

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 1st day of August, 2024, that Adnan Bashir located at 1918 Putty Hill Avenue should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to ~~operate~~ ^{construct} a: single-family

detached dwelling on an undersized lot

(undersized lot width) in accordance with site plan & elevations within Use Permit File.

UA-2024-002-UL*

Permit (or Receipt) Number

* Lot Posted 15 Days
without challenge

Revised 10/17/11

C. P. R.
Director, Permits, Approvals and Inspections

Planner's Initials MMK

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 1st day of August, 2024, that Adnan Bashir located at 1918 Putty Hill Avenue should be and the

(Individual or business name)

(Street address)

same is hereby granted permission to ~~operate~~ ^{construct} a: single-family

detached dwelling on an undersized lot

(undersized lot width) in accordance with site plan & elevations
within Use Permit
File

UA-2024-002-UL*

Permit (or Receipt) Number

* Lot Posted 15 Days
without challenge
Revised 10/17/11

C. P. R.
Director, Permits, Approvals and Inspections

Planner's Initials MTK

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. BR24-04264

Zoning Office Reviewer msk

Use Permit #: UA-20 24 - 0002 - UL

Residential Processing Fee Paid (\$100.00)

FROM: Director
Department of Permits, Approvals and Inspections

Accepted by msk

RE: Undersized Lots

Date 6/24/24

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) Adnan Bashir

Applicant's Mailing Address 1626 Osprey Circle Cambridge, MD 21613

Applicant's Telephone Number (410) 330 2825 Applicant's Email Address Abashir.lc@gmail.com

Lot Address 1918 Putty Hill Road Election District 9 Council District 6 Lot Square Feet 13,500

Lot Location: NE S W/ side of Putty Hill Road (Ave) 1335 feet/at corner of NE S W/ side of Oakleigh Road
(Street Name) (# of feet) (Street Name)

Land Owner(s): Same as Applicant 10 Digit Tax Account Number 0911770521

Owner's Mailing Address: Above

Owner's Telephone Number () Above Owner's Email Address Above

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>	<u> </u>
2. Permit Application	<u>X</u>	<u> </u>
3. Site Plan Property (3 copies)	<u>X</u>	<u> </u>
4. Building Elevation Drawings	<u>X</u>	<u> </u>
5. Photographs (please label all photos clearly) Adjoining Buildings	<u>X</u>	<u> </u>
Surrounding Neighborhood	<u>X</u>	<u> </u>
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: RM Williams
For the Director, Office of Planning

Date: 7/1/24

Date to be posted: Anytime before but no later than 7/7/2024
Request for Building and/or Use Permit.

ZONING NOTICE

BUILDING AND/OR USE PERMIT APPLICATION

ADDRESS:

1918 Putty Hill Avenue

PROPOSAL:

The Building of a Single-Family Detached Dwelling
on an Undersized Lot, Pursuant to Section 304
of the Baltimore County Zoning Regulations.

USE PERMIT #:

UA - 2024 - 0002 - UL

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 PM ON: July 22, 2024

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 W. 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

CERTIFICATE OF POSTING

Use Permit #: UA-20 24 - 002 - UL

Election District: 9TH Council District: 6TH

Location of Property: 1918 PUTTY HILL AVENUE

NORTH SIDE OF PUTTY HILL AVENUE / SOUTH SIDE OF WILLOWOOD AVENUE

Posted by: BRUCE E. DOAK Date of Posting: 7/03/24

Signature: Bruce E. Doak

Number of Signs: 2

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 1R24-04264
Zoning Office Reviewer MJK
Use Permit #: UA-20 24 - 0002 - UL

FROM: Director
Department of Permits, Approvals and Inspections

Residential Processing Fee Paid (\$100.00)

Accepted by MJK

RE: Undersized Lots

Date 6/24/24

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) Adnan Bashir

Applicant's Mailing Address 1626 Osprey Circle Cambridge, MD 21613

Applicant's Telephone Number (410) 330 2825 Applicant's Email Address Abashir.1lc@gmail.com

Lot Address 1918 Putty Hill Road Election District 9 Council District 6 Lot Square Feet 13,500

