

UA-2022-0006-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 R22-06525
Zoning Office Reviewer JASON

Residential Processing Fee Paid
(\$100.00)
Accepted by JASON
Date 5/24/22

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) Brian Chan
Applicant's Mailing Address P.O. Box 626, Timonium, MD 21094
Applicant's Telephone Number (443-520-5973) Applicant's Email Address bchan@professional-choice.com
Lot Address 27 St. Thomas Lane Election District 3 Council District 2 Lot Square Feet 8379
Lot Location: NE S W side of Reisterstown Rd, _____ feet/at corner of NE S W side of _____
(street name) (# of feet) (street name)

Land Owner(s): Brian Chan 10 Digit Tax Account Number 0319091029
Owner's Mailing Address: P.O. Box 626, Timonium, MD 21094
Owner's Telephone Number (443-520-5973) Owner's Email Address bchan@professional-choice.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)	_____	_____
2. Permit Application	<u>R22-06525</u>	_____
3. Site Plan Property (3 copies)	<u>✓</u>	_____
4. Building Elevation Drawings	<u>✓</u>	_____
5. Photographs (please label all photos clearly) Adjoining Buildings	<u>✓</u>	_____
Surrounding Neighborhood	<u>✓</u>	_____
6. Current Zoning Classification: <u>DR 3.5</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:

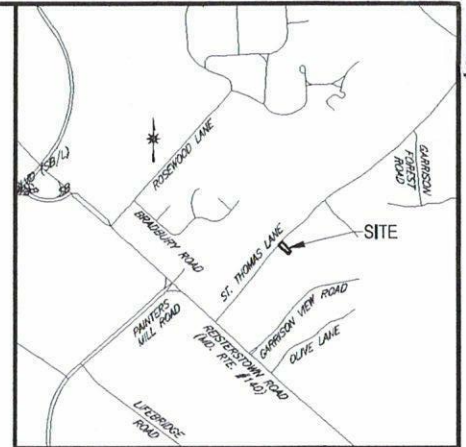
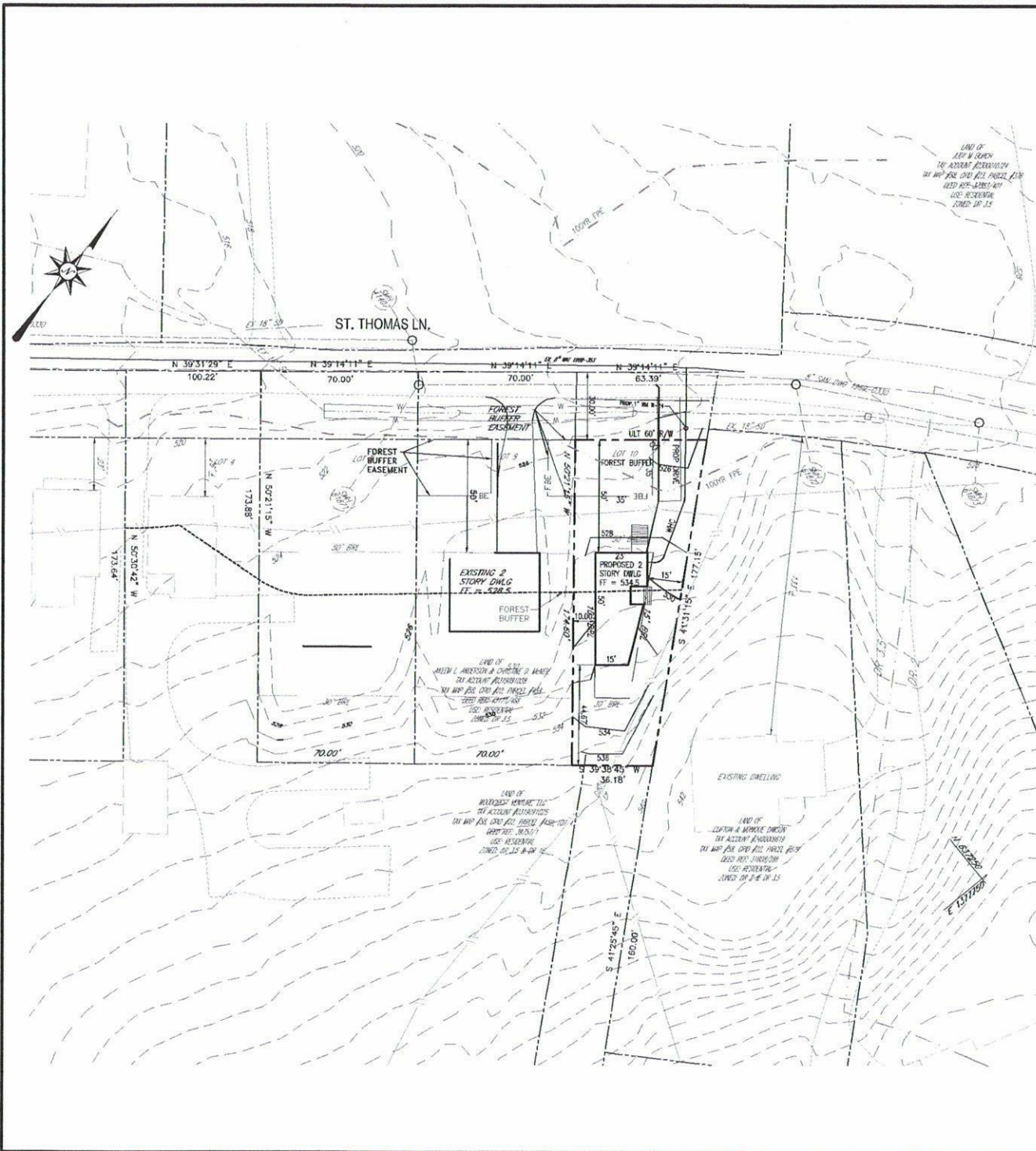
Signed by: Brette M. Williams Date: 6/27/22
For the Director, Office of Planning

