

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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 N/A
Zoning Office Reviewer _____

Residential Processing Fee Paid (\$100.00) Accepted by <u>gh</u> Date _____
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FROM: Arnold Jablon, Director
Department of Permits, Approvals and Inspections

RE: Undersized Lots

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) GEOFFREY SCHULTZ (POLARIS LAND CONSULTANTS)
Applicant's Mailing Address 57 W. TIMONIUM RD. SUITE 210 TIMONIUM, MD 21093
Applicant's Telephone Number (410) 252-4444 Applicant's Email Address GSCHULTZ@POLARISLC.COM
Lot Address 1333 GLENCOE RD. Election District 10 Council District 3 Lot Square Feet 2.01 Ac. (RC-4)
Lot Location: N ES W/ side of GLENCOE ROAD, 800 feet/at corner of N ES W/ side of UPPER GLENCOE RD.
(street name) (# of feet) (street name)

Land Owner(s): DAVID T. & ALISON B. WARFIELD 10 Digit Tax Account Number 10-03-049200
Owner's Mailing Address: 1333 GLENCOE ROAD SPARKS, MD 21152
Owner's Telephone Number (410) 785-1602 Owner's Email Address DWARFIELD@HMSIA.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)	<u>✓</u>	_____	
2. Permit Application	<u>N/A</u>	_____	
3. Site Plan Property (3 copies)	<u>✓</u>	_____	
4. Building Elevation Drawings	<u>N/A</u>	_____	
5. Photographs (please label all photos clearly) Adjoining Buildings	<u>✓</u>	_____	
Surrounding Neighborhood	<u>✓</u>	_____	
6. Current Zoning Classification: <u>RC-4 / RC-2</u>			

RECEIVED
JUL 20 2020
DEPARTMENT 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: Brett M. Walmsley
For the Director, Office of Planning

