



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

June 12, 2023

Lawrence E. Schmidt, Esquire – lschmidt@sgs-law.com
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204

RE: Petition for Variance
Case No. 2023-0085-A
Property: 419 Talbott Avenue

Dear Mr. Schmidt:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive, flowing style.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure

c: Talbott Avenue, LLC – Chase Freeman – chasefreeman@gmail.com
Dan Blevins – dblevins@dev-designsolutions.com
Lois Radcliffe – ljrcpa@hotmail.com
Lisa Hapney – hapneybrothers@gmail.com

IN RE: PETITION FOR VARIANCE

(419 Talbott Avenue)

8th Election District

3rd Council District

Talbott Avenue, LLC

Legal Owner

Petitioner

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BEFORE THE

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OFFICE OF ADMINISTRATIVE

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HEARINGS OF

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BALTIMORE COUNTY

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CASE NO. 2023-0085-A

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Talbott Avenue, LLC (“Petitioner”) for property located at 419 Talbott Avenue, Lutherville (the “Property”). Petitioner is requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”), §§1B02.3(B) and 1B02.3(C)(1) to permit a minimum net lot area per dwelling unit (square feet) of 5,218 sf. in lieu of 6,000 sf, and to permit a minimum rear yard depth of 21 ft in lieu of 30 ft.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Chase Freeman appeared on behalf of the Petitioner at the hearing in support of the Petition along with Dan Blevins of Development & Design Solutions, LLC who prepared a site plan (the “Site Plan”). (Pet. Ex. 1). Lawrence Schmidt, Esquire and Smith, Gildea & Schmidt, LLC represented the Petitioner. Lois Radcliffe participated in the hearing on behalf of neighboring property owner Edward Stambaugh, 424 Talbott Ave.

Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”) and Department of Environmental Protections and Sustainability (“DEPS”) which agencies did not oppose the requested relief. Additionally, on June 7, 2023, after the hearing was concluded, OAH received a ZAC comment from Development Plan Review (“DPR”) and

Department of Public Works and Transportation (“DPWT”) dated April 28, 2023 which addressed issues with the water main connections to the Property. Unfortunately, the DPR/DPWT comment was not provided to the Petitioner, and arrived at OAH after the hearing had concluded, and therefore will not be considered in this Opinion and Order.

The case proceeded by way of proffer by Mr. Schmidt. The Property is a vacant lot and was created as Lot 5 on Plat No. 2 ‘Luther-Villa’ dated March of 1924 and recorded in the Land Records of Baltimore County on July 27, 1925 (Plat Book WPC 8, p. 13) (the “1924 Plat”). (Pet. Ex. 5). On November 15, 1958, a resubdivision of some of the lots on the 1924 Plat was recorded in Land Records of Baltimore County (GLB 25, folio 94) but Lot 5 remained unchanged. (Pet. Ex. 6).

The aerial photographs submitted show the Property is located among other dwellings in a neighborhood. (Pet. Exs. 3A-3C). The Property is 5,218 sf (.120 ac +/-) and is accessed via Talbott Avenue. As shown on the aerial photographs, Talbott Avenue was never extended to complete it as a thru-street. Street view photographs show the unimproved nature of the Property and the disjointed Talbott Ave. (Pet. Exs. 7A-7N). Petitioner also prepared a highlighted exhibit showing the extent of the existing paving and trees located in the middle of Talbott Avenue. (Pet. Ex.2). The Property is zoned Density Residential (DR 5.5). Petitioner is proposing to construct a 2-story, 870 sf +/- home. The Property is irregularly shaped which generates the need for a reduced rear yard setback of 21 ft. in lieu of the required 30 ft. (Pet. Ex. 1).

Lois Radcliffe attended and asked questions in regard to the existing water drain located in front of the Property on Talbott Ave. and about the construction.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

I find that the Property is unique due to its irregular shape. The odd configuration generates the need for a reduced rear yard setback. Additionally, the Property was created in 1925 and, like many properties in the neighborhood, does not meet the 6,000 sf lot size minimum which was imposed upon the Property after the DR 5.5 zoning became effective in 1970. I find that the Petitioner would suffer a practical difficulty and unreasonable hardship if the reduced lot size and reduced rear yard setback were not granted because a home could be constructed. I also find that the requested variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

THEREFORE, IT IS ORDERED, this 12th day of **June 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Baltimore County Zoning Regulations ("BCZR"), §§1B02.3(B) and 1B02.3(C)(1) to permit a minimum net lot area per dwelling unit (square feet) of 5,218 sf. in lieu of 6,000 sf, and to permit a minimum rear yard depth of 21 ft. in lieu of 30 ft, be and they are each hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

2. Petitioner must comply with the DOP ZAC comments, a copy of which is attached hereto and made a part hereof.

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

A handwritten signature in cursive script, reading "Maureen E. Murphy", written over a horizontal line.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 417 Talbott Avenue Currently Zoned DR 5.5
Deed Reference 47677 / 00374 10 Digit Tax Account # 0808001921
Owner(s) Printed Name(s) Talbott Avenue, LLC

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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. ☒ a **Variance** from Section(s)

SEE ATTACHED

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 HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound 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 _____

Attorney for Petitioner:

Lawrence E. Schmidt
Name - Type or Print Lawrence E. Schmidt
Signature _____
600 Washington Ave., Ste 200 Towson MD
Mailing Address _____ City _____ State _____
21204 / (410) 821-0070 / lschmidt@sgs-law.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Chase Freeman, Authorize / Rep. of Talbott Avenue LLC

