

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 987027**  
Zoning Office Reviewer S. Crawford

FROM: C. Pate, Director  
Department of Permits, Approvals and Inspections

Residential Processing Fee Paid  
(\$100.00)  
Accepted by SAC  
Date 11/1/21

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) LITTLE & ASSOCIATES - A DIVISION OF CENTURY ENGINEERING, INC.

Applicant's Mailing Address 10710 GILROY ROAD, HUNT VALLEY, MD 21031

Applicant's Telephone Number ( 443 ) 705-5020 Applicant's Email Address CPRESCOP@CENTURYENG.COM

Lot Address 9848 MAGLEDT ROAD Election District 11 Council District 5 Lot Square Feet 50,514

Lot Location: NE S W/side of MAGLEDT ROAD, 320 feet/at corner of N E W of/side of MICHAELA COURT  
(street name) (# of feet) (street name)

Land Owner(s): GEMCRAFT HOMES, INC. 10 Digit Tax Account Number 1119071326

Owner's Mailing Address: 222 NORTH CONSTITUTION AVENUE, NEW FREEDOM, PA 17349

Owner's Telephone Number ( 410 ) 893-8458 Owner's Email Address BCOPENHAVER@FREEDOMLANDDEV.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>X</u>	_____
2. Permit Application	<u>X</u>	_____
3. Site Plan Properly (3 copies)	<u>X</u>	_____
4. Building Elevation Drawings	<u>X</u>	_____
5. Photographs (please label all photos clearly) Adjoining Buildings	<u>X</u>	_____
Surrounding Neighborhood	<u>X</u>	_____
6. Current Zoning Classification: <u>DR 1</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:

Signed by: Solot Laura Hay, Eastern Kent  
For the Director, Office of Planning Cond.

Date: 11/16/21

**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 Shawn Crawford on Aug. 10, 2022  
(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 Aug. 14, 2022 D (15 Days Before C)

DATE POSTED \_\_\_\_\_

HEARING REQUESTED? YES \_\_\_\_\_ NO \_\_\_\_\_ - DATE \_\_\_\_\_

CLOSING DAY (LAST DAY FOR HEARING DEMAND) Aug. 29, 2022 C (B-3 Work Days)

TENTATIVE DECISION DATE Sept. 9, 2022 B (A + 30 Days)

\*Usually within 15 days of filing

**CERTIFICATE OF POSTING**

District: \_\_\_\_\_

Location of Property: \_\_\_\_\_

Posted by: \_\_\_\_\_ Date of Posting: \_\_\_\_\_

Signature

Number of Signs: \_\_\_\_\_

**GEMCRAFT HOMES, INC.**  
 222 N. Constitution Ave  
 New Freedom, PA 17349  
 (410) 893-8458

**HARFORD BANK**  
 BEL AIR OFFICE  
 P.O. Box 350 • Bel Air, MD 21014-0350  
 65-107/550

No.

159543

DATE  
 10/12/2021

CHECK AMOUNT  
 \$\*\*\*\*\*100.00

PAY ONE HUNDRED DOLLARS AND ZERO CENTS\*\*\*\*\*

TO THE ORDER OF  
 Baltimore County  
 Dept of Permits & Dev.Mgmt.  
 111 West Chesapeake Ave.  
 Towson, MD 21204