Date: 8/6/20

Revised 10/04/17

AA-2020-0005-UL

CERTIFICATE OF POSTING

Date: 7-20-20

RE: Case Number: Bldg Permit pursuant to Sec 304-2

Petitioner/Developer: Warfield

Date of Hearing/Closing: 8-13-20

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 1333 Glenroe Rd

The sign(s) were posted on 7-28-20

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

BUILDING PERMIT APPLICATION

For An Undersized Lot

1332 PLENCE ROAD
PROPOSAL TO PERMIT AN UNDERSIZE LOT OF
2.01 ACRES IN LIEU OF THE REQUIRED 0.3 ACRES

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

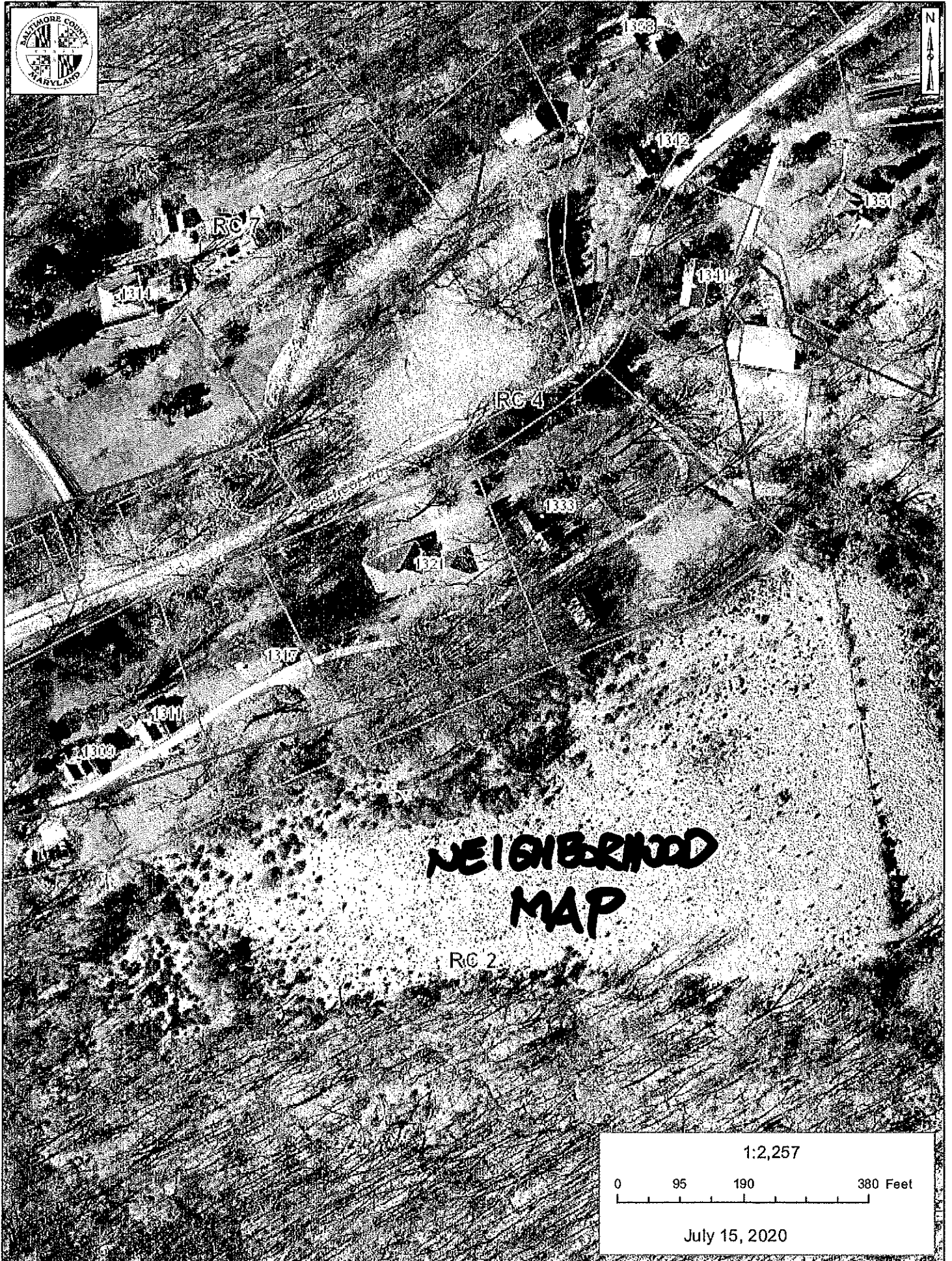
5-11-25
REQUEST FOR HEARING MUST REFERENCE THE ADDRESS
ON THIS SIGN. ADDITIONAL INFORMATION IS AVAILABLE
AT THE DEPARTMENT OF PERMITS, APPROVALS AND
INSPECTIONS, ZONING REVIEW OFFICE

