

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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

Building Permit No. B ^{SEE} ATTACHED
Zoning Office Reviewer PS

RECEIVED
MAY 29 2020
DEPARTMENT OF PLANNING

Residential Processing Fee Paid
(\$100.00)
Accepted by [Signature]
Date 5/26/2020

FROM: Michael D. Mallinoff, 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 Department of Planning prior to Zoning Review Office approval of a residential building permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Name of Applicant(s): Jason T. Vettori

Applicant's Mailing Address: Smith, Gildea & Schmidt, 600 Washington Avenue, Ste. 600, Towson, MD 21204

Applicant's Telephone Number: (410) 821-0070

Applicant's Email Address: jvettori@sgs-law.com

Lot Address: Hilton Terrace Election District: 1 Council District: 1 Lot (Square Feet): 13,038

Lot Location: N/E side of Hilton Terrace, 180 feet NW of intersection with Newburg Avenue
(street name) (# of feet) (street name)

Land Owner(s): John R. Murrow 10 Digit Tax Account Number(s): 0108650601 & 2500015903

Owner's Mailing Address: 1814 Frederick Road, Catonsville, MD 21228

Owner's Telephone Number: (443) 386-5639 Owner's Email Address: jmurzo@gmail.com

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

APPLICANT MUST PROVIDE 1 through 6

	Planner Acceptance	Check Off
	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Site Plan Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly) Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>DR 2</u>		

TO BE FILLED IN BY THE DEPARTMENT 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. Waller
For the Director, Department of Planning

Date: 6/4/20

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 *Ron Johnson* on *June 17, 2020*
(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 *June 28, 2020* D (15 Days Before C)

DATE POSTED *June 25, 2020*

HEARING REQUESTED? YES NO - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) *July 10, 2020* C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: *1*

Location of Property: *N. E. Side of Milton Terrace*

Posted by: *Linda O'Keefe* Date of Posting: *6/25/2020*
Signature

Number of Signs: *2*

Date to be posted: Anytime before but no later than 6/28/2020

Request for Building and/or Use Permit

ZONING NOTICE

BUILDING AND/OR USE PERMIT APPLICATION

ADDRESS: N.E. SIDE OF HILTON TERRACE
PROPOSAL: CONSTRUCT A S.F. DWELLING ON A LOT AREA
OF 13,038 S.F. IN LIEU OF REQ'D. 20,000 S.F. MIN.
AND WITH A LOT WIDTH OF 79.49 FT. IN LIEU OF
REQ'D. 100 FT. MIN.

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

July 13, 2020

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

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/25/2020

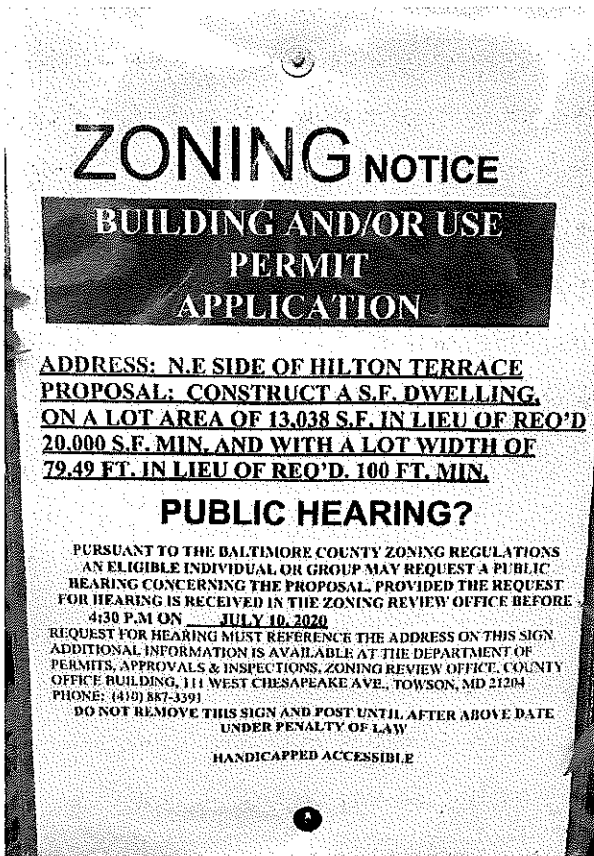
Case: BUILDING AND/OR USE PERMIT

Petitioner / Developer: JASON VETTORI, ESQ.

