



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 19, 2023

JNA Investments, LLC
Bridgitte Judd – brigittejudd@yahoo.com
P.O. Box 22
Fort Howard, MD 21052

RE: Petition for Variance
Case No. 2023-0095-A
Property: 4248 Lynhurst Road

Dear Ms. Judd:

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 cursive script that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dln
Enclosure
c: David Billingsley – dwb0209@yahoo.com

IN RE: PETITION FOR VARIANCE

(4248 Lynhurst Road)

15th Election District

7th Council District

JNA Investments, LLC

Legal Owner

Petitioner

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS OF

BALTIMORE COUNTY

CASE NO. 2023-0095-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 JNA Investments, LLC (“Petitioner”) for property located at 4248 Lynhurst Road, Dundalk (the “Property”). Petitioner is requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”), §1B02.3.C.1: (1) To permit a single family dwelling with a front yard (street) setback of 25 ft. in lieu of the required 40 ft. and a covered deck with a front yard setback of 18 ft. in lieu of the required 30 ft.; (2) to permit a split zoned lot (DR 3.5 and DR 5.5) with an area of 8,075 sf in lieu of the minimum required 10,000 sf; and (3) to permit a split zoned lot (DR 3.5 & DR 5.5) with a lot width of 50 ft. in lieu of the minimum required 70 ft.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Bridgitte Judd appeared at the hearing in support of the Petition along with David Billingsley of Central Drafting & Design, Inc. who prepared a site plan (the “Site Plan”). (Pet. Ex. 1). There were no interested participants or Protestants at this hearing.

A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”) and Department of Environmental Protection and Sustainability (“DEPS”), which agencies did not oppose the requested relief.

The Property is a waterfront lot measuring 0.185 acres +/- (8,075 sf) and is improved with a cinder block garage at the street side and a covered pavilion at the water side, both of which will be razed. (Pet. Exs. 4, 6). It was created as Parcel 5 as recorded in a deed dated June 16, 2020 recorded in Land Records of Baltimore County on September 21, 2020 (Book 43355, folio 445). (Pet. Ex. 3). Parcels 1-4 are located across Lynnhurst Rd., only one of which has a dwelling; one parcel has a garage/shop; and another has a shed. Mr. Billingsley stated that he searched the title back to the 1940s and there is no recorded plat for the Property and the deeds show 5 separate parcels. A 10 ft. use in common foot public walkway is located on the northern boundary line between the Property and 4240 Lynhurst. The public portion of Lynhurst Rd. dead ends at the Property's southern boundary line. The Property is split-zoned DR 3.5 (16 ft. of the width) and DR 5.5 (34 ft. of the width).

The Petitioner provided the Sanitary Sewer and Force Main Plat dated September 22, 1982. (Pet. Ex. 5). The Sanitary Sewer Plat and the My Neighborhood aerial photo shows that the Property was used by Parcels 1-4 located across Lynhurst Rd. owned by the same Petitioner, for recreational purposes given that it had only ever had a pavilion next to the water, a garage on the street side and a pier. (Pet. Exs. 4, 5). Parcels 1-4 collectively have been used as one property by the Petitioner as there is only 1 house, a garage and shed overlapping the parcels.

Petitioner proposes to construct a 3-story new single family dwelling on the Property which will front onto Lynhurst Rd., similar to the homes at 4250 and 4240. An architectural rendering was provided. (Pet. Ex. 7). To do that, Petitioner needs reduced front yard setbacks for the house and front deck, a reduced lot size, and reduced lot width. In particular, as to the lot size, SDAT records show the lot size as 9,250 sf. However, because it is waterfront property, the lot size is calculated using the mean high water line which measurement is 8,075 sf. (Pet. Ex. 2).

Compounding the limitations of the Property are the Chesapeake Bay Critical Area Regulations ("CBCA") which require that the proposed home be setback from the water 90 ft. due to the existing 90 ft. setback for the home at 4250. The Property is also located within the floodplain. The split zoning also imposes double setbacks requiring relief here from both zones.

