

RE: LOT WIDTH

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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

Permit or Case No. PA-2021-0001-42

Residential Processing Fee Paid
(\$60.00)
Accepted by _____
Date _____

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 dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

CRAIG RODGERS 7024 GREENBANK RD 443-677-2007 craigrodgers5260@gmail.com
Print Name of Applicant Address Telephone Number Email Address

Lot Address 2302 TAYLOR AVE Election District 9 Councilmanic District 6 Square Feet 6042

Lot Location NES W side/corner of TAYLOR AVE 50 feet from NES W corner of AIKEN AVE
(street) (street)

Land Owner(s): DAVID SHIPOWICK 10 Digit Tax Account Number 0919270691

Address: 32 MAPLE HOLLOW CT 21234 Telephone Number (410) 977-2749
Email Address dwsduce@yahoo.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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>DR-5.5</u>	<input type="checkbox"/>	<input type="checkbox"/>

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: [Signature]
For the Director, Office of Planning

Date: 3/9/21

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

No. **202209**
 Date: **2-22-2021**

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: **2302 Taylor Ave**
 For: **AA-2021-0001-UL**

CASHIER'S VALIDATION

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


CP

CRAIG CONSULTING LLC
 7024 GREENBANK RD
 BALTIMORE, MD 21220

3115
 66-21/530 10131

Date 2/2/21

Pay to the Order of Baltimore County \$ 100.00
One hundred and 00/100 Dollars

 Wells Fargo Bank, N.A.
 North Carolina
 wells Fargo.com

Undersized Lot
 For 2302 Taylor Ave R. C. King

Photo Safe Deposit Details on back

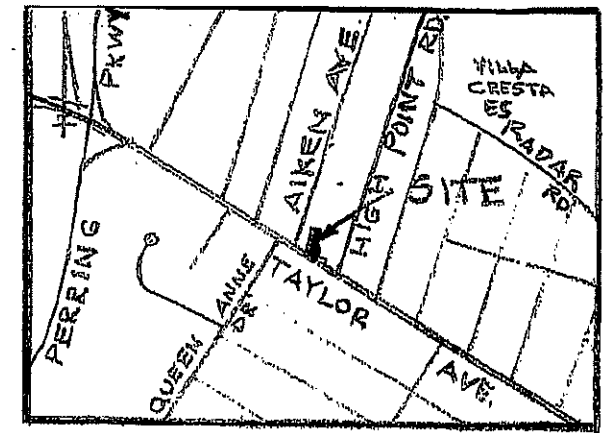
BEARINGS, DISTANCES & AREA ARE PER
LLA APPROVED PLAN DATED 10/10/20

