

UA-2022-0003-01

RECEIVED

MAR 21 2022

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

DEPARTMENT OF PLANNING

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. R22-04662  
Zoning Office Reviewer Gary HICK

FROM: Rete Gotwald  
Arnold-Johnson, Director  
Department of Permits, Approvals and Inspections

Residential Processing Fee Paid  
(\$100.00)  
Accepted by G.H  
Date 3/13/22

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) Brittany Selts Newnam

Applicant's Mailing Address PO BOX 70 Fort Howard, MD 21052

Applicant's Telephone Number (305) 546-9812 Applicant's Email Address TJV T1@yahoo.com

Lot Address 212 Riverside Dr Essex, MD 21111 Election District 15 Council District 7 Lot Square Feet 15,500

Lot Location: N @ S W side of Riverside Drive (street name) N/A (# of feet) East/West corner of N E S W of side of N/A (street name)

Land Owner(s): Brittany Selts Newnam 10 Digit Tax Account Number 1504201924

Owner's Mailing Address: PO BOX 70 Fort Howard, MD 21052

Owner's Telephone Number (305) 546-9812 Owner's Email Address TJV T1@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)	<u>X</u>	_____
2. Permit Application	<u>X</u>	_____
3. Site Plan Property (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>DR5.5</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: B.M. Williams  
For the Director, Office of Planning

