

UA-2022-0008-UL

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

Permit or Case No. R22-06743

TO: Director, Office of Planning & Community Conservation  
Attention: ~~Jeffrey Nugent~~ Jeffrey Nugent  
County Courts Building, Room 406  
401 Bosley Avenue  
Towson, MD 21204 M.S. 3402

RECEIVED

SEP 30 2022

DEPARTMENT OF PLANNING

Residential Processing Fee Paid ( <del>300.00</del> ) 100.00
Accepted by <u>JASON</u>
Date <u>9/29/22</u>

FROM: PAI  
Assistant Director  
Department of Permits & Development Management

RE: Undersized Lots UA-2022-0008-UL

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit. 4103506333

MINIMUM APPLICANT SUPPLIED INFORMATION: LABBY HOMES LLC

56632@gmail.com

Print Name of Applicant SURINDER SINGH Address 10610 wacubston court Telephone Number 410 350 6333

Lot Address 3941 Old North Point Rd Election District 15 Councilmanic District 7 Square Feet 8349

Lot Location: N E S W side/corner of Southdownh Port (street) feet from N E S W corner of 20 feet west (street)

Land Owner: R.J. TOSATO Tax Account Number 150 6572 572 ELANOR TRIMM

Address: 123 Blackwater court, Jolla Telephone Number 443 250 4706

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY! PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Site Plan Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly) Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>DR 5.5</u>	<input type="checkbox"/>	<input type="checkbox"/>

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 and Community Conservation

RECEIVED  
OCT 5 2022

Date: 10/24/22

DEPARTMENT OF PLANNING

Revised 2/05/02

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

Date to be posted: Anytime before but no later than 10/14/22.

Request for Building and/or Use Permit

## ZONING NOTICE

UA-2022-0008-UL

### BUILDING AND/OR USE PERMIT APPLICATION

ADDRESS: 3941 OLD NORTH POINT ROAD

PROPOSAL: TO PERMIT A PROPOSED SINGLE FAMILY DWELLING ON A LOT  
WITH A LOT WIDTH OF 50 FEET IN LIEU OF THE MINIMUM REQUIRED 55 FEET.

## 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

10/26/22

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

Department of Permits and Development Management (PDM)  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

UA-2022-0008-UL

The application for your proposed Building Permit application has been reviewed and is accepted for filing by JASON SEIDELMAN on 9/29/22 Date (A)  
(name of planner)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is ~~300.00~~ \$ 100.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

\*SUGGESTED POSTING DATE 10/14/22 D (15 Days Before C)

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

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

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 10/26/22 C (B-3 Work Days)

TENTATIVE DECISION DATE 10/31/22 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: \_\_\_\_\_

# CERTIFICATE OF POSTING

RECEIVED OCT 18 2022



## Building and/or Use Permit

Permit No.: \_\_\_\_\_

JOHN A. OLSZEWSKI, JR.  
County Executive

Petitioner/Developer: C. PETE GUTWALD, AICP, Director  
Sunder Singh  
Department of Permits,  
Inspections

October 26, 2022

Date of Hearing/Closing: \_\_\_\_\_

Baltimore County Department of  
Permits, Approvals and Inspections  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

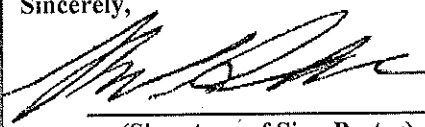
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

**3941 Old North Point Road    SIGN 1**

October 13, 2022

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)

Sincerely,

 \_\_\_\_\_  
October 13, 2022  
(Signature of Sign Poster)      (Date)

SSG Robert Black

\_\_\_\_\_  
(Print Name)

1508 Leslie Road

\_\_\_\_\_  
(Address)

Dundalk, Maryland 21222

\_\_\_\_\_  
(City, State, Zip Code)

(410) 282-7940

\_\_\_\_\_  
(Telephone Number)



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

No. 216060

Date: 9/29/22

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 100.00
Total:									\$ 100.00