111 W. CHESAPEAKE AVE
Baltimore, MD 21204

TEL. 410-887-3391

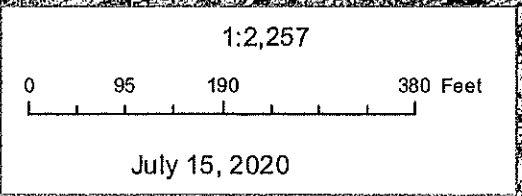
UNSCRIPTECH ACCESSIBLE

Baltimore County - My Neighborhood



NEIGHBORHOOD MAP

RC 2

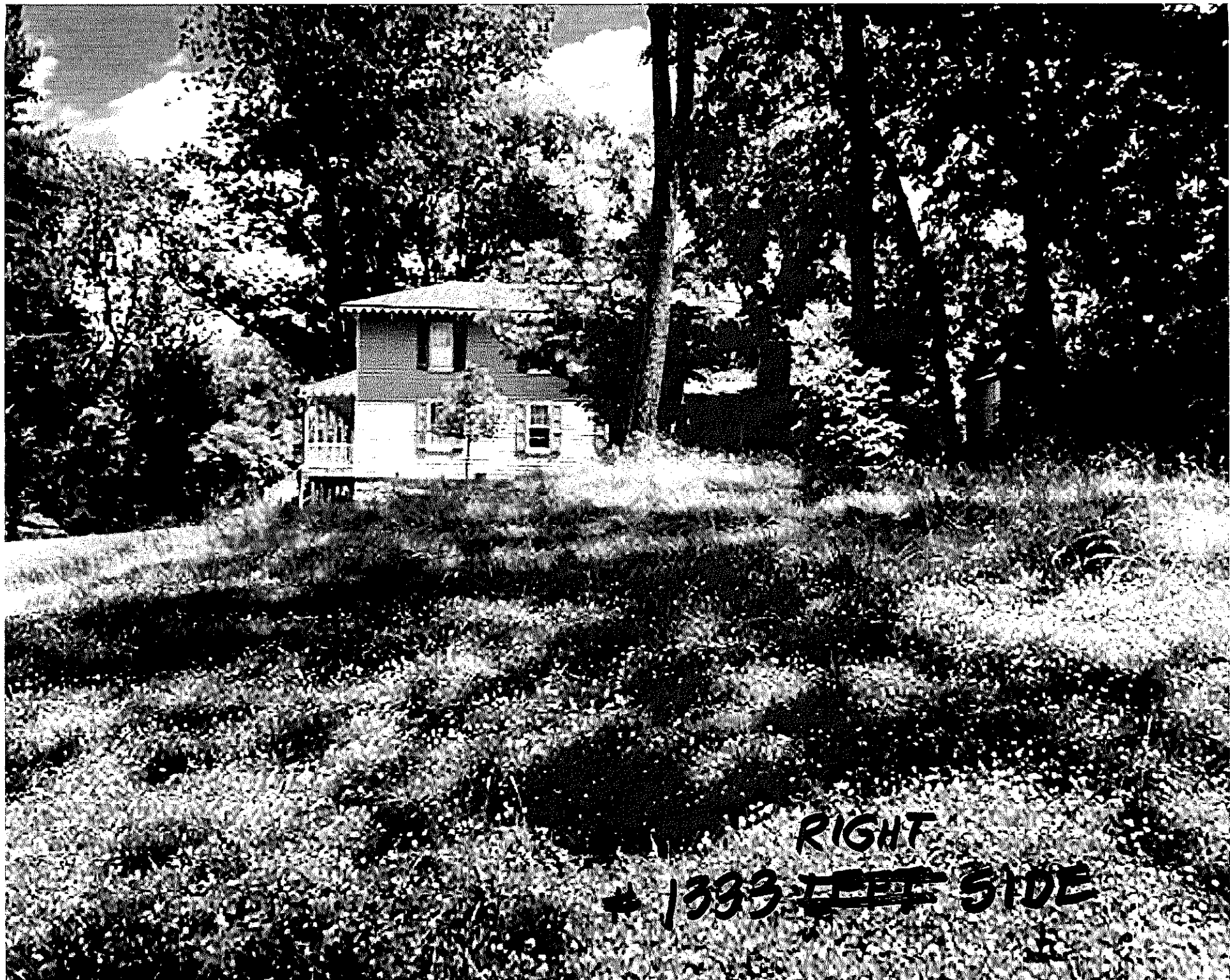




1333 FRONT



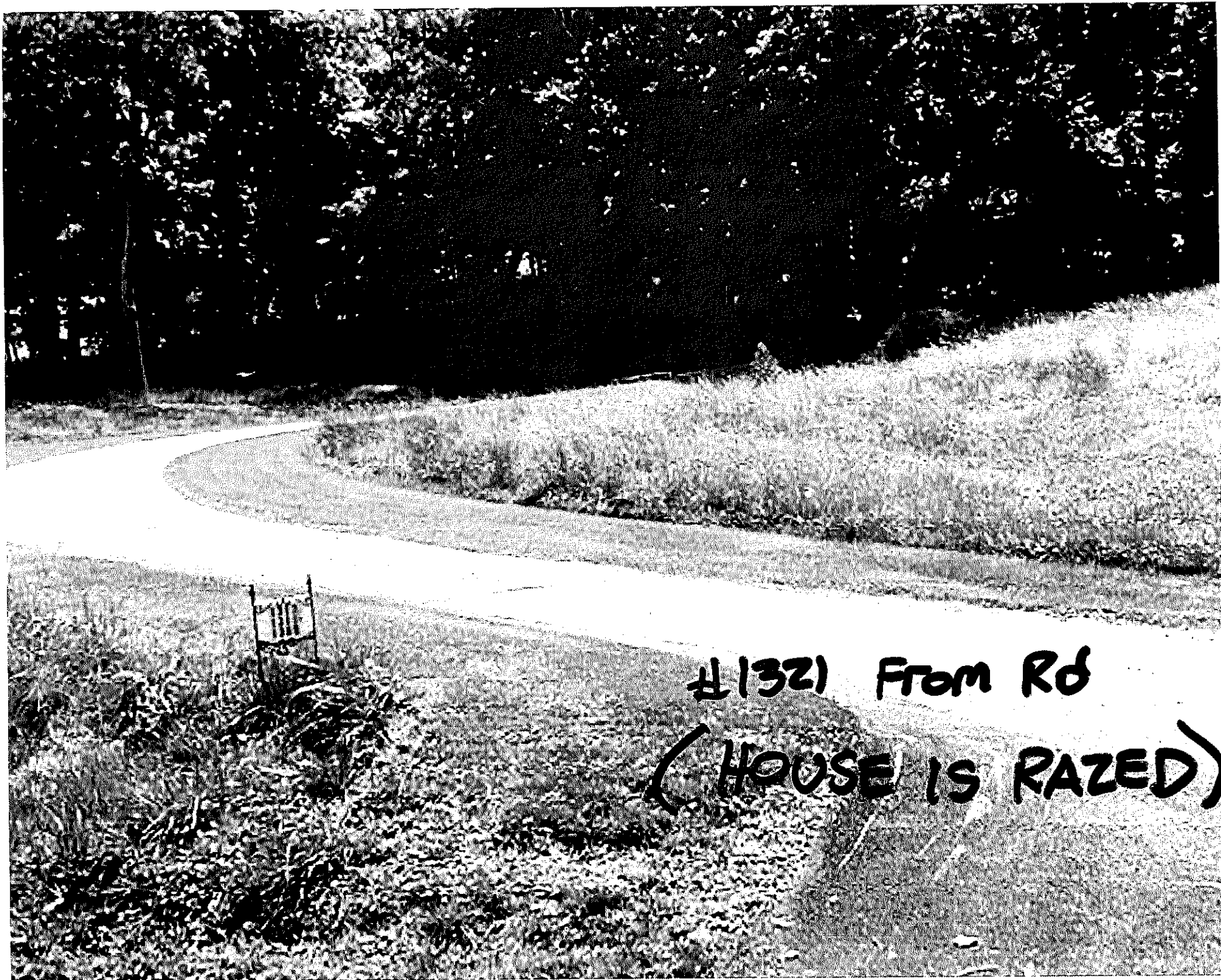
#1317 FRONT



RIGHT