Date: 4/11/22

**Certification of Posting**

**Building and/or Permit**

**Case # UA 2022-0003-UL**



**212 Riverside Drive**

**Richard E. Hoffman (signed) 3/31/22**

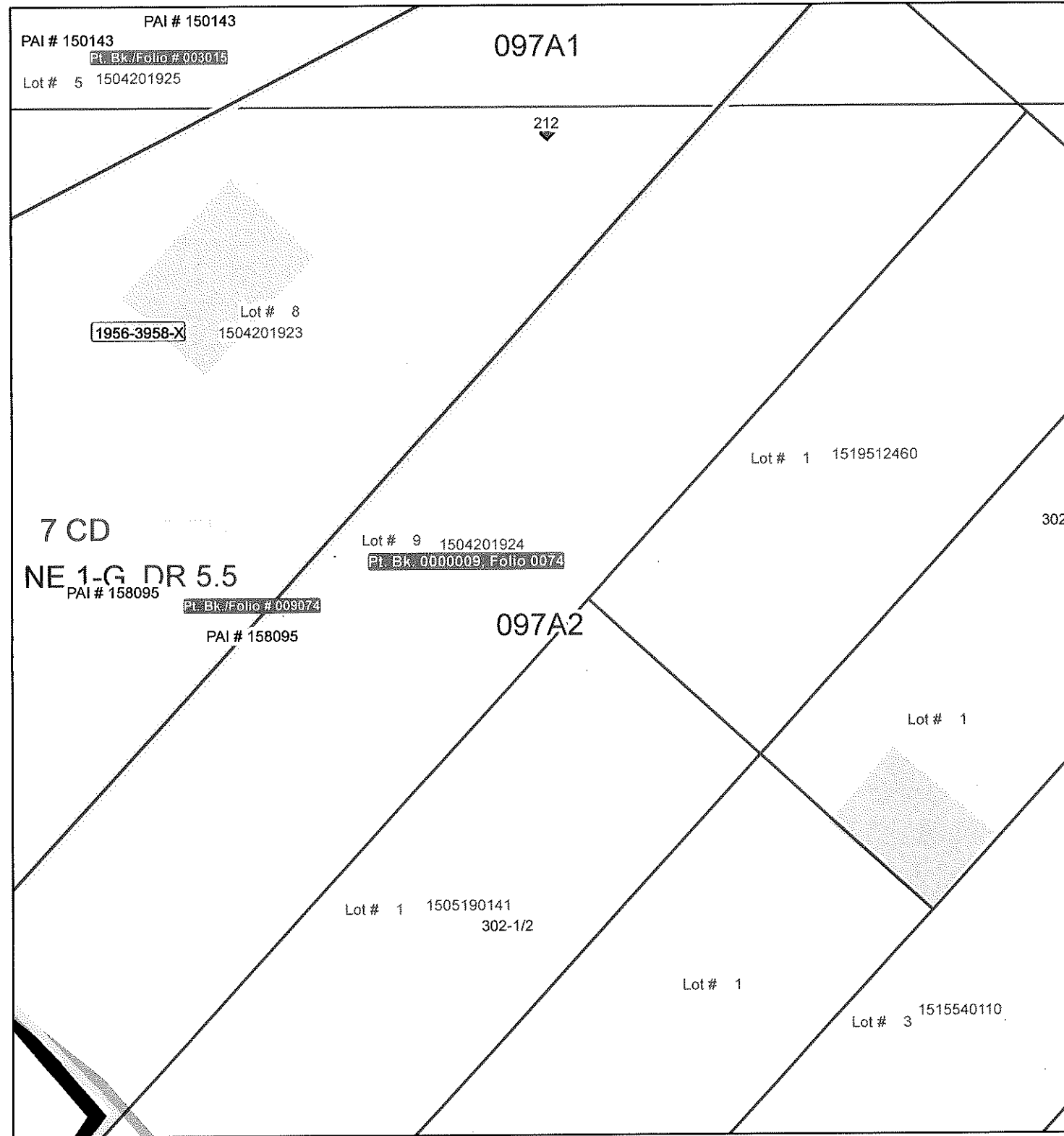
**Richard E. Hoffman**

**904 Dellwood Drive**

**Fallston, Md. 21047**

**443-243-7360**

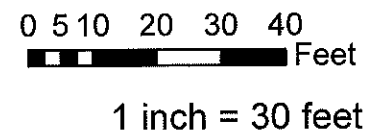
# UA-2022-0003-UL



Publication Date: 3/18/2022



Publication Agency: Permits, Approvals & Inspections  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot



**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 Gary Hucik on 3/18/22 (A)  
(Name of planner) Date

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 3/31/22 D (15 Days Before C)

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

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

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 4/15/22 C (B-3 Work Days)

TENTATIVE DECISION DATE 4/18/22 B (A + 30 Days)

\*Usually within 15 days of filing

**CERTIFICATE OF POSTING**

District: 7

Location of Property: 212 RIVERSIDE DRIVE

Posted by: Richard Hoffman (Richard Hoffman) Date of Posting: 3/31/22  
Signature

Number of Signs: 1

TODD J NEWNAM 05-18  
 BRITTANY D SELTS NEWNAM  
 2431 FAIT AVE  
 BALTIMORE, MD 21224-3619

1263  
 7-163/520 MD  
 5175

Date: 3/18/22

Pay to the Order of: Baltimore County \$ 100.00  
one hundred dollars Dollars

**Bank of America**

ACH R/T 032001633

For: 212 Riverside

*[Signature]*

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

No. 214305  
 Date: 3/18/22

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
<u>001</u>	<u>800</u>	<u>0000</u>		<u>0150</u>					<u>100</u>
Total:									<u>100</u>

