

**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. 222-03839
Zoning Office Reviewer RT

Residential Processing Fee Paid (\$100.00) Accepted by <u>RT</u> Date <u>2/18/2022</u>

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

RE: Undersized Lots UA-2022-0002-UL

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) Avery Properties
Applicant's Mailing Address PO Box 70 Fort Howard MD 21052
Applicant's Telephone Number (410) 591 9441 Applicant's Email Address todd@Averypropertiesllc.com
Lot Address Alexander Ave Election District 1 Council District 1 Lot Square Feet 7500
Lot Location: E/W side of Alexander Ave 250 feet/at corner of E/W side of BALTIMORE NATIONAL PIKE
(street name) (ft of feet) (street name)
Land Owner(s): Nelson properties 10 Digit Tax Account Number 013855850
Owner's Mailing Address: 1700 Broadway St San Francisco Ca 94109
Owner's Telephone Number (N/A) Owner's Email Address N/A

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)	✓	_____
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: <u>DR 5.5</u>		

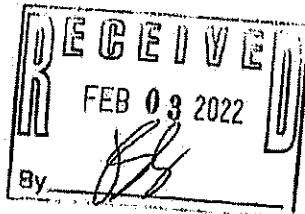
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

RECOMMENDATIONS / COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations:

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

Date: 3/8/22



Certificate of Posting
Building and/or Use Permit
Case # UA-2022-0002-UL



N.E. Side Alexander Avenue - 250 ft. north of Baltimore National Pike

(Sign posted 2/27/22)

Richard E. Hoffman (signed) 2/27/22

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Date to be posted: Anytime before but no later than 2/27/2022

Request for Building and/or Use Permit

UA-2022-0002-UL

ZONING NOTICE

BUILDING AND/OR USE PERMIT APPLICATION

ADDRESS: N.E. SIDE OF ALEXANDER AVE.

PROPOSAL: TO CONSTRUCT A SINGLE-FAMILY DWELLING
ON A LOT THAT IS 50 FT. WIDE IN LIEU OF THE
REQUIRED MINIMUM 55 FT. WIDE.

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

MARCH 14, 2022

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

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

UA-2022-0002-UL

The review application for your proposed Building Permit has been reviewed and is accepted for filing by Roz JOHNSON on 2/18/2022
(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 2/27/2022 D (15 Days Before C)
DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ 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 ALEXANDER AVE., 250 FT. NORTH OF BALTIMORE NATIONAL PIKE.