Name #1 - Type or Print	Name #2 - Type or Print
<u>Chase Freeman</u>	
Signature #1	Signature #2
323 Cockeysville Road	Cockeysville MD
Mailing Address	City State
21030 / (443) 392-2798	chasefreeman@gmail.com
Zip Code	Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Lawrence E. Schmidt
Name - Type or Print Lawrence E. Schmidt
Signature _____
600 Washington Ave., Ste 200 Towson MD
Mailing Address _____ City _____ State _____
21204 / (410) 821-0070 / lschmidt@sgs-law.com
Zip Code _____ Telephone # _____ Email Address _____

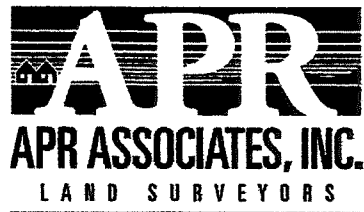
Case Number 2023-00855-A Filing Date 4/18/23 Do Not Schedule Dates _____ Reviewer SL

ATTACHMENT TO PETITION FOR ZONING HEARING

421 Talbot Avenue
Tax ID # 0808001921
Map 60, Parcel 568

Petition for a Variance from Section(s):

1. 1B02.3(B) & 1B02.3(C)(1) of the BCZR to permit a Minimum Net Lot Area per Dwelling Unit (square feet) of 5,218 sf in lieu of 6,000 sf; and
2. 1B02.3(B) & 1B02.3(C)(1) of the BCZR to permit a Minimum Rear Yard Depth of 21 feet in lieu of 30 feet; and
3. For such other relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.



ZONING PROPERTY DESCRIPTION FOR PART OF LOT 5
PLAT OF TALBOTT MANOR – TALBOTT AVENUE

Beginning at a point on the southwest side of Talbott Avenue, which right of way width is 40' feet, at the distance of $\pm 163'$ feet southeast from the centerline of Notre Dame Lane, which right of way width is 50' feet, thence the following courses and distances 1) by a curve to the right having a radius of 601.59' feet and an arc length of 66.15' feet subtended by a chord of South $47^{\circ} 16' 25''$ East 68.11' feet 2) South $43^{\circ} 35' 42''$ East 11.75' feet 3) South $50^{\circ} 23' 13''$ West 84.24' feet 4) North $30^{\circ} 39' 43''$ West 57.33' feet 5) North $31^{\circ} 20' 04''$ East 69.22' feet to the point of beginning.

Being part of Lot 5 Block "F" as shown on the Plat of "Talbott Manor" recorded among the Land Records of Baltimore County in Plat Book CHK 13, Page 71. Containing 5,159 square feet or 0.1184 Acres Located in the 8th election district and 3rd councilmanic district.

7427 Harford Road
Baltimore, MD 21234
Phone (410) 444-4312
Fax (410) 444-1647
Email apr444@verizon.net

2023-0085-A



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Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Lawrence E. Schmidt
Name - Type or Print Lawrence E. Schmidt
Signature _____
600 Washington Ave., Ste 200 Towson MD
Mailing Address _____ City _____ State _____
21204 / (410) 821-0070 / lschmidt@sgs-law.com
Zip Code _____ Telephone # _____ Email Address _____

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Chase Freeman, Authorize / Rep. of Talbott Avenue LLC

Name #1 - Type or Print	Name #2 - Type or Print
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Signature #1	Signature #2
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Representative to be contacted:

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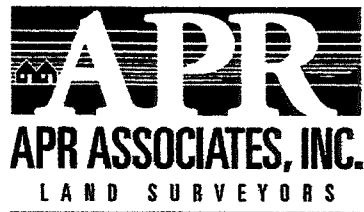
Case Number 2023-00855-A Filing Date 4/18/23 Do Not Schedule Dates _____ Reviewer SL

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421 Talbot Avenue
Tax ID # 0808001921
Map 60, Parcel 568

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Email apr444@verizon.net

2023-0085-A

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2023. 0085. A

Property Address: 417 Talbott Avenue

Property Description: _____

Legal Owners (Petitioners): Talbott Avenue, LLC

Contract Purchaser/Lessee: n/a

PLEASE FORWARD ADVERTISING BILL TO:

Name: Chase Freeman

Company/Firm (if applicable): Talbott Avenue, LLC

Address: 323 Cockeysville Road, Cockeysville, MD 21030

Telephone Number: (443) 392-2798

Revised 5/20/2014

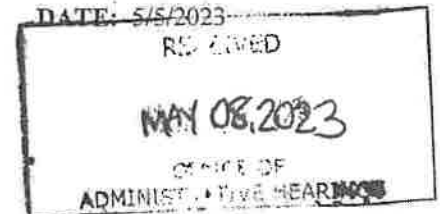
MAY 10 2023

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

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

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0085-A



INFORMATION:

Property Address: Talbott Avenue (Vacant parcel adjacent to 417 Talbott Avenue)
Petitioner: Chase Freeman, Authorized Representative of Talbott Avenue, LLC
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for the following Variance(s):

1. From BCZR Section 1B02.3(B) and 1B02.3(C)(1) to permit a minimum net lot area per dwelling unit of 5,218 square feet in lieu of the required 6,000 square feet;
2. From BCZR Section 1B02.3(B) and 1B02.3(C)(1) to permit a minimum rear yard depth of 21 feet in lieu of the required 30 feet; and
3. For such other relief as may be deemed necessary by the Administrative Law Judge.

As stated in the petition, the subject site is a currently vacant, 5,218 square foot parcel. It is in the Timonium area and is primarily surrounded by other single family detached dwellings. Talbott Avenue is a curved street, making the lot at 417 Talbott Avenue slightly irregularly shaped; the width of the front of the lot measures approximately 68 feet, whereas the width of the rear of the lot measures approximately 57 feet. Per the site plan, the applicant proposes constructing a new, two-story, single family detached dwelling and associated double-wide driveway.