Rec From: Brittany Newman

For: 212 Riverside Dr

UA-2022-0003 UL

Tax# 1504201924

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

CASHIER'S  
 VALIDATION

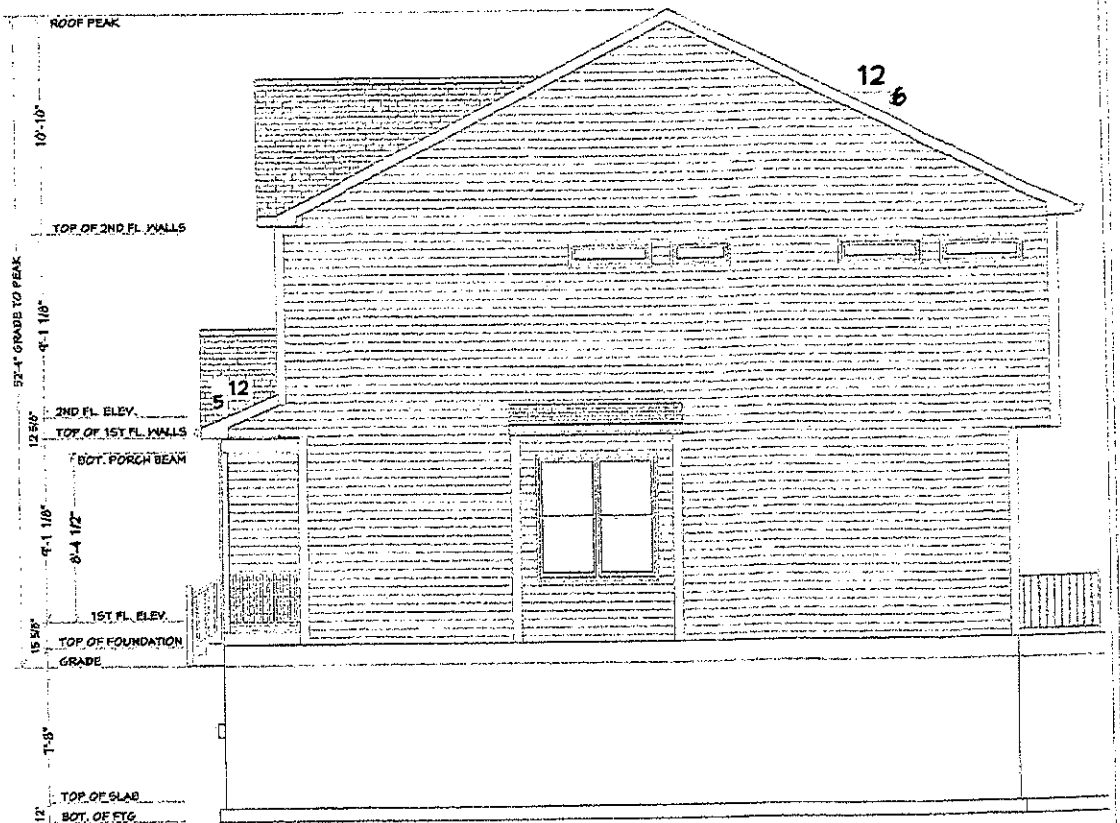


**FRONT ELEVATION**

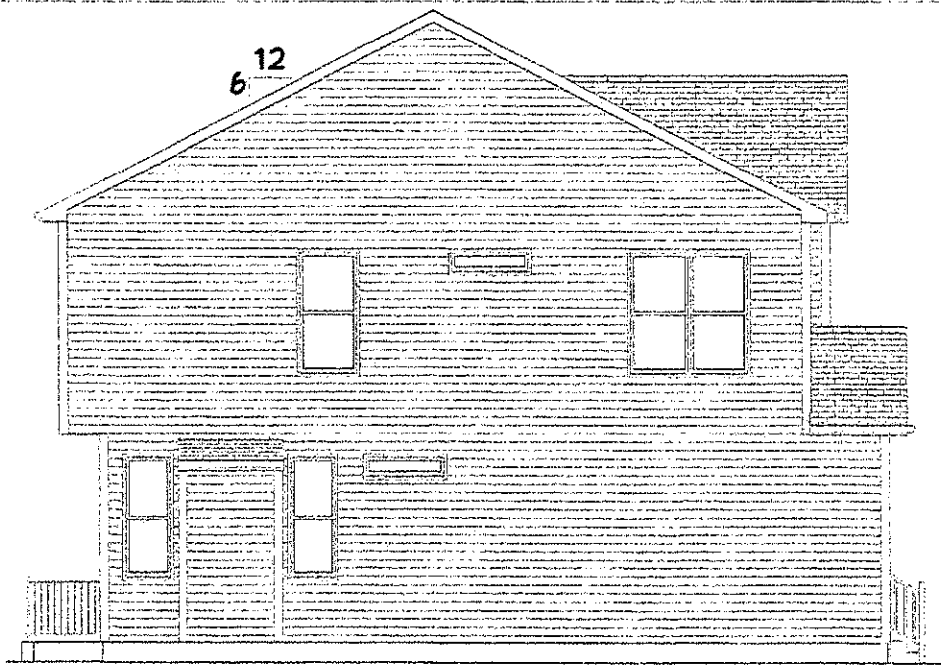
**FIRST FLOOR WINDOWS**  
 BOTTOM OF HEADER HEIGHT TO BE  
 96 INCHES ABOVE SUB-FLOOR OR  
 SAME HEIGHT AS DOOR TRANSOM