RACHEL J. WINDER
7801 AIKEN AVE.
T.A.# 0906571180
DEED REF: 35793/447

RICHARD M. FRAVEL
MICHELLE M. FRAVEL
7808 HIGHPOINT RD.
T.A.# 0904003780
DEED REF: 15335/358

AMANDA M. BOJAN
2300 TAYLOR AVE.
T.A.# 0913554980
DEED REF: 37115/314

JOHN MARCELO ZEA
MARIO ALFONSO ZEA-ORDONEZ
2306 TAYLOR AVE.
T.A.# 0913210150
DEED REF: 20633/383



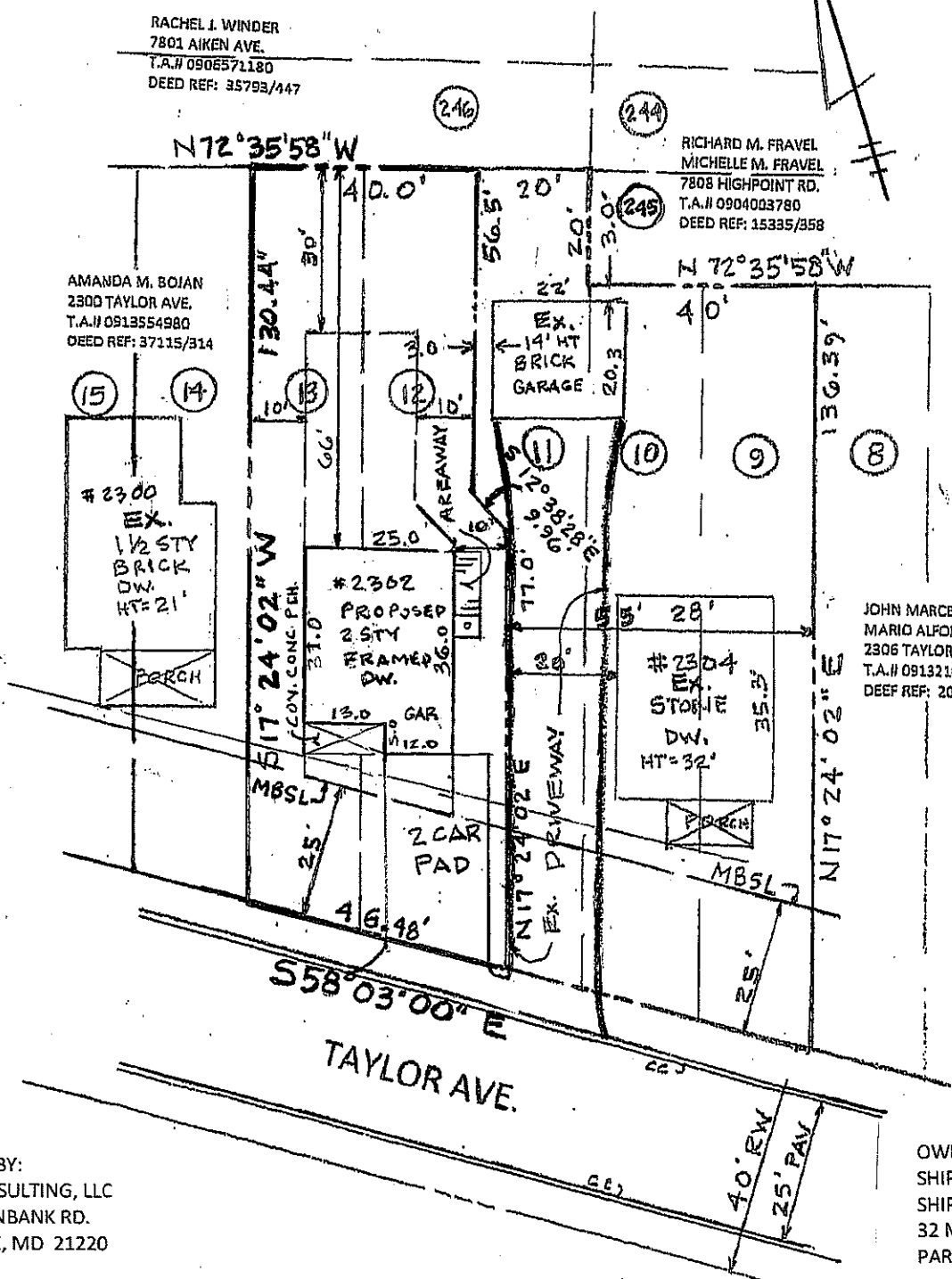
VICINITY MAP
SCALE: 1"= 1000'

PER DRC COMMENT
The property located at 2302 Taylor Avenue aka Lots 12 and 13, Parkville Heights, Plat Book BP 07 at Page 38 or as amended, now re-configured pursuant to a limited exemption under § 32-4-106(a)(1)(viii) of the Baltimore County Code granted on December 11, 2020 may require zoning relief through the Administrative Law Judge to approve the use of the property for principal residential use prior to the issuance of any building permits for a principal dwelling on said property.