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 as it is not a symmetrical rectangle and is smaller than the adjoining parcels. These unique features generate a practical difficulty and unreasonable hardship in being able to construct a new, modern home which is elevated from the potential for flooding, and at the same provides the required setbacks for both the DR 3.5 and DR 5.5 zones. The lot size is further reduced by the measurement from the mean low water line. I find that the Petitioner would suffer a practical difficulty and unreasonable hardship if the proposed setbacks, proposed lot width and lot size were not granted because a new dwelling could not 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.

The aerial photo and Sanitary Sewer Plat appear to show that the Property has merged for zoning purposes particularly because it has never had a dwelling on it and was improved with only a waterfront pavilion, a cinder block garage, and a pier. Additionally, the Petitioner, who owns the Property and the other 4 parcels across Lynhurst Rd., has used the Property for recreational

purposes in service to the other 4 Parcels. Moreover, only 1 of the 4 consecutive parcels has a home, 1 has a garage and 1 has a shed. However, without additional facts to support a merger here, I will not make that finding.

THEREFORE, IT IS ORDERED, this 19th day of **July 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Baltimore County Zoning Regulations ("BCZR"), §1B02.3.C.1: (1) To permit a single family dwelling with a front yard (street) setback of 25 ft. in lieu of the required 40 ft. and a covered deck with a front yard setback of 18 ft. in lieu of the required 30 ft.; (2) to permit a split zoned lot (DR 3.5 and DR 5.5) with an area of 8,075 sf in lieu of the minimum required 10,000 sf; and (3) to permit a split zoned lot (DR 3.5 & DR 5.5) with a lot width of 50 ft. in lieu of the minimum required 70 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 DEPS ZAC comment, 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.


MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

afforestation requirement in the LDA. On a lot of this size two (2) trees are required. Mitigation for any new impacts to the MBA are required. Proposed impact to the MBA has not been provided. If the lot coverage, afforestation, and MBA requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront and within a Modified Buffer Area (MBA). The property must meet all lot coverage, afforestation, and MBA mitigation requirements. If lot coverage, afforestation, and MBA mitigation requirements are met, this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

This is a grandfathered lot. Provided that the applicants meet their lot coverage, afforestation, and MBA mitigation requirements, then the relief requested will be consistent with the established land-use policies.

Additional Comments:

Reviewer: Libby Errickson June 28, 2023



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 4248 LYNHURST ROAD Currently Zoned DR 3.5 / DR 5.5
Deed Reference L 43355 / F 445 10 Digit Tax Account # 1514652064
Owner(s) Printed Name(s) JNA INVESTMENTS 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) 1B02.3.C.1 (BCZR) TO PERMIT A SINGLE FAMILY DWELLING WITH A FRONT YARD (STREET) SETBACK OF 25 FEET IN LIEU OF THE REQUIRED 40 FEET AND AN COVERED DECK WITH A FRONT YARD SETBACK OF 18 FEET IN LIEU OF THE REQUIRED 30 FEET & (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:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners): JNA INVESTMENTS LLC
BRIGITTE JUDD

Name #1 - Type or Print Name #2 - Type or Print

Signature #1

Signature # 2

PO BOX 72 FORT HOWARD MD

21052 / (443) 829-7293 brigitte.judd@yahoo.com

Representative to be contacted:

DAVID BILLINGSLEY

Name - Type or Print

Signature

601 CHARWOOD CT. EDGEWOOD MD.

21040 / (410) 679-8719 dwb0203@yahoo.com

Case Number 2023-0095-A Filing Date 5 / 1 / 2023 Do Not Schedule Dates Reviewer MJK