*Valerie A. Kauthe*  
 MP

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

No. 210944

Date: 11/1/21

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		650					\$100

Total: \$100

Rec From: *GEMCRAFT HOMES, INC.*

For: *UNDERSIZED 10+*

*9848 MAPLEHURST ROAD*

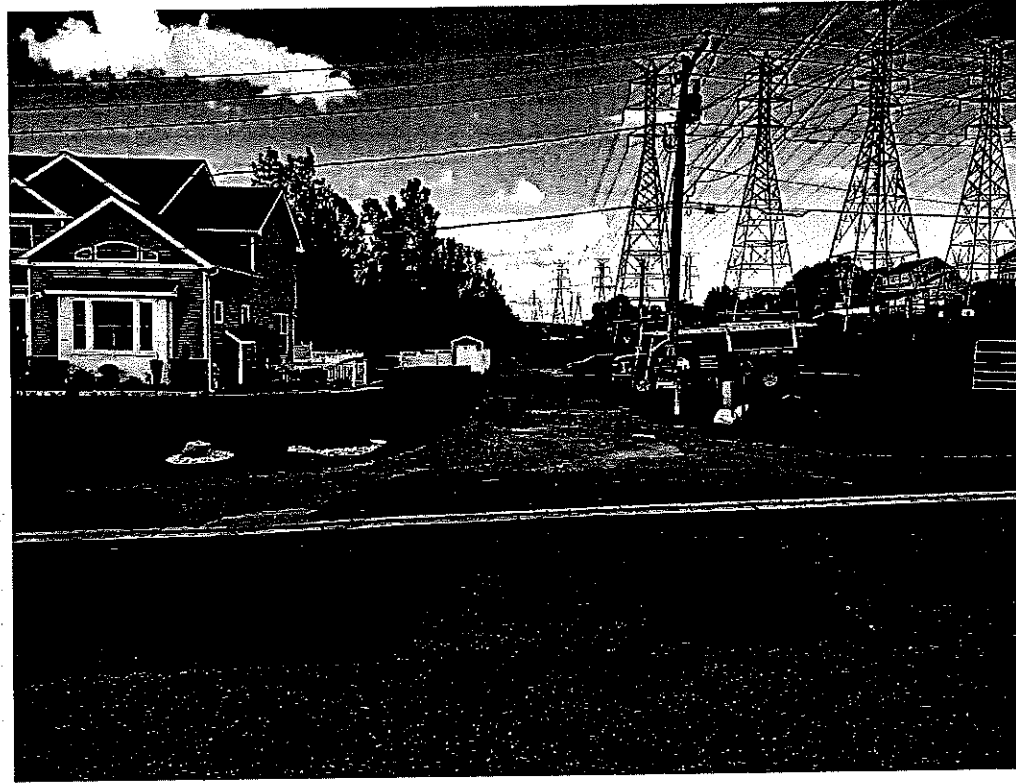
DISTRIBUTION

WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER    GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S VALIDATION

*5*



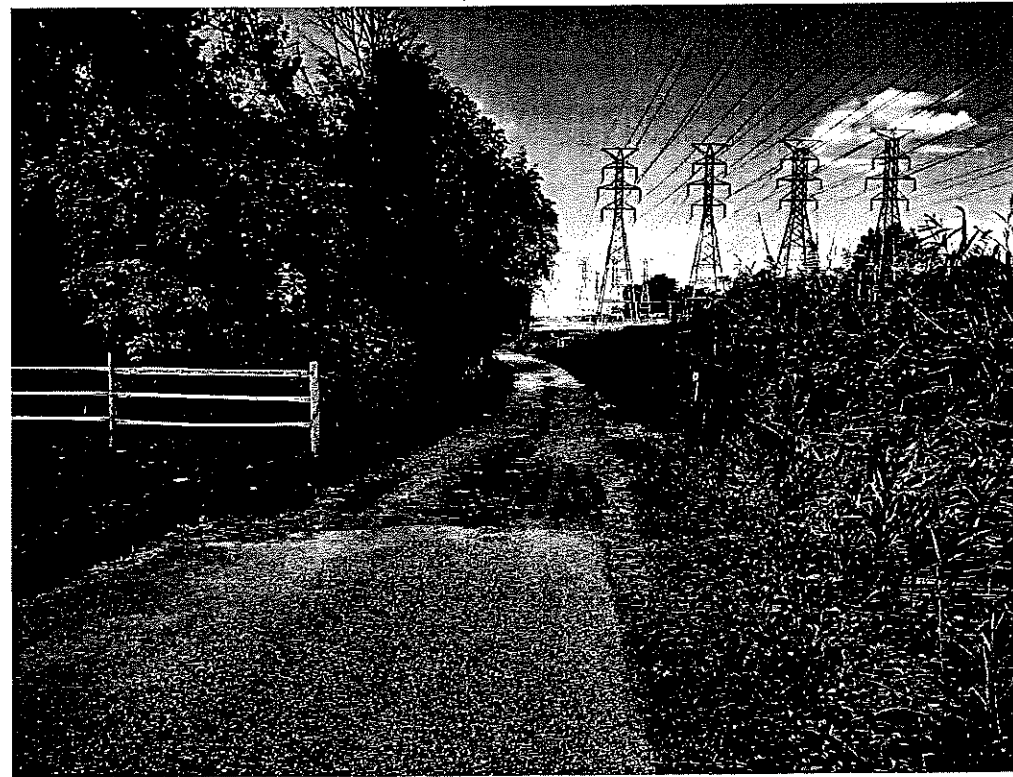
SHARED DRIVE WITHIN PRIVATE RIGHT-OF-WAY NORTH OF MAGLEDT ROAD