SITE PLAN
2302 TAYLOR AVE.
ELECTION DISTRICT 9
COUNCILMANIC DISTRICT 6
LOTS 12, 13 (#2302)
TA# 0919270691
DRC NO. 120820LLA2
LOTS 12,13, P.O. LOT 11
PARKVILLE HEIGHTS (BP 07/38)
ZONING CASE: 1950-1735-A
ZONED: DR5.5 AREA: 6042 Sq. Ft.
SCALE: 1"=30' DTE: 1/27/2021

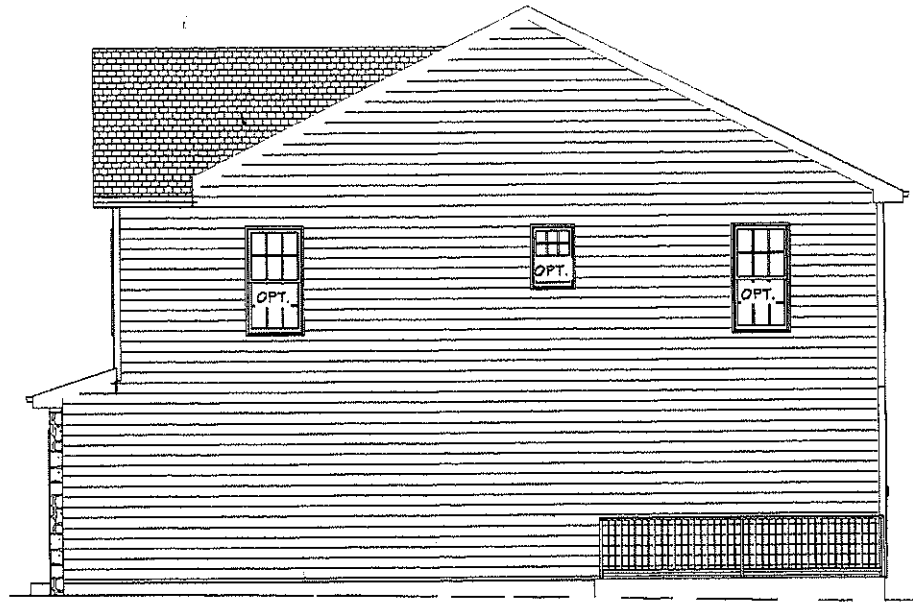
PREPARED BY:
CRAIG CONSULTING, LLC
7024 GREENBANK RD.
BALTIMORE, MD 21220

OWNERS:
SHIPOWICK DAVID W
SHIPOWICK DENISE C
32 MAPLE HOLLOW CT
PARKVILLE, MD 21234-6204





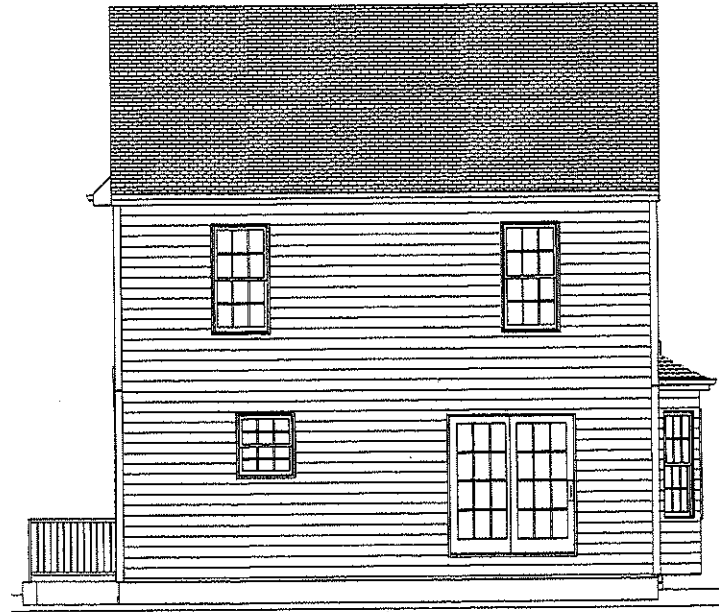
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

SHEET TITLE:

ELEVATIONS

JENKINS BUILDERS LLC
 5680 MAGNOLIA AVENUE
 FERRY HALL, MD. 21023
 410-530-5844
 mjbuilders.com

