

CLA - 2022 - 0005 - UL

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
Zoning Office Reviewer Gary Wick

Residential Processing Fee Paid
(\$100.00)
Accepted by GH
Date 4/29/22

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 residential building permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Name of Applicant(s) MATTHEW LONSOLE AND RACHEL DESANTIS
Applicant's Mailing Address 603 SOUTH DESKER AVENUE BALTO, MD. 21224
Applicant's Telephone Number (410) 497-2740 Applicant's Email Address mtions@gmail.com
Lot Address 6823 S. RIVER DRIVE Election District 15 Council District 6 Lot Square Feet 9,900
Lot Location: N E S W side of S. RIVER DRIVE 230 feet/at corner of E W of/ side of HOPKINS ROAD
(street name) (# of feet) (street name)

Land Owner(s): DAVID F & LINDA J. SHIFFLETT 10 Digit Tax Account Number 1513206540
Owner's Mailing Address: 6818 HOPKINS ROAD
Owner's Telephone Number () _____ Owner's Email Address _____

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 type="checkbox"/>	<input checked="" 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>OR S-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: 06/03/22

WA-2022-0005-UL

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

Department of Permits, Approvals and Inspections
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 4/28/22
(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 5/17/22 D (15 days before C)

Date Posted _____

Hearing Requested -- Yes _____ No _____ - Date _____

Closing Day (Last Day for Hearing Demand) 6/1/22 C (B - 3 Work Days)

Tentative Decision Date 5/29/22 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: 15th

Location of Property: Tax ID # 1513206540
6823 South River Road Drive

Posted by: _____ Date of Posting: _____

Signature: _____

Number of Signs: _____

10365

CENTRAL DRAFTING & DESIGN

601 CHARWOOD COURT
EDGEWOOD, MD 21040-2714
(410) 679-8719

/PNC BANK, N.A.

