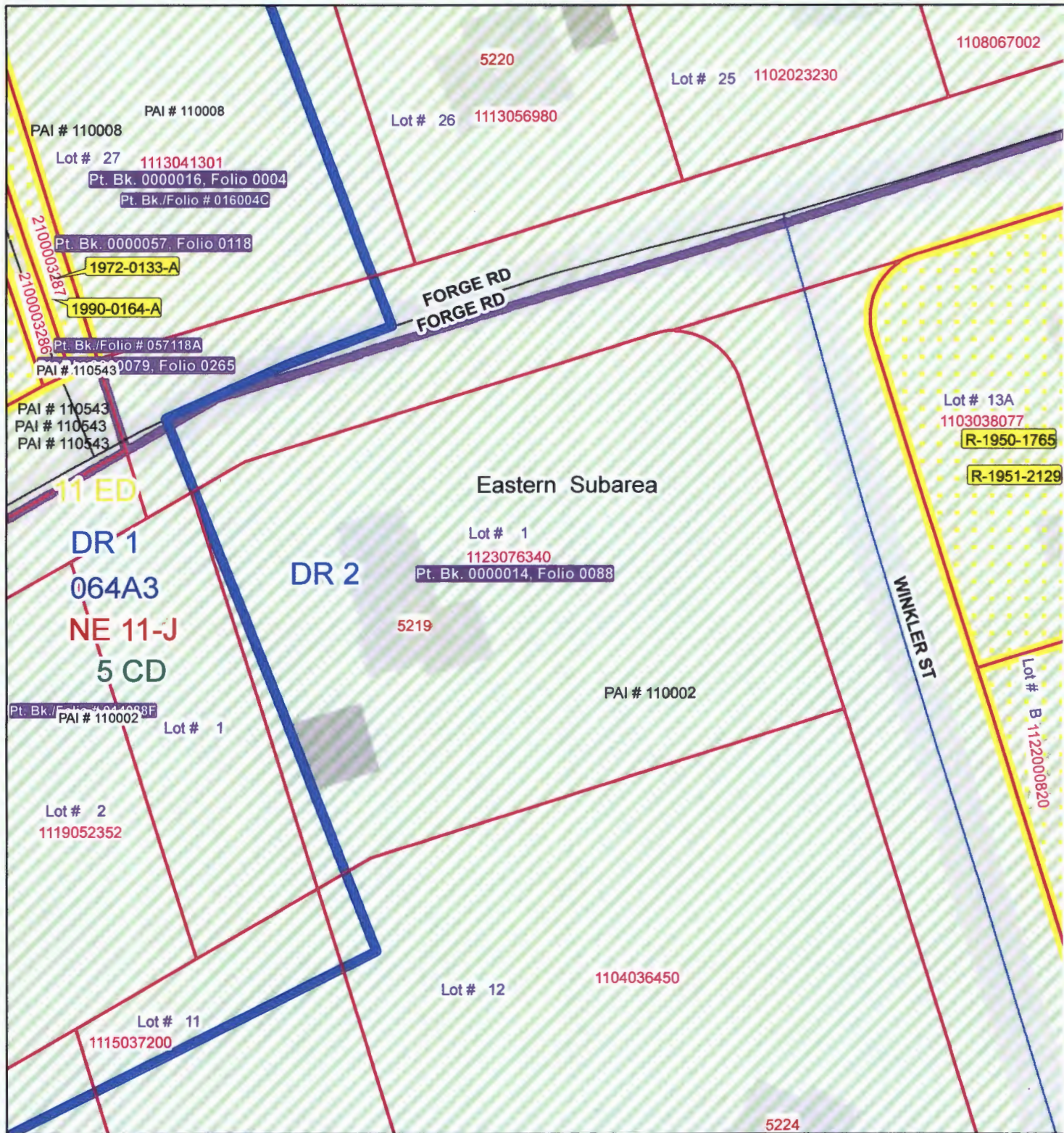
THE REQUEST FOR HEARING MUST ALSO REFERENCE THE ADDRESS
ON THIS SIGN. ADDITIONAL INFORMATION IS AVAILABLE AT THE
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS, ZONING
REVIEW OFFICE, COUNTY OFFICE BUILDING, LOCATED AT
111 W. CHESAPEAKE AVE., TOWSON, MD, 21204
PHONE: (410) 887-3391.

DO NOT REMOVE THIS SIGN AND POST OR WITHDRAW HEARING UNDER PENALTY OF LAW.

