

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 RJ

2021-0002-UL

Residential Processing Fee Paid
(\$100.00)
Accepted by RJ
Date 8/16/2021

FROM: C. Pete Gutwald, Director
Department of Permits, Approvals and Inspections

RE: Undersized Lots - 132 Winters Lane

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) Dominion Properties, LLC
Applicant's Mailing Address 1029 N. Calvert Street, Baltimore, MD 21201
Applicant's Telephone Number (410) 727-4305 Applicant's Email Address brian@thedominongroup.com
Lot Address 132 Winters Lane Election District 1st Council District 1st Lot Square Feet 9,504
Lot Location: N E S W side of Winters Lane, 500 feet/at corner of N E S W of side of Main Avenue
(street name) (# of feet) (street name)
Land Owner(s): Shalla Hedge 10 Digit Tax Account Number 0101350000
Owner's Mailing Address: 302 Elrino Street, Baltimore, MD 21224
Owner's Telephone Number (410) 727-4305 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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: BM Williams
For the Director, Office of Planning

Date: 8/27/21

Revised 10/04/17

*** See Attached Conditions**

DO NOT APPROVE BLDG PERMIT UNLESS CONDITIONS ARE MET. RJ

Roz Johnson

From: Brett Williams
Sent: Friday, August 27, 2021 9:50 AM
To: Roz Johnson
Cc: brian@thedominiongroup.com
Subject: Undersized lot request for 132 Winters Lane.
Attachments: Conditional Approval 132 Winters Lane.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Roz,

Please see attachment for the Department of Planning's conditional approval for an undersized lot request. See below for the Department's recommendation and conditions. Please contact me with any questions.

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 21-002-UL

INFORMATION:

Property Address: 132 Winters Lane
Petitioners: The Dominion Group Properties LLC
Zoning: DR 5.5
Requested Action: Undersize Lot

I have reviewed the petition to permit a proposed dwelling with an undersized lot width of 37' in lieu of the required 55' minimum lot width.

A site visit was conducted on August 26, 2021. The subject property is located south of Maine Avenue on east side of Winters Lane. The site is within Southwest Baltimore County Revitalization Strategy, Western Baltimore County Pedestrian and Bicycle Access Plan and Patapsco Heritage Area Management Plan. The site is within the boundaries of National Registry of Historic District and Catonsville/ Patapsco Sustainable Community Area. The property is in historically African American residential community.

The applicant is proposing a two story dwelling in an undersized lot with a proposed garage in the front. An elevation drawing showing the front of the proposed dwelling has been provided. The drawing shows a two-story dwelling that appears to be appropriate with respect to architectural style in the context of the neighborhood.

The Department has no objection to granting the requested relief, conditioned upon the following:

- 1) Orient the parking and garage in the rear to keep it consistent with the rest of the area. Majority of the houses in the neighborhood have detached garages in the rear.
- 2) There is an existing drive entry on the side walk, and it doesn't look like, from the site plan, that it's being reused. Explore options to re-use the drive way to have the garage in the rear. The front parking will disrupt the rhythm of the streetscape.

Brett M. Williams
Department of Planning

132 Winters Ln.

2021-0002-UL



129 and 131 Winters Lane, across the street



125 and 127 Winters Lane, across the street. 123 to the left

132 Winters Ln.

2021-0002-UL



130 Winters Lane, property on right of this house. This house to be replaced under current zoning review



136 and 138 Winters Lane, property to the left of these houses

CERTIFICATE OF POSTING

RE: Case No.: AA-2021-0002-UL **Building Permit**

Petitioner/Developer: Dominion

PROPERTIES, LLC 0000

Date of Hearing/Closing: August 15, 2021

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: _____

132 Winters Lane

The sign(s) were posted on August 15, 2021
(Month, Day, Year)



Sincerely,

[Signature] August 15, 2021
(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. 206655

Date: 8/3/2021

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
201	800	0000		6150				\$100.00

Total: \$100.00

Rec From: RICHARDSON ENGINEERING

For: UNDERSIZED LOT APPLICATION RJ

132 Winters Lane

DR 5.5 H# 2021-0002-UL 21-1477

CASHIER'S
VALIDATION

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

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Richardson Engineering, LLC 12/14
7 Deneison Street
Timonium, MD 21093
(410) 560-1502