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

0108651680

Lot # 88 0110452330

1012

Lot # 90 0110450560

Lot # 90

1010

DR 5.5

Lot # 90

ALEXANDER AVE

PAI # 010389

1965-0024-A
1957-4307-X

PAI # 010389

6030

Lot # 2

2500006980 PAI # 010389

UP-2019-0201S

Pt. Bk. 0000079, Folio 0072
PAI # 010389, Bk./Folio # 079072

1969-0047-A
1993-0300-A
1968-0254-SPH
R-1951-1929
1968-0173-SPH
1993-0299-A

Lot # 92 0105190100

Lot # 49 0113855850

1 CD

1007

BR

Lot # 93 0116600230

PAI # 018018

Lot # 48 0113200220

SW 2-G

R-1951-2104

Pt. Bk./Folio # 007170

094 C3

Lot # 42
PAI # 018018

6036

6034

1956-381

R-1966-0229-XA
R-1963-0075
R-1968-0192-A

PAI # 010272 26038

2000008364

1985-0277-A
CR-1990-0401

PAI # 010272

R-1957-4311-X

1958-4510-X

RO

6100
0108302965

Lot # 42

Pt. Bk. 0000005, Folio 0069
0119751104

Lot # 22

Pt. Bk./Folio # 005069B

0119751081

Lot # 45
0119751082

BALTIMORE NATIONAL PIKE
BALTIMORE NATIONAL PIKE

PAI # 018035

Lot # 28

0119751098

BL

Lot # 21

Lot # 19
0119751070

Lot # 18
0119751069

BL 0119751068

BM

Lot # 20
0119751103
0119751102 PAI # 010588

1973-0276

0119751071
Lot # 21

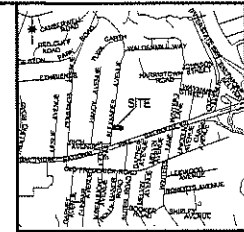
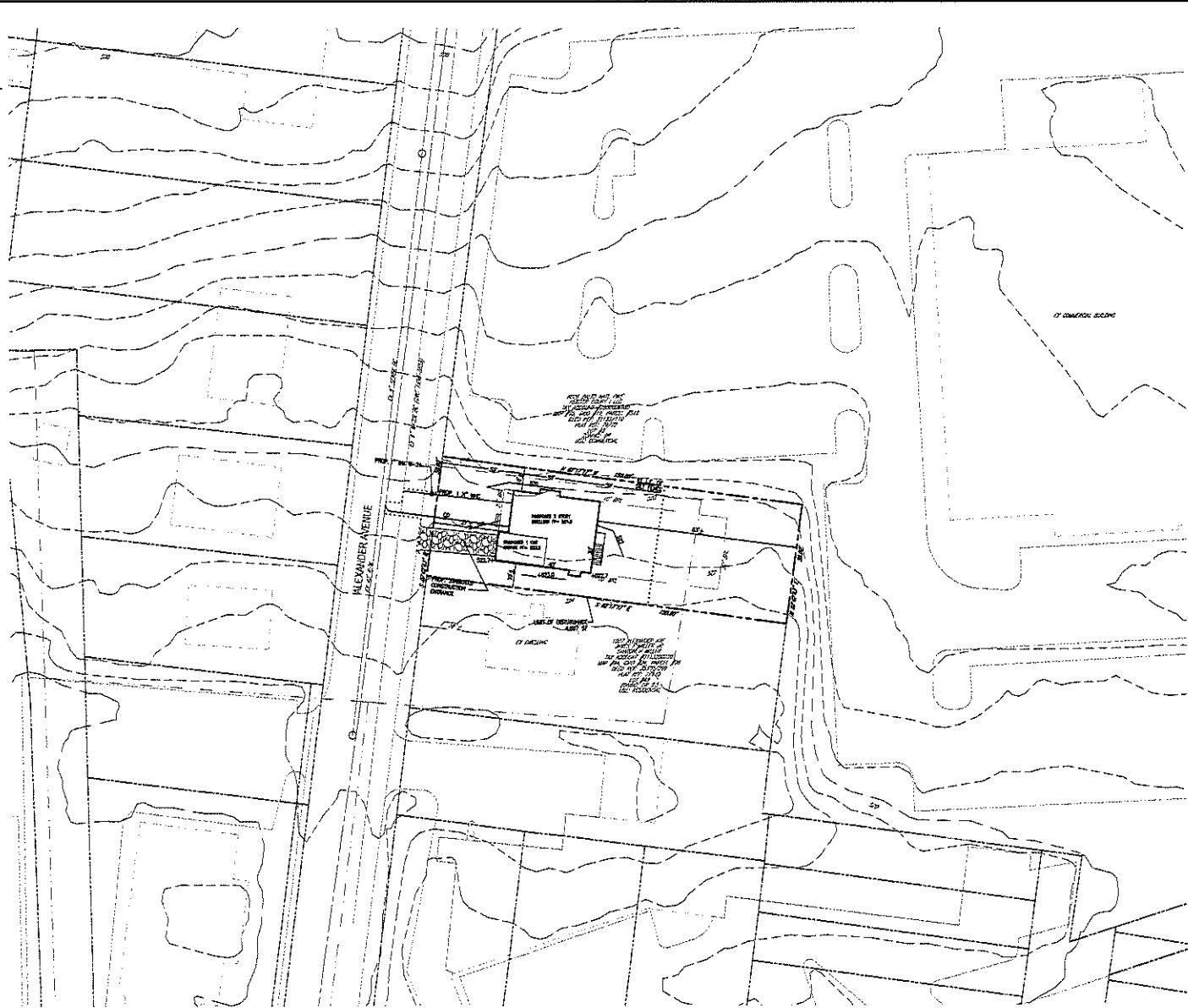
Lot # 17

R-1964-0062-X
R-1965-0257-X
1996-0114-SPHXA

Lot # 18 PAI # 010588
1600 PAI # 010588
0112001911

DR 16
0112001384

DR 16



LOCATION MAP
SCALE: 1" = 100'

GENERAL NOTES:

1. OWNER: AVERY PROPERTIES LLC
1700 BROADWAY ST
SAN FRANCISCO CA 94108
2. SITE AREA: 7,500 SF OR 0.17 AC±
ADJACENT: 4,500 SF OR 0.20 AC±
3. USE: VACANT
PROPOSED: 1 RESIDENTIAL DWELLING
4. UTILITIES: PUBLIC WATER AND SEWER
5. DEED REF: 380027461
6. TAX ACCOUNT: 011528080
7. ZONING: DR B.5
(FOR 1"=100' ZONING MAP 084C2)
8. TAX MAP: 84
GRID: 24
9. NO OTHER FLOODPLANS FOR FLOOD INSURANCE RATE MAP (FIRM) PANEL 240010080F DATED SEPTEMBER 28, 2006.
10. PREVIOUS ZONING CODES: NONE ON FILE
11. PREVIOUS PERMITS: NONE ON FILE
12. SETBACKS: SEE PLAN FOR THE PROPOSED BUILDING FOOTPRINT AND SETBACKS
13. SETBACKS: SEE PLAN FOR THE PROPOSED BUILDING FOOTPRINT AND SETBACKS
14. THERE ARE NO HISTORIC PLACES ON SITE NOR IS THE SITE TRULY HISTORIC
15. SETBACKS FOR DR B.5:
FRONT: 27' PROPOSED
SIDE: 10' 10'±
REAR: 30' 10'±
16. GROUND TIES: 1