* 1393-~~LEFT~~ SIDE



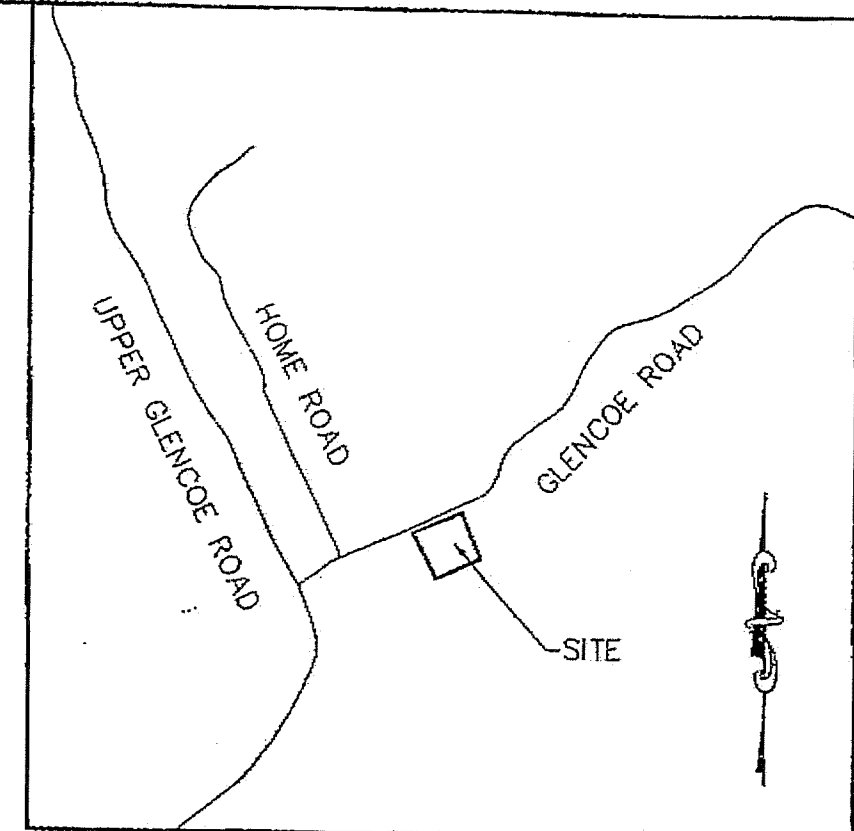
1317 LEFT SIDE



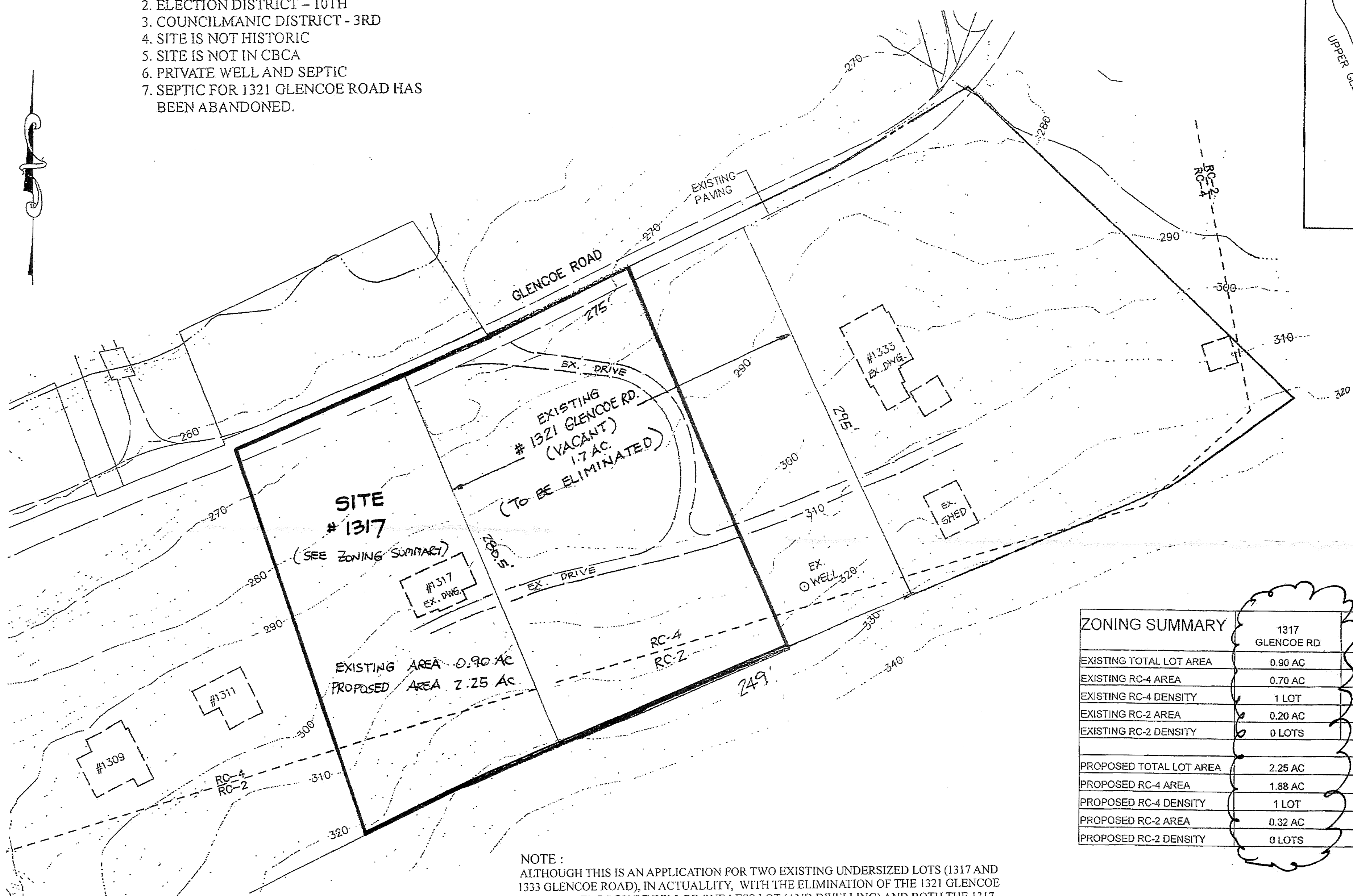
#1321 From Rd
(HOUSE IS RAZED)