15-3/540



4/25/22

PAY TO THE ORDER OF BALTO. CO., MD

\$ 100.00

ONE HUNDRED AND

00/100

DOLLARS

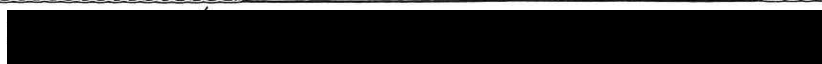
Security features. Details on back

FD

MEMO UNDERSIZED LOT
6823 RIVER DRIVE RD



David Billingsley
AUTHORIZED SIGNATURE



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

No. 214457

Date: 4/28/22

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
601	806	0000		6150					100

Total: 100

Rec From: Central Drafting & Design

For: 1513206540 / ~~Lot~~ #
undersize lot

6823 S. River Road

**CASHIER'S
VALIDATION**

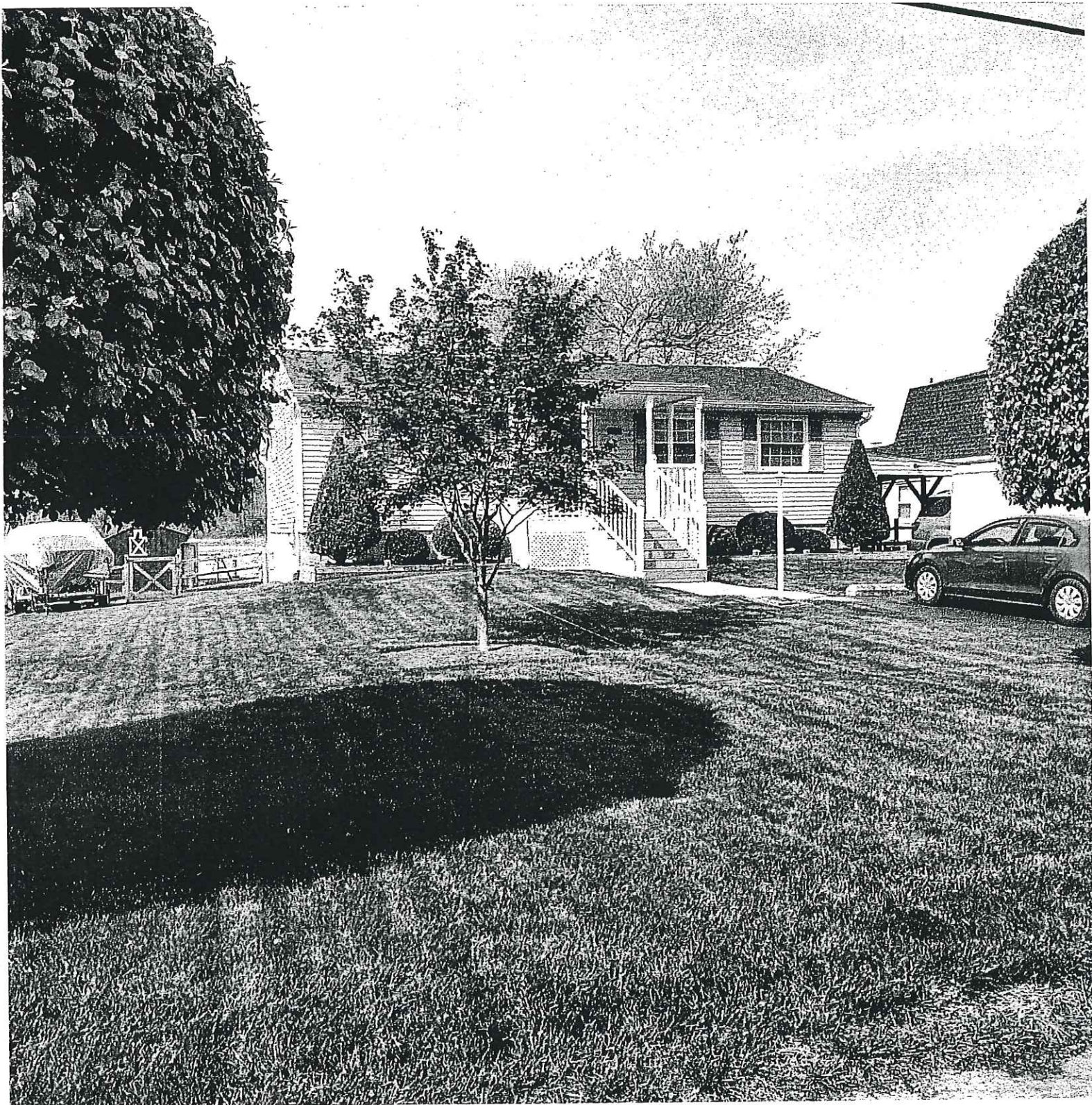
DISTRIBUTION

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

PLEASE PRESS HARD!!!!



WA-2022-0005-UL



2

WA-2022-0005-UL



3

WA-2022-0005-WL



4

WA-2022-0005-UL

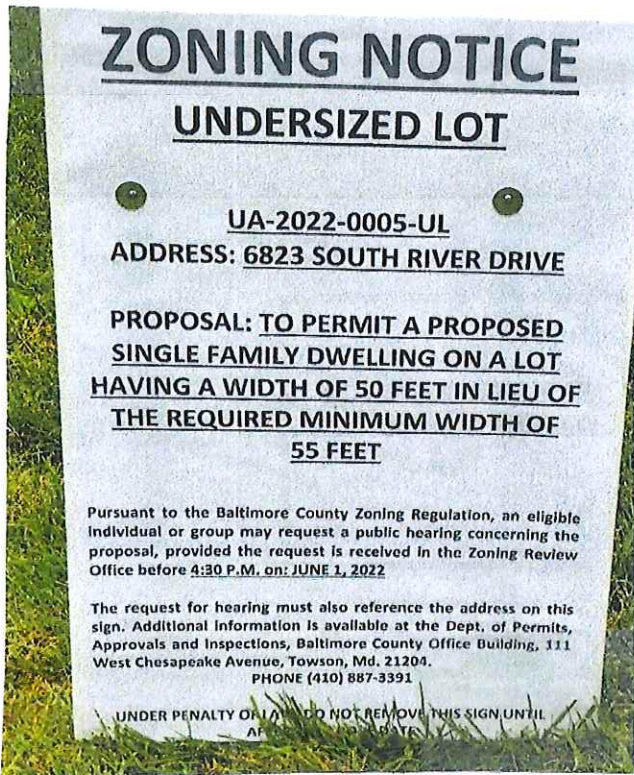
CERTIFICATE OF POSTING

Date: MAY 12, 2022

RE: Project Name: 6823 SOUTH RIVER DRIVE #1
Case Number /PAI Number: UA-2022-0005-UL
Petitioner/Developer: LONSDALE
Date of Hearing/Closing: JUNE 1, 2022

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 6823 SOUTH RIVER DRIVE

The sign(s) were posted on MAY 12, 2022
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