7 Denison Street
Timonium, Maryland 21093
Phone: 410-360-1302, info@richardsonengineering.net

PLAN TO ACCOMPANY BUILDING PERMIT
FOR
AVERY PROPERTIES

1009 ALEXANDER AVENUE
BALTIMORE COUNTY MARYLAND
1ST ELECTION DISTRICT 1ST COUNCILMANIC DISTRICT



PROFESSIONAL CERTIFICATE:
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
NUMBER 11059, EXPIRATION DATE 09-19-2023

DRAWN BY:	DATE:	CHECKED BY:	SCALE:
	01-05-22		1" = 20'
SHEET NO.:	21245	SHEET NO.:	1 OF 1

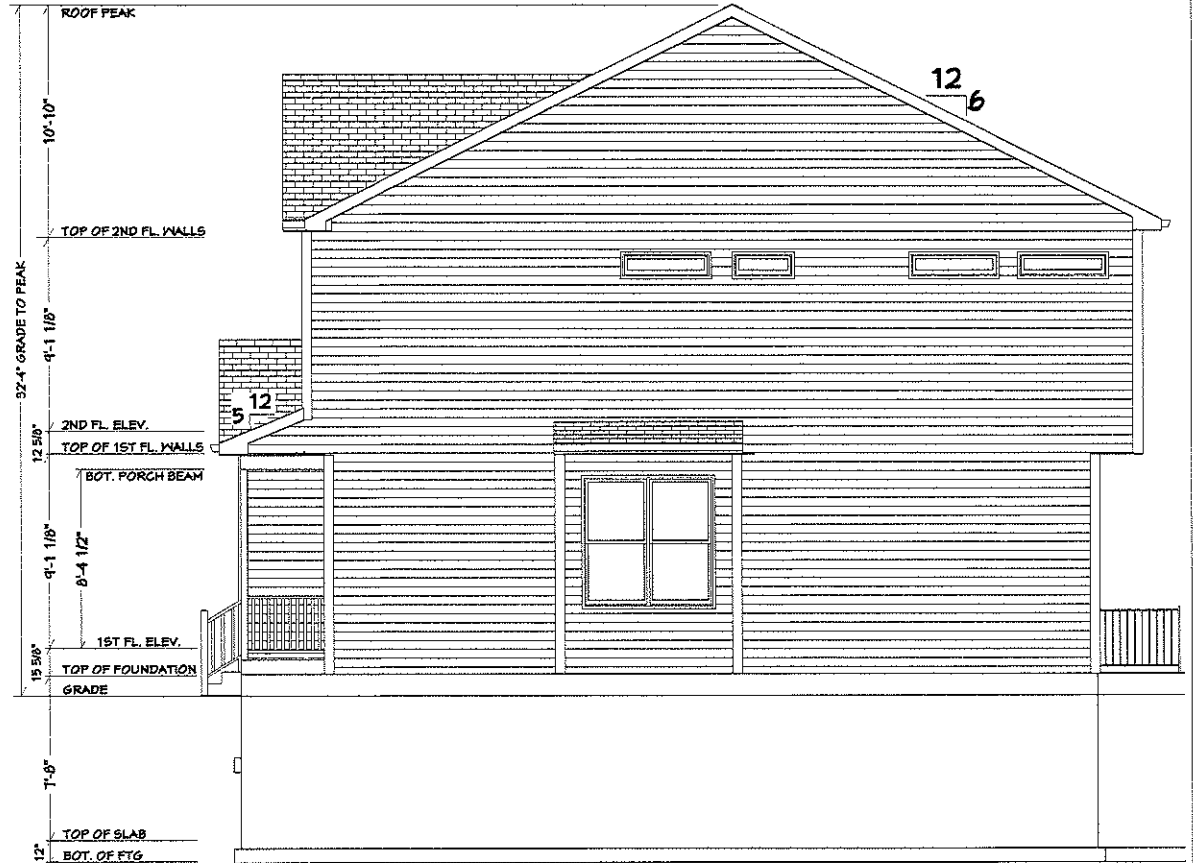


FRONT ELEVATION

FIRST FLOOR WINDOWS
 BOTTOM OF HEADER HEIGHT TO BE
 96 INCHES ABOVE SUB-FLOOR OR
 SAME HEIGHT AS DOOR TRANSOM

SECOND FLOOR WINDOWS
 BOTTOM OF HEADER HEIGHT TO
 BE 96 INCHES ABOVE SUB-FLOOR

1ST & 2ND FLOOR TRANSOMS
 BOTTOM OF HEADER HEIGHT
 100" ABOVE SUB-FLOOR



RIGHT SIDE ELEVATION

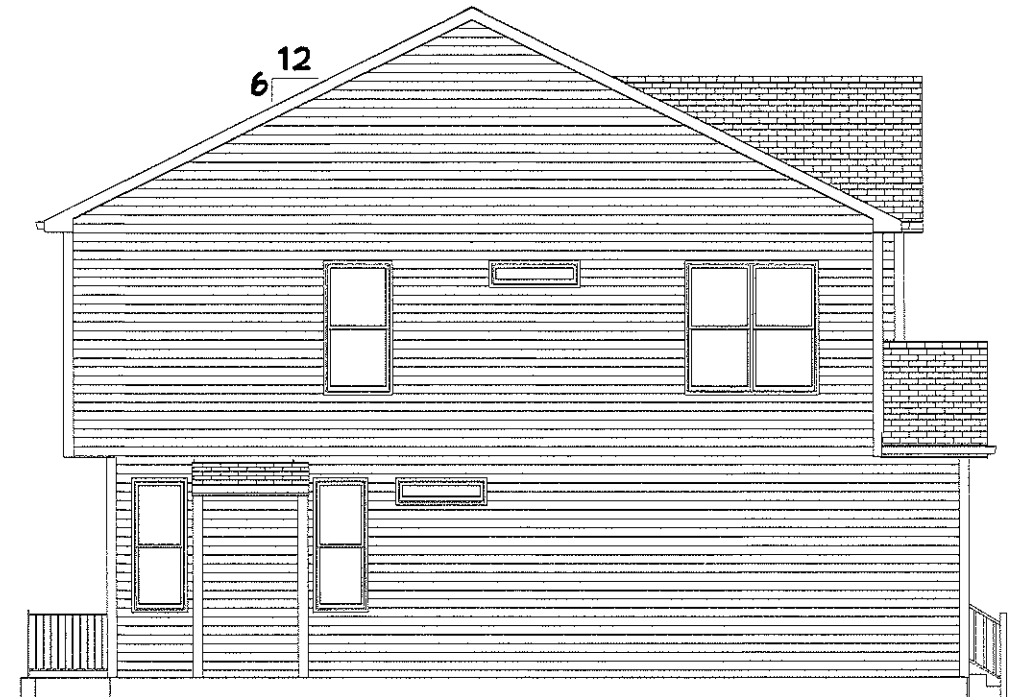
4TH GENERATION DESIGNS & CONSULTING
 WILLIAM (SKIP) STORM
 443-425-0941 4thgendesigns@gmail.com

Avery Home Builders
 P.O. Box 70
 Fort Howard MD, 21052

ELEVATIONS



ARCH C (18" x 24")		
SCALE	DATE	SHEET
1/4" = 1'	2/1/2018	A - 4



LEFT SIDE ELEVATION

FIRST FLOOR WINDOWS
 BOTTOM OF HEADER HEIGHT TO BE
 96 INCHES ABOVE SUB-FLOOR OR
 SAME HEIGHT AS DOOR TRANSOM

SECOND FLOOR WINDOWS
 BOTTOM OF HEADER HEIGHT TO
 BE 96 INCHES ABOVE SUB-FLOOR

1ST & 2ND FLOOR TRANSOMS
 BOTTOM OF HEADER HEIGHT
 100" ABOVE SUB-FLOOR



REAR ELEVATION

4TH GENERATION DESIGNS & CONSULTING
 WILLIAM (SKIP) STORM
 443-425-0941 4thgendesigns@gmail.com

Avery Home Builders
 P.O. Box 70
 Fort Howard MD, 21052

ELEVATIONS



SCALE	DATE	SHEET
1/4" = 1'	2/1/2018	A - 5

ARCH C
 (18" x 24")



Lot 0113855850



House located to the Right



View of Across St



Neighborhood.