Date of CLOSING: JULY 10, 2020

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:
N. E. SIDE OF HILTON TERRACE

The sign(s) were posted on: JUNE 25, 2020



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ N.E. Side of Hilton Terrace ~ 6/25/2020



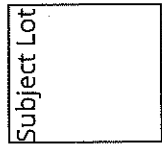
Background Photo 2nd Sign @ N.E. Side of Hilton Terrace ~ 6/25/2020
Building And/Or Use Permit



rrace

C

Hilton Terrace



D

E

B

A

Newburg Ave

Hilton Terrace

Hilton Terrace

G

Hilton Terrace

Newburg Ave

H

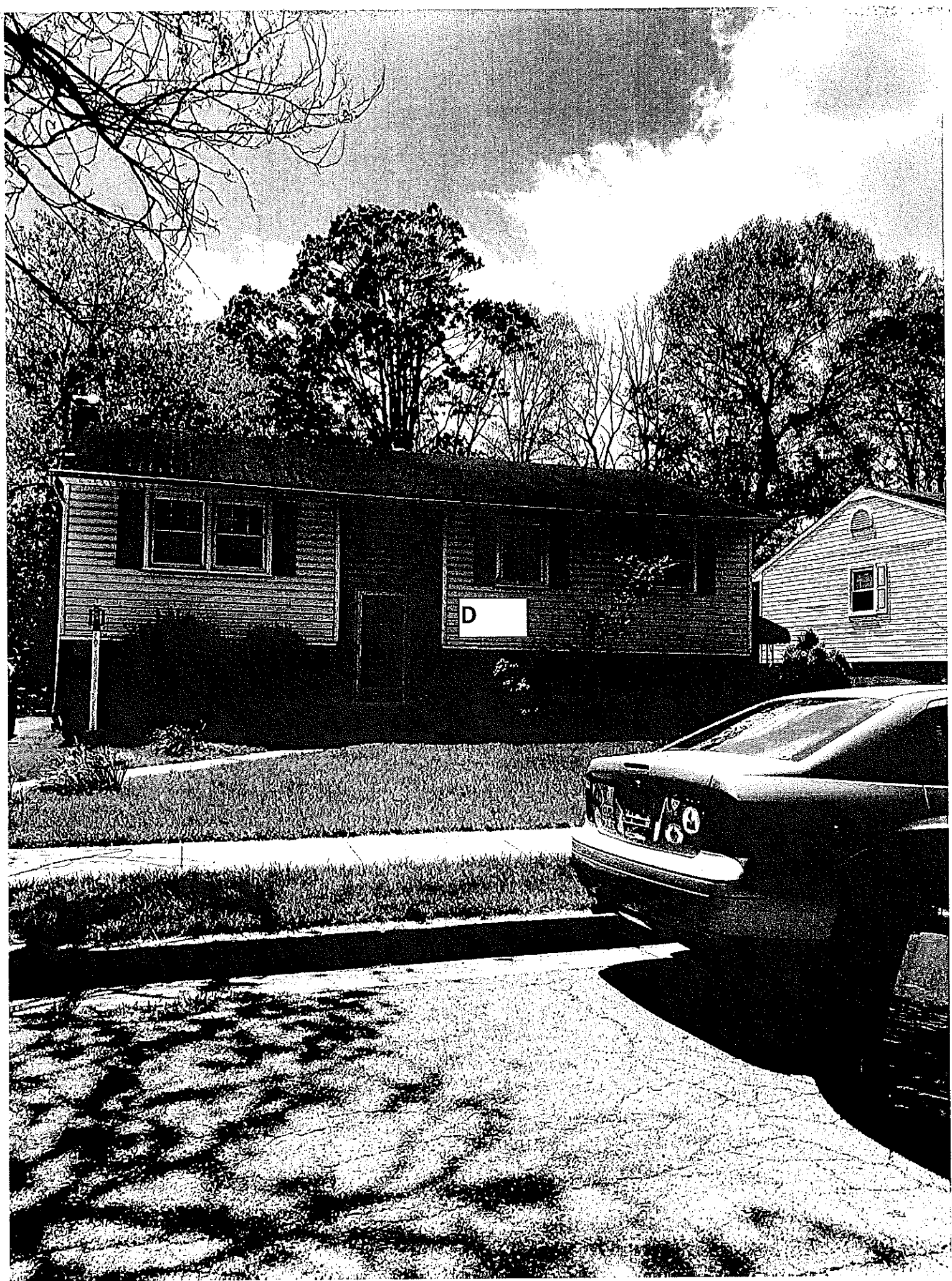
Hilton Terrace