9832A MAGLEDT ROAD



9832 MAGLEDT ROAD



SHARED DRIVE WITHIN PRIVATE RIGHT-OF-WAY LOOKING NORTHERLY TOWARDS SUBJECT PROPERTY



9834 MAGLEDT ROAD



9836H MAGLEDT ROAD



9848 MAGLEDT ROAD (SUBJECT PROPERTY)



9848 MAGLEDT ROAD (SUBJECT PROPERTY)



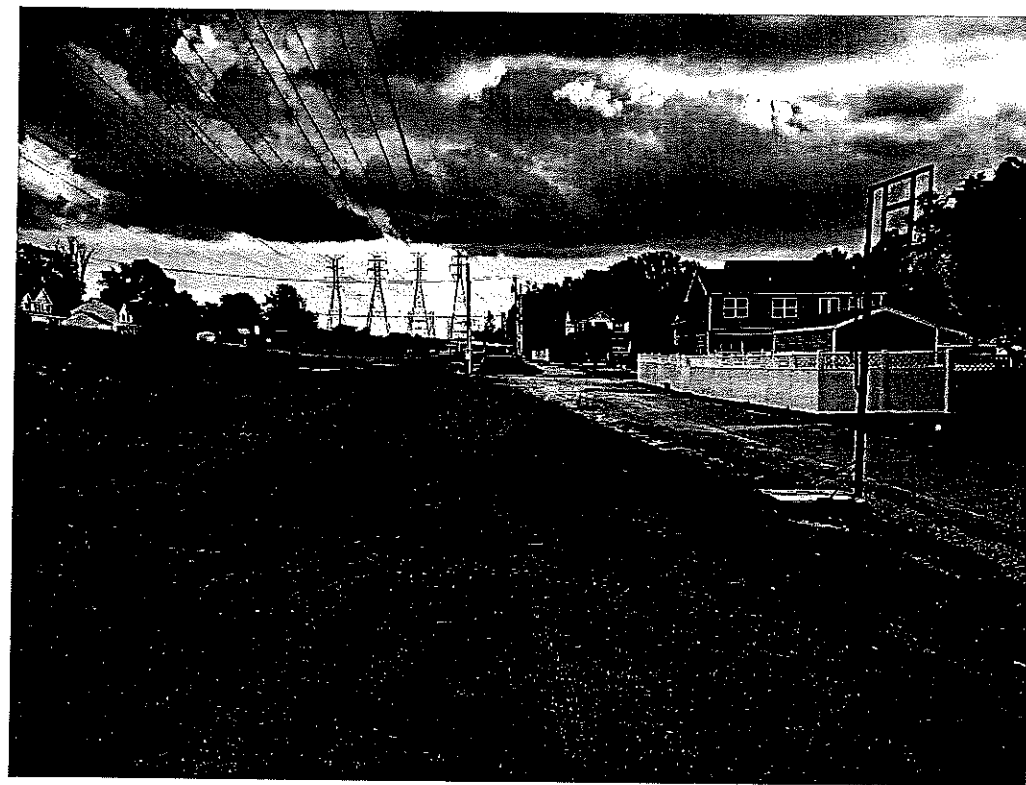
SHARED DRIVE WITHIN PRIVATE RIGHT-OF-WAY LOOKING SOUTHERLY TOWARDS MAGLEDT ROAD



SHARED DRIVE WITHIN PRIVATE RIGHT-OF-WAY LOOKING EASTERLY TOWARDS 9844 MAGLEDT ROAD



SHARED DRIVE WITHIN PRIVATE RIGHT-OF-WAY LOOKING SOUTHERLY TOWARDS MAGLEDT ROAD



SHARED DRIVE WITHIN PRIVATE RIGHT-OF-WAY LOOKING SOUTHERLY TOWARDS MAGLEDT ROAD

CERTIFICATE OF POSTING

Date: 11-11-21

RE: Case Number: Building Permit App. for an Undersized Lot

Petitioner/Developer: Genecraft Homes, Inc

Date of Hearing/Closing: 11-29-21

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 8348 Magleat Road

The sign(s) were posted on 11-11-21  
(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

