

IN RE: <b>6034 A OLD FREDERICK ROAD</b>	*	BEFORE THE
1 <sup>st</sup> Election District		
1 <sup>st</sup> Council District	*	OFFICE OF
Bow Consulting, LLC		
	*	ADMINISTRATIVE HEARINGS
Legal Owner		
	*	FOR BALTIMORE COUNTY
<b>Petitioner</b>		
	*	<b>Case Nos. UA-2022-0001-UL</b>
* * * * *		

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration under the Baltimore County Zoning Regulations (“BCZR”) § 304.1 to permit a proposed dwelling with an undersized lot width of 43 feet and an undersigned lot area of 5250 sq. ft. in lieu of the minimum required 55 feet and 6000 square feet. A formal hearing demand was filed by Amir S. Doud on March 14, 2022.

Due to COVID-19, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted.

Travis Omopariola the contract purchaser appeared at the hearing. Patrick Richardson of Richardson Engineering also was present at the hearing and assisted the property owner. The site plan he prepared was marked and accepted into evidence as Petitioners’ Exhibit 1. Amir S. Doud, the adjacent property owner who demanded the hearing was also present.

The property is approximately 5,464 sq. ft. and is 125 ft. in depth and 43.5 ft. in width. It is zoned DR 5.5. It is located in Catonsville and is served by public water and sewer. It consists of Lots 4 and 5 of the McDonough Heights subdivision, which was recorded in 1920, as evidence by Petitioner’s Exhibit 4. Petitioner’s Exhibits 2 and 3 are SDAT records that establish that the Petitioner does not own sufficient adjoining land to conform to the width and area requirements.

ORDER RECEIVED FOR FILING

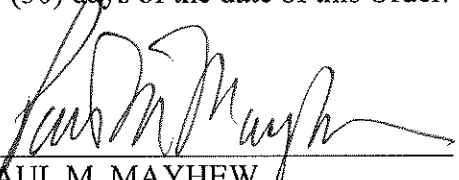
Date 7-12-22

By [Signature]

Finally, no variance relief is requested because all setback requirements will be met. The Petitioner has therefore established entitlement to an undersized lot use permit. Mr. Doud expressed concern that his property value would be diminished. However, because all the requirements of BCZR § 304.1 have been met I believe the use permit is within the spirit and intent of the zoning regulations and should be granted.

THEREFORE, IT IS ORDERED this 12<sup>th</sup> day of July, 2022, by this Administrative Law Judge for Baltimore County, to grant a use permit pursuant to BCZR § 304.4 for a proposed dwelling with an undersigned lot width of 43 feet and an undersigned lot area of 5,250 sq. ft. in lieu of the minimum required 55 feet and 6000 square feet is hereby GRANTED.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
\_\_\_\_\_  
PAUL M. MAYHEW  
Managing Administrative Law Judge  
for Baltimore County

PMM:sln

ORDER RECEIVED FOR FILING

Date 7-12-22

By [Signature]

# 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 Shawn Crawford on February 15, 2022  
(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 2/27/2022 D (15 Days Before C)

DATE POSTED 2/27/2022

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

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 3/14/2022 C (B-3 Work Days)

TENTATIVE DECISION DATE 3/17/2022 B (A + 30 Days)

\*Usually within 15 days of filing

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## CERTIFICATE OF POSTING

District: 154

Location of Property: North side of Old Frederick Rd, 80 feet +/- West of Commonwealth Ave.  
To permit a proposed dwelling with an undersized lot width of 43 feet and  
a lot area square footage of 5,250, in lieu of the required width of 55 feet and  
lot size of 6,000 Date of Posting: \_\_\_\_\_

Number of Signs: 2

**INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM**

202-03205  
S. Crawford

**TO:** Director, Office of Planning & Community Conservation  
Attention: Jeffrey Long  
County Courts Building, Room 406  
401 Bosley Avenue  
Towson, MD 21204

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

Residential Processing Fee Paid  
(\$50.00)  
Accepted by SMC  
Date 2/15/22

**FROM:** Arnold Jablon, Director  
Department of Permits & Development Management

**RE:** Undersized Lots

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.