Rec From: SINGH

For: UNDERSIZE LOT APPROVAL

3941 OLD NORTH POINT RD. / TOSATO

UA-2022-0008-AL JS

DISTRIBUTION

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

CASHIER'S  
 VALIDATION

1901A SHERWOOD, LLC  
 724 DULANEY VALLEY RD STE 1  
 TOWSON, MD 21204

1025

7-163/520 MD  
 2486

DATE 09/22/22

PAY TO THE ORDER OF BALTIMORE COUNTY \$100.00

ONE HUNDRED DOLLARS 00 DOLLARS

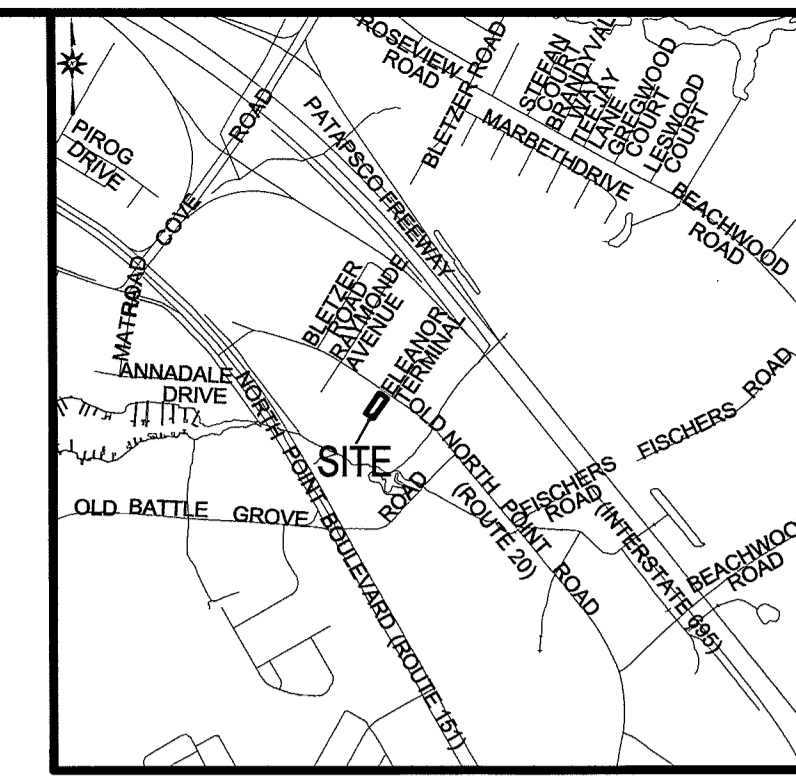
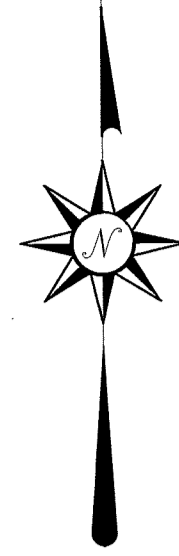
BANK OF AMERICA

ACH R/T 052001633

FOR BALTIMORE COUNTY

*[Signature]*

Photo Safe Deposit®  
 Details on back



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: RJ TOSATO  
SUSINN A TOSATO  
123 BREAKWATER COURT  
JOPPA MD 21085
- SITE AREA:  
NET 6,349 SF OR 0.15 Ac.±
- USE:  
EXISTING: VACANT  
PROPOSED: 1 RESIDENTIAL DWELLING
- UTILITIES: PUBLIC WATER AND SEWER
- DEED REF: 32873/57
- TAX ACCOUNT: 1506572572
- ZONING: DR 5.5  
(PER 1"=200' ZONING MAP 104A1)
- TAX MAP: 104  
GRID 8  
PARCEL 85
- NO KNOWN FLOODPLAINS PER FLOOD INSURANCE RATE MAP (FRM) PANEL 2400100440G DATED MAY 5, 2014.
- PREVIOUS ZONING CASES: 2020-0121-A TO ALLOW AN EXISTING DWELLING TO REMAIN (PARTIALLY CONSTRUCTED, BUILDING PERMITS NOT OBTAINED IN ADVANCE) ON A LOT WITH A LOT WIDTH OF 50 FEET IN LIEU OF THE REQUIRED 55 FEET, SIDE SETBACKS OF 4 FEET AND 5 FEET IN LIEU OF THE REQUIRED 10 FEET EACH, AND REAR SETBACK OF 5 FEET IN LIEU OF THE REQUIRED 30 FEET. DENIED OCTOBER 13, 2020.  
1970-0069-X A SPECIAL EXCEPTION TO USE THE PROPERTY AS A USED CAR AND TRAILER SALES. GRANTED OCTOBER 30, 1969.  
1974-0155-X A SPECIAL EXCEPTION TO USE THE PROPERTY AS A TRUCK TERMINAL. GRANTED MAY 23, 1974.
- PREVIOUS PERMITS: NONE ON FILE
- SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC

	REQUIRED	PROVIDED
FRONT	13'	13'±
SIDE	10'	10'±
REAR	30'	74'±

LOT COVERAGE AREAS:

EXISTING-  
 DWELLING = 0 SQ.FT.  
 WALK = 0 SQ.FT.  
 TOTAL = 0 SQ.FT.  
 PROPOSED-  
 DWELLING = 1,058 SQ.FT.  
 DRIVEWAY = 360 SQ.FT.  
 WALK/STEPS = 139 SQ.FT.  
 TOTAL = 1,557 SQ.FT.

LOT COVERAGE:  
 EXISTING = 0 SQ.FT. / 6,349 X 100 = 0%  
 PROPOSED = 2,505 SQ.FT. / 6,349 X 100 = 24.5%  
 COVERAGE IN BUFFER:  
 N/A



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

PLAN TO ACCOMPANY BUILDING PERMIT  
 FOR  
 PROPOSED RESIDENCE

3941 OLD NORTH POINT ROAD  
 BALTIMORE COUNTY MARYLAND  
 15TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
09-02-22	LNR	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	05-25-22	22071	1 OF 1