10365

CENTRAL DRAFTING & DESIGN
601 CHARWOOD COURT
EDGEWOOD, MD 21040-2714
(410) 679-8719

PNC BANK, N.A.
15-3/540



4/25/22

PAY TO THE ORDER OF BALTO. CO., MD \$ 100.00
ONE HUNDRED AND 00/100 DOLLARS

MEMO UNDERSIZED LOT
6823 RIVER DRIVE RD



David Billingsley
AUTHORIZED SIGNATURE

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

No. 21A457
Date: 4/28/22

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
601	800	0000		6150					100

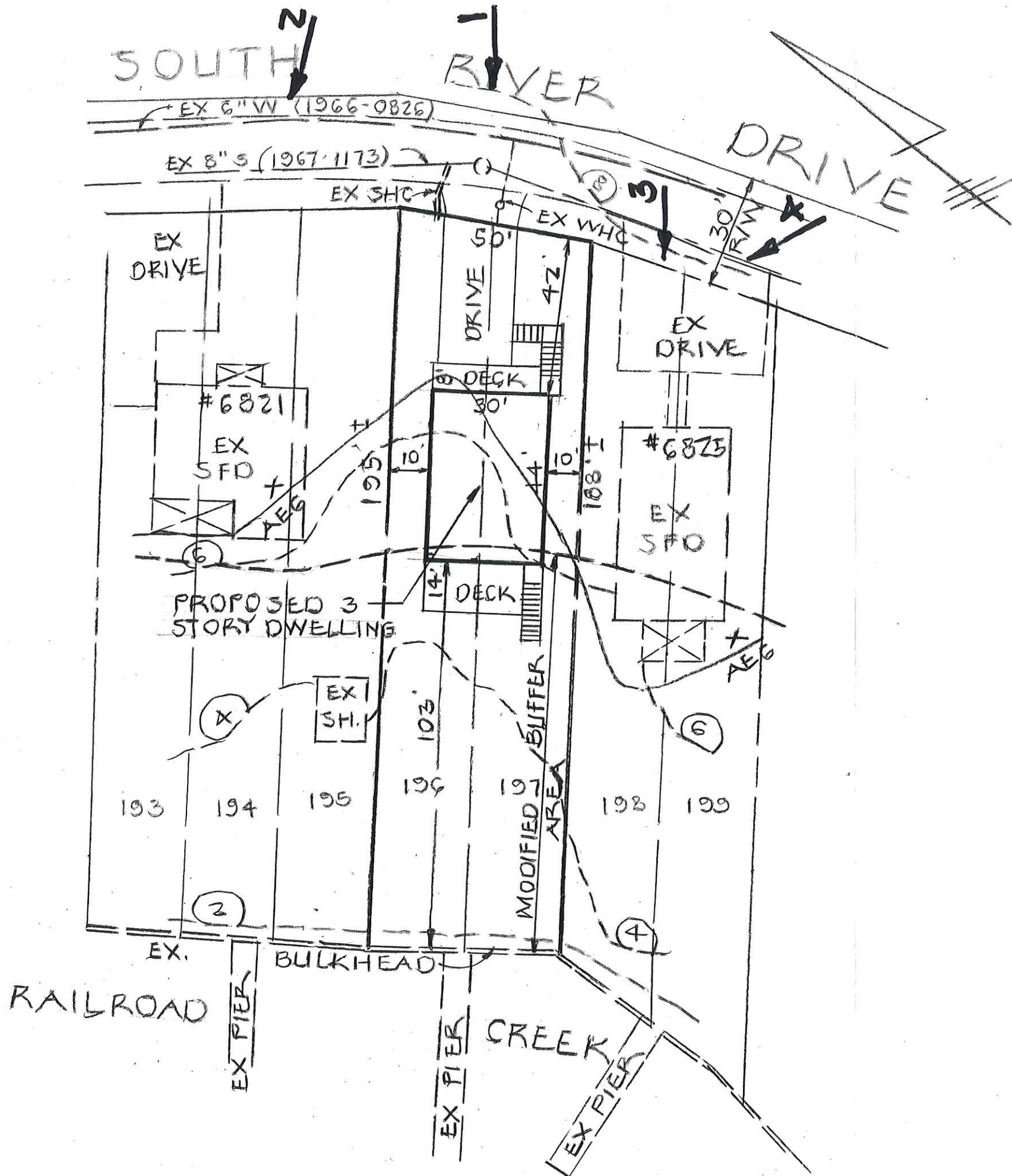
Total: 100

Rec From: Central Drafting & Design
For: 1513206540 / Lot A
undersize lot
6823 S. River Road

CASHIER'S
VALIDATION

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





FLOOD ZONE DESIGN DATA

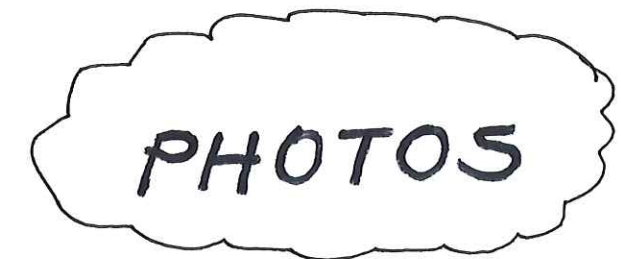
FEMA FLOOD MAP.....2400100455G
 FEMA 100 YEAR BASE FLOOD ELEVATION.....6
 BALTIMORE COUNTY 100 YEAR BASE FLOOD ELEVATION....8.5
 DESIGN BASE FLOOD ELEVATION.....8.5
 DESIGN FLOOD PROTECTION ELEVATION.....10.5

LOT COVERAGES

DWELLING.....1320 SF
 DRIVEWAY.....900 SF
 STAIRS.....130 SF
 TOTAL.....2350 SF

LOT COVERAGE TABLE

LOT AREA.....9375 SF
 LOT COVERAGE PERMITTED (31.25 %).....2992 SF
 LOT COVERAGE PROPOSED.....2350 SF
 ADDITIONAL COVERAGE PERMITTED.....642 SF



SITE PLAN

6823 SOUTH RIVER DRIVE

**LOTS 196 & 197 HAREWOOD PARK 7/131
 ELECTION DISTRICT 15 BALTIMORE COUNTY, MD.**

SCALE: 1 INCH = 30 FEET APRIL 23, 2022