

**INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM**

TO: Director, Office of Planning  
Attention: ~~Lynn Lanham~~ *Kathy Schlabach*  
Jefferson Building  
105 West Chesapeake Avenue, Room 101  
Towson, MD 21204  
Mail Stop 3402

Permit or Case No. \_\_\_\_\_

FROM: Arnold Jablon, Director  
Department of Permits, Approvals and Inspections

RE: Undersized Lots

Residential Processing Fee Paid (\$60.00) <i>\$100.00</i>
Accepted by <i>R.D.J.</i>
Date <i>5/26/16</i>

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 dwelling permit.

**MINIMUM APPLICANT SUPPLIED INFORMATION:**

*MATIS WARFIELD, INC.*  
James Matis *10540 York Road Suite M Hunt Valley MD 21030* *410-683-7004 jem@matiswarfield.com*  
Print Name of Applicant Address Telephone Number Email Address  
Lot Address 10455 Falls Road Election District 9 Councilmanic District 2 Square Feet 20,512  
Lot Location: NE SW side/corner of Falls Road, 625' +/- feet from NE SW corner of Falls Road I-695  
(street) (street)  
Land Owner(s): Mack Falls, LLC 10 Digit Tax Account Number 2000005964  
Address: 2328 W Joppa Rd Suite 200 Telephone Number (410)-821-8585  
Lutherville MD 21093 Email Address bgill@mackenziemanagement.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

	<b>YES</b>	<b>NO</b>
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application (Lot Line Adjustment)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings Buildings Exist	<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		
6. Current Zoning Classification: <u>DR-1</u>		

RECEIVED

MAY 31 2016

DEPARTMENT OF PLANNING

**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: *[Signature]*  
For the Director, Office of Planning

Date: *6/15/2016*

#10455 Falls Rd

**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 R David Davall on 5/26/16  
(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 ~~\$60.00~~ <sup>\$100 =</sup>. 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.