**MINIMUM APPLICANT SUPPLIED INFORMATION:**

TRANS Ompariola 506 Meadow Rd Baltimore MD 21206 443 997 118  
Print Name of Applicant Address Telephone Number  
6034 A Old Frederick Election District 1 Councilmanic District 1 Square Feet 5,250 5  
Lot Address Lot Location: NE S W side/corner of Old Frederick Rd. 80% - feet from N E S W corner of Cimarron with Ave (street) (street)  
Land Owner: BOC Consulting Tax Account Number 0163231400  
Address: 506 Meadow Rd Telephone Number 443, 997-1785

**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!**

	YES	NO
1. This Recommendation Form (3 copies)	✓	
2. Permit Application - <u>202-03205</u>	✓	
3. Site Plan Property (3 copies)	✓	
4. Building Elevation Drawings	✓	
5. Photographs (please label all photos clearly) Adjoining Buildings	✓	
Surrounding Neighborhood	✓	
6. Current Zoning Classification: <u>S.S</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:

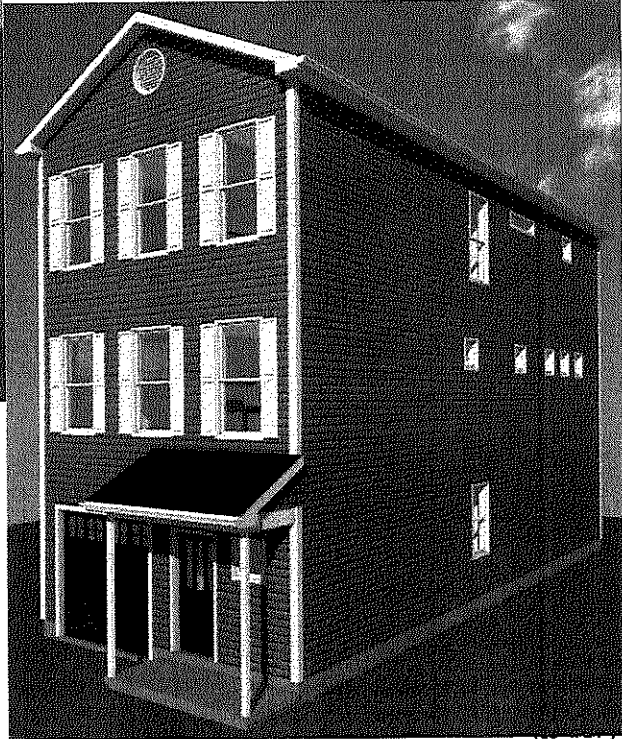
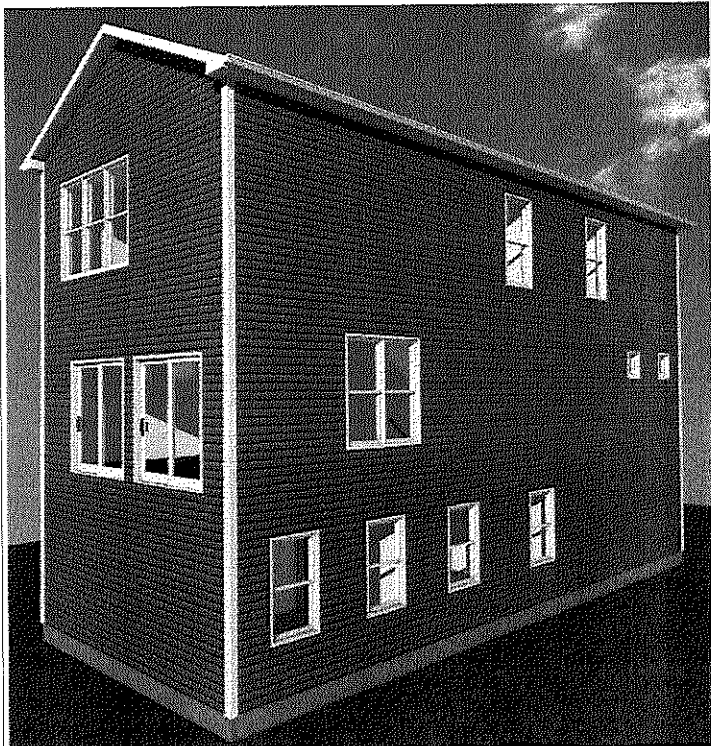
Signed by: \_\_\_\_\_  
for the Director, Office of Planning and Community Conservation