The subject site is within the boundaries of the Community Conservation Plan for Lutherville, the Hunt Valley/Timonium Master Plan, and the Western Baltimore County Pedestrian and Bicycle Access Plan. The Community Conservation Plan for Lutherville, adopted February 20, 1996, aims to assess critical issues and define goals and an action plan for the area; one of the key issues of the plan involved the preservation of the existing residential character of the community. The Hunt Valley/Timonium Master Plan, adopted October 19, 1998, provides actions and recommendations for the Hunt Valley/Timonium area; one of the issues discussed is on protecting and enhancing the existing residential communities.

Based on information on County GIS and available to the Department of Planning, it appears there are multiple dwellings in the area that do not meet the minimum lot width of 6,000 square foot. Further, there are multiple dwellings with past Variances for rear yard setbacks, minimum lot width requirements, and minimum lot area requirements. Most relevant to the case at hand is Zoning Case 1966-0236, which approved lot sizes of 5,500 square feet in lieu of the required 6,000 square feet and rear yards of 15 feet in lieu of the required 30 feet for 23 lots along Talbott Avenue and Notre Dame Avenue. The Variance

included the lots adjacent to and behind the subject site (1811 Notre Dame Avenue and 1809 Notre Dame Avenue, respectively).

The Variance requests for the subject site are not abnormal for the community, and the granting of the requests will allow the lot to be buildable with a new dwelling. The Department of Planning has no objections to the requested relief, subject to the following condition:

1. In order to comply with the Community Conservation Plan for Lutherville and the Hunt Valley/Timonium Master Plan, the new dwelling shall be compatible with the existing neighborhood in terms of design and materials. Architectural drawings shall be submitted with the permit application for confirmation.

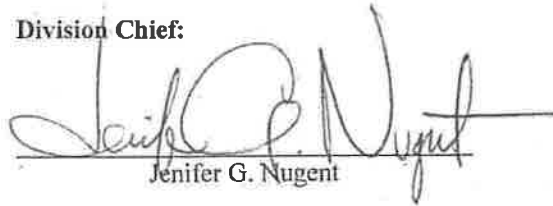
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Lawrence E. Schmidt
David Birkenthal, Community Planner
Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 22, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 1, 2023
Item No. 2023-0084-SPHA

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

Consideration should be given to incorporate landscape islands within the parking layout. If Special Exception and Zoning Relief is granted, a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

DPW&T Comment:

The plan submitted with the application must be revised to show that the existing storm drain system is private.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 22, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 1, 2023
Item No. 2023-0085-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

The existing storm drain system shall be modified to the grade and slope of the proposed road section connection/extension discussed in DPW&T's comments below.

DPW&T Comments:

1. The existing water mains must be connected with an 8" water main before the approval of any variances. All water meters must be located in a Baltimore County right-of-way or easement.
2. The extension and connection of Talbott Avenue (Road Section) meeting DPWT design standards must be made before the approval of any variances.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 22, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 24, 2023
Item No. 2023-0086-A & 0087-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