WEST SIDE OF MICHAELA CT. ON THE NORTH SIDE OF MAGLEDT ROAD  
PROPOSAL: TO PERMIT A PROPOSED DWELLING WITH AN UNDERSIZED  
LOT WIDTH OF 91 FEET IN LIEU OF THE REQUIRED 150 FEET LOT WIDTH  
9848 MAGLEDT ROAD

## 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

11-29-21

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

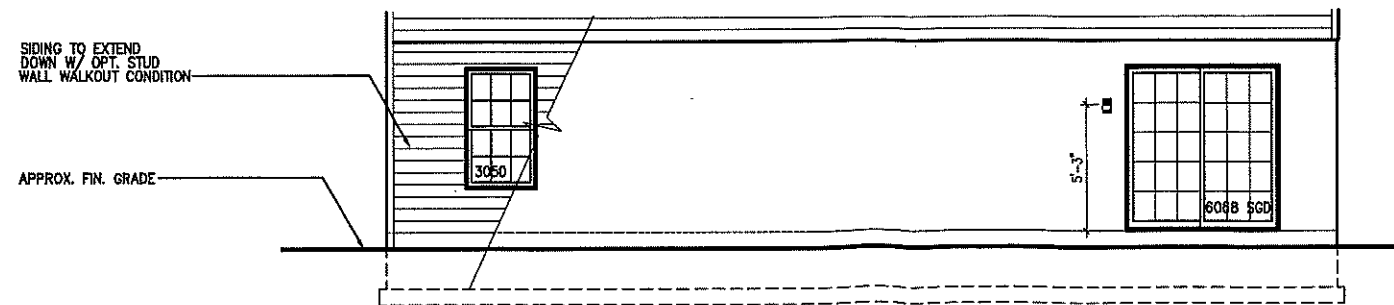
111 W. CHESAPEAKE AVE.  
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW.  
HANDICAPPED ACCESSIBLE



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**PART. REAR ELEVATION W/WALKOUT**  
SCALE: 1/8" = 1'-0"