Date: \_\_\_\_\_

Revised 2/05/02

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

**THE  
SUSSEX  
HOUSE**



4TH GENERATION DESIGNS  
AND CONSULTING  
443-425-0941 SKIP STORM 4THGENDESIGNS@GMAIL.COM

O. M. O. DYNASTY LLC  
THE SUSSEX HOUSE

**PERSPECTIVES**

*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. 16597, EXPIRATION DATE AUGUST 15, 2021

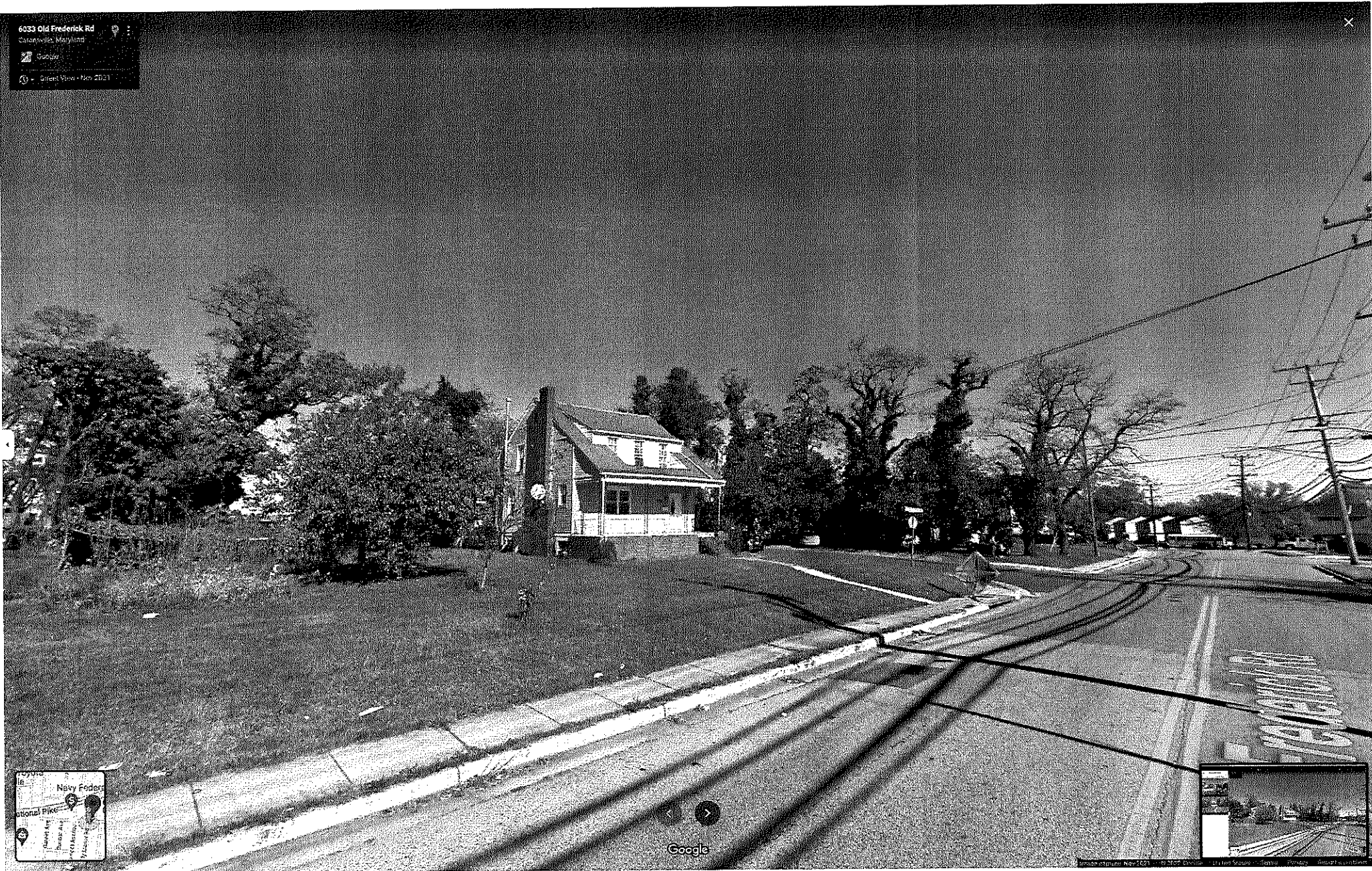
SCALE	DATE	SHEET
1/4" = 1'	1/3/2020	P - 1