Lot Location: NE S W/ side of Putty Hill Road (Arc), 1,335 feet/at corner of NE S W/ side of Oakleigh Road
(Street Name) (# of feet) (Street Name)

Land Owner(s): Same as Applicant 10 Digit Tax Account Number 0911770521

Owner's Mailing Address: Above

Owner's Telephone Number () Above Owner's Email Address Above

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>	<u> </u>
2. Permit Application	<u>X</u>	<u> </u>
3. Site Plan Property (3 copies)	<u>X</u>	<u> </u>
4. Building Elevation Drawings	<u>X</u>	<u> </u>
5. Photographs (please label all photos clearly) Adjoining Buildings	<u>X</u>	<u> </u>
Surrounding Neighborhood	<u>X</u>	<u> </u>
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: _____
For the Director, Office of Planning

Date: _____

ZONING NOTICE

BUILDING AND/OR USE PERMIT APPLICATION

ADDRESS: 1918 PUTTY HILL AVENUE

**PROPOSAL: THE BUILDING OF A SINGLE FAMILY
DETACHED DWELLING ON AN UNDERSIZED LOT,
PURSUANT TO SECTION 304 OF THE BALTIMORE
COUNTY ZONING REGULATIONS.**

USE PERMIT #: UA-2024-002-UL

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 A HEARING IS RECEIVED IN THE
ZONING REVIEW OFFICE**

BEFORE 4:30 PM ON JULY 22, 2024.

**THE REQUEST FOR A HEARING MUST ALSO REFERENCE THE
ADDRESS ON THE SIGN. ADDITIONAL INFORMATION IS
AVAILABLE AT THE DEPARTMENT OF PERMITS, APPROVALS &
INSPECTIONS, ZONING REVIEW OFFICE, COUNTY OFFICE
BUILDING, 111 WEST CHESAPEAKE AVENUE, TOWSON, MD
21204 PHONE: 410-887-3391**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE
HEARING UNDER PENALTY OF LAW.**

HANDICAPPED ACCESSIBLE

ZONING NOTICE

BUILDING AND/OR USE PERMIT APPLICATION

ADDRESS: 1918 PUTTY HILL AVENUE

**PROPOSAL: THE BUILDING OF A SINGLE FAMILY
DETACHED DWELLING ON AN UNDERSIZED LOT,
PURSUANT TO SECTION 304 OF THE BALTIMORE
COUNTY ZONING REGULATIONS.**

USE PERMIT #: UA-2024-002-UL

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 A HEARING IS RECEIVED IN THE
ZONING REVIEW OFFICE**

BEFORE 4:30 PM ON JULY 22, 2024.

**THE REQUEST FOR A HEARING MUST ALSO REFERENCE THE
ADDRESS ON THE SIGN. ADDITIONAL INFORMATION IS
AVAILABLE AT THE DEPARTMENT OF PERMITS, APPROVALS &
INSPECTIONS, ZONING REVIEW OFFICE, COUNTY OFFICE
BUILDING, 111 WEST CHESAPEAKE AVENUE, TOWSON, MD
21204 PHONE: 410-887-3301**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE
HEARING UNDER PENALTY OF LAW.**

HANDICAPPED ACCESSIBLE

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 Mitch Kellman on 6/24/2024
(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 7/7/2024 D (15 days before C)

Date Posted 7/3/2024

Hearing Requested -- Yes ☐ No ☒ - Date _____

Closing Day (Last Day for Hearing Demand) 7/22/2024 C (B - 3 Work Days)

Tentative Decision Date 7/24/2024 B (A + 30 Days)

*Usually within 15 days of filing

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 Mitch Kellman on 6/24/2024
(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 7/7/2024 D (15 days before C)

Date Posted 7/03/2024

Hearing Requested -- Yes ☐ No ☒ - Date _____

Closing Day (Last Day for Hearing Demand) 7/22/2024 C (B - 3 Work Days)

Tentative Decision Date 7/24/2024 B (A + 30 Days)

*Usually within 15 days of filing

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

No. 231865

Date: 6/24/2024

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
601	806	0000		6150					\$100.00

Total: \$100.00

Rec From: Merritt Development Consultants Inc

For: Undersized Lot Appraisal Request

1918 Putty Hill Road

24-0002-UL

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

[Signature]

Date to be posted: Anytime before but no later than 7/7/2024.
Request for Building and/or Use Permit.