Richardson Engineering, LLC 12/14
7 Deneison Street
Timonium, MD 21093
(410) 560-1502

MANUFACTURERS & TRADERS TR CO
7-11/520

11870

2/11/2022

PAY TO THE ORDER OF BALTIMORE COUNTY

\$**100.00

One Hundred and 00/100***** DOLLARS

BALTIMORE COUNTY

MEMO



Richardson Engineering, LLC
BALTIMORE COUNTY

11870

2/11/2022

Zoning Undersized Lot

100.00

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

No. 212410

Date: 2/18/2022

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: Richardson Engineering

For: Undersized Lot

RJ

1009 Alexander Ave.

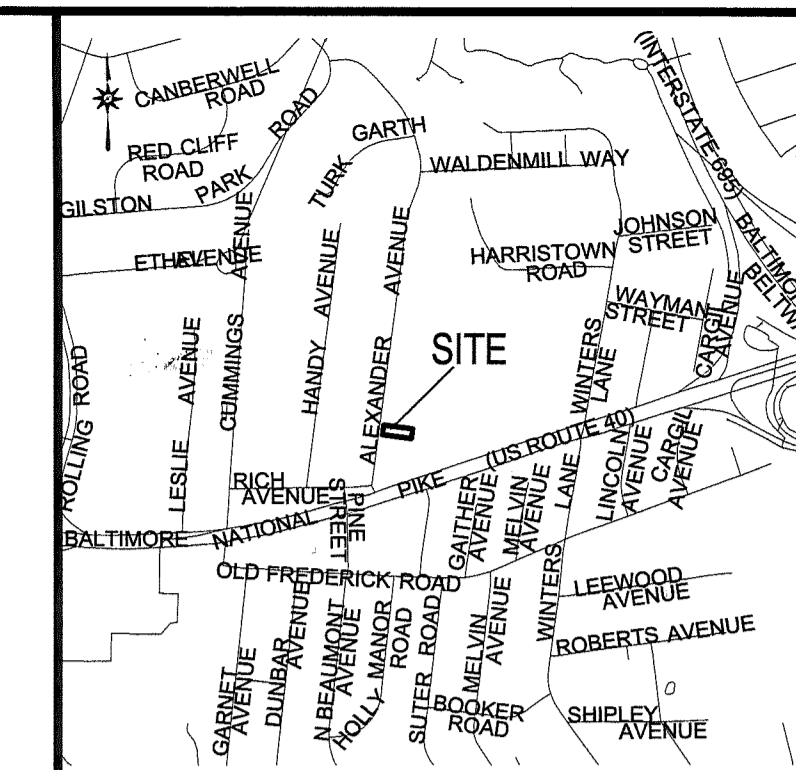
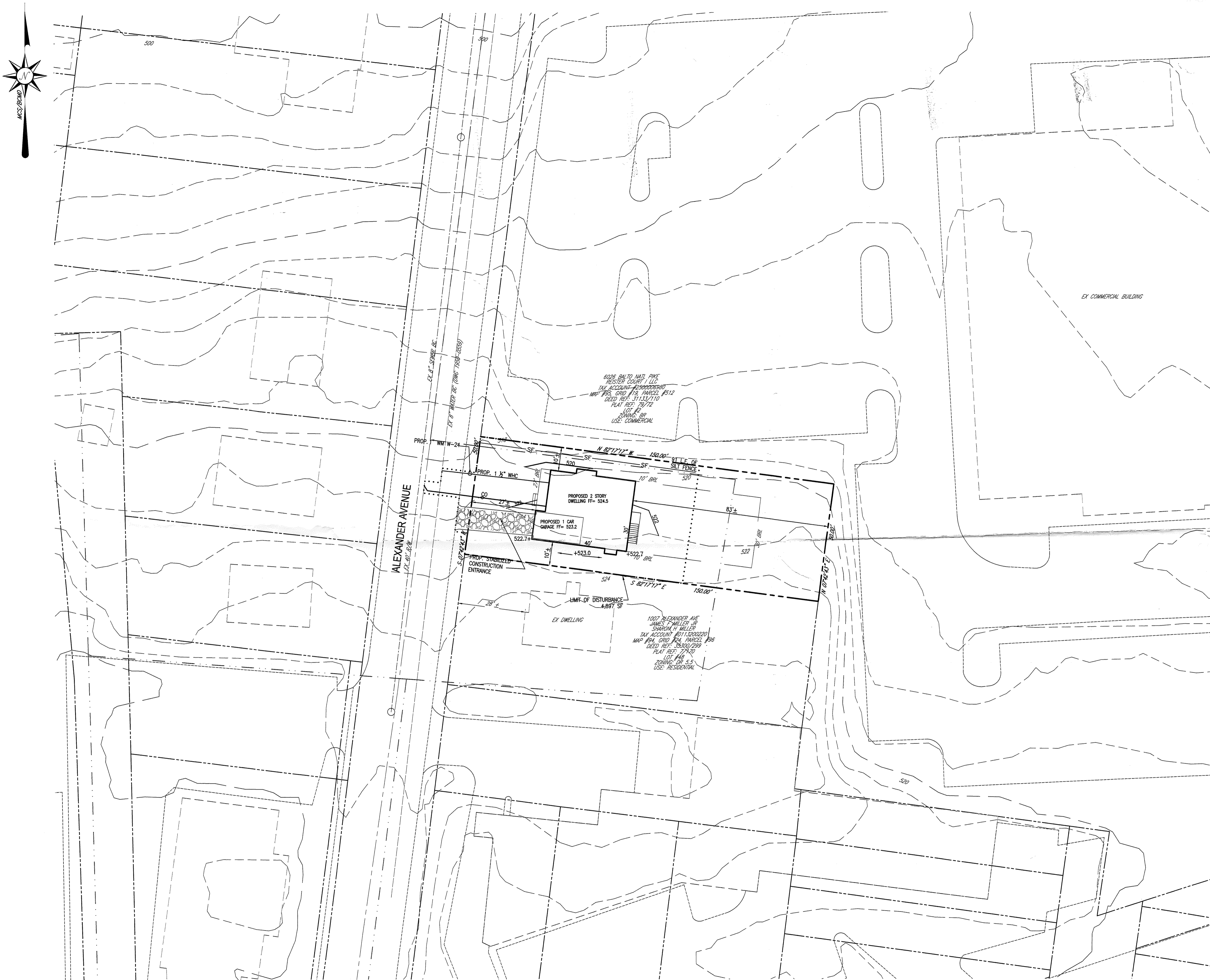
22-0086