6033 Old Frederick Rd  
Columbia, Maryland  
Google  
Street View - Nov 2021



street  
Access: Property



Right of Property



Left of property

1275

O.M.O. DYNASTY LLC

25-3/440

DATE 2/11/2020

PAY TO THE ORDER OF

Baltimore County MD  
one hundred

\$ 100.00

DOLLARS  Security Features Included. Details on Back.

**CHASE**  
JPMorgan Chase Bank, N.A.  
www.Chase.com

FOR 6034 A Small lot



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

No. 212465

Date: 2/11/22

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
<u>001</u>	<u>800</u>	<u>0000</u>		<u>6150</u>					<u>\$100</u>

Total: \$100

Rec From: TRANS OPER 1015

For: UNDER 528 LOT

TEX IV H 0103231900

**DISTRIBUTION**

WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER    GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S VALIDATION**



Real Property Data Search ( )  
 Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration	
Special Tax Recapture: None			
Account Identifier:	District - 01 Account Number - 0103231400		
<b>Owner Information</b>			
Owner Name:	BOW CONSULTING LLC	Use: RESIDENTIAL Principal Residence: NO	
Mailing Address:	506 MEADOW RD BALTIMORE MD 21206-	Deed Reference: /47066/ 00386	
<b>Location &amp; Structure Information</b>			
Premises Address:	OLD FREDERICK RD BALTIMORE 21228-0000	Legal Description: LT 4,5 MCDONOUGH HEIGHTS	
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:			
00950019 0275 1050082.04 0000 D 4 2022 Plat Ref: 0005/ 0069			
Town: None			
Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use			
5,250 SF 04			
Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements			
<b>Value Information</b>			
	Base Value	Value	Phase-in Assessments
		As of	As of
		01/01/2022	07/01/2021
Land:	73,700	73,700	07/01/2022
Improvements	0	0	
Total:	73,700	73,700	73,700
Preferential Land:	0	0	
<b>Transfer Information</b>			
Seller: INCOME ONE LLC	Date: 06/23/2022	Price: \$48,000	
Type: ARMS LENGTH VACANT	Deed1: /47066/ 00386	Deed2:	
Seller: JAMIL RAZIA	Date: 12/27/2021	Price: \$3,853	
Type: NON-ARMS LENGTH OTHER	Deed1: /46100/ 00286	Deed2:	
Seller: JAMIL IRFAN A	Date: 10/03/2003	Price: \$0	
Type: NON-ARMS LENGTH OTHER	Deed1: /18899/ 00734	Deed2:	
<b>Exemption Information</b>			
Partial Exempt Assessments:	Class	07/01/2021	07/01/2022
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00
Special Tax Recapture: None			
<b>Homestead Application Information</b>			
Homestead Application Status: No Application			
<b>Homeowners' Tax Credit Application Information</b>			
Homeowners' Tax Credit Application Status: No Application Date:			

**Donna Mignon**

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**From:** SGT ROBERT BLACK <1opie@comcast.net>  
**Sent:** Monday, July 11, 2022 12:11 PM  
**To:** Rick Richardson; Administrative Hearings  
**Subject:** Recertification's For UA-2022-0001-UL  
**Attachments:** Re-Cert 1 UA-2022-0001-UL.doc; Re-Cert 2 UA-2022-0001-UL.doc