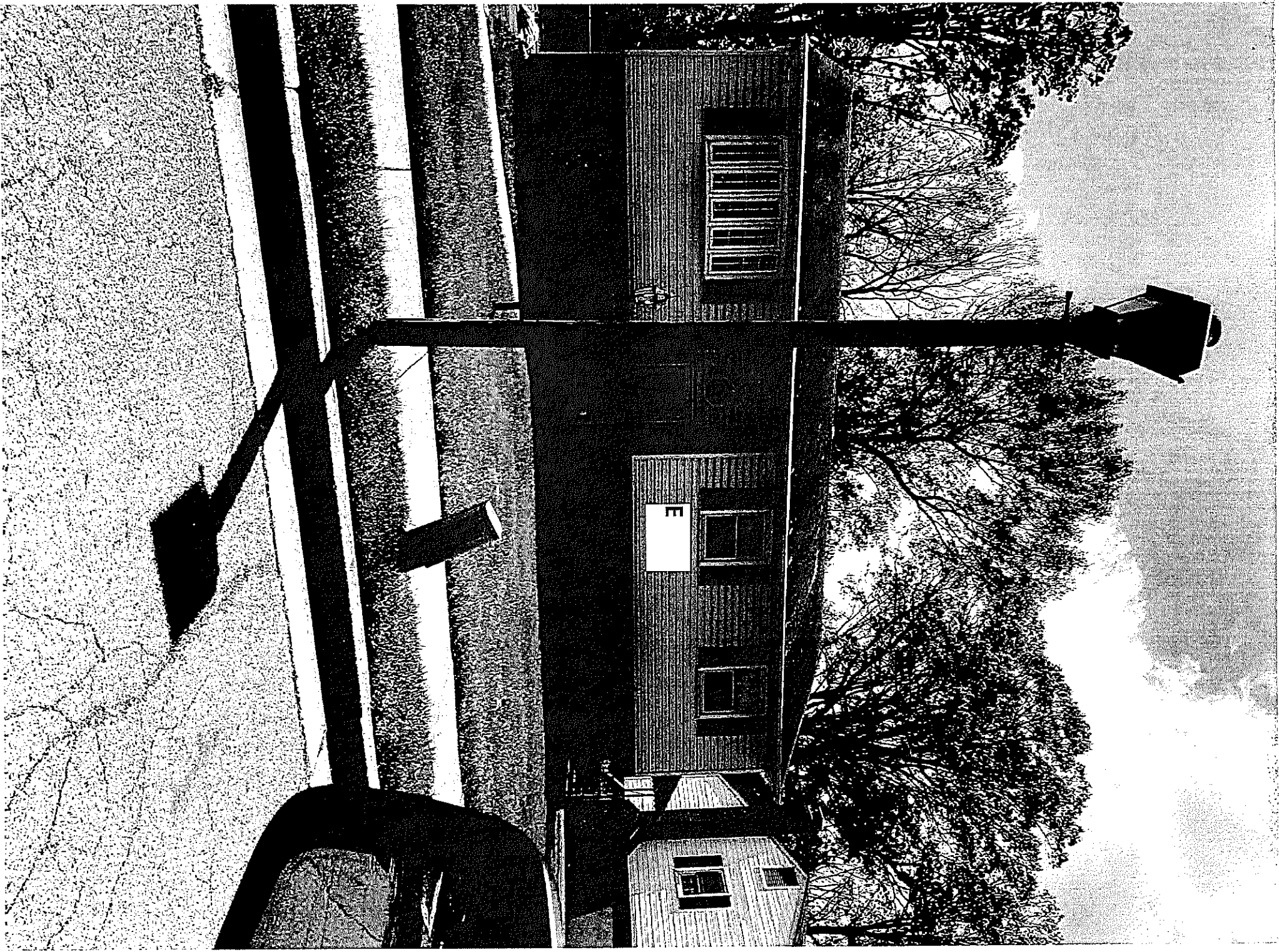
burg Ave

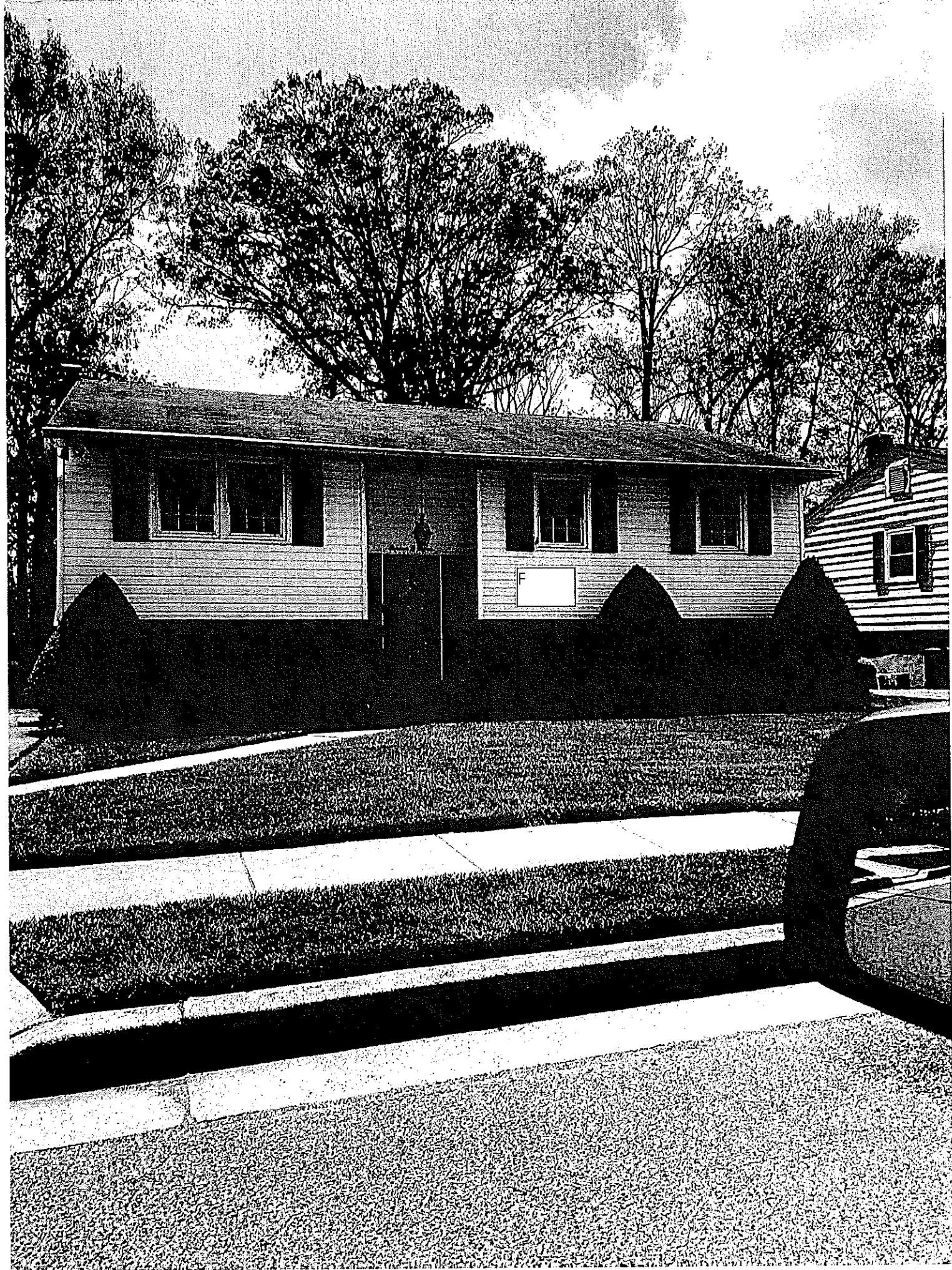


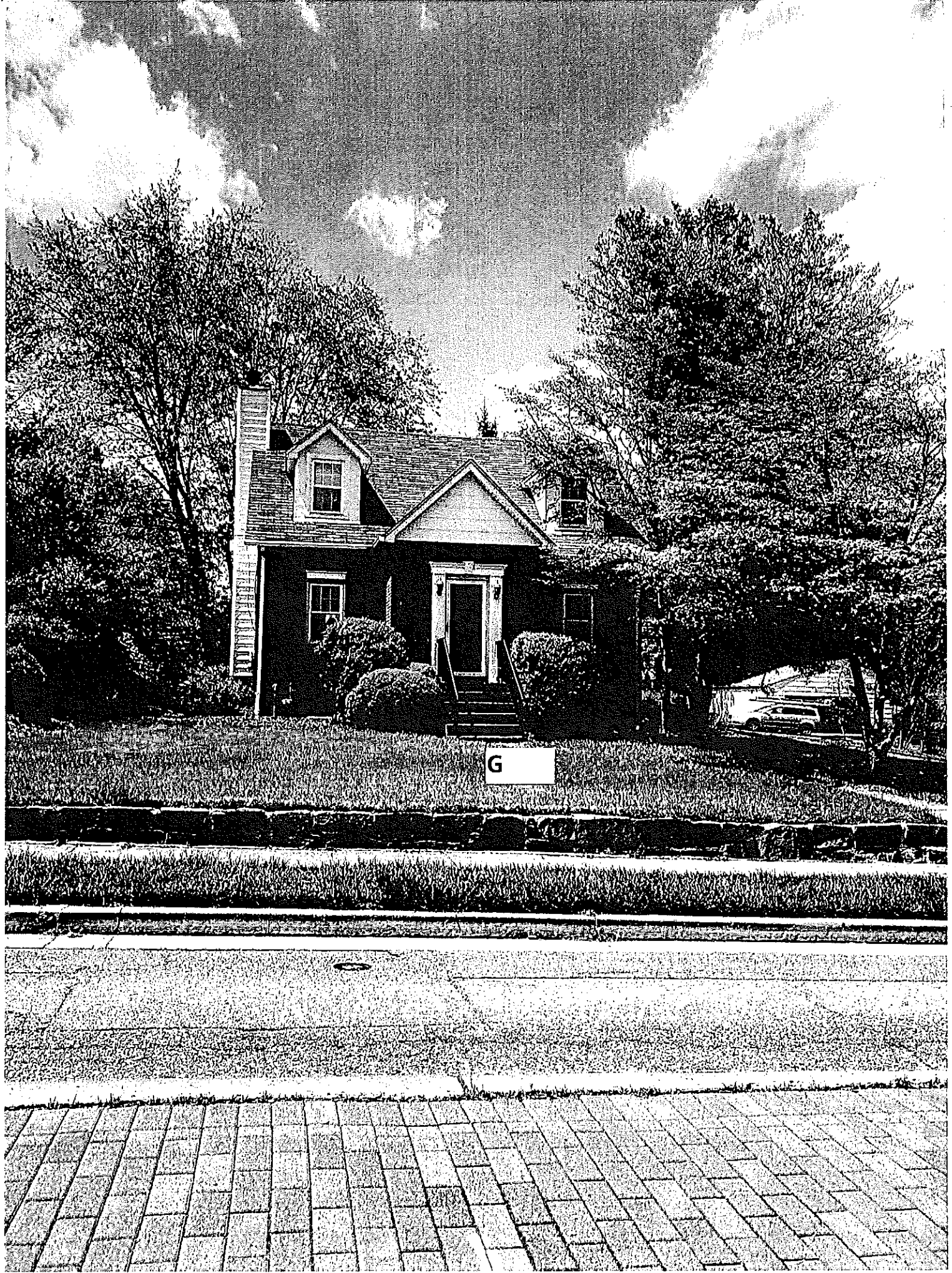












G



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