THE LINWOOD

REVISIONS

4TH GENERATION DESIGNS LLC
 7603 OLD HARFORD ROAD
 BALTIMORE, MD. 21234
 443-425-0941
 WILLIAM SKIP STORM

DATE

4/23/2015

SCALE

1/4" = 1'

SHEET

A - 1

FOR: 2302 TAYLOR AVENUE

Baltimore County - My Neighborhood



PHOTO
EXHIBIT
FOR:
2302 TAYLOR AVE

1" = 30'
12/7/2020



#1



* 2



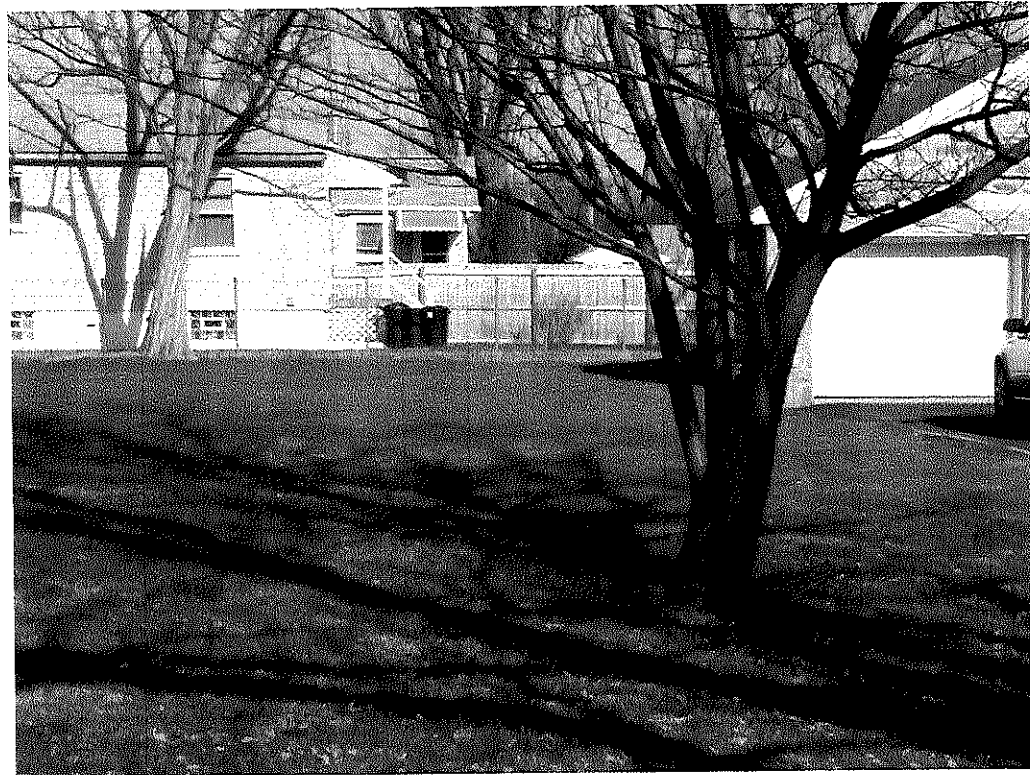
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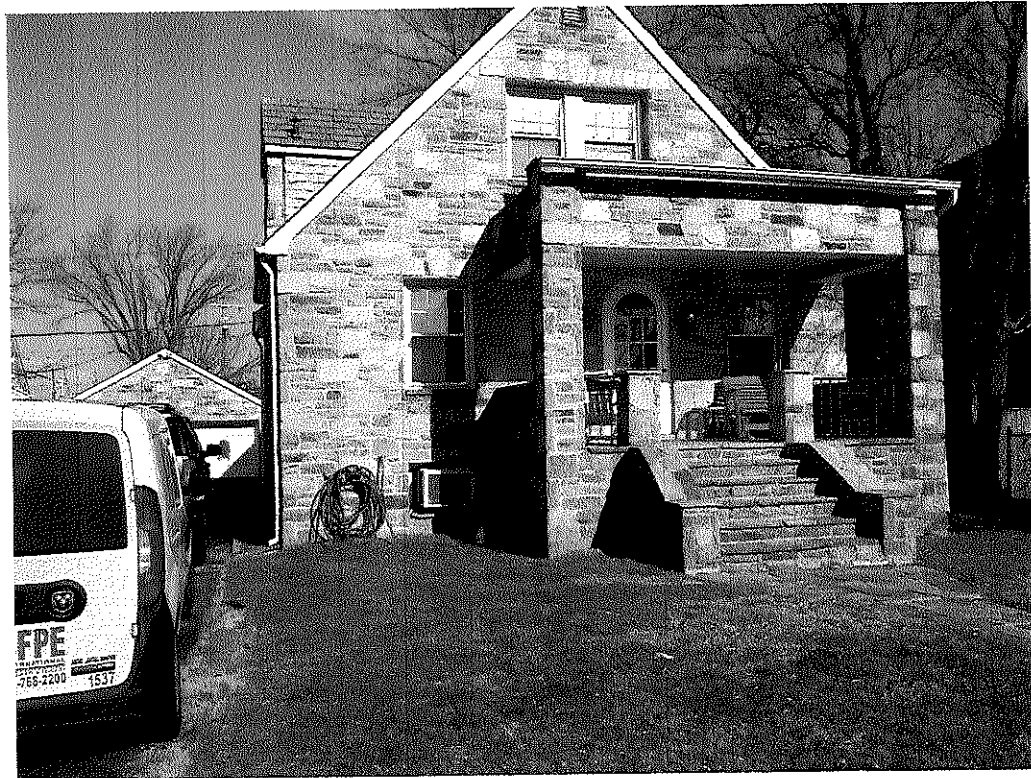
#4