RECEIVED

MAY 26 2022

DEPARTMENT OF PLANNING

Revised 10/04/17



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNERS: BRIAN CHAN
98 W. RIDGELY ROAD, #180
TIMONIUM, MD 21093
2. SITE AREA:
NET 8,700 SF OR 0.20 AC.±
GROSS 8,700 SF OR 0.20 AC.±
3. DEED REF: 44688/1
4. TAX ACCOUNT: 1319091029
5. COUNCILMANIC DISTRICT: 2ND
6. ELECTION DISTRICT: 3RD
7. CENSUS TRACT: 4037.01
8. WATERSHED: GWYNNS FALLS
9. THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
10. TAX MAP #58, GRID #22, PARCEL #460, LOT 10
11. ZONING: (PER 1"=200' ZONING MAP 073A3) - DR3.5
12. EXISTING USE: VACANT
PROPOSED USE: 1 SINGLE FAMILY DWELLING
13. NO KNOWN PERMITS ON FILE.
14. THE PROPERTY AND STRUCTURES ARE NOT HISTORIC.
15. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
16. SETBACKS FOR DR3.5
TYPE REQUIRED
FRONT 50' (AVG SETBACK 50+133/2=50' MAX)
SIDE 10' (MIN SUM 25')
REAR 30'