No. 197263

Date: 5/26/2020

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$100.00

Total: \$100.00

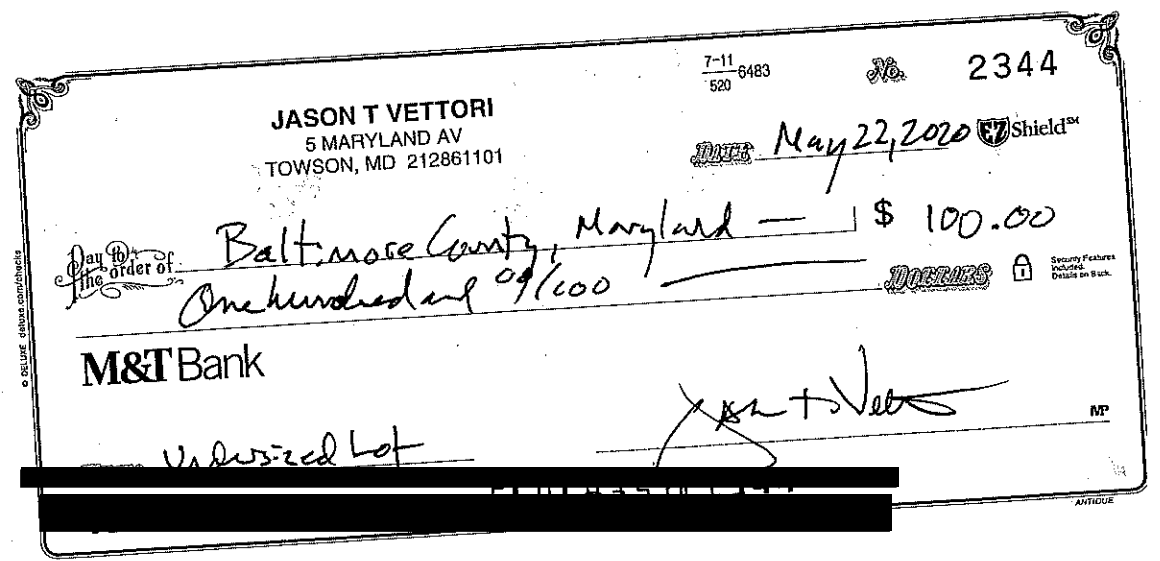
Rec From: JASON VETTORI