HANDICAPPED ACCESSIBLE

11/15/2017

5219 Forge Road



Publication Date: 10/17/2017



Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.525 50 75 100 Feet

1 inch = 50 feet



① VACANT



② #5219 FORGE ROAD



③ #5213 FORGE ROAD



④ #5214 FORGE ROAD



⑤ #5218 FORGE ROAD



⑥ #5220 FORGE ROAD



⑦ #5300 FORGE ROAD



⑧ #5302 FORGE ROAD



⑨ #5304 FORGE ROAD



⑩ #5306 FORGE ROAD



①① #5307 FORGE ROAD



①2 #5301 FORGE ROAD



⑬ #5301 FORGE ROAD



①4 #5300 BANGERT STREET



⑮ #5224 BANGERT STREET



①⑥ #9706 WINKLER STREET



①⑦ #5220 BANGERT STREET



①⑧ #5217 BANGERT STREET



① 9 #5218 BANGERT STREET



②0 #9707 WINKLER STREET



(21) #5302 BANGERT STREET



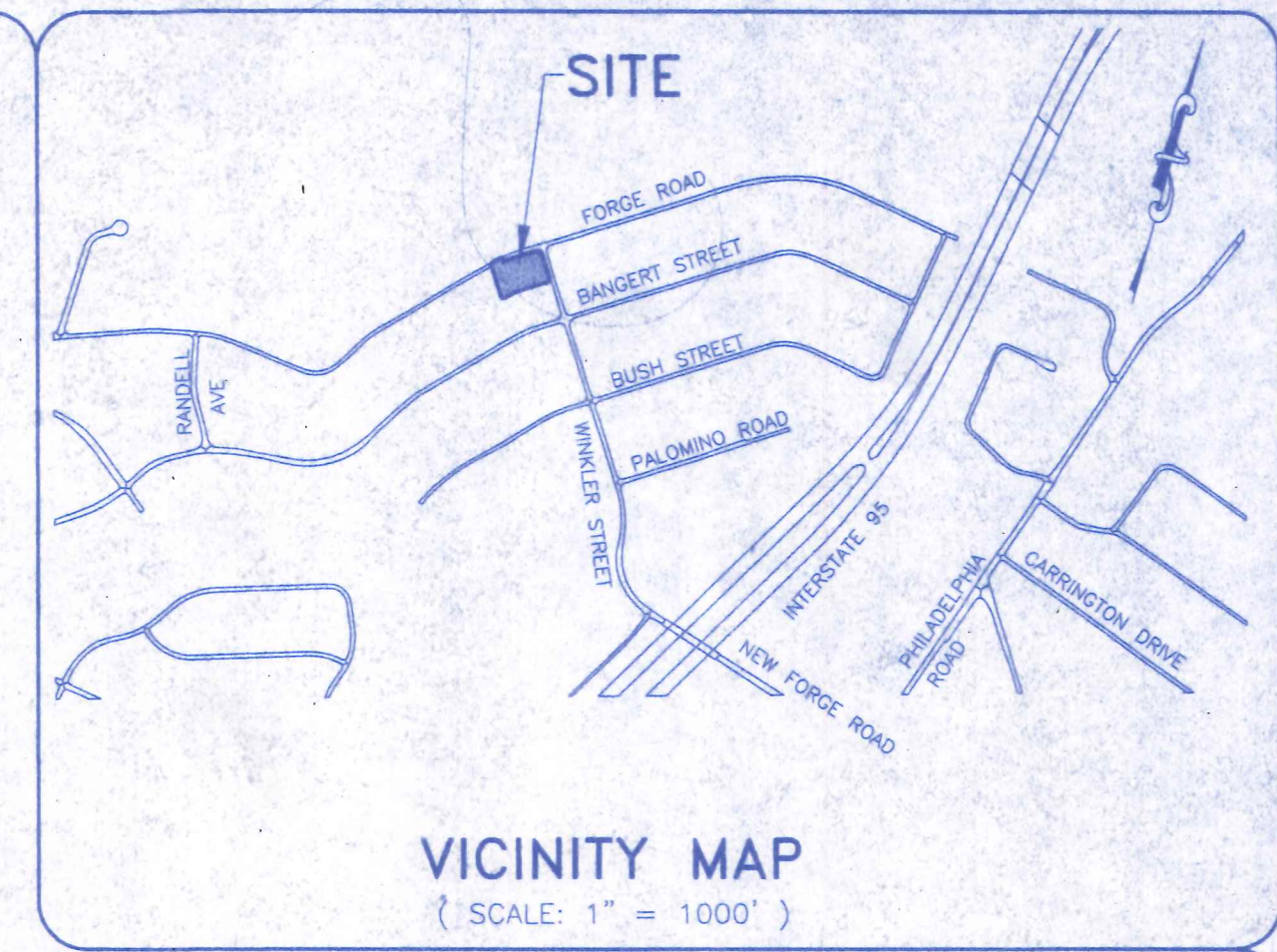
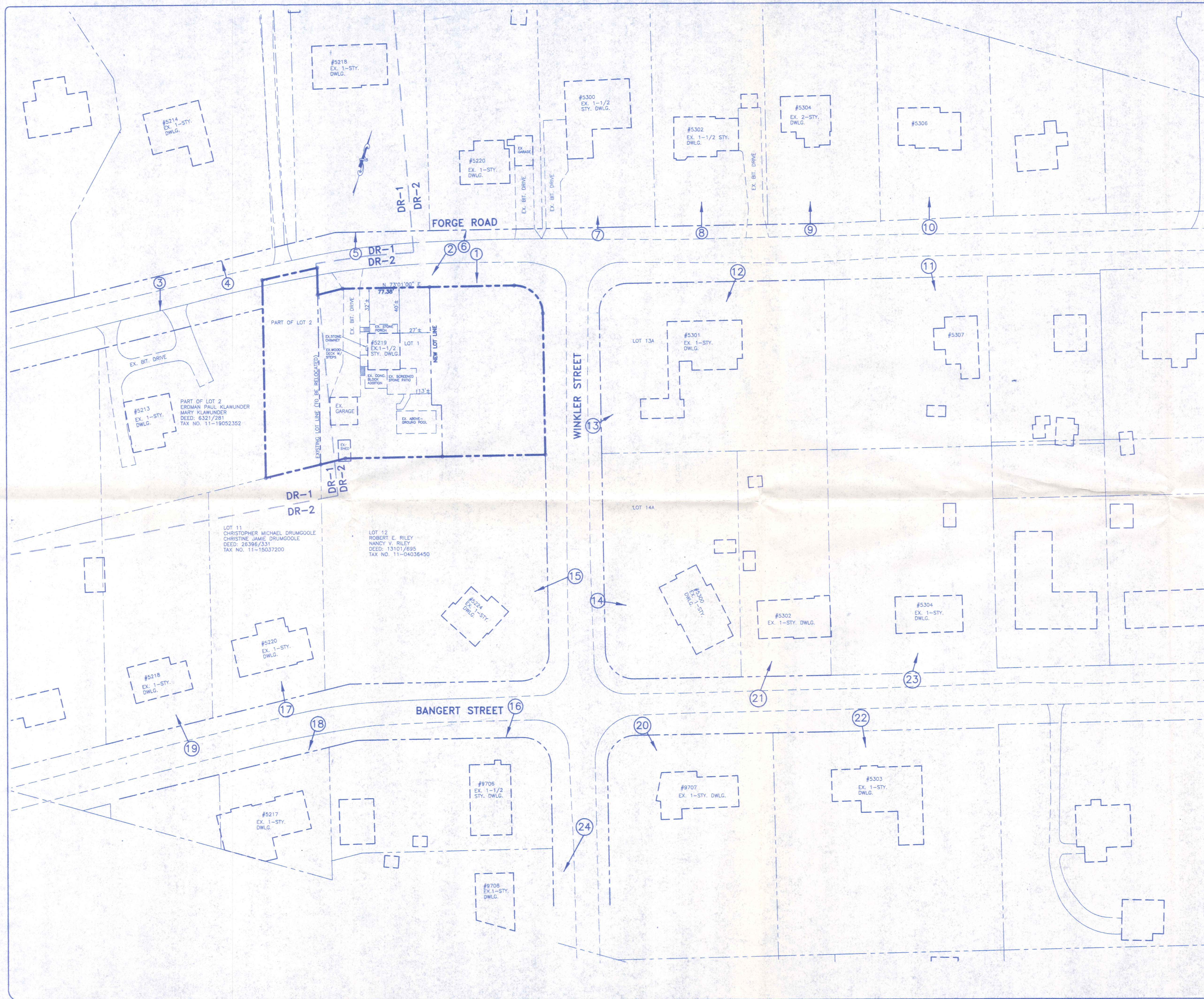
②② #5303 BANGERT STREET



②③ #5304 BANGERT STREET



(24) #9708 WINKLER STREET



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

**PHOTOGRAPH PLAN
FOR
#5219 FORGE ROAD
(5221)**

11TH ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND	
 WILLIAM N. BAFITIS, P.E. Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 11641. Expiration Date: 09/09/2019.		SCALE: 1" = 40'	JOB ORDER NO: 21718
		DATE: 10/30/17	CHECKED: W.N.B.
		DRAWN: N.W.B.	SHEET 1 OF 1
		REVISIONS	