#5



#6



#7



8



9



#10



2401 TAYLOR AVE

#11



2403 TAYLOR AVE

#12



FORMAL DEMAND FOR HEARING

CASE NUMBER: _____

Property Address: 2302 TAYLOR AVENUE
PARKVILLE MD, 21234

Legal Owners (Petitioners): DAVID W. SHIPOWICK
DENISE C. SHIPOWICK

TO THE ADMINISTRATIVE LAW JUDGE
OF BALTIMORE COUNTY:

I/We AMANDA, ERIC WITTELSBERGER
Name - Type or Print

the Owners or Occupants of
2300 TAYLOR AVENUE
Address

PARKVILLE MD 21234
City State Zip Code

443-326-0734 (AMANDA)
Telephone Number

which is located approximately 10 FEET feet from the property (must be within 1000 ft. of subject property), which is the subject of the above petition, **do hereby submit a formal demand for a public hearing regarding this matter.**
I/WE HAVE SUBMITTED THE REQUIRED PROCESSING FEE FOR THIS DEMAND AND REQUEST THAT A HEARING BE SCHEDULED FOR THE SUBJECT PETITION.

[Signature] _____ Date _____
Signature Date
[Signature] 4/20/21
Signature Date

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

No. 205046

Date: 9-27-2021

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		0150					60.00

Total: 60.00

Rec

From: 2302 Taylor Ave

For: Formal Demand for Hearing

DR 5.3

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CP

AMANDA M WITTELSBERGER 10-14
ERIC JAMES WITTELSBERGER
 2300 TAYLOR AVE
 PARKVILLE, MD 21234-6207

350
 15-3/540
 401

Date: 4/21/21

Pay to the Order of: BALTIMORE County

\$ 60.00

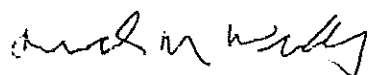
Sixty — 00/100 Dollars

PNC BANK
 PNC Bank, N.A. 040

For: *A. Wittelsberger*

We, Amanda and Eric Wittelsberger, owners of 2300 Taylor Avenue do hereby withdraw our protest and request for a public hearing and regarding the future development of the lot next to us at 2302 Taylor Avenue.

Amanda Wittelsberger (formerly Bojan) Date 7/15/21



Eric Wittelsberger Date 7/15/21