For: Undersized Lot - Application

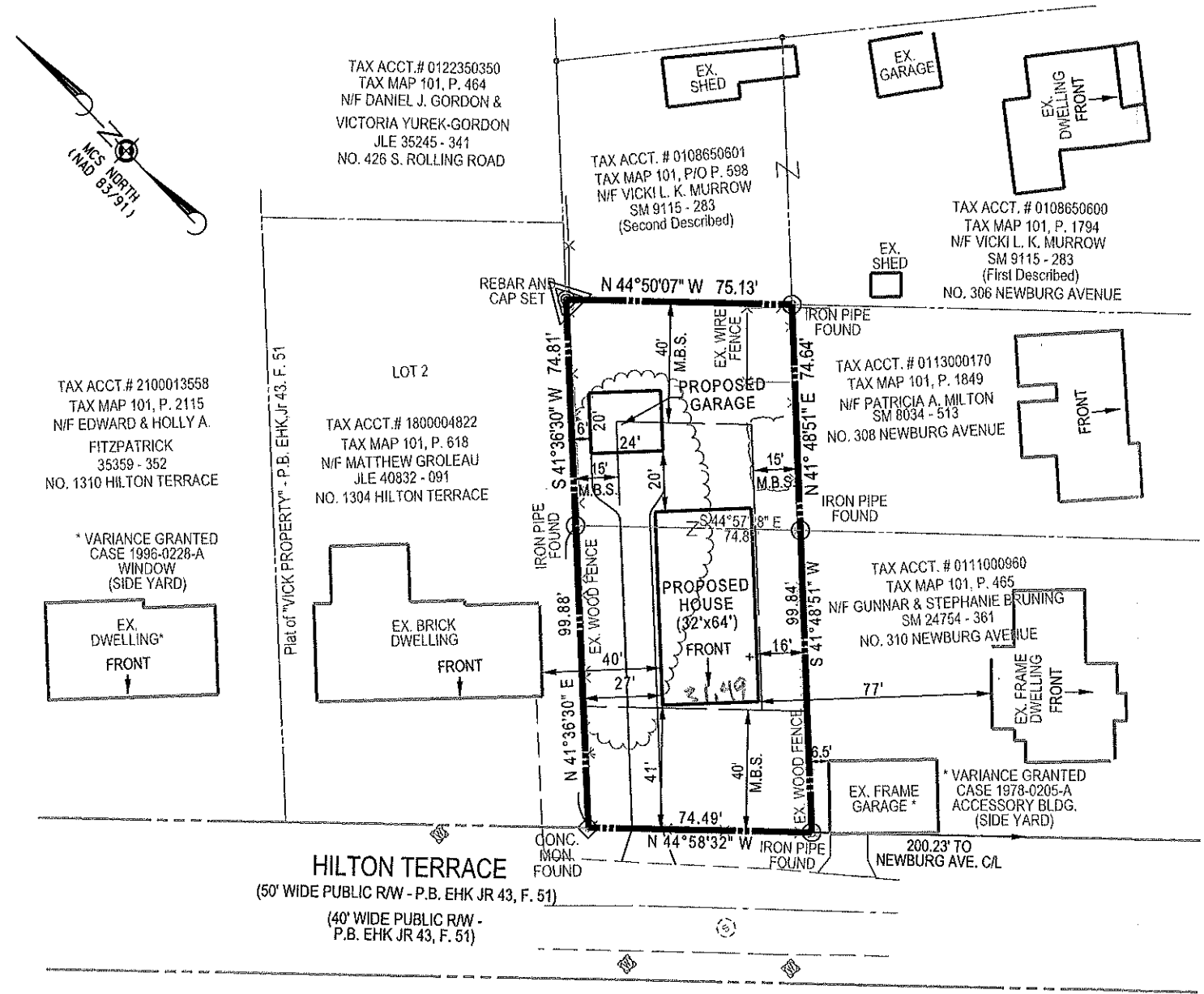
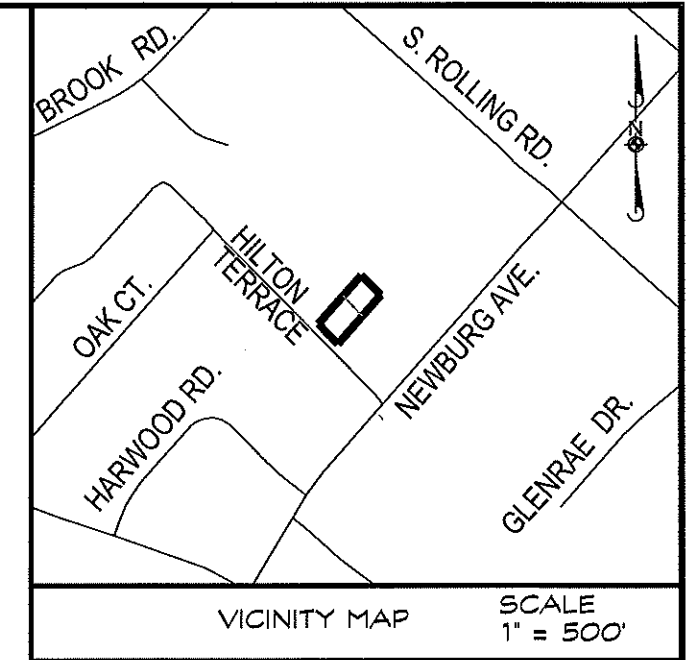
Parcel at Hilton Terrace - DR-2
 Aest. # 0111001810 # 2500015903