CASHIER'S VALIDATION

DISTRIBUTION

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

PLEASE PRESS HARD!!!!



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNER: NELSON PROPERTIES LLC
APT 506
1700 BROADWAY ST
SAN FRANCISCO CA 94109
2. SITE AREA:
NET: 7,500 SF OR 0.17 Ac.±
GROSS: 8,500 SF OR 0.20 Ac.±
3. USE: VACANT
- EXISTING: 1 RESIDENTIAL DWELLING
4. UTILITIES: PUBLIC WATER AND SEWER
5. DEED REF: 39585/401
6. TAX ACCOUNT: 0113855850
7. ZONING: DR 5.5
(PER 1"=200' ZONING MAP 094C3)
8. TAX MAP: 94
GRID: 24
PARCELS: 96
9. NO KNOWN FLOODPLAINS PER FLOOD INSURANCE
RATE MAP (FIRM) PANEL 2400100386F DATED SEPTEMBER 26, 2008.
11. PREVIOUS ZONING CASES: NONE ON FILE.
12. PREVIOUS PERMITS: NONE ON FILE.
13. SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
14. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC
15. SETBACKS FOR DR 5.5 REQUIRED PROVIDED
FRONT 27' 27'±
SIDE 10' 10'±
REAR 30' 85'±
16. GROWTH TIER: 1



7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net
rick@richardsonengineering.net

PLAN TO ACCOMPANY BUILDING PERMIT
FOR
AVERY PROPERTIES

1009 ALEXANDER AVENUE
BALTIMORE COUNTY MARYLAND
1ST ELECTION DISTRICT 1ST COUNCILMANIC DISTRICT

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
NUMBER 16527, EXPIRATION DATE: 08-15-2023



REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	LNR	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	01-03-22	21248	1 OF 1