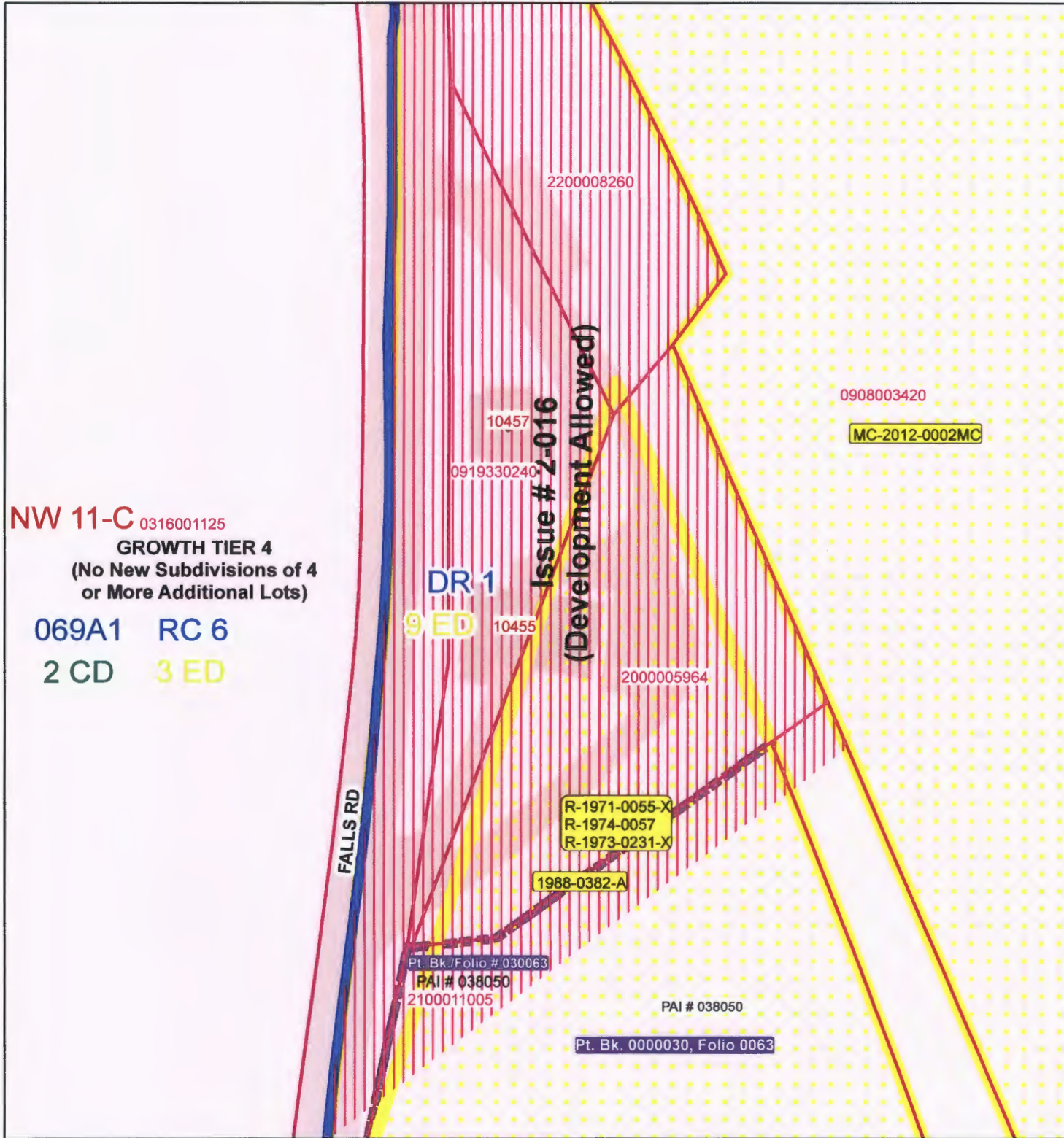
SUGGESTED POSTING DATE\* 6/7/16 D (15 Days Before C)  
DATE POSTED \_\_\_\_\_  
HEARING REQUESTED YES  NO  DATE \_\_\_\_\_  
CLOSING DAY (LAST DAY FOR HEARING DEMAND) 6/22/16 C (B-3 Work Days)  
TENTATIVE DECISION DATE 6/27/16 B (A + 30 Days)

\*Usually within 15 days of filing

**CERTIFICATION OF POSTING**

District: 3rd 9th  
Location of Property: \_\_\_\_\_  
Posted by: \_\_\_\_\_ Date of Posting: \_\_\_\_\_  
Number of Signs: \_\_\_\_\_

# 10455 Falls Road



**NW 11-C** 0316001125  
**GROWTH TIER 4**  
(No New Subdivisions of 4  
or More Additional Lots)

**069A1**   **RC 6**  
**2 CD**   **3 ED**

Publication Date: 5/26/2016



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



0 15 30 60 90 120  
Feet

1 inch = 60 feet

# CERTIFICATE OF POSTING

Building Application

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Matis Warfield

June 22, 2016

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* 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: \_\_\_\_\_

10455 Falls Road

June 5, 2016

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



Sincerely,

June 5, 2016

*[Signature]*  
(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)

Date to be posted: Anytime before but no later than \_\_\_\_\_.

Request for Building and/or Use Permit

## ZONING NOTICE

~~BUILDING AND/OR USE PERMIT~~  
APPLICATION

(10455)

ADDRESS: 10455 FALLS ROAD

PROPOSAL: To adjust the lot line location between two  
existing undersized lots, which will result in two reconfigur  
undersized lots, each containing substantially the same acreage  
(see BCZC  
Section 304)