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VKD: cen
cc: file

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/15/2023

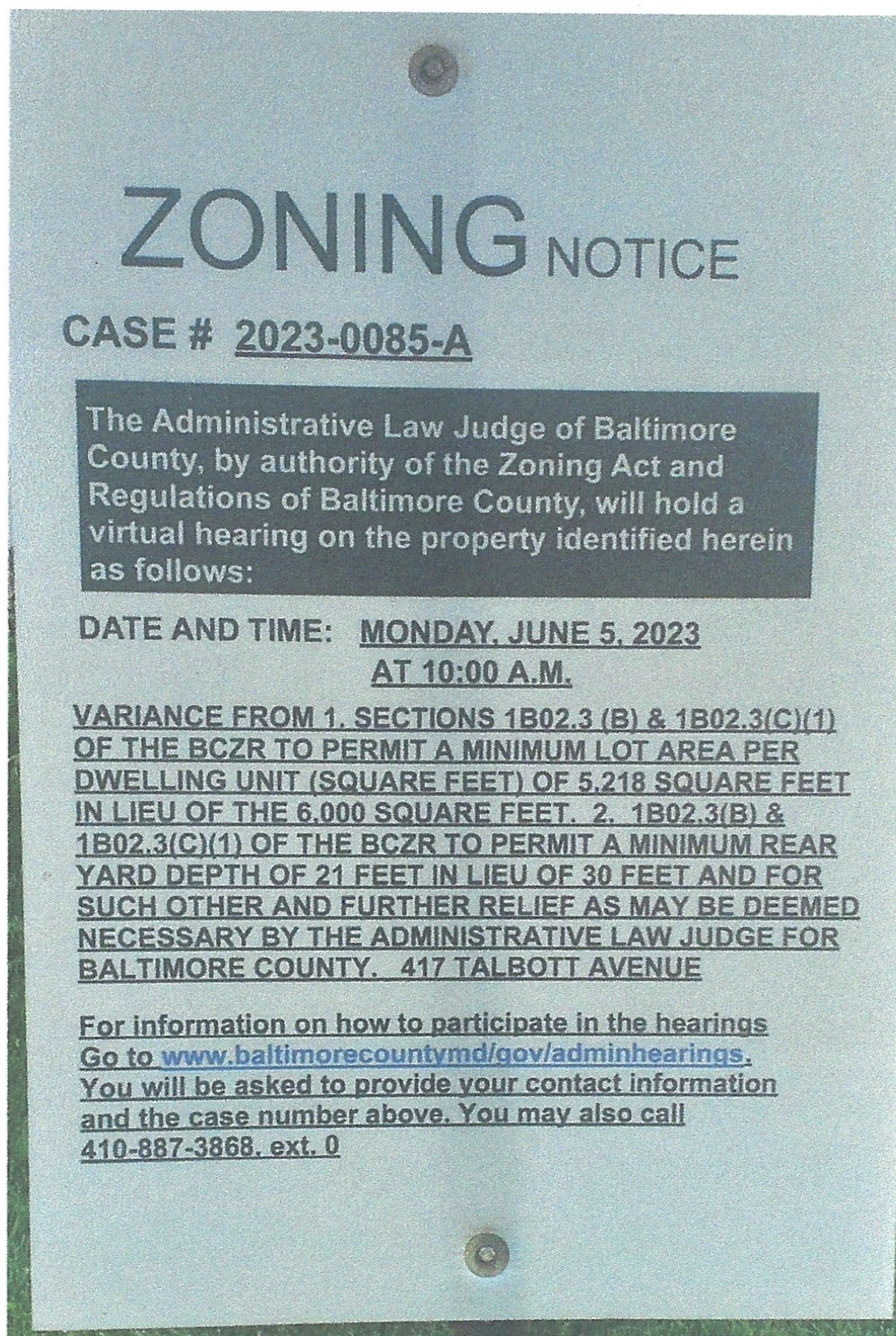
Case Number: 2023-0085-A

Petitioner / Developer: LAWRENCE SCHMIDT, ESQ. ~
CHASE FREEMAN

Date of Hearing: JUNE 5, 2023

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
417 TALBOTT AVENUE

The sign(s) were posted on: MAY 15, 2023



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign

Background Photo 2nd Sign

Posted @ 417 Talbott Avenue ~ 5/15/2023

CASE # 2023-0085-A



1st Sign

2nd Sign

RE-POSTED @ 417 TALBOTT AVENUE ~ 5/23/2023

CASE # 2023-0085-A

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 0808001921

Owner Information

Owner Name: TALBOTT AVENUE LLC

Use: RESIDENTIAL

Principal Residence: NO

Mailing Address: STE A 100
232 COCKEYSVILLE RD
COCKEYSVILLE MD 21030-

Deed Reference: /47677/ 00374

Location & Structure Information

Premises Address: TALBOTT AVE
LUTHERVILLE TIMONIUM 21093-

Legal Description: .128 AC PRT LT 5
WS TALBOTT AVE
TALBOTT MANOR

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 1
0060 0017 0568 8020039.04 0000 F 5 2023 Plat Ref: 0007/ 0128

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
5,579 SF 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
/

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments	
			As of 07/01/2022	As of 07/01/2023
Land:	1,300	1,300		
Improvements	0	0		
Total:	1,300	1,300	1,300	1,300
Preferential Land:	0	0		

Transfer Information

Seller: FROST LINDA TRUSTEE Date: 01/06/2023 Price: \$135,000

Type: ARMS LENGTH MULTIPLE Deed1: /47677/ 00374 Deed2:

Seller: KLEPPER LINDA Date: 12/17/1986 Price: \$0

Type: NON-ARMS LENGTH OTHER Deed1: /07914/ 00596 Deed2:

Seller: Date: Price:

Type: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments: Class		07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