VARIANCE ATTACHMENT

TO PERMIT A SPLIT ZONED LOT (DR3.5 AND DR5.5) WITH AN AREA OF 8,075 SQUARE FEET
IN LIEU OF THE MINIMUM REQUIRED 10,000 SQUARE FEET AND TO PERMIT A SPLIT
ZONED LOT (DR3.5 AND DR5.5) WITH A LOT WIDTH OF 50 FEET IN LIEU OF THE MINIMUM
REQUIRED 70 FEET

ZONING DESCRIPTION 4248 LYNHURST ROAD

Beginning for the same at a point on the east side of Lynhurst Road (40 feet wide) distant 1815 feet southeasterly from its intersection with the center of Beachwood Road, thence:

(1) S 13° 06' W 50 feet, thence (2) S 76° 54' E 166 feet, thence (3) northerly along Back River, 51 feet, more or less, thence (4) N 76° 54' W 157 feet to the place of beginning.

Containing 8075 square feet of 0.185 acre, more or less.

Located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, MD.

2023-0095-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 twenty (20) 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: 2023-0095-A
Property Address: 4248 LYNHURST ROAD
Legal Owners (Petitioners): JNA INVESTMENTS LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): DAVID BILLINGSLEY
Address: CENTRAL DRAFTING
AND DESIGN
601 CHARWOOD COURT
EDGEWOOD, MD 21040
Telephone Number: (410) 679-8719

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

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

No. 222541

Date: 5/1/2023

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0006		G150					\$ 75.00

Total: \$ 75.00

Rec
From:

Central Drafting & Design

For:

4248 Lynhurst Road
Residential Zoning Variance
Zoning Case # 2023-0095-A

DISTRIBUTION

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

GOLD - ACCOUNTING

CASHIER'S
VALIDATION

2023-0095-A

Maryland The Daily Record
200 St. Paul Place
Baltimore, MD, 21202
Phone: 4435248100

MARYLAND
THE DAILY RECORD

Affidavit of Publication

To: DAVID Billingsley -
601 Charwood Ct
Edgewood, MD, 210402714

Re: Legal Notice 2515880,
CASE NUMBER: 2023-0095-A

We hereby certify that the annexed advertisement was published in Maryland The Daily Record, a Daily newspaper published in the State of Maryland 1 time(s) on the following date(s): 06/27/2023

By



Joy Hough
Authorized Designee of the Publisher

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: 2023-0095-A

4248 Lynhurst Avenue

East side of Lynhurst Road, southeast of centerline of Beachwood Road

15th Election District - 7th Councilmanic District

Legal Owners: JNA Investments, LLC

Variance to permit a single family dwelling with a front yard (street) setback of 25 feet in lieu of the required 40 feet and a covered deck with a front yard setback of 18 feet in lieu of the required 30 feet; to permit a split zoned lot (DR 3.5 and DR 5.5) with an area of 8,075 square feet in lieu of the minimum required 10,000 square feet and to permit a split zoned lot (DR 3.5 & DR 5.5) with a lot width of 50 feet in lieu of the minimum required 70 feet.

Hearing: Monday, July 17, 2023 at 10:00 a.m.

For information on how to participate in the hearings please go to 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.