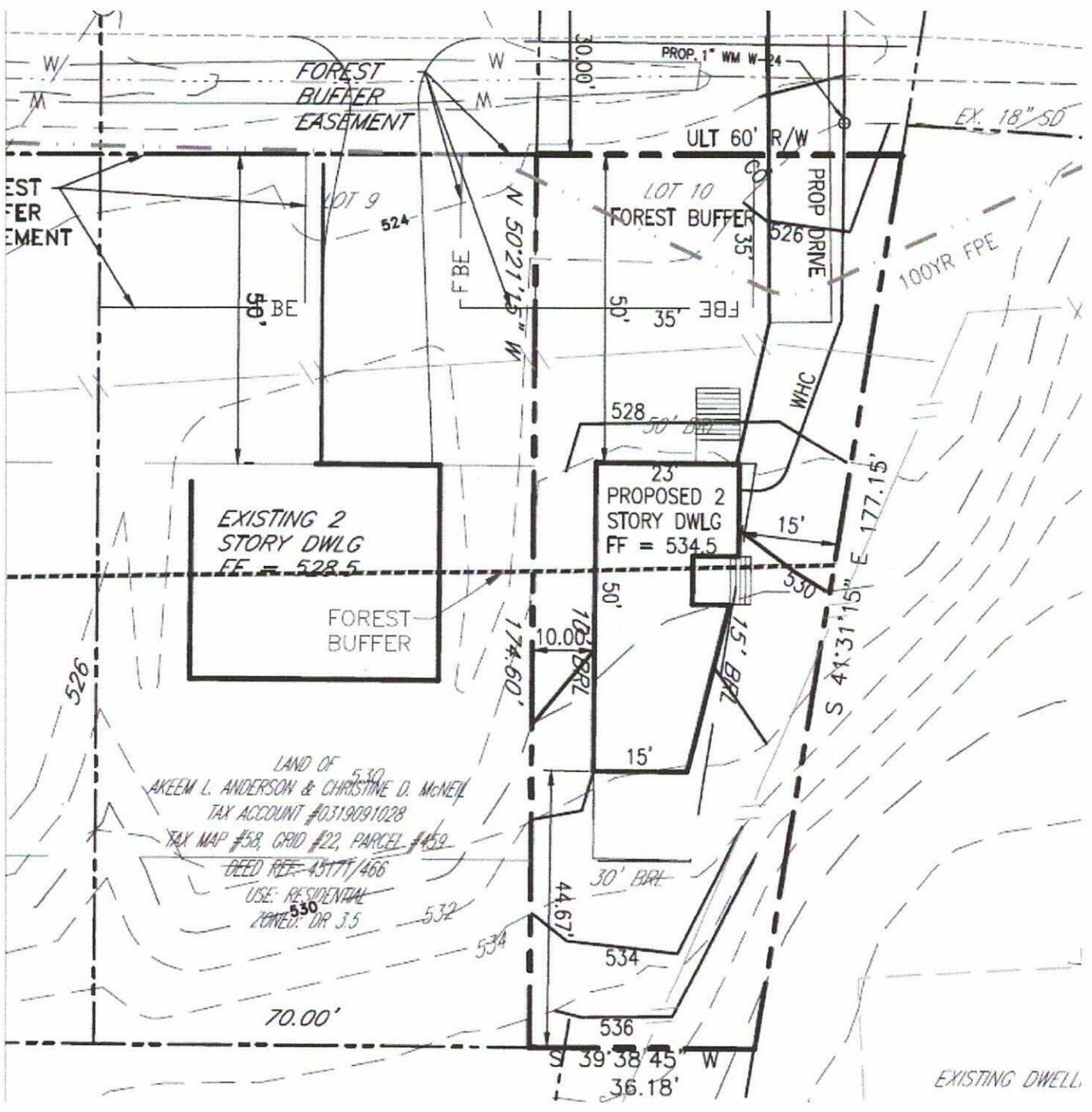


7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net

PLAN TO ACCOMPANY BUILDING PERMIT

CHAN RESIDENCE
27 ST. THOMAS LANE
TAX ACCOUNT NO.: 1319091029
TAX MAP #58, GRID #22, PARCEL #460

2ND ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND	
REVISIONS	DRAWN BY: CND	DESIGNED BY: PCR	SCALE: 1" = 30'
DATE: 05-18-22	JOB NO.:	22032	SHEET NO.:
			1 OF 1