ZONING NOTICE

BUILDING AND/OR USE PERMIT APPLICATION

ADDRESS:

1918 Petty Hill Avenue

PROPOSAL:

The Building of a Single-Family Detached Dwelling
on an Undersized Lot, Pursuant to Section 304
of the Baltimore County Zoning Regulations.

USE PERMIT #:

~~UA~~ UA-2024-0002-UL

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 PM ON: July 22, 2024

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 W. 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

CERTIFICATE OF POSTING

Use Permit #: UA-20 _____ - _____ - UL

Election District: _____ Council District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____

Signature: _____

Number of Signs: _____







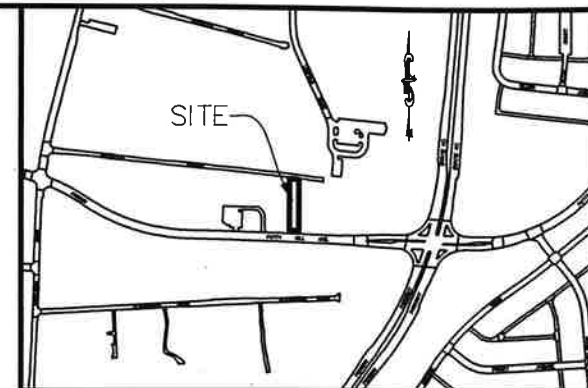


5



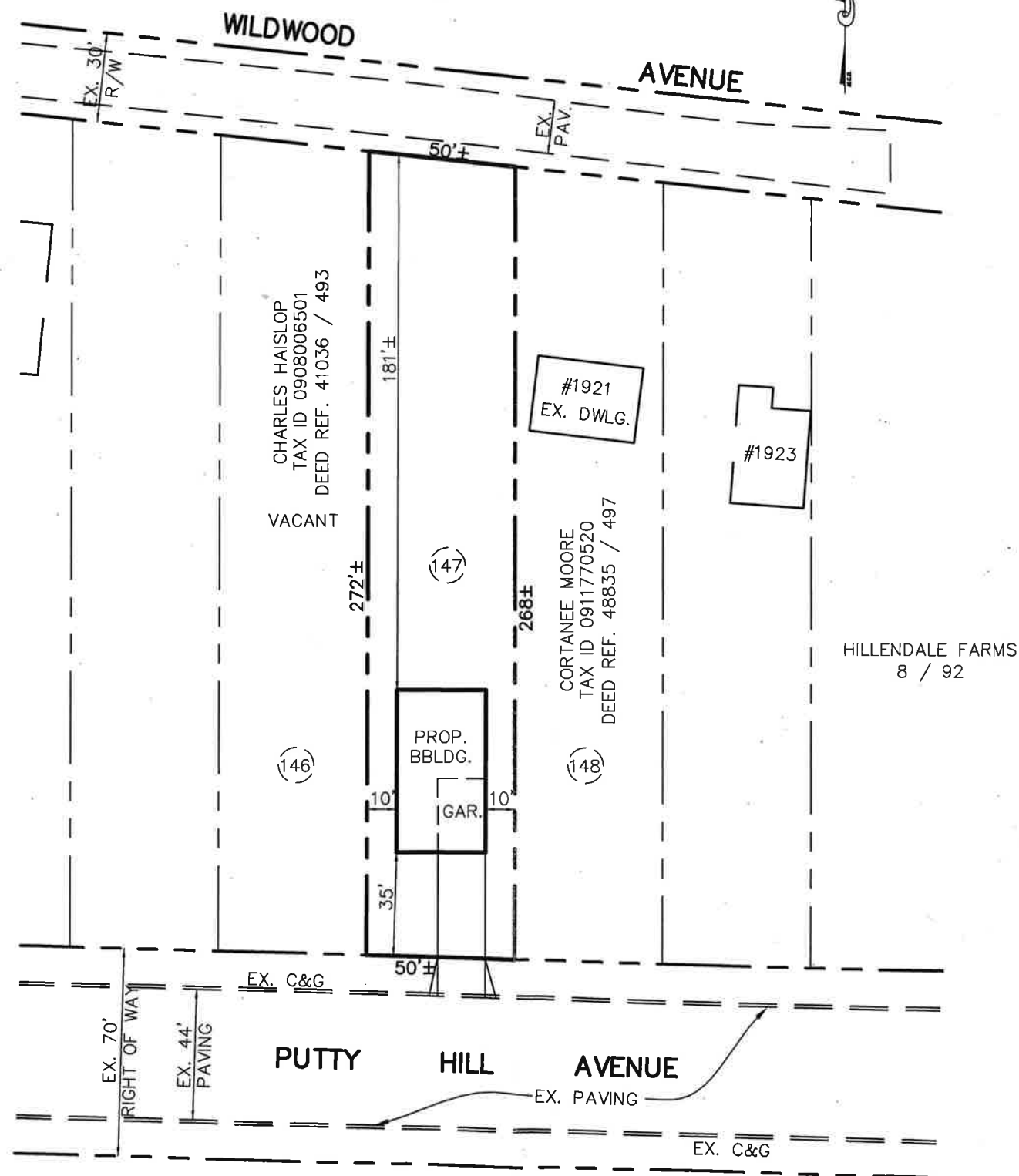






VICINITY MAP

SCALE: 1"=1000'



OWNER
ADNAN BASHIR & NIDA HUSSAIN
1626 OSPREY CIRCLE
CAMBRIDGE, MD. 21613
TAX ID 0911770521
DEED REF. 78708 / 166

- NOTES:
1. THIS PROPERTY HAS NO PRIOR ZONING CASES.
 2. THIS PROPERTY HAS NO CURRENT ZONING VIOLATIONS.
 3. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.
 4. PROPERTY IS ZONED DR 5.5.
 5. PROPERTY IS NOT IN THE CBCA.
 6. PROPERTY IS NOT HISTORIC.
 7. PROPERTY LOCATED ON MAP 071A3.
 8. THE SUBJECT PLAT IS HILLENDALE 8-92
 9. THE LOT AREA IS 13,500 SF
 10. BUILDING PERMIT NUMBER IS R24-04264

MERRITT DEVELOPMENT
CONSULTANTS, INC.