Pete Gutwald

Director of Permits, Approvals and Inspections for Baltimore County
je27 2515880

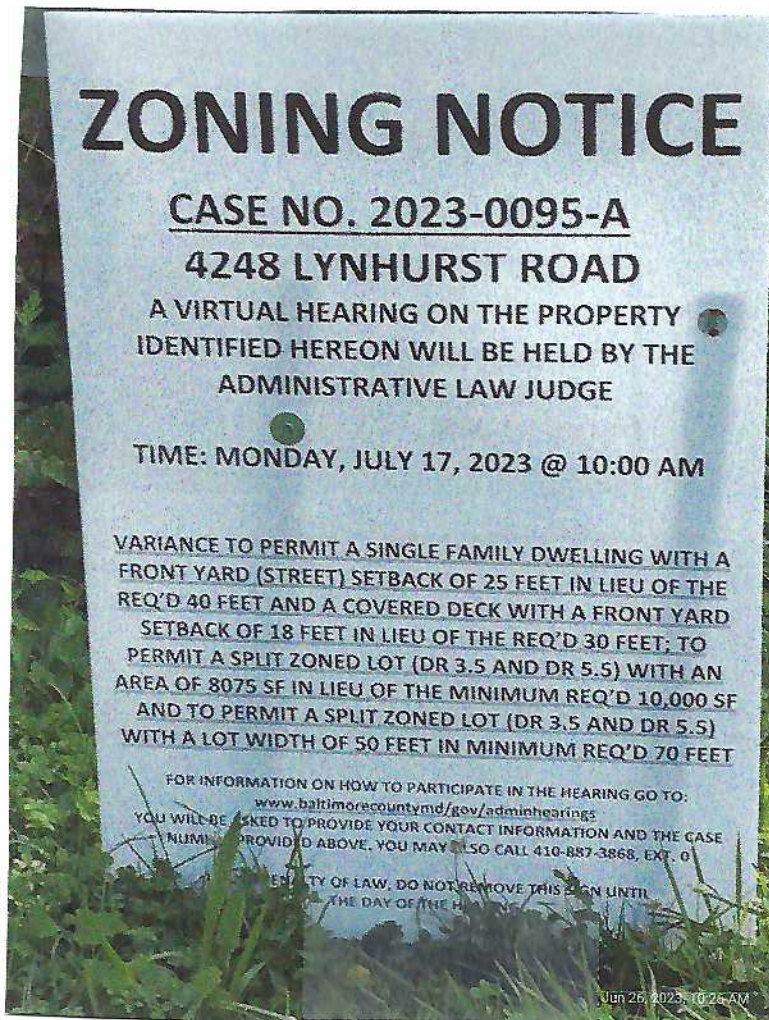
CERTIFICATE OF POSTING

Date: JUNE 26, 2023

RE: Project Name: 4248 LYNHURST ROAD #1
Case Number /PAI Number: 2023-0095-A
Petitioner/Developer: JNA INVESTMENTS LLC
Date of Hearing/Closing: JULY 17, 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 4248 LYNHURST ROAD

The sign(s) were posted on JUNE 26, 2023
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

