21-1078
JS

PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 7628 Philadelphia Road **which is presently zoned** DR-5.5

Deed Reference 34412 / 142 10 Digit Tax Account # 1426040200

Property Owner(s) Printed Name(s) Elliot Morales

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1.____ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2.____ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. x **a Variance** from Section(s) 1B02.3.C.1 to permit an 18' setback in lieu of the required 25' front yard setback, and
1B02.3.C.1 to permit a 22' setback in lieu of the required 30' rear yard setback

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)**

TO BE PRESENTED AT THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Eliott Morales /
Name #1 - Type or Print Name #2 - Type or Print

Signature #1 / Signature # 2

7628 Philadelphia Road Baltimore MD
Mailing Address City State

21237-2534 / 443.504.8022 / ewmg82@gmail.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 8/18/21
By

Representative to be contacted:

Richardson Engineering, LLC
Name - Type or Print

Signature

7 Deneison Street Timonium MD
Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
Zip Code Telephone # Email Address

CASE NUMBER 2021-0174-A **Filing Date** 6/7/21 **Do Not Schedule Dates:** _____ **Reviewer** JS

REV. 10/4/11

Richardson ENGINEERING

CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

RICHARDSON ENGINEERING, LLC.
7 DENEISON ST. | TIMONIUM, MD 21093
410-560-1502 | RICHARDSONENGINEERING.NET

ZONING PROPERTY DESCRIPTION FOR
7628 PHILADELPHIA ROAD
14TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the Northwest corner of the intersection of the right-of-way of Philadelphia Road and Longview Avenue binding on the right-of-way on Longview Avenue (1) North 46 degrees 45 minutes 04 seconds East at a distance of 278.96 feet, thence leaving the right-of-way and going the following courses and distances, (2) South 42 degrees 46 minutes 53 seconds West 72.73 feet, (3) South 47 degrees 10 minutes 33 seconds East 272.01 feet, binding on the right-of-way of Philadelphia Road North 48 degrees 23 minutes 25 seconds East 71.00 feet to the point of beginning.

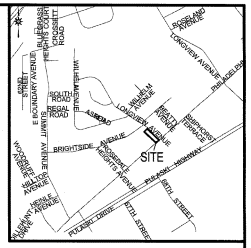
Containing a net area of 19,755 square feet or 0.45 acres +/-.

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 NUMBER 16597, EXPIRATION DATE: 08-15-2021

STATE OF MARYLAND
PATRICK C. RICHARDSON
NO. 16597
REGISTERED
PROFESSIONAL ENGINEER

5/28/21

2021-0174-A



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNER: ELIOTT MORALES
   7628 PHILADELPHIA RD
   BALTIMORE MD 21237-2534
2. SITE AREA:
   NET: 19,755 SF OR 0.45 AC.±
   GROSS: 26,069 SF OR 0.60 AC.±
3. USE:
   EXISTING: 1 RESIDENTIAL DWELLING
   PROPOSED: 3 UNIT RESIDENTIAL DWELLING
4. UTILITIES: PUBLIC WATER AND SEWER
5. DEED REF: 34412/142
6. TAX ACCOUNT: 1428040200
7. ZONING: DR 5.5
   (PER 1"=200' ZONING MAP 89C3)
8. TAX MAP: 89
   GRID: 22
   PARCEL: 345
9. NO KNOWN FLOODPLAINS EXISTS ON SITE PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100410F DATED SEPTEMBER 26, 2008.
11. PREVIOUS ZONING CASES: NONE ON FILE
12. PREVIOUS PERMITS: B959202 MAY 9, 2019 REMOVE ATTACHED GARAGE+CONST 1STY ADDITION ON REAR
13. SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
14. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
15. SETBACKS FOR DR 5.5

	REQUIRED	PROVIDED
FRONT*	25'	17'±
SIDE	10'	65'±
REAR	30'	22'±

*FRONT FACES LONGVIEW AVENUE

2021-0174-A

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

PLAN TO ACCOMPANY ZONING PETITION
FOR

MORALES RESIDENCE

7628 PHILADELPHIA ROAD

BALTIMORE COUNTY MARYLAND
14TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	LNR	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	05-27-21	20014	1 OF 1