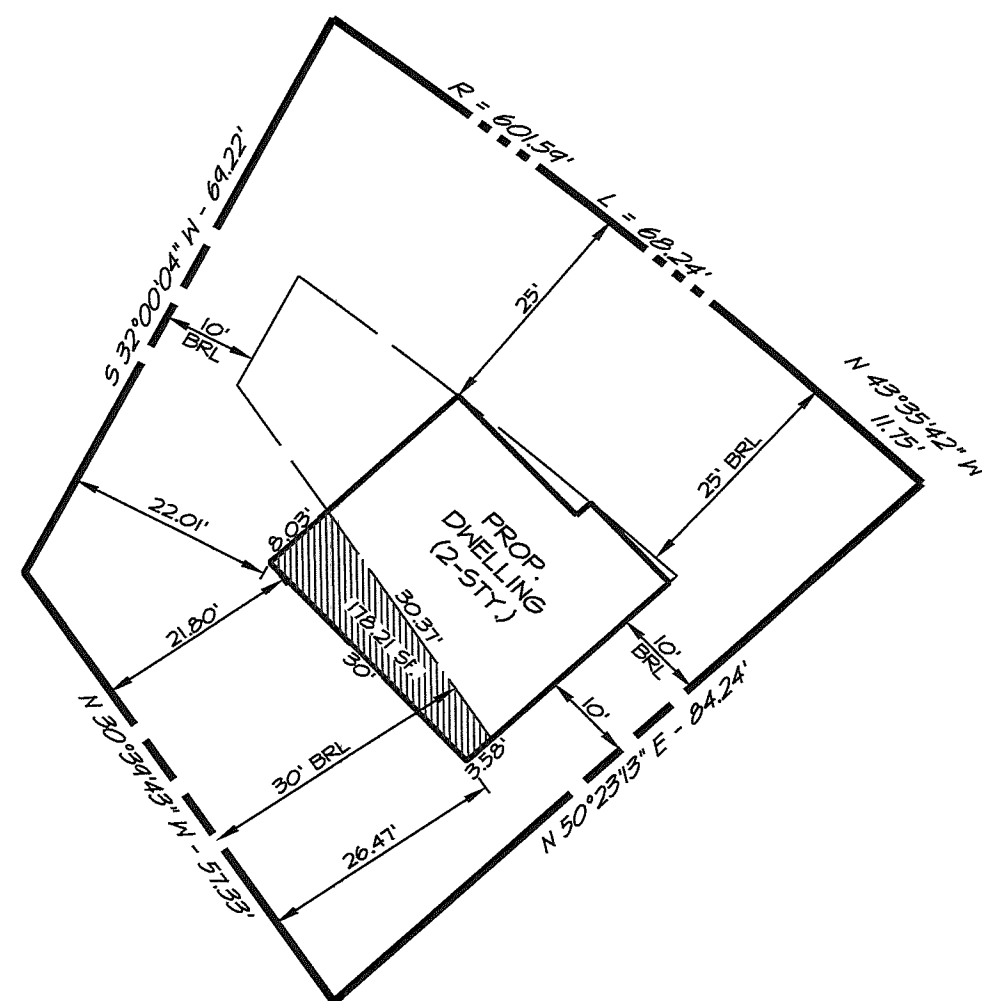
2023.0085.A

SITE GENERAL NOTES

- A. OWNER: TALBOTT AVENUE, LLC.
SUITE A-100
323 COCKEYSVILLE ROAD
COCKEYSVILLE, MARYLAND 21030
- B. DEVELOPER: CMB INVESTMENTS, INC.
5647 CALYAN ROAD
CATONSVILLE, MARYLAND 21228
CONTACT: MR. CHASE FREEMAN
(443) 392-2798
- C. PLAN PREPARED BY: DEVELOPMENT & DESIGN SOLUTIONS, LLC.
3202 ACTON ROAD
BALTIMORE, MARYLAND 21234
PHONE: (410) 905-0778
EMAIL: dblevins@dev-designsolutions.com
- D. SITE LOCATION:
1. STREET ADDRESS: 419 TALBOTT AVENUE
LUTHERVILLE - TIMONIUM, MARYLAND 21093
2. ELECTION DISTRICT: 8th
3. COUNCILMANIC DISTRICT: 3rd
4. CENSUS TRACT: #A088
5. ADC MAP: MAP# 27, GRID K-1 (OLD)
6. GIS TILE NUMBER: 060C2
7. TAX MAP: MAP #0060, GRID 0017, PARCEL 0568
8. WATERSHED: JONES FALLS
RIVER BASIN: PATAPSCO RIVER
SUBSHED: ROLAND RUN
9. TAX ACCOUNT #: 08-08-001921
10. DEED REFERENCE: LIBER 47677, FOLIO 00374
TALBOTT MANOR - BLOCK F - LOT 5
LIBER 0007, FOLIO 0128
- E. EXISTING SITE DATA AND ZONING:
1. GROSS SITE AREA: 5,218 S.F. / 0.120 Ac.±
2. EXISTING ZONING: DR-5.5 (RESIDENTIAL)
EXISTING LAND USE: RESIDENTIAL (VACANT LOT)
- F. EXISTING SITE INFORMATION:
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10. THERE ARE NO UNDERGROUND STORAGE TANKS ON SITE.
11. THERE ARE STEEP SLOPES OF > 25% ASSOCIATED WITH THIS SITE AS SHOWN ON PLAN.
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13. SCHOOL DISTRICT: LUTHERVILLE ELEMENTARY SCHOOL
RIDGELY MIDDLE SCHOOL
TOWSON HIGH SCHOOL
- G. PROPOSED DEVELOPMENT INFORMATION:
1. PROPOSED DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL DWELLING
2. PARKING REQUIRED: 2 P.S/LOT = 2 P.S.

GENERAL NOTES

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- ADDRESS NUMBERS FOR THE RESIDENTIAL LOTS SHALL BE A MINIMUM OF 3" IN SIZE PER THE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE SECTION 1:10.12.1.5, COUNTY BILL NO. 48-10.
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REAR YARD SETBACK VARIANCE DETAIL
SCALE: 1" = 20'