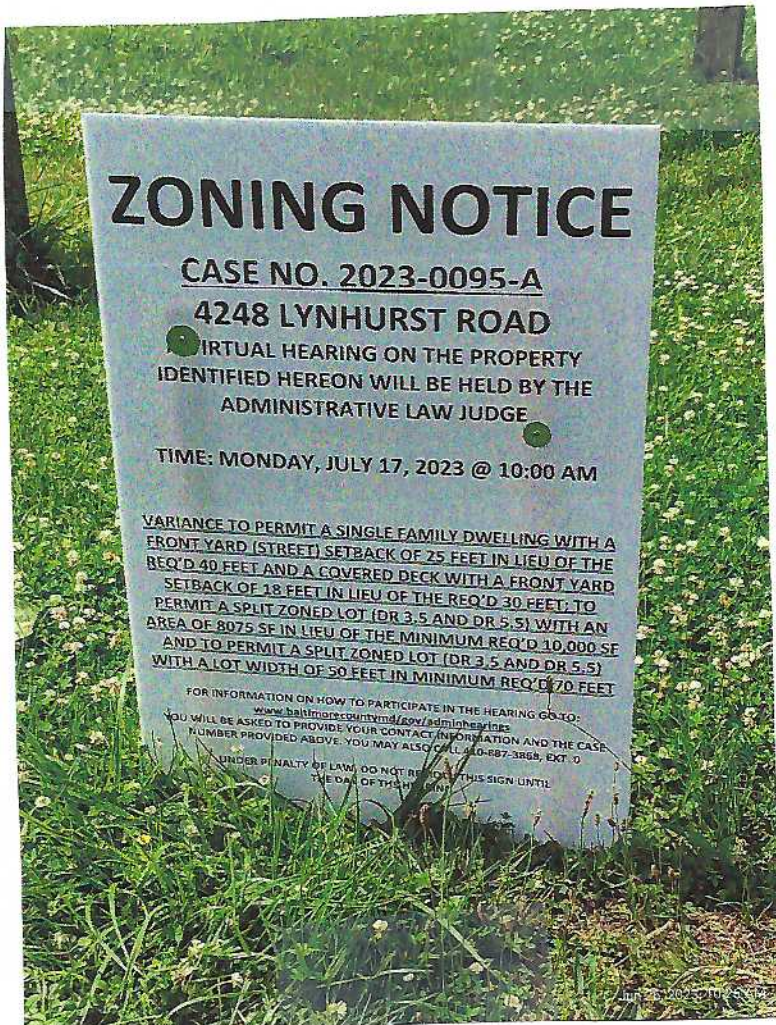
CERTIFICATE OF POSTING

Date: JUNE 26, 2023

RE: Project Name: 4248 LYNHURST ROAD #2
Case Number /PAI Number: 2023-0095-A
Petitioner/Developer: JNA INVESTMENTS LLC
Date of Hearing/Closing: JULY 17, 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 4248 LYNHURST ROAD

The sign(s) were posted on JUNE 26, 2023
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

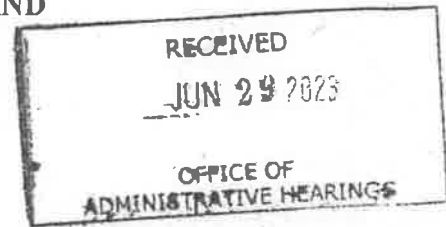
601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: June 29, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0095-A
Address: 4248 Lynhurst Rd
Legal Owner: JNA Investments, LLC / Brigitte Judd

Zoning Advisory Committee Meeting of May 15, 2023.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

The Department of Environmental Protection and Sustainability has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) of the Chesapeake Bay Critical Area and is subject to Critical Area requirements. The applicant is proposing to permit a split-zoned lot with an area of 8,075 square feet in lieu of the minimum required 10,000 square feet and with a width of 50 feet in lieu of the minimum required 75 feet. The lot is waterfront and within a Modified Buffer Area (MBA). Any proposed development must meet all LDA and MBA requirements, including lot coverage limits and afforestation requirements. Lot coverage is limited to a maximum of 31.25% (2,523 square feet), with mitigation required for any new lot coverage between 25% (2,019 square feet) and 31.25%. Proposed lot coverage information has not been provided. There is a 15%

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals
MSZ

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 15, 2023
Item No. 2023-0095-A

DATE: June 14, 2023

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

DPW&T Comments:

The entire property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100440F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 40-15 (the latest edition of the Baltimore county Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The LiMWA as shown on FIRM 2400100440G dated 5/5/14 as amended by LOMR 19-03-1117P effective 7/29/2019 and LOMR 19-03-1183P effective 12/31/19 is not on the property.

* * * * *

VKD: JK
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 15, 2023
Item No. 2023-0096-A

DATE: June 14, 2023

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

DPW&T Comments:

The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) and X-Shaded per panel FIRM 2400100555F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 40-15 (the latest edition of the Baltimore county Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The LiMWA as shown on FIRM 2400100555G dated 5/5/14 as amended by LOMR 19-03-1117P effective 7/29/2019 and LOMR 19-03-1183P effective 12/31/19 is not on the property.

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VKD: JK
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 15, 2023
Item No. 2023-0094-A & 0098-A

DATE: June 14, 2023

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

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VKD: JK
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 6/1/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0095-A

INFORMATION:

Property Address: 4248 Lynhurst Road
Petitioner: Brigitte Judd, JNA Investments LLC
Zoning: DR 3.5, DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for the following:

Variance(s) -

1. From Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a single family dwelling with a front yard (street) setback of 25 feet in lieu of the required 40 feet, and a covered deck with a front yard (street) setback of 18 feet in lieu of the required 30 feet; and
2. To permit a split zoned lot (DR 3.5 and DR 5.5) with an area of 8,075 square feet in lieu of the minimum required 10,000 square feet, and to permit a split zoned lot (DR 3.5 and DR 5.5) with a lot width of 50 feet in lieu of the minimum required 70 feet.