GENERAL NOTES

1. EXISTING ZONING - RC-2/RC-4
2. ELECTION DISTRICT - 10TH
3. COUNCILMANIC DISTRICT - 3RD
4. SITE IS NOT HISTORIC
5. SITE IS NOT IN CBCA
6. PRIVATE WELL AND SEPTIC
7. SEPTIC FOR 1321 GLENCOE ROAD HAS BEEN ABANDONED.

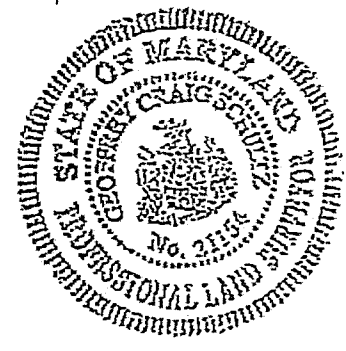


VICINITY MAP
SCALE: 1" = 1000'



ZONING SUMMARY	1317 GLENCOE RD	1321 GLENCOE RD	1333 GLENCOE RD
EXISTING TOTAL LOT AREA	0.90 AC	1.70 AC	1.70 AC
EXISTING RC-4 AREA	0.70 AC	1.54 AC	1.65 AC
EXISTING RC-4 DENSITY	1 LOT	1 LOT	1 LOT
EXISTING RC-2 AREA	0.20 AC	0.16 AC	0.05 AC
EXISTING RC-2 DENSITY	0 LOTS	0 LOTS	0 LOTS
PROPOSED TOTAL LOT AREA	2.25 AC	0 ACRES	2.10 AC
PROPOSED RC-4 AREA	1.88 AC	0 ACRES	2.01 AC
PROPOSED RC-4 DENSITY	1 LOT	0 LOTS	1 LOT
PROPOSED RC-2 AREA	0.32 AC	0 ACRES	0.09 AC
PROPOSED RC-2 DENSITY	0 LOTS	0 LOTS	0 LOTS

NOTE :
ALTHOUGH THIS IS AN APPLICATION FOR TWO EXISTING UNDERSIZED LOTS (1317 AND 1333 GLENCOE ROAD), IN ACTUALITY, WITH THE ELIMINATION OF THE 1321 GLENCOE ROAD LOT, THE RESULT WILL BE ONE LESS LOT (AND DWELLING) AND BOTH THE 1317 AND 1333 GLENCOE LOTS WILL GET LARGER THROUGH THE ABSORPTION OF THE 1321 GLENCOE ROAD LOT.



PROPERTY INFO

1317 GLENCOE ROAD	1321 GLENCOE ROAD	1333 GLENCOE ROAD
OWNER - GEORGE MOWELL	OWNER - DAVID WARFIELD	OWNER - DAVID WARFIELD
DEED - 70771424 P.4	DEED - 37541/62	DEED - 63671/79
TAX MAP 28 - PARCEL 185	TAX MAP 28 - PARCEL 190	TAX MAP 28 - PARCEL 146
ACCT. NO. 10-13-075200	ACCT NO. 24-00-009410	ACCT NO. 10-03-049200

**PLAT TO ACCOMPANY
UNDERSIZED LOT APPROVAL
1317 GLENCOE ROAD**

10th ELECTION DISTRICT
SCALE: 1" = 50'
BALTIMORE COUNTY, MARYLAND
APRIL 1, 2020



57 W. TIMONIUM ROAD
SUITE 210
TIMONIUM, MD 21093
PHONE: (410) 252-4444
FAX: (410) 252-4493
WWW.POLARISLC.COM

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83/91 VERTICAL - NAVD 88

JOB No.: _____