**GEMCRAFT HOMES**  
www.gemcrafthomes.com  
410-893-8458  
2205 COMMERSE ROAD FOREST HILL MD 21050

SHEET TITLE  
**REAR ELEVATIONS**  
CLIENT INFORMATION  
**GEMCRAFT HOMES-JEFFERSON stjeffe**

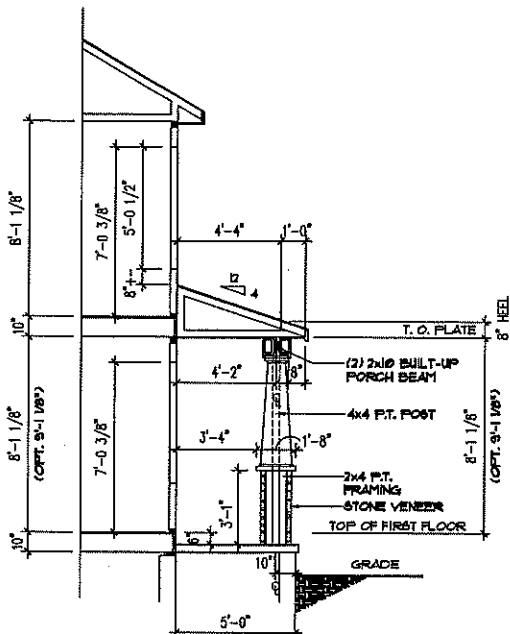
2. DRAWING INFORMATION

DRAWN BY:  
DWB

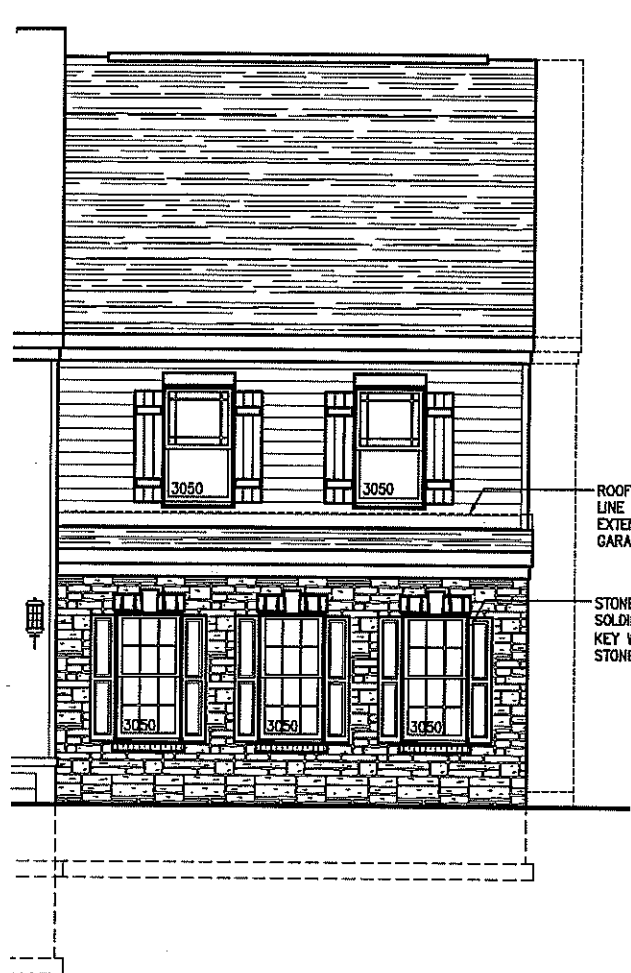
REV No.	DATE
26	03/30/21
26A	04/01/21
27	05/20/21
28	06/17/21
29	07/08/21

2. DRAWING INFORMATION

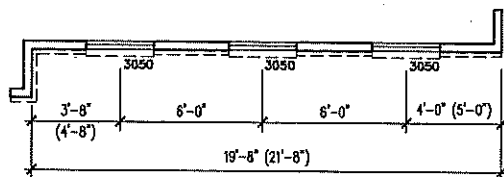
SHEET No.  
**3.2**



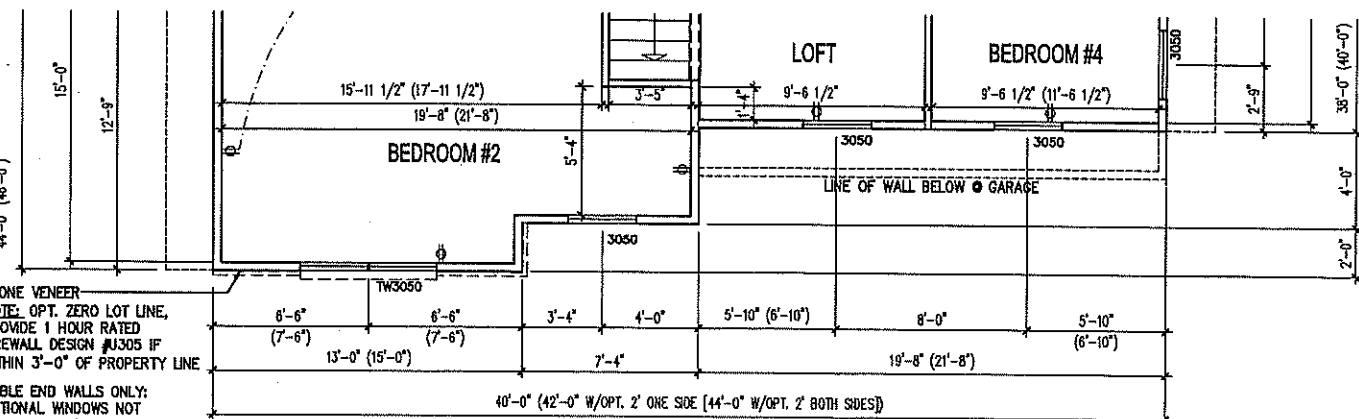
**ELEVATION D' PORCH SECTION**  
SCALE: 1/8" = 1'-0"