The subject site is an approximately 8,075 square foot, waterfront parcel along Back River. It is currently improved with a garage near Lynhurst Road and pavilion near the water. Per the site plan, the applicant wishes to remove the two existing structures and construct a three-story, single family detached dwelling with a deck on the front and the rear.

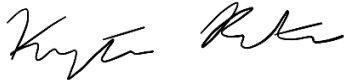
The site is primarily surrounded with single-family detached homeowner occupied residential; the dwellings in the area appear to range from one- to three-stories, according to Google Streetview. Most of the surrounding lots are also relatively narrow and many developed properties along Beechwood Road and Lynhurst Road measure approximately 50 feet wide on County GIS.

The subject site is within the boundaries of the following community plans: the Eastern Baltimore County Revitalization Strategy, the Wells-McComas Community Conservation Plan, the Greater Dundalk-Edgemere Community Conservation Plan, and the Eastern Baltimore County Pedestrian and Bicycle Access Plan. Both the Wells-McComas Community Conservation Plan and the Greater Dundalk-Edgemere Community Conservation Plan discuss how much of an asset the waterfront is and recognize it as being a great place to live.

The Department of Planning has no objections to the requested relief. The lot size and proposal are consistent with the surrounding properties and uses; the Department of Planning believes granting the relief will not have an adverse impact on the community.

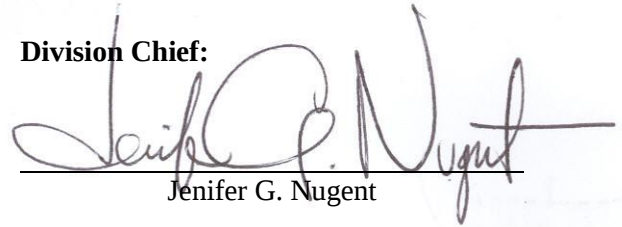
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: David Billingsley
Michael Thomas, Community Planner
Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1514652064

Owner Information

Owner Name: JNA INVESTMENTS LLC Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: PO BOX 22 Deed Reference: /43355/ 00445
FORT HOWARD MD 21052-

Location & Structure Information

Premises Address: LYNHURST RD Legal Description: LT NES LYNHURST RD
BALTIMORE 21222- Waterfront 775 SE BEECHWOOD AVE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0104 0010 0209 15120105.04 0000 2021 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
9,250 SF 34

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
/ 1 Detached

Value Information

	Base Value	Value	Phase-In Assessments	
		As of 01/01/2021	As of 07/01/2022	As of 07/01/2023
Land:	73,200	91,200		
Improvements	12,900	13,800		
Total:	86,100	105,000	98,700	105,000
Preferential Land:	0	0		

Transfer Information

Seller: NODONLY KEVIN JOHN	Date: 09/18/2020	Price: \$170,000
Type: ARMS LENGTH MULTIPLE	Deed1: /43355/ 00445	Deed2:
Seller: NODONLY MARY E	Date: 08/04/1989	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08241/ 00775	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