**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**

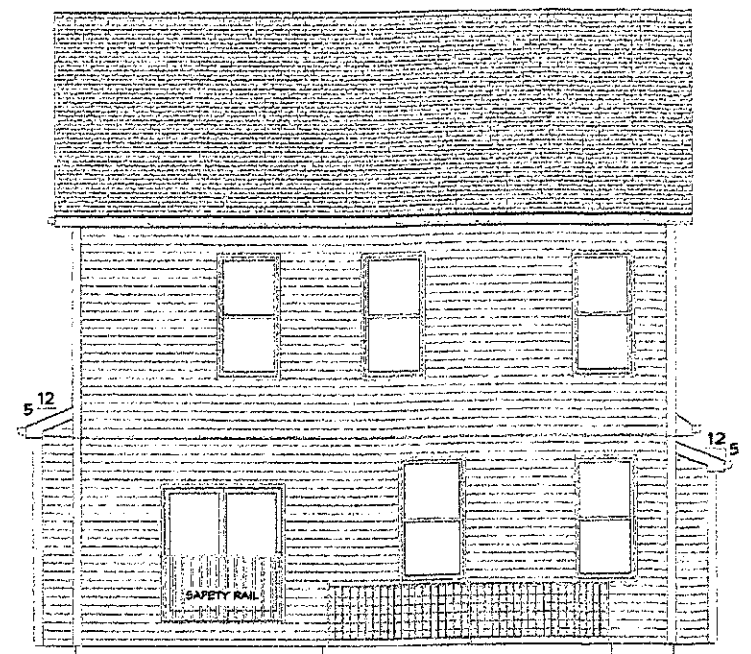


LEFT SIDE ELEVATION

**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

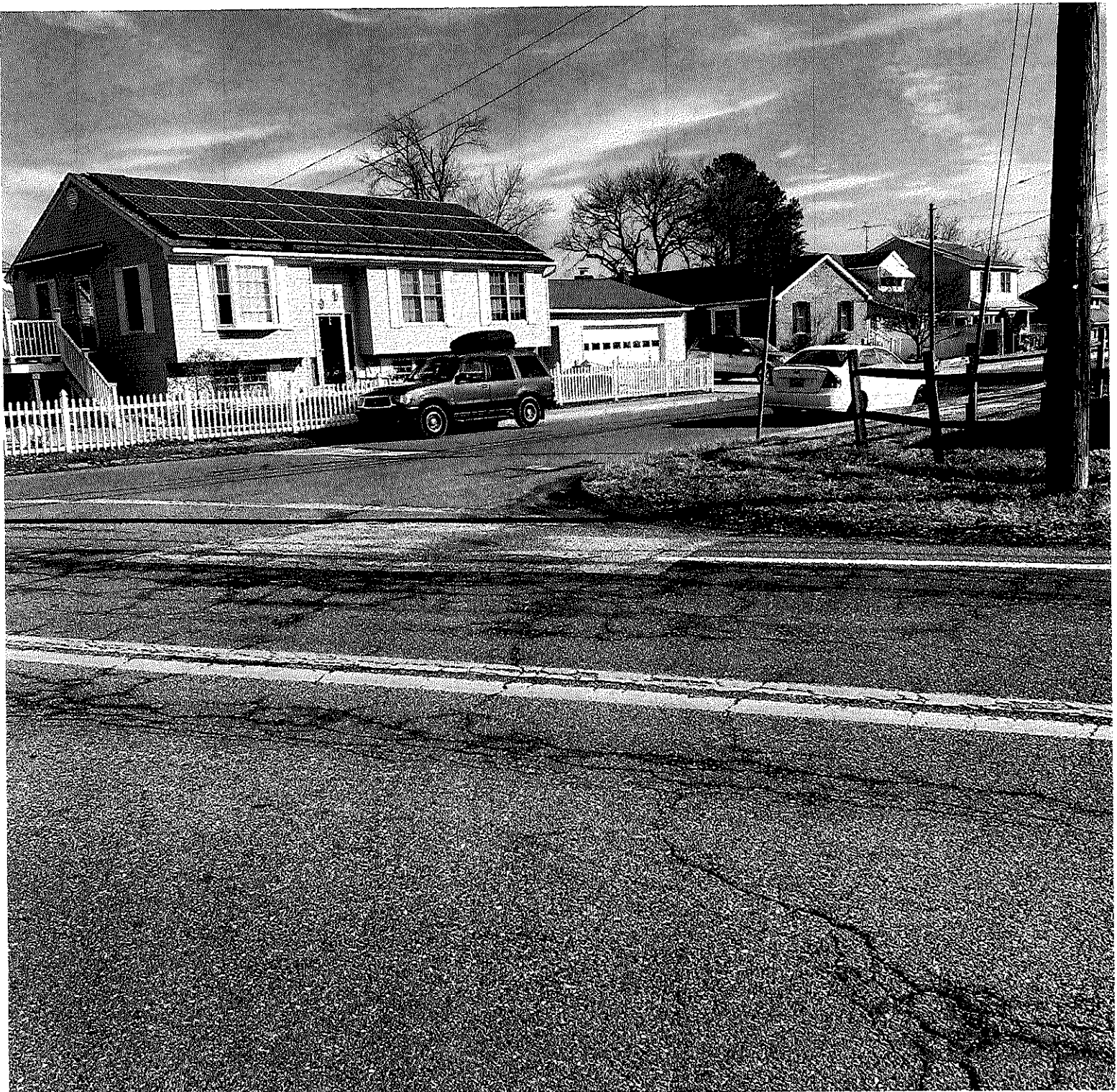
lot  
Facing  
West



Street  
Facing  
South



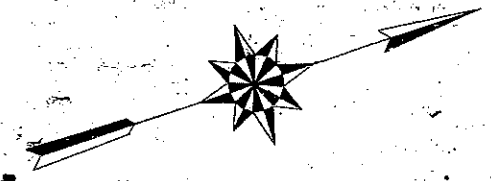
Neighborhood  
Facing  
East





Street  
Facing  
North

1 2 3 4 5 6



BACK RIVER