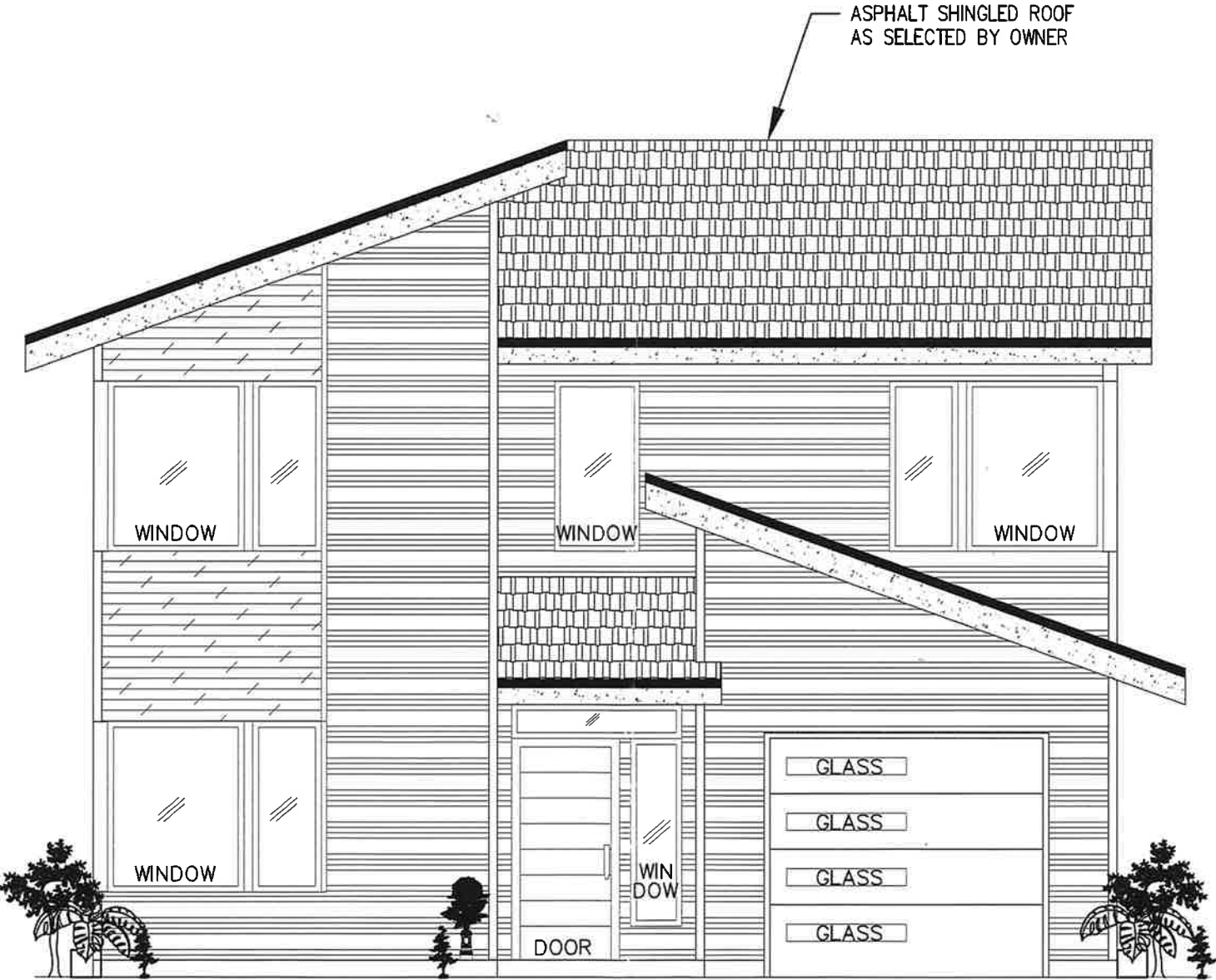
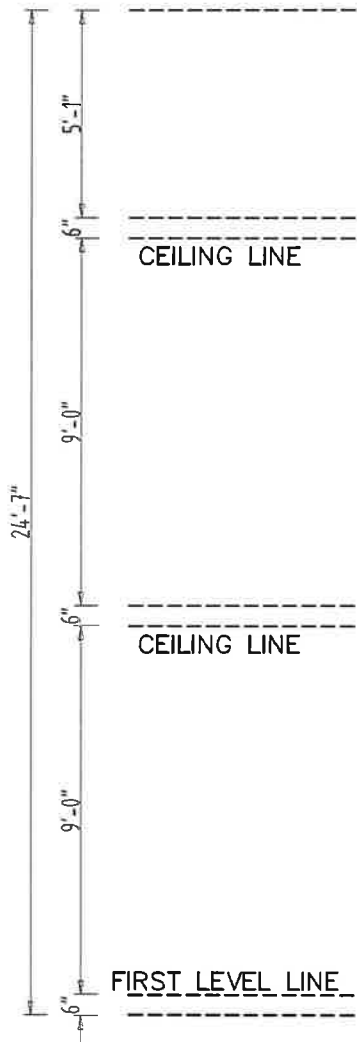
9831 MAGLEDT ROAD
BALTIMORE, MARYLAND 21234
PHONE: 410-925-4061 FAX: 410-661-1297

PLAN TO ACCOMPANY
UNDERSIZE LOT REQUEST
1918 PUTTY HILL AVENUE

9TH ELEC. DISTRICT 6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD
SCALE: 1"=50' JUNE 17, 2024

GENERAL NOTES

- 1-ALL WORK SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES
- 2-CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH DIMENSIONS IN THE CONTRACT DOCUMENTS FOR ACCURACY PRIOR TO PROCEEDING WITH THE WORK



FRONT ELEVATION

1/8" = 1'-00"