**CAUTION:** This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 6034 Old Frederick Road. Thanks.

# CERTIFICATE OF POSTING

UA-2022-0001-UL

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

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

**Bow Consulting, LLC**

**July 11, 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:

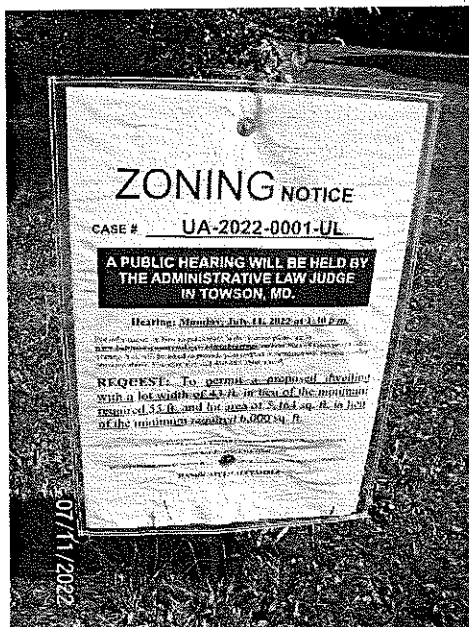
Ladies and Gentlemen:

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: \_\_\_\_\_

**6034 Old Frederick Road**      ***SIGN 2 Recertification***

**June 21, 2022**

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



Sincerely,

      **July 11, 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)



JOHN A. OLSZEWSKI, JR.  
County Executive

C. PETE GUTWALD, AICP  
Director, Department of Permits,  
Approvals and Inspections

June 7, 2022

## NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

**CASE NUMBER: UA-2022-0001-JL**

6034 Old Frederick Road

North side of Old Frederick Road, west of Commonwealth Avenue

1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District

Legal Owners: Bow Consulting, LLC

To permit a proposed dwelling with a lot width of 43 ft. in lieu of the minimum required 55 ft. and lot area of 5,464 sq. ft. in lieu of the minimum required 6,000 sq. ft.

Hearing: Monday, July 11, 2022 at 1:30 p.m.

For information on how to participate in the hearings please go to [www.baltimorecountymd.gov/adminhearings](http://www.baltimorecountymd.gov/adminhearings) no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "C. Gutwald", is written over the printed name and title.

Pete Gutwald  
Director

PW/kl

C: Travis Omopariola, Bow Consulting, LLC, 506 Meadow Road, Baltimore 21206  
Amir Doud, 6034 A Old Frederick Road, Catonsville 21228

**NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUES., JUNE 21, 2022**

TO: THE DAILY RECORD  
Tuesday, June 21, 2022 - Issue

Please forward billing to:  
Travis Omopariola  
506 Meadow Road  
Baltimore, MD 21206

443-992-1785

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## NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

**CASE NUMBER: UA-2022-0001-UL**

6034 Old Frederick Road  
North side of Old Frederick Road, west of Commonwealth Avenue  
1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District  
Legal Owners: Bow Consulting, LLC

To permit a proposed dwelling with a lot width of 43 ft. in lieu of the minimum required 55 ft. and lot area of 5,464 sq. ft. in lieu of the minimum required 6,000 sq. ft.

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Pete Gutwald  
Director of Permits, Approvals and Inspections for Baltimore County

# The Daily Record

200 St. Paul Place Suite 2480  
Baltimore, Maryland 21202  
1 (443) 524-8100  
www.thedailyrecord.com

Order #: 12129564  
Case #: UA-2022-0001-UL  
Description:

## PUBLISHER'S AFFIDAVIT

NOTICE OF ZONING HEARING - CASE NUMBER:  
UA-2022-0001-UL

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

6/21/2022



**Darlene Miller, Public Notice Coordinator**  
(Representative Signature)

**Baltimore County**

**NOTICE OF ZONING HEARING**

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows

**CASE NUMBER: UA-2022-0001-UL**

6031 Old Frederick Road  
North side of Old Frederick Road, west of Commonwealth Avenue  
1st Election District - 1st Councilmanic District  
Legal Owner: Bow Consulting, LLC