DEEP CREEK

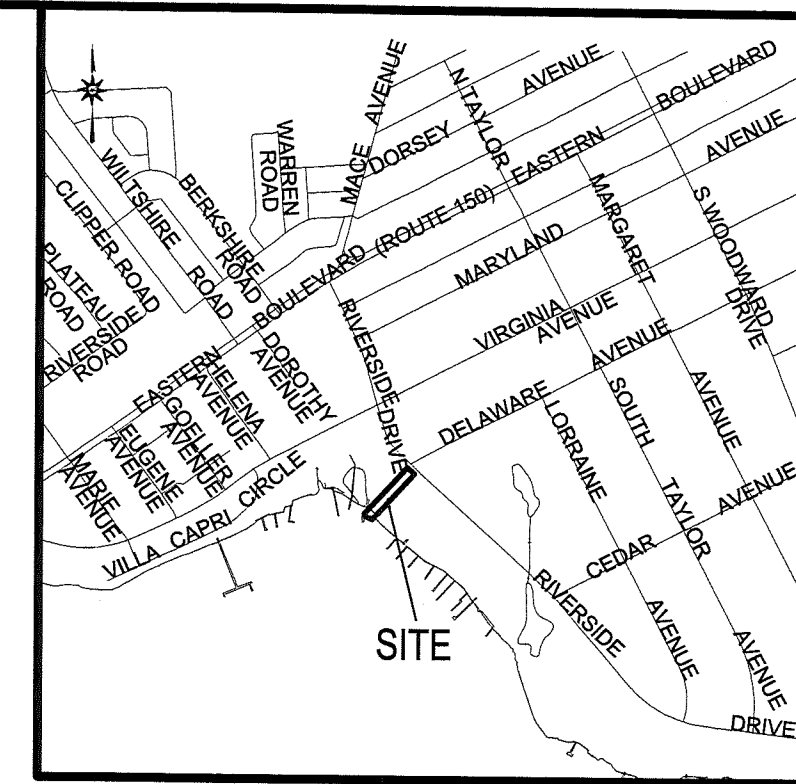
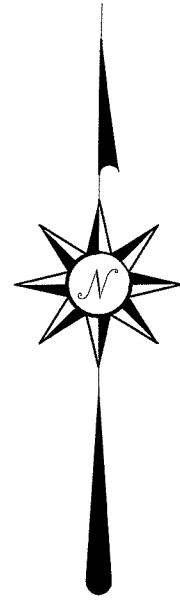
T.L. CO. TO P.L.A.R. CO.

DEEP CREEK

REVISED PLAT  
OF THE  
PROPERTY OF  
THE TAYLOR LAND CO.  
IN  
15<sup>TH</sup> ELECTION DISTRICT  
BALTIMORE COUNTY, MD.  
TO AUGUST 1930  
SURVEYED & PLATTED BY  
J. SPENCE HOWARD  
SUCCESSOR TO  
READING & HOWARD  
CIVIL ENGINEERS  
SCALE 1"=300' JULY 1928

All avenues, streets, roads, lanes, sidewalks, alleys, or paths are specifically reserved from dedication as stated in deed dated August 25, 1930 from the Taylor Land Company to Henry C. Zimmerman and wife filed and recorded in Baltimore County records.

- LEGEND -  
BROWN - SECTION 'A'  
BLUE - SECTION 'B'  
GREEN - SECTION 'C'  
YELLOW - SECTION 'D'  
PURPLE - SECTION 'E'



VICINITY MAP  
SCALE: 1" = 1000'