LAND OF 530
 AKEEM L. ANDERSON & CHRISTINE D. McNEIL
 TAX ACCOUNT #0319091028
 TAX MAP #58, GRID #22, PARCEL #459
 DEED REC-45177/466
 USE: RESIDENTIAL
 ZONED: DR 3.5

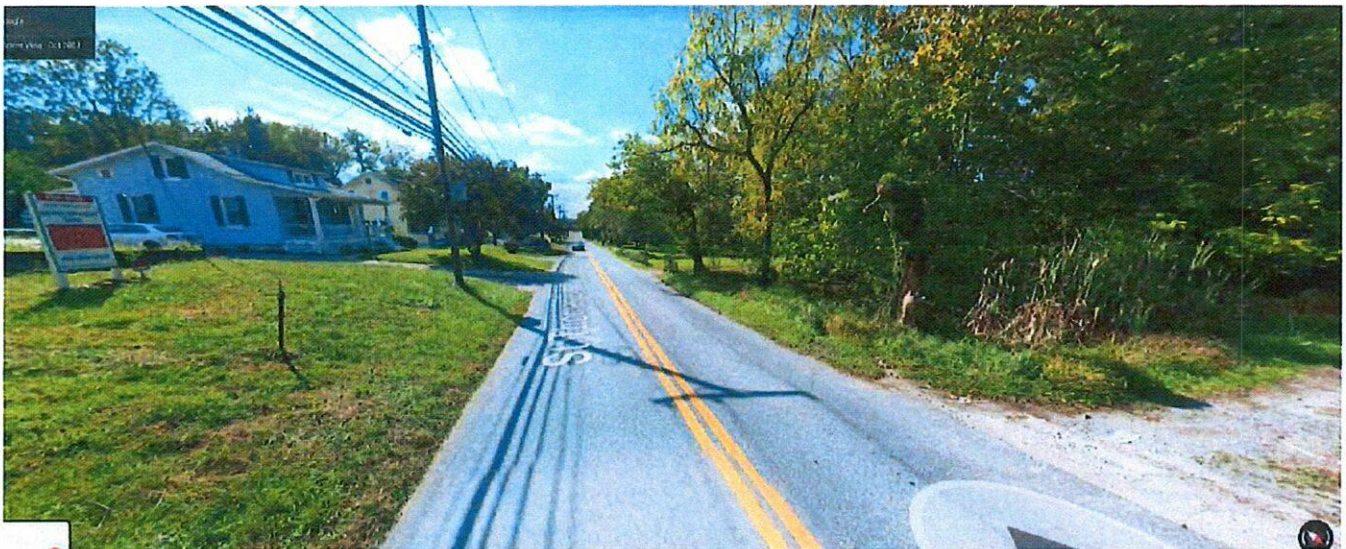
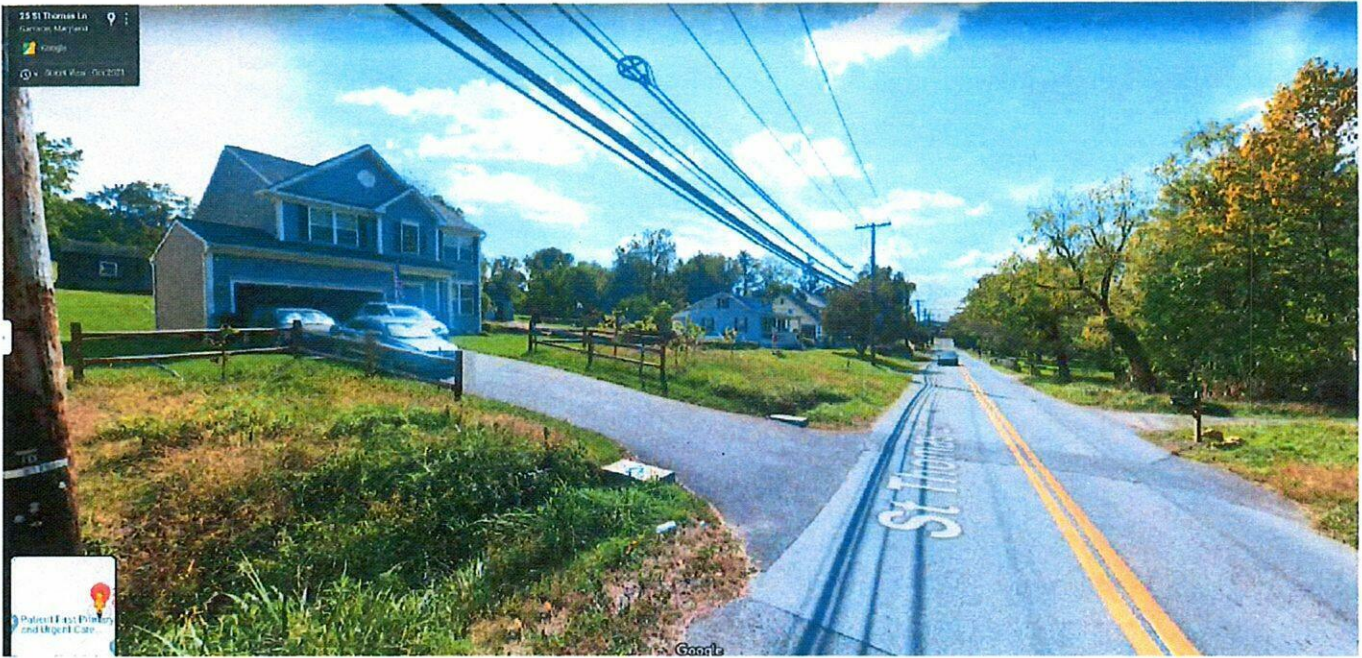
EXISTING DWELL.