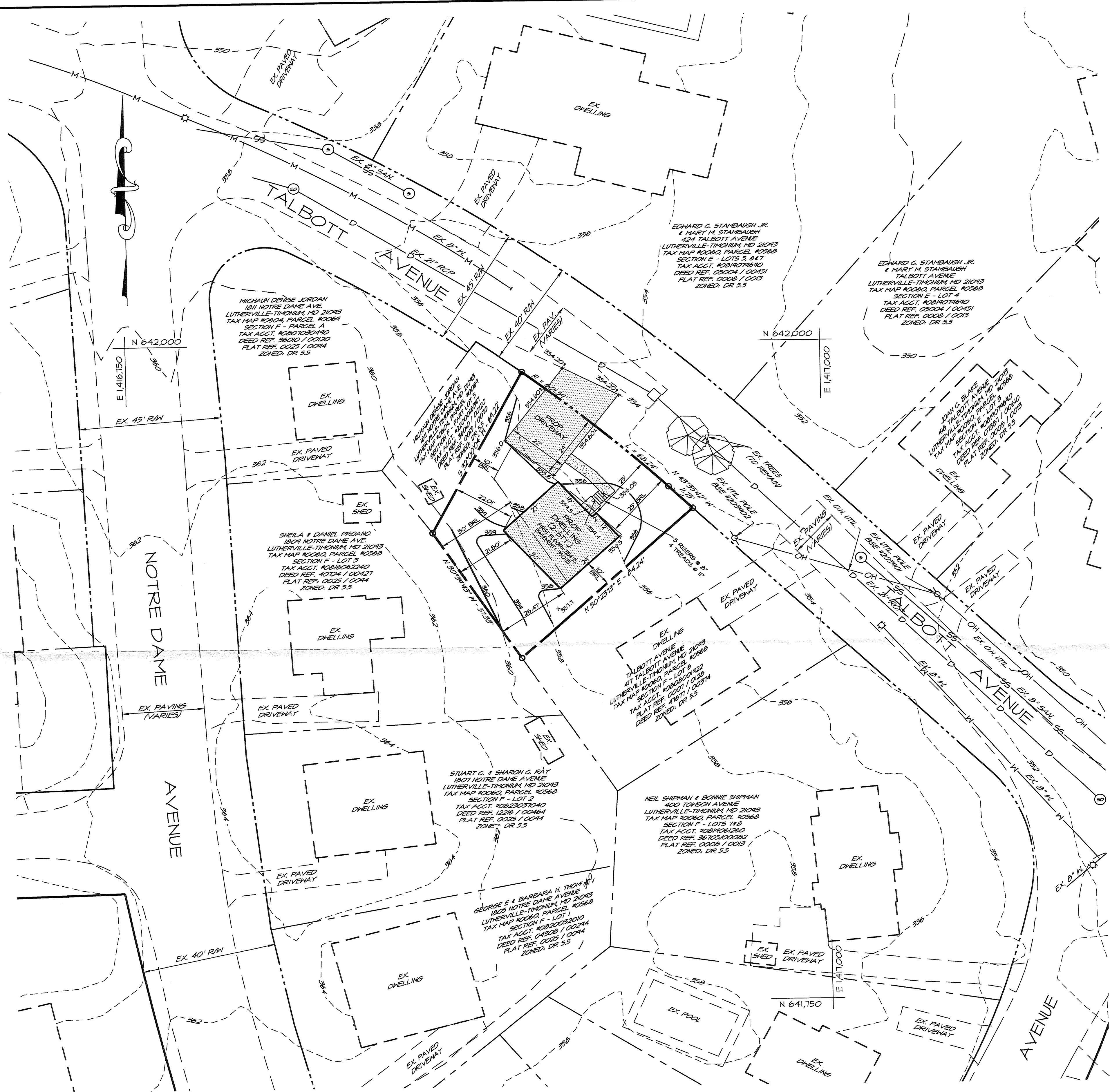
811 MISS UTILITY LAW

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND INFORMATION. THE COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. IN ACCORDANCE WITH THE MARYLAND SENATE BILL 411, KNOWN AS THE MISS UTILITY LAW, WHICH WENT INTO EFFECT ON 10-1-12, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE-CALL SYSTEM (1-800-251-TUTT) NO LESS THAN 3 DAYS, NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

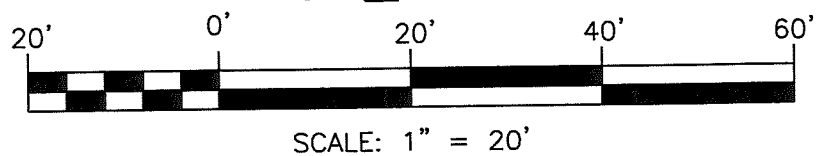
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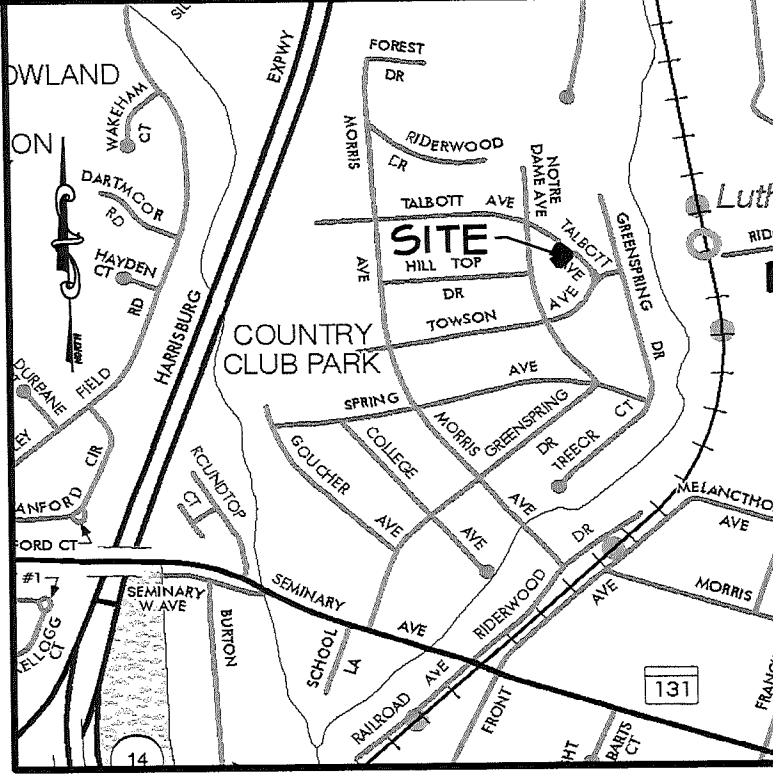


PLAN



PETITION FOR A VARIANCE FROM SECTION(S):

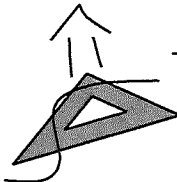
- 1802.3(B) & 1802.3(C)(1) OF THE BC2R TO PERMIT A MINIMUM NET LOT AREA PER DWELLING UNIT (SQUARE FEET) OF 5,218 SF. IN LIEU OF 6,000 SF.; AND
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- FOR SUCH OTHER RELIEF AS MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY.



VICINITY MAP
SCALE: 1"=1000'