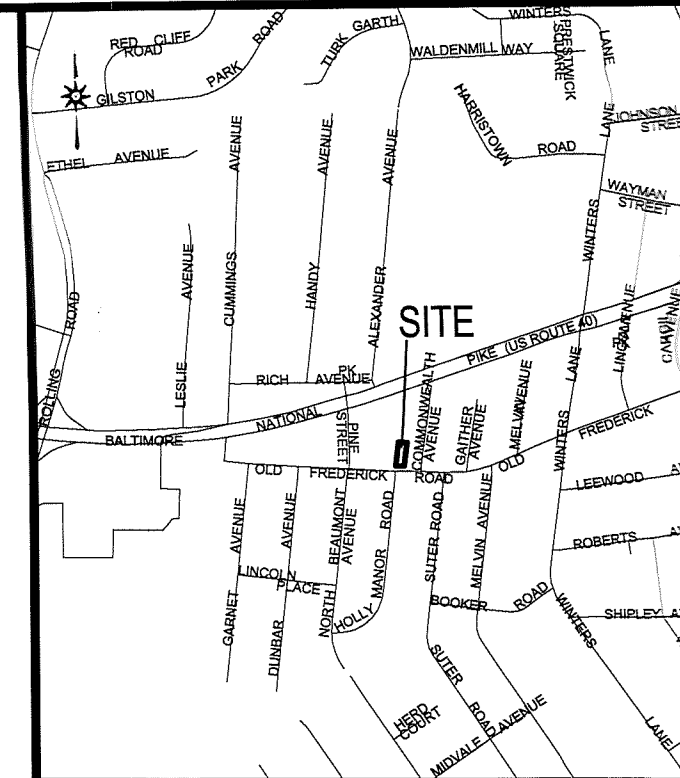
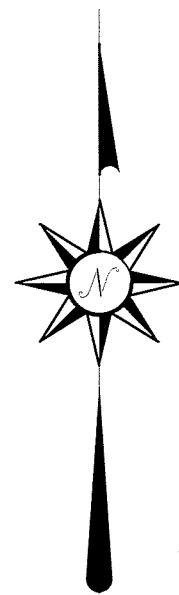
To permit a proposed dwelling with a lot width of 43 ft. in lieu of the minimum required 55 ft. and lot area of 5,464 sq. ft. in lieu of the minimum required 6,000 sq. ft.

Hearing: Monday, July 11, 2022 at 1:30 p.m.

For information on how to participate in the hearings please go to [www.baltimorecountymd.gov/adminhearings](http://www.baltimorecountymd.gov/adminhearings) no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3363, ext. 0.

Pete Gutwald  
Director of Permits, Approvals and Inspections for Baltimore County

je21



VICINITY MAP  
SCALE: 1" = 1000'



**GENERAL NOTES:**

1. OWNER: INCOME ONE LLC  
SITE 115 316  
1350 BEVERLY RD  
MCLEAN VA 22101
2. SITE AREA:  
NET: 5,464 SF OR 0.13 Ac.±  
GROSS: 6,327 SF OR 0.15 Ac.±
3. USE:  
EXISTING: 1 RESIDENTIAL DWELLING  
PROPOSED: PUBLIC WATER AND SEWER
4. UTILITIES: PUBLIC WATER AND SEWER
5. DEED REF: 46100/286
6. TAX ACCOUNT: 0103231400
7. ZONING: DR 5.5  
(PER 1"=200' ZONING MAP 094C3)
8. TAX MAP: 95
- GRID: 19
9. NO KNOWN FLOODPLAINS PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100386F DATED SEPTEMBER 26, 2008.
10. PREVIOUS ZONING CASES: 2008-0289-A TO PERMIT A LOT WIDTH OF 43.16 FEET, A LOT AREA OF 5150 SQUARE FEET AND SIDE SETBACKS ON EACH SIDE OF 8.58 FEET IN LIEU OF THE REQUIRED 55 FEET WIDTH, 6000 SQUARE FEET AREA, 10 FOOT SIDE SETBACKS, RESPECTIVELY. DENIED MARCH 14, 2008. R-1951-2104 "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE. DENIED NOVEMBER 20, 1951.
11. PREVIOUS PERMITS: NONE ON FILE.
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	40'	40'±
SIDE	10'	11'±
REAR	30'	31'±



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

PLAN TO ACCOMPANY BUILDING PERMIT  
FOR  
PROPOSED RESIDENCE

6034A OLD FREDERICK ROAD  
BALTIMORE COUNTY MARYLAND  
1ST ELECTION DISTRICT 1ST COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	LNK	PCR	1" =
	DATE:	JOB NO.:	SHEET
	02-08-21	22003	1 OF 1