MANUFACTURERS & TRADERS TR CO
7-11/520

11580

Aug 2, 2021

PAY TO THE
ORDER OF

Baltimore County, MD

\$ 100.00

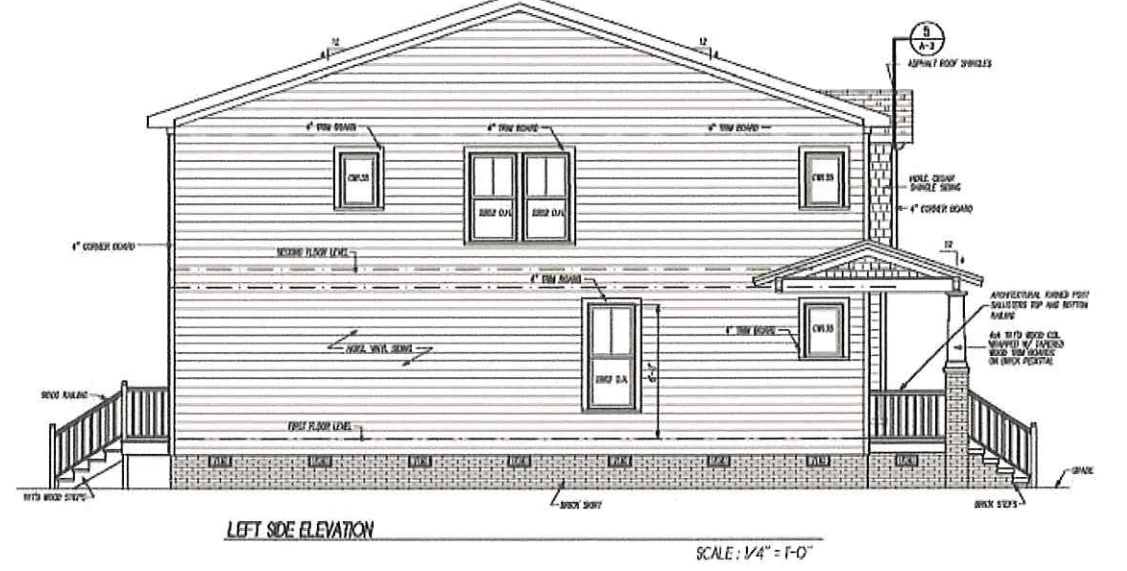
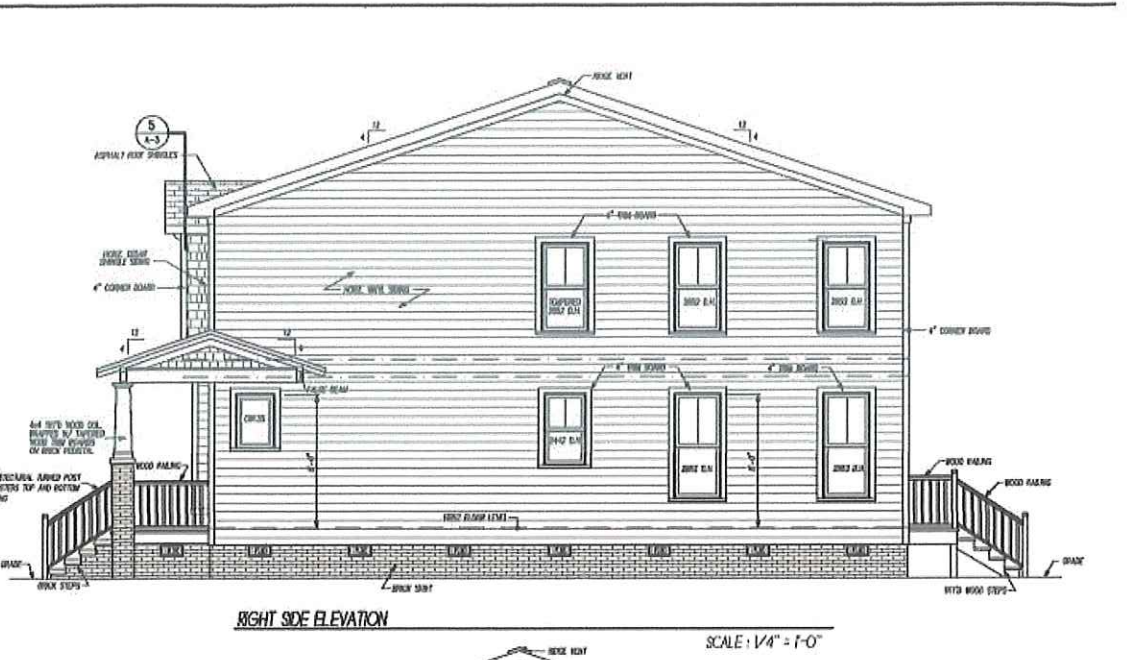
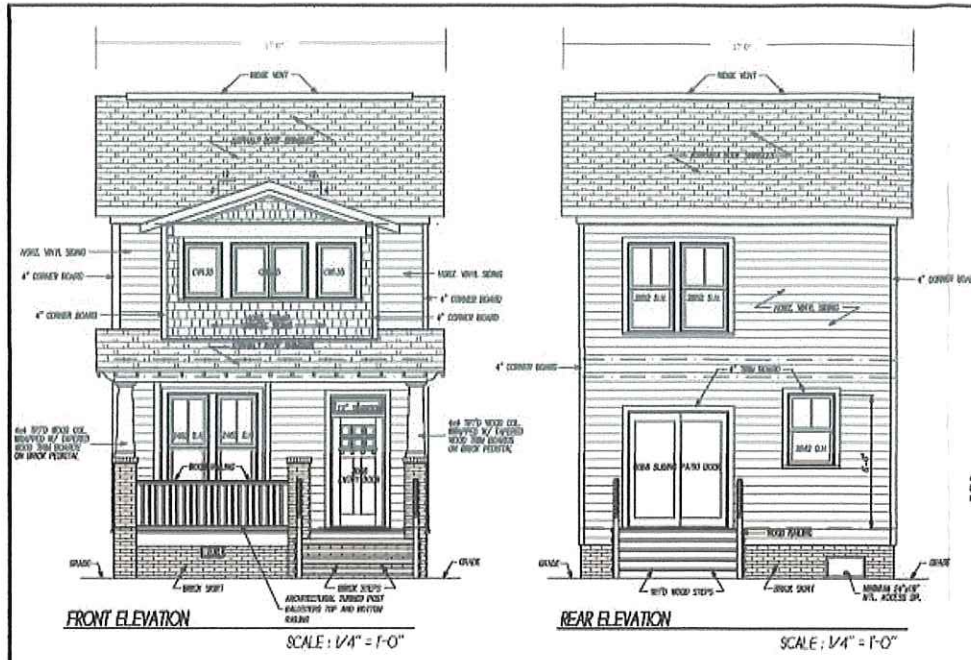
One hundred and