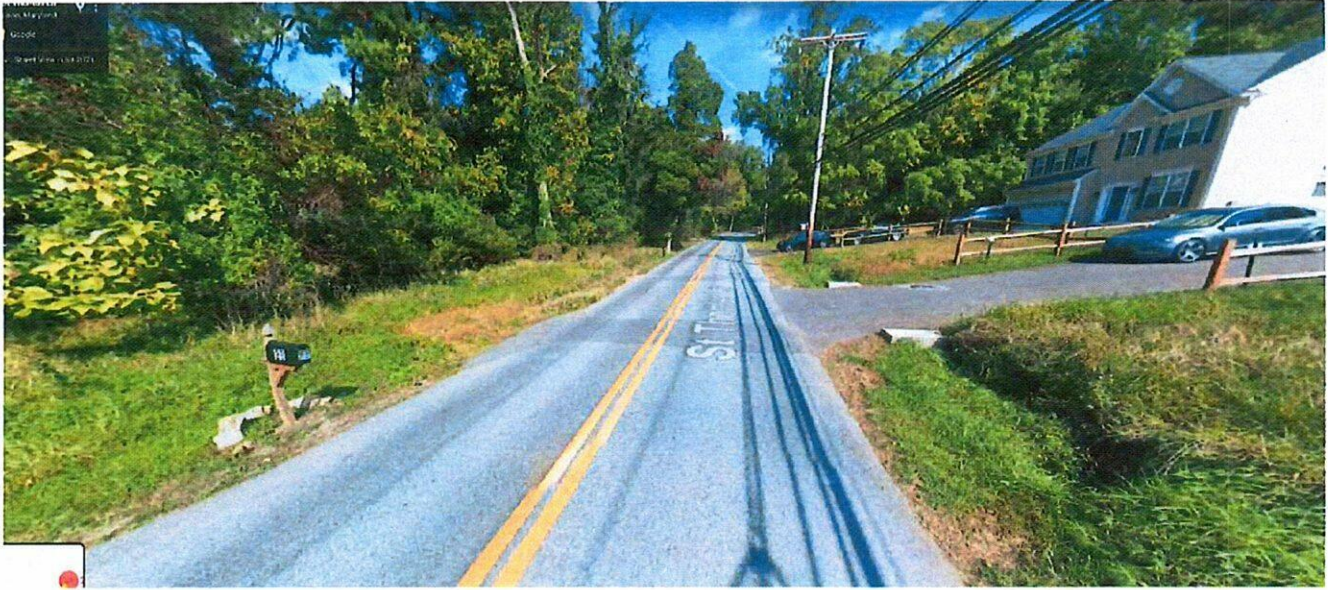


↑
Property

↑
Neighbor

↑
neighbor





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 JASON SEIDELMAN on 5/24/22 Date (A)
(Name of planner)