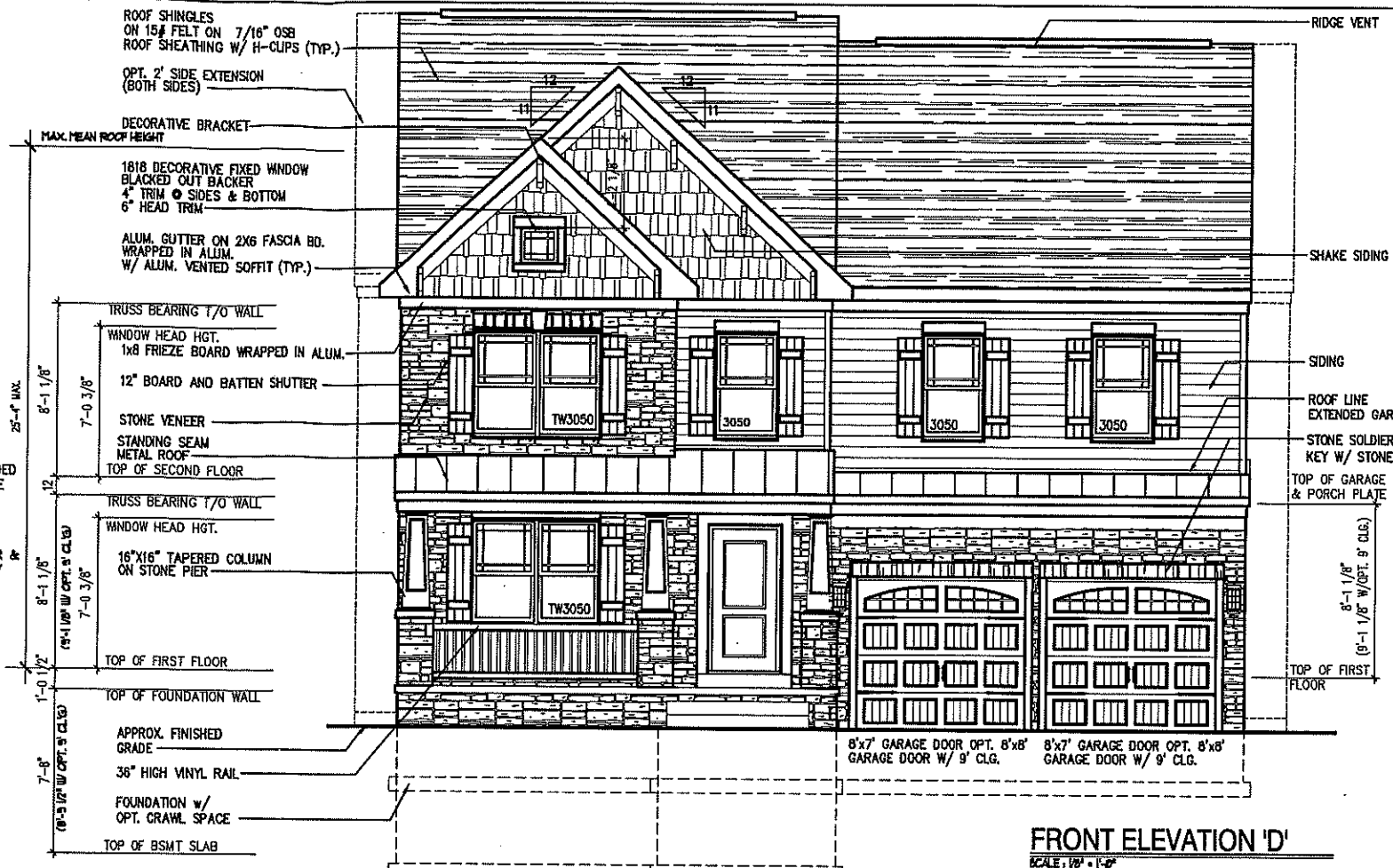
**FRONT ELEVATION D' W/SIDE LOAD GARAGE**  
SCALE: 1/8" = 1'-0"