00/100 DOLLARS

Paul C. Ruble

MEMO 21110

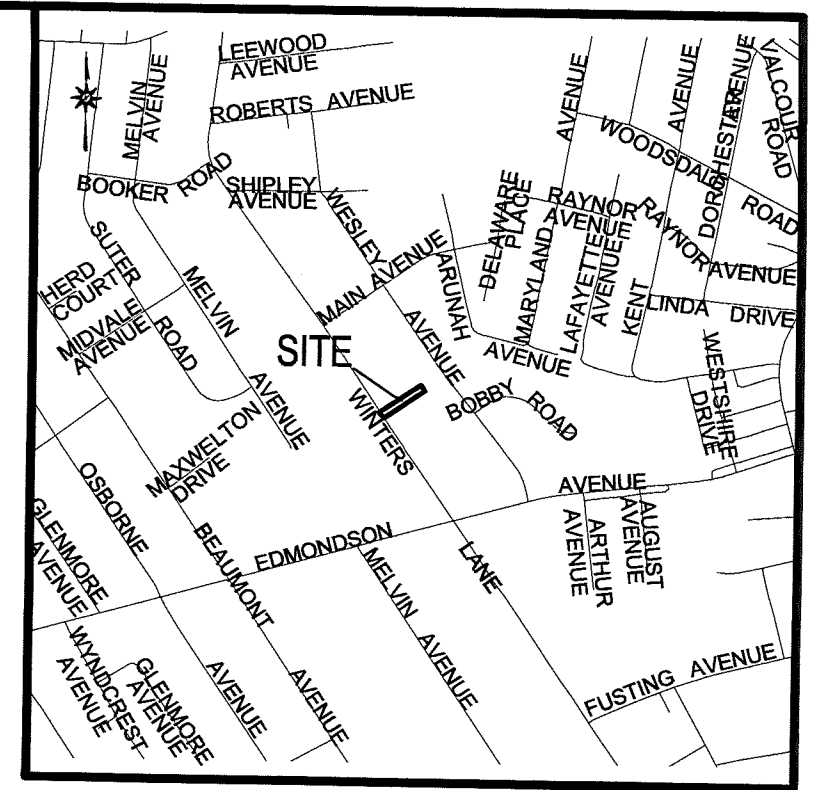
⑈011580⑈ ⑆052000113⑆ 9860645721⑈



DOMINION PROPERTIES
REAL ESTATE SERVICES & REALTY SOLUTIONS
11400 WEST 11TH AVENUE, SUITE 100, DENVER, CO 80202

DATE	REVISIONS

ELEVATIONS	
SHEET :	
DATE :	
SCALE :	As Noted
DRAWN :	
CHECKED BY :	

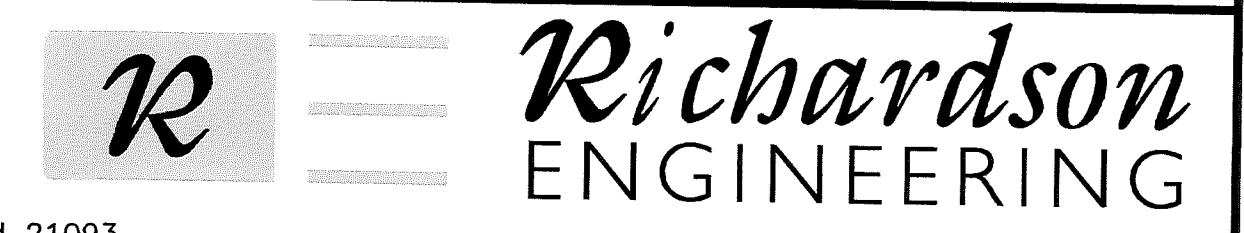


LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNER: SHAILA HEDGE
302 ELRINO ST
BALTIMORE MD 21224
 2. SITE AREA:
NET: 9,504 SF OR 0.22 AC±
GROSS: 9,504 SF OR 0.22 AC±
 3. USE:
EXISTING: 1 RESIDENTIAL DWELLING
PROPOSED: 1 RESIDENTIAL DWELLING
 4. UTILITIES: PUBLIC WATER AND SEWER
 5. DEED REF: 34302/282
 6. TAX ACCOUNT: 0101350000
 7. ZONING: DR 5.5
(PER 1"=200' ZONING MAP 101A1)
 8. TAX MAP: 101
GRID: 1
PARCEL: 1443
 9. NO KNOWN FLOODPLAINS EXISTS ON SITE PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100388F DATED SEPTEMBER 26, 2008.
 10. PREVIOUS ZONING CASES: NONE ON FILE.
 11. PREVIOUS PERMITS:
8828319 RAZE SFD, OCTOBER 4, 2013.
8781598 RAZE SFD, OCTOBER 3, 2013.
8470447 RAZE EXISTING SFD.
 12. SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 13. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
 14. SETBACKS FOR DR 5.5
- | | REQUIRED | PROVIDED |
|-------|----------|----------|
| FRONT | 44' | 44± |
| SIDE | 10' | 10± |
| REAR | 30' | 159± |
15. PARKING PROVIDED: 2 SPACES
 16. PARKING REQUIRED: 2 SPACES PER DWELLING
 17. PURSUANT TO SECTION 409 OF THE B&OZ, ALL PARKING, MANEUVERING AND AISLE AREAS WILL BE PAVED (INDICATE TYPE) AND SHALL BE PROPERLY DRAINED SO AS NOT TO CREATE ANY UNDESIRABLE CONDITIONS

APPROVED 10/12/2021



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

PLAN TO ACCOMPANY BUILDING PERMIT
FOR
**PROPOSED RESIDENCE
DOMINION PROPERTIES**
132 WINTERS LANE

BALTIMORE COUNTY MARYLAND
1ST ELECTION DISTRICT 1ST COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
09-30-21 REVISED HOUSE	LNR	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	07-19-21	21110	1 OF 1