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 6/5/22 D (15 Days Before C)

DATE POSTED 5/26/22 JB

HEARING REQUESTED? YES NO - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 6/10/22 C (B-3 Work Days)

TENTATIVE DECISION DATE 6/13/22 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: 4

Location of Property: 27 St. Thomas Lane

Posted by: Linda O'Keefe Date of Posting: 5/26/2022
Signature

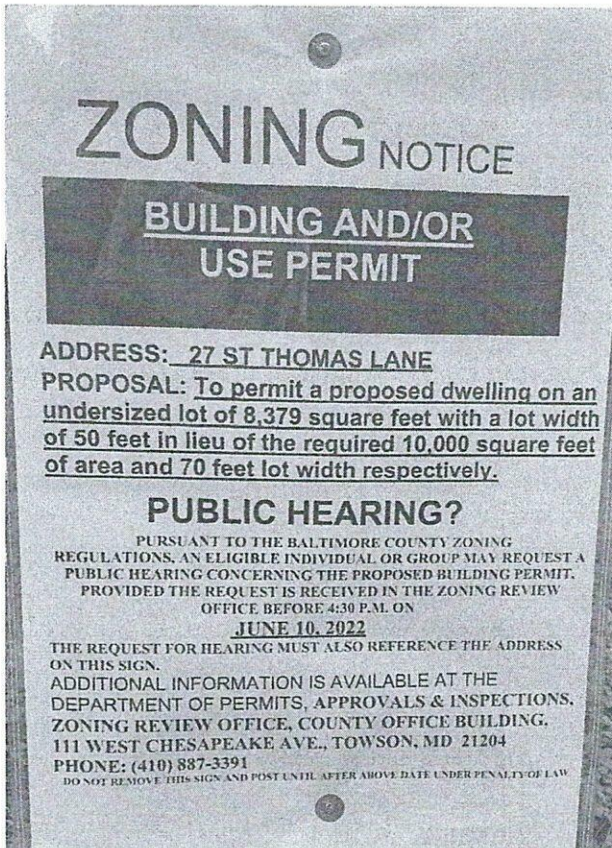
Number of Signs: 2

CERTIFICATE OF POSTING

ATTENTION: JASON SEIDELMAN
DATE: 5/26/2022
BUILDING AND/OR USE PERMIT
Petitioner / Developer: BRIAN CHAN
Date of Closing: JUNE 10, 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:
27 ST. THOMAS LANE

The sign(s) were posted on: MAY 26, 2022



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 27 St. Thomas Lane ~ 5/26/2022



Background Photo 2nd Sign @ 27 St. Thomas Lane ~ 5/26/2022
BUILDING AND OR USE PERMIT

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

No. 217123

Date: 5/24/22

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: BRIAN CHAN

For: 27 ST. THOMAS LANE

UNDERSIZED LOT APPROVAL

UA-2022-0006-UL

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

PAY TO THE ORDER OF Baltimore County, Maryland ONE-HUNDRED AND 00/100*****	Professional Choice 98 West Ridgely Rd. #160 Timonium, MD 21093 Tel 443-520-5973	Bank of America 2340 W. Joppa Rd Lutherville, MD 21093 7-163/520	8498
	05/19/2022 Date \$		
Memo 27 St. Thoma Ln Zoning		**100.00 DOLLARS Photo Safe Deposit Details on back	
[Redacted]		[Signature] AUTHORIZED SIGNATURE	