### 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

JUNE 22, 2016

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

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

No. **139281**  
 Date: **5/26/16**

**PAID RECEIPT**

BUSINESS ACTUAL TIME DRW  
 5/26/2016 5/26/2016 10:22:08 5  
 NEG MS05 WALKIN LRB  
 RECEIPT # 851041 5/26/2016 OFLN  
 Dept 5 528 ZONING VERIFICATION  
 CR NO. 139281  
 Recpt Tot \$100.00  
 \$200.00 CK \$1.00 CA  
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				5100 <del>00</del>

Total: 5100 ~~00~~

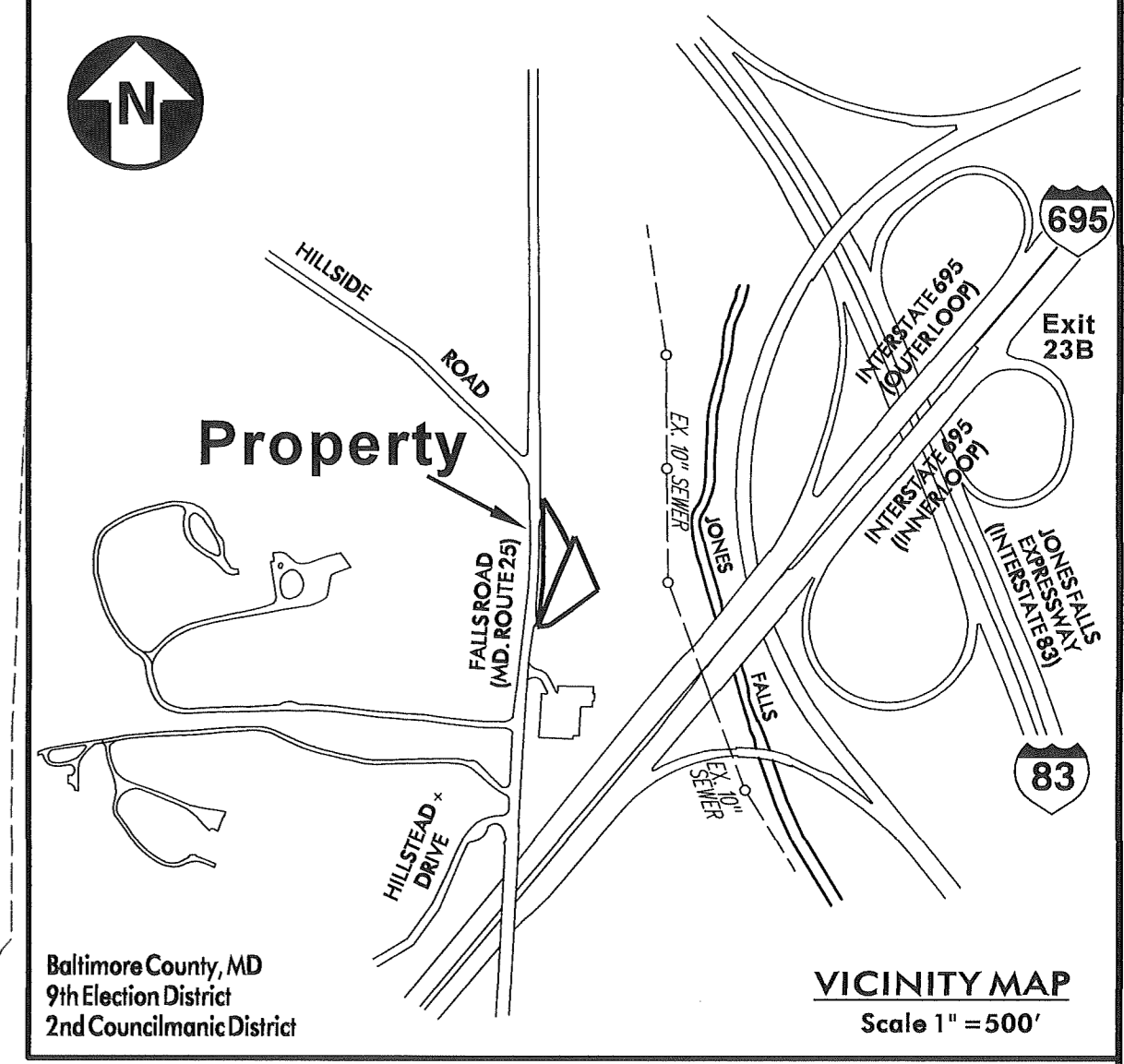
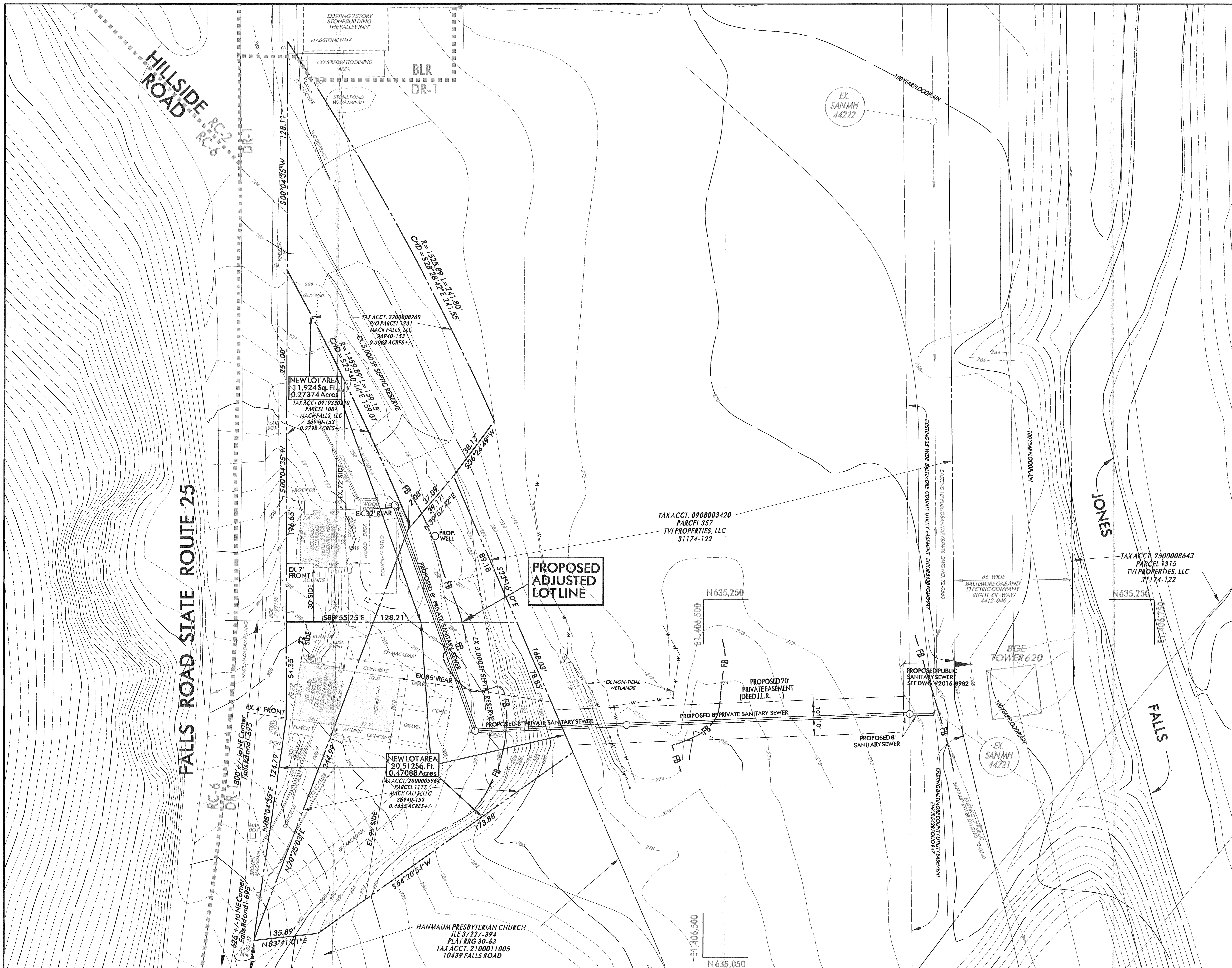
Rec From:

For: undersized lot - 10455 Falls Rd

DISTRIBUTION

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

**CASHIER'S  
 VALIDATION**



**SITEDATA**

Tax Parcels - Map 69	Tax Account Numbers	Deed Reference
Parcel 1004	0919330240	36940-153
Parcel 1177	2000005964	36940-153

Existing Zoning - DR-1  
 Existing Use  
 Parcel 1004 Existing Dwelling 10457 Falls Road  
 Parcel 1177 Existing Dwelling 10455 Falls Road

Net Area of Existing Parcel  
 Parcel 1004 10457 Falls Rd. 0.2790 Acs +/- 12,156 sq.ft.  
 Parcel 1177 10455 Falls Rd. 0.4655 Acs +/- 20,280 sq.ft.

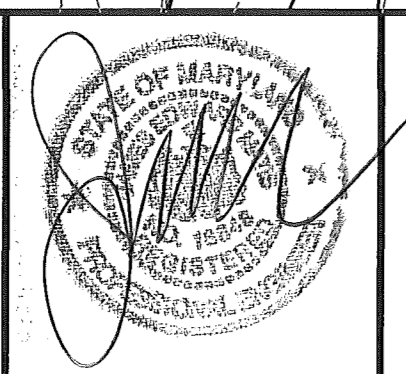
Net Area of Existing Parcel subsequent to Lot Line Adjustment  
 Parcel 1004 10457 Falls Rd. 0.27374 Acs +/- 11,924 sq.ft.  
 Parcel 1177 10455 Falls Rd. 0.47088 Acs +/- 20,512 sq.ft.

Previous Development History - None  
 Prior Zoning Cases - None  
 Zoning Issue 2-016 CZMP request for RO

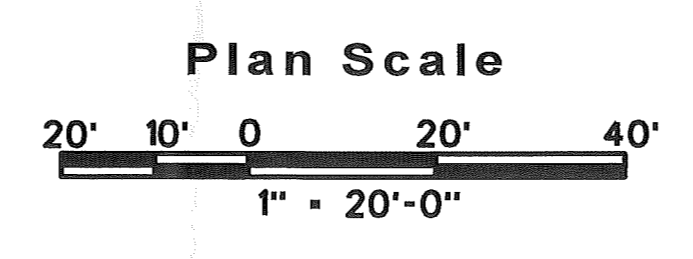
- NOTES**
- Structure at 10457 Falls Road constructed in early 20th century
  - Structure at 10455 Falls Road constructed approximately 1930
  - Structures at 10455 and 10457 Falls will be retained
  - Lot Line Adjustment to be sought to resolve property line irregularity discovered during recent survey.
  - Properties currently on well and septic systems
  - Properties to be connected to private sewer.

**MATISWARFIELD**  
 Consulting Engineers

10540 York Road Suite M Hunt Valley, Maryland 21030  
 410.683.7004 PHONE 410.683.1798 FAX  
 www.matiswarfield.com



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 No. PE  
 1000011005  
 Expiration Date:



**Legal Owner**  
 Mack Falls, LLC  
 co Mackenzie Management, LLC  
 2328 West Joppa Road  
 Lutherville, Maryland 21093  
 410-821-8885

Date	Issue
6-19-16	FOR FILING

PLAN TO ACCOMPANY APPLICATION  
 UNDERSIZED LOT STATUS  
 10455 + 10457 FALLS ROAD

BALTIMORE COUNTY, MARYLAND  
 ELECTION DISTRICT NO. 9  
 COUNCILMANIC DISTRICT 2