1918 PUTTY HILL AVE
PARKVILLE MD 21234

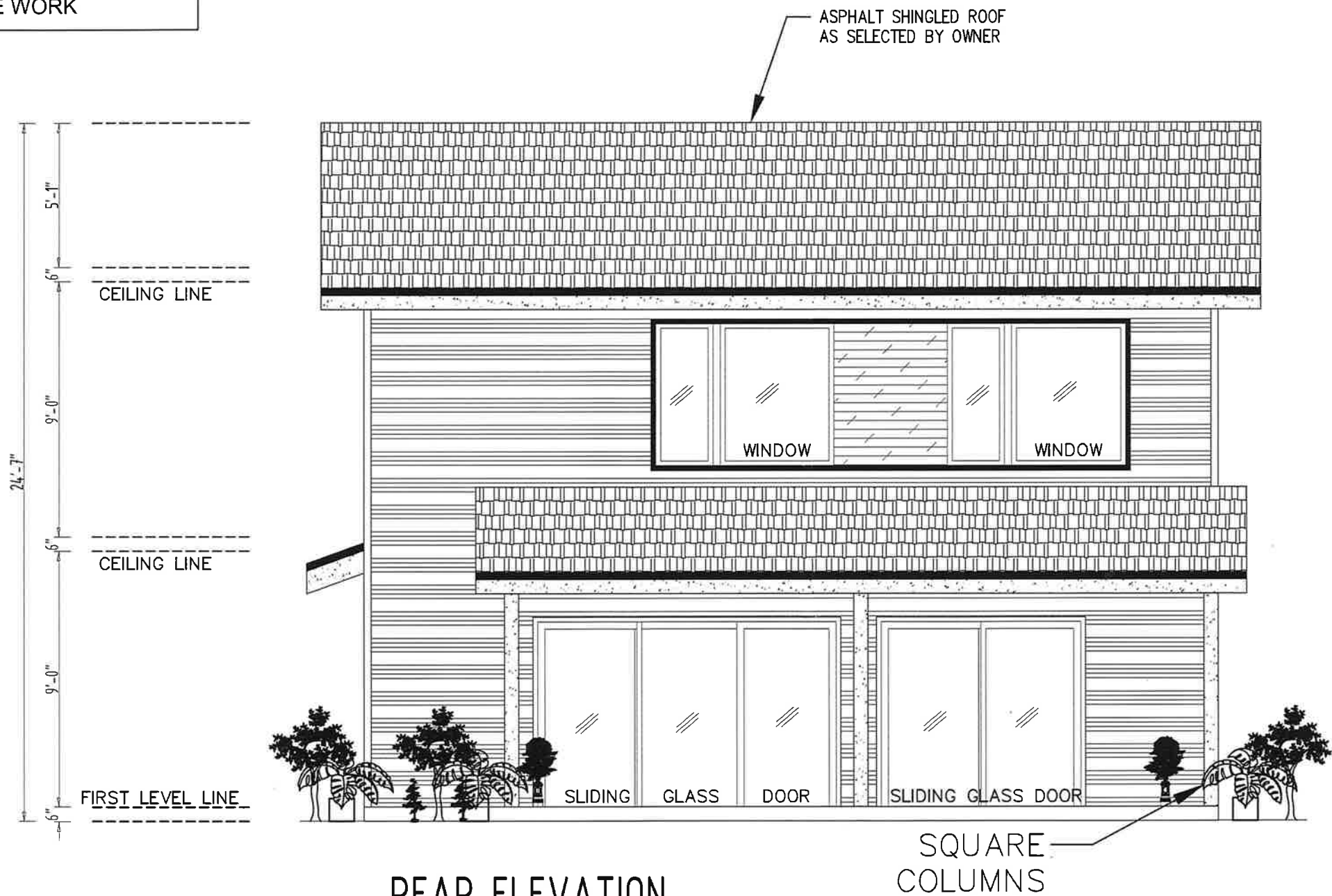
REVISIONS

No.	Description	Date

A1
EXTERIOR
ELEVATION

GENERAL NOTES

- 1-ALL WORK SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES
- 2-CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH DIMENSIONS IN THE CONTRACT DOCUMENTS FOR ACCURACY PRIOR TO PROCEEDING WITH THE WORK



REAR ELEVATION

1/8" = 1'-00"

1918 PUTTY HILL AVE
PARKVILLE MD 21234

REVISIONS

No.	Description	Date

A2
EXTERIOR
ELEVATION

GENERAL NOTES

- 1-ALL WORK SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES
- 2-CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH DIMENSIONS IN THE CONTRACT DOCUMENTS FOR ACCURACY PRIOR TO PROCEEDING WITH THE WORK