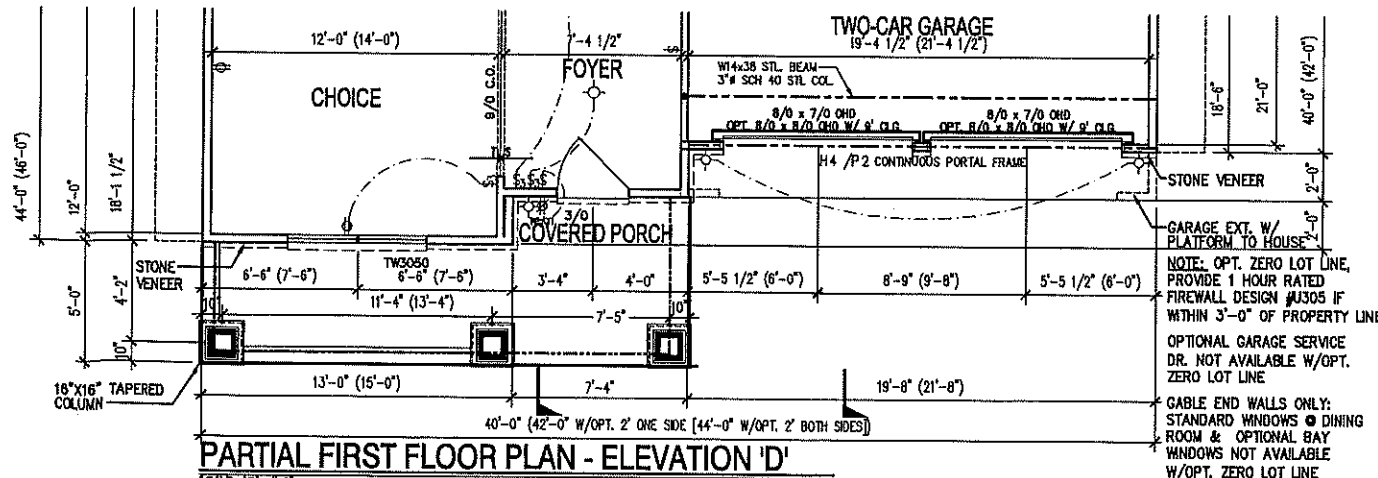
**PART. PLAN W/SIDE LOAD GARAGE**  
SCALE: 1/8" = 1'-0"



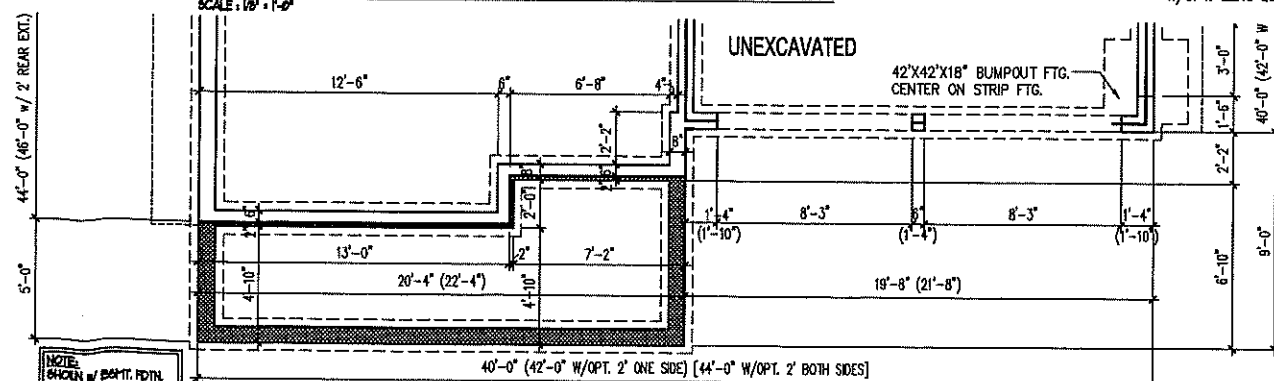
**PARTIAL SECOND PLAN - ELEVATION D'**  
SCALE: 1/8" = 1'-0"