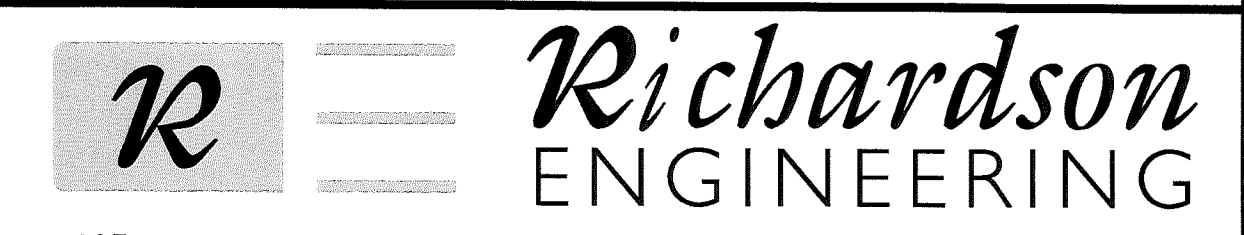
**GENERAL NOTES:**

- OWNER: RALPH DAYTON KISER  
 MARY ELIZABETH ET AL KISER  
 PO BOX 1117  
 KEYSER WV 26726
- SITE AREA:  
 GROSS: 16,523 Sq.Ft. or 0.38 Ac.±  
 NET: 17,773 Sq.Ft. or 0.41 Ac.±
  - EXISTING BUILDING AREA: 0 Sq.Ft.
  - UTILITIES:  
 PUBLIC WATER  
 PUBLIC SEWER
  - DEED REF: 5518/801
  - TAX ACCOUNT: 1504201924
  - COUNCILMANIC DISTRICT: 7TH
  - REGIONAL PLANNING DISTRICT: ESSEX
  - CENSUS TRACT: 4504
  - WATERSHED: BACK RIVER
  - EXISTING ZONING: DR 5.5
  - TAX MAP #97, GRID #2, PARCEL #371, PLAT #9/74, LOT #5,6,8,9
  - NO PRIOR PERMITS ON FILE
  - THE SITE LIES WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
  - THE SITE LIES WITHIN ZONES AE 7, AE 6, AND X ON AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100440G, DATED MAY 5, 2014.
  - THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
  - BASIC SERVICE MAPS (2017)
- | TYPE           | DEFICIENT | (Y/N) | NOTE |
|----------------|-----------|-------|------|
| WATER          | N         |       |      |
| SEWER          | N         |       |      |
| TRANSPORTATION | N         |       |      |
- NO PREVIOUS ZONING CASES ON FILE
  - SETBACKS FOR DR 5.5 ZONE
- | TYPE  | REQUIRED | PROVIDED |
|-------|----------|----------|
| FRONT | 53'      | 53'±     |
| SIDE  | 10'      | 7'±      |
| REAR  | 168'     | 233'±    |
- USE:  
 EXISTING: RESIDENTIAL  
 PROPOSED: RESIDENTIAL
  - BALTIMORE COUNTY SFE 7.7  
 BALTIMORE COUNTY FLOOD PROTECTION ELEVATION = 9.7

AREAS:  
 EXISTING--  
 DWELLING = 0 SQ.FT.  
 DRIVEWAY = 480 SQ.FT.  
 TOTAL = 480 SQ.FT.  
 PROPOSED--  
 DWELLING = 1,312 SQ.FT.  
 DRIVEWAY = 863 SQ.FT.  
 TOTAL = 2,175 SQ.FT.

LOT COVERAGE:  
 EXISTING = 480 SQ.FT. / 16,523 X 100 = 2.91%  
 PROPOSED = 2,175 SQ.FT. / 16,523 X 100 = 13.16%

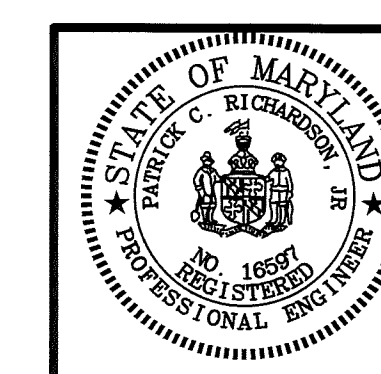
COVERAGE IN BUFFER:  
 EXISTING: 0 SQ.FT.  
 PROPOSED: 0 SQ.FT.



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

PLAN TO ACCOMPANY BUILDING PERMIT  
 FOR  
**JOB NAME**  
**SECOND LINE**  
**214 RIVERSIDE DRIVE**  
 BALTIMORE COUNTY  
 15TH ELECTION DISTRICT

MARYLAND  
 7TH 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 16597, EXPIRATION DATE: 08-15-2023

REVISIONS		
DRAWN BY: LNR	CHECKED BY: PCR	SCALE: 1" = 20'
DATE: 02-16-22	JOB NO.: 22004	SHEET NO.: 1 OF 1