LEGEND

- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPERTY BOUNDARY
- ADJACENT OWNER PROPERTY BOUNDARY
- RIGHT-OF-WAY BOUNDARY
- BUILDING RESTRICTION LINE
- EXISTING PAVING
- PROPOSED PAVING
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- PROPOSED SEWER HOUSE CONNECTION
- EXISTING WATER MAIN
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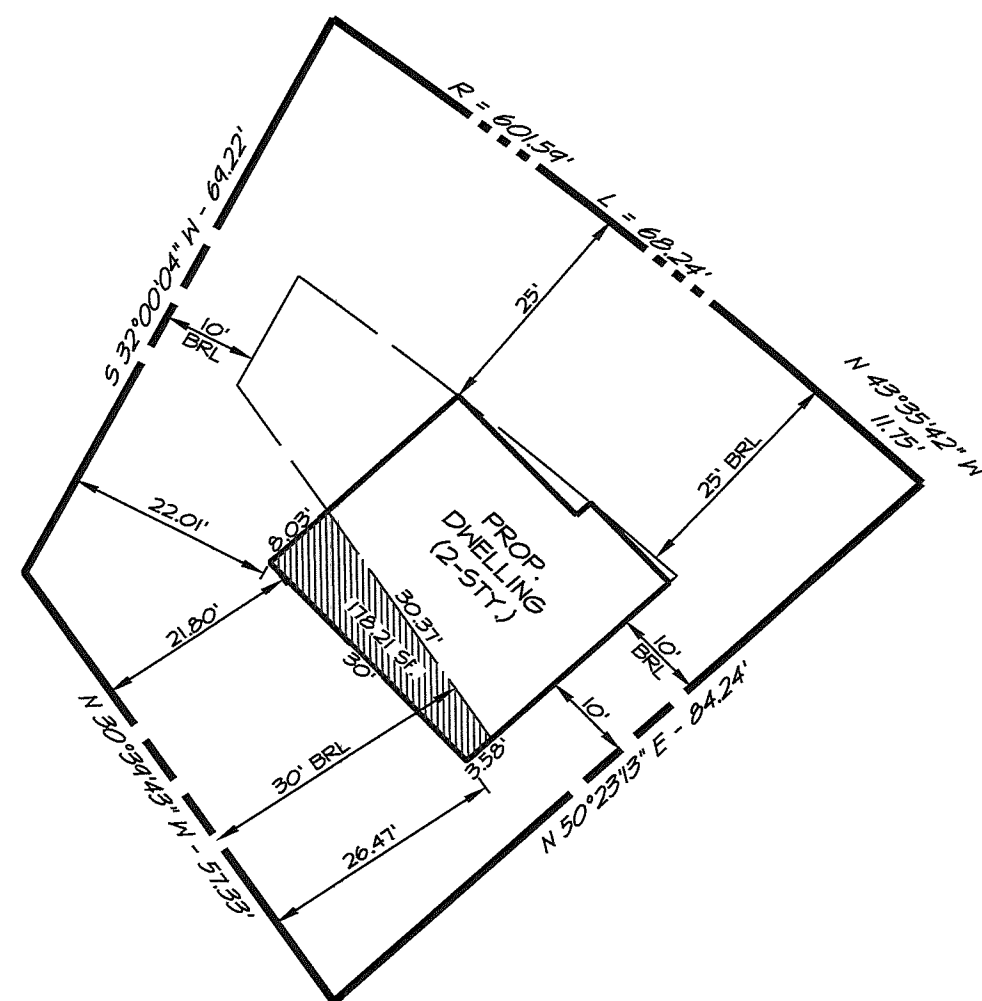
NO.	DATE	REVISIONS
DRAWING:		
SITE PLAN (TO ACCOMPANY VARINACE)		
PROJECT:		
419 TALBOTT AVENUE LUTHERVILLE, MARYLAND 21093		
BALTIMORE COUNTY, MD		
8th ELEC		
ENGINEER:		
		
Development & Design Solutions Consultants, Engineers and Planners 3202 Acton Road - Baltimore, Maryland Phone: (410)905-0778		
	DESIGNED:	DMB
	DRAWN:	TRL
	CHECKED:	DMB
	DATE:	MAR 0
	SCALE:	1"=20'
	DRAWING NO: VAR-1	