LEFT SIDE ELEVATION

1/8" = 1'-00"

1918 PUTTY HILL AVE
PARKVILLE MD 21234

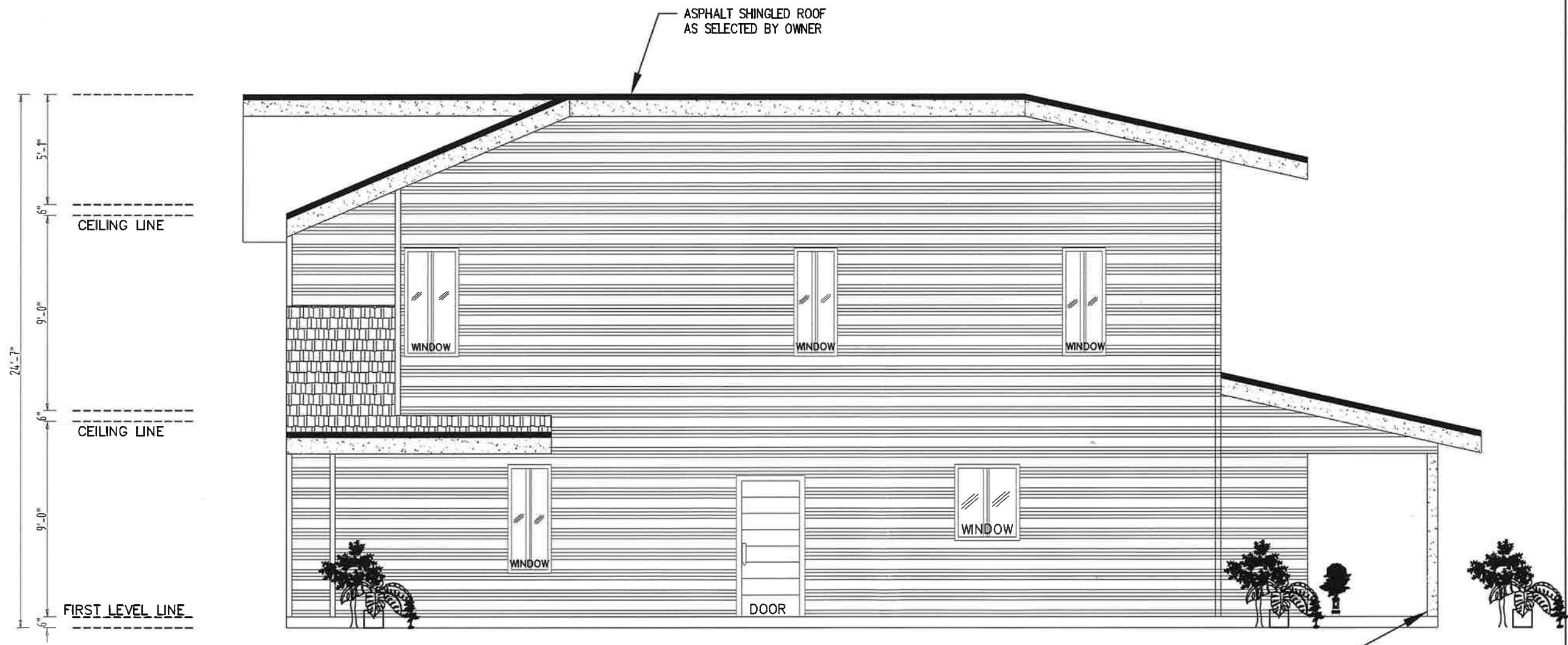
REVISIONS

No.	Description	Date

A3
EXTERIOR
ELEVATION

GENERAL NOTES

- 1-ALL WORK SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES
- 2-CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH DIMENSIONS IN THE CONTRACT DOCUMENTS FOR ACCURACY PRIOR TO PROCEEDING WITH THE WORK



RIGHT SIDE ELEVATION
1/8" = 1'-00"

1918 PUTTY HILL AVE
PARKVILLE MD 21234

REVISIONS

No.	Description	Date

A4
EXTERIOR
ELEVATION