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

CASHIER'S
 VALIDATION



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)
 ADDRESS: HILTON TERRACE OWNER(S) NAME(S): JOHN R. MURROW
 SUBDIVISION NAME: _____ LOT # _____ BLOCK # _____ SECTION # _____
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 0111001810 & 2500015903 DEED REFERENCE: 40912/285 & 41962/282



- GENERAL NOTES:
- OWNER: JOHN R. MURROW
 DEED REFERENCE: L. 40912, F. 285 (INCLUDES AREA OF QUIT CLAIM)
 DATE: NOVEMBER 12, 2018
 GRANTOR: ANNE R. KAUFMAN
 OWNER: JOHN R. MURROW
 DEED REFERENCE: L. 41962, F. 282 (0.1284 +/- AC. QUIT CLAIM)
 DATE: SEPTEMBER 17, 2019
 GRANTOR: VICKI K. McCORMICK (FORMERLY KNOWN AS VICKI L. K. MURROW)
 - SITE AREA:
 GROSS: 13,038 Sq. Ft. OR 0.2993 Ac. +/- (INCLUDES AREA OF QUIT CLAIM)
 - BUILDING AREA:
 PROPOSED: 2,048 Sq. Ft.
 PROPOSED DETACHED GARAGE: 480 Sq. Ft.
 TOTAL PROPOSED: 2,528 Sq. Ft.
 - UTILITIES:
 PUBLIC WATER
 PUBLIC SEWER
 - THE SITE DOES NOT LIE WITH THE FLOOPLAIN AS SHOWN
 ON F.I.R.M. #2400100388F, PANEL 388 OF 580, DATED SEPTEMBER 26, 2008.
 - SETBACKS: PER BCZR SECTION 1B02.3C.1
 FRONT YARD: 40' MIN.
 SIDE YARD: 15' (EACH SIDE) - [40' SUM MAX.]
 REAR YARD: 40' MIN.
 - HEIGHT OF STRUCTURE:
 MAX PERMITTED: 50 FEET
 PROVIDED: 30 +/- FEET (2 STORY DWELLING)
 - TAX ACCOUNT: #0111001810 & #2500015903
 - COUNCILMANIC DISTRICT: 1
 - REGIONAL PLANNING DISTRICT: CATONSVILLE
 - CENSUS TRACT: 4004
 - WATERSHED: PATAPSCO RIVER
 SUBSHED: BULL BRANCH
 - ZONING: DR-2 (PER MAP 101A2 & 101A3)
 - TAX MAP 0101, PARCELS 590 & 2182
 - NO KNOWN PREVIOUS ZONING CASES ON FILE.
 - NO KNOWN PERMITS ON FILE.
 - THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.

PLOT PLAN FOR
JOHN R. MURROW PROPERTY
 1st ELECTION DISTRICT * BALTIMORE COUNTY, MARYLAND
 COUNCILMANIC DISTRICT: 1, CONGRESSIONAL DISTRICT: 7

	DRAWN BY: KMB
	DESIGN BY:
	REVIEW BY: JZ
	DATE: MAY, 2020
	SCALE: 1" = 50'
JOB NO: 2019048	
SHEET: 1 OF 1	

439 East Main Street Westminster, MD 21157-5539
 (410) 848-1790 FAX (410) 848-1791