SITE GENERAL NOTES

- A. OWNER: TALBOTT AVENUE, LLC.
SUITE A-100
323 COCKEYSVILLE ROAD
COCKEYSVILLE, MARYLAND 21030
- B. DEVELOPER: CMB INVESTMENTS, INC.
5647 CALYAN ROAD
CATONSVILLE, MARYLAND 21228
CONTACT: MR. CHASE FREEMAN
(443) 392-2798
- C. PLAN PREPARED BY: DEVELOPMENT & DESIGN SOLUTIONS, LLC.
3202 ACTON ROAD
BALTIMORE, MARYLAND 21234
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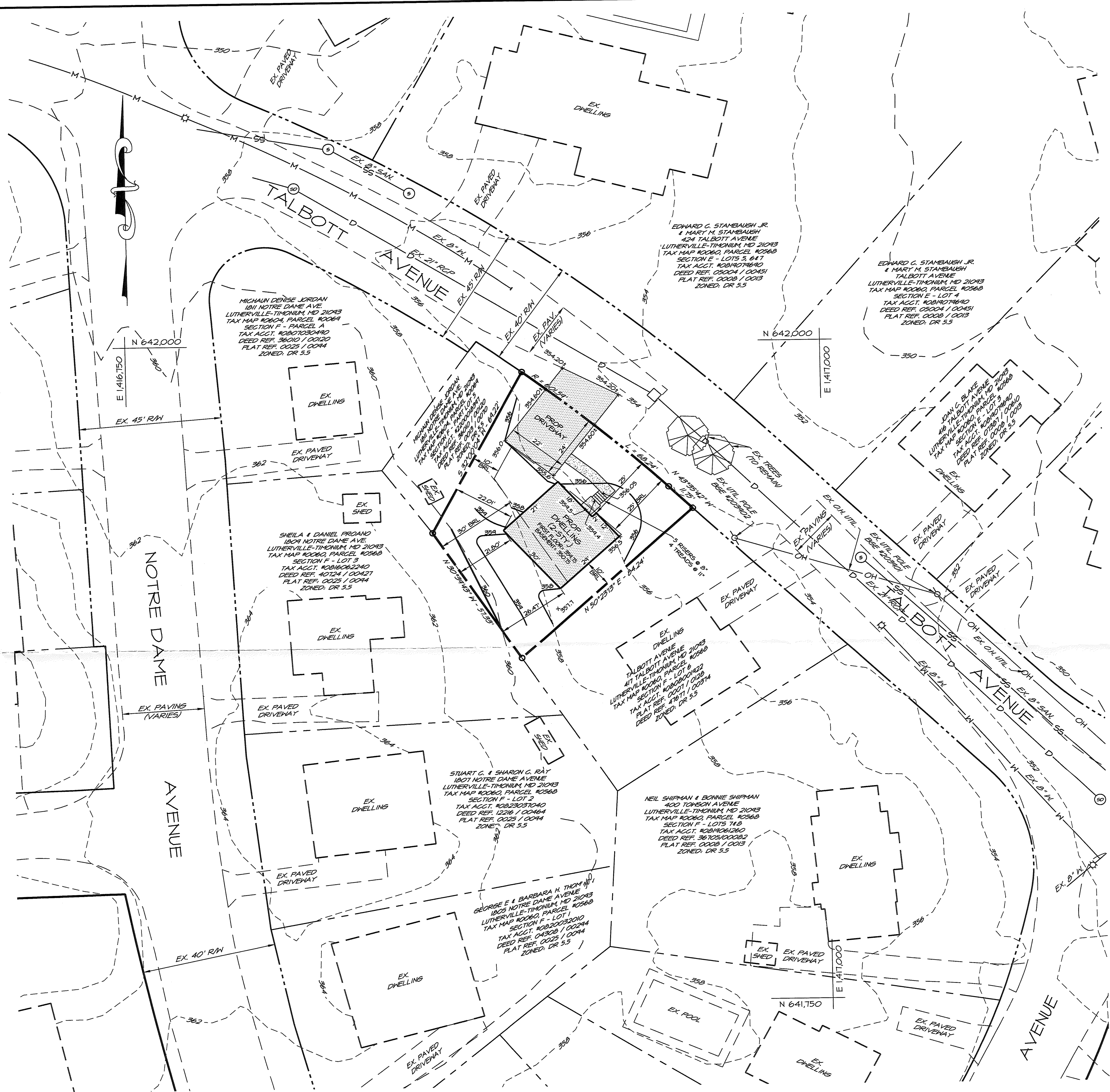
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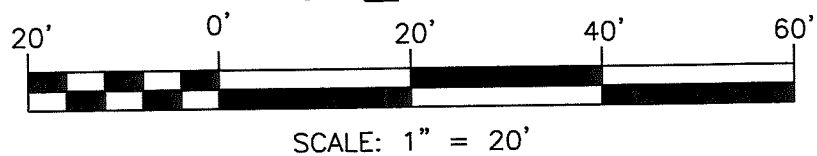
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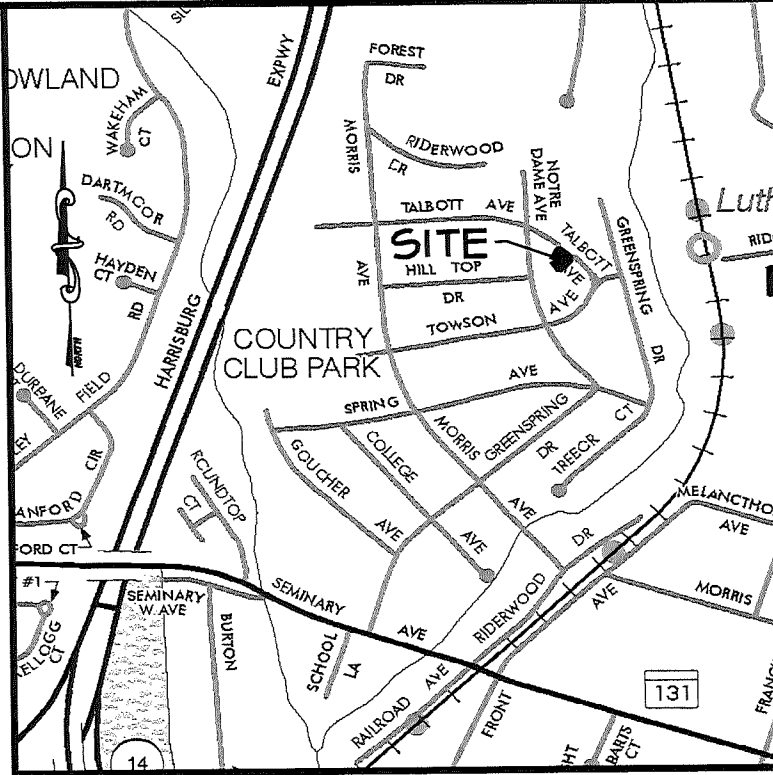
PLAN



SCALE: 1" = 20'

PETITION FOR A VARIANCE FROM SECTION(S):

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419 TALBOTT AVENUE LUTHERVILLE, MARYLAND 21093		
BALTIMORE COUNTY, MD		
ENGINEER:		
Development & Design Solutions Consultants, Engineers and Planners 3202 Acton Road - Baltimore, Maryland Phone: (410)905-0778		
DESIGNED:		DMB
DRAWN:		TRL
CHECKED:		DMB
DATE:		MAR 2023
SCALE:		1"=20'
DRAWING NO:		VAR-1



0802085528

Lot # 20

Lot # 21

500

Lot # 21

1600000760

TALBOTT AVE

0811000900

Lot # 15

1966-0236-A

0807000726

Lot # 16

06002 DR-5.5

1900000004

Lot # 17

3 CD

Lot # 17

NW 12-A

HILLTOP DR

Lot # 16

1804

Lot # 16 0803051731

Pt. Bk. 0000013, Folio 0070

Lot # 18

Lot # 18

Lot # 18

Lot # 18

Lot # 18

Lot # 18

Lot # 18

Lot # 19

500

0813057490

Lot # 19

TOWSON AVE

1823

Lot # 10

1600012094

Lot # 10

0808006690

Lot # 20

DR 1

Lot # 13

0816075320

1995-007

0802023690

GREENSPRING DR

Lot # 21

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Lot # 22

0819079821

1986-0389-A

0812040552

Lot # 5

0819079690

Lot # 4

0803003390

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Lot # 3

Lot # 1

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Lot # 1

PAI # 080034

PAI # 080034

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Lot # 6

Lot # 7

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