**FRONT ELEVATION D'**  
SCALE: 1/8" = 1'-0"



**PARTIAL FIRST FLOOR PLAN - ELEVATION D'**  
SCALE: 1/8" = 1'-0"



**PARTIAL FOUNDATION PLAN - ELEVATION D'**  
SCALE: 1/8" = 1'-0"

BALTIMORE - ONLY

**FRONT ELEVATION "D"**

**GEMCRAFT HOMES-JEFFERSON sjeffe**

**GEMCRAFT HOMES**  
www.gemcrafthomes.com  
410-893-8458  
2205 COMMERSE ROAD FOREST HILL, MD 21050

CLIENT INFORMATION

REV. No.	DATE
25	03/20/21
25A	04/01/21
27	05/20/21
28	09/17/21
29	01/06/22

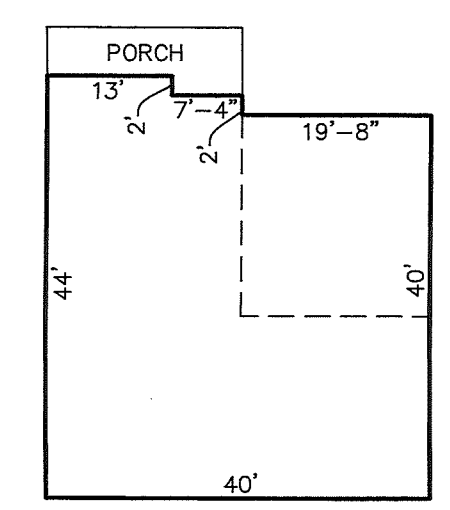
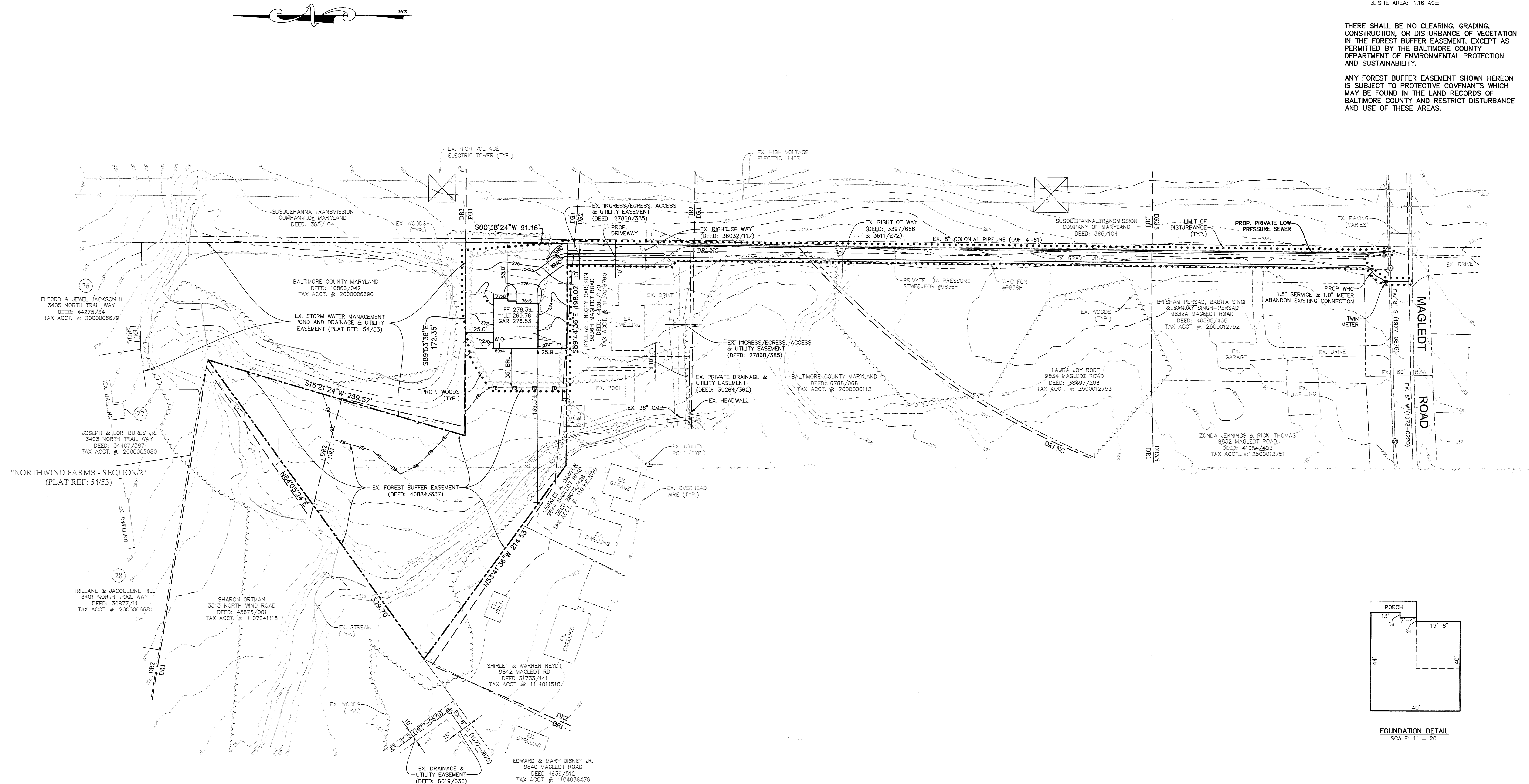
1365910000

SHEET No.

3.5

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.

ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND RESTRICT DISTURBANCE AND USE OF THESE AREAS.



**FOUNDATION DETAIL**  
SCALE: 1" = 20'