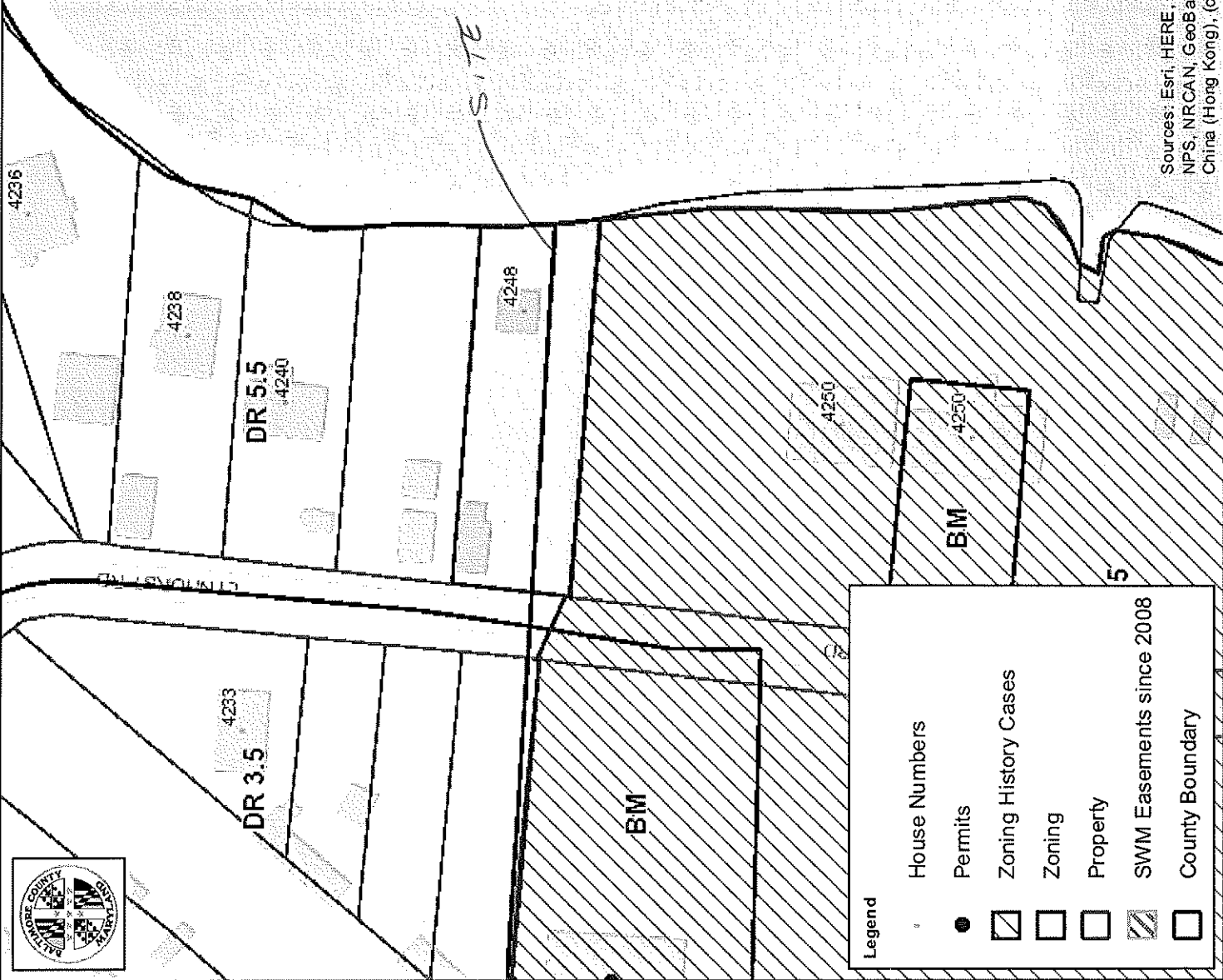
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0095-A



2023-0095-4

1:1,128

	0	45	90	180 Feet
1	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00
6	0.00	0.00	0.00	0.00
7	0.00	0.00	0.00	0.00
8	0.00	0.00	0.00	0.00
9	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00
11	0.00	0.00	0.00	0.00
12	0.00	0.00	0.00	0.00
13	0.00	0.00	0.00	0.00
14	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00
16	0.00	0.00	0.00	0.00
17	0.00	0.00	0.00	0.00
18	0.00	0.00	0.00	0.00
19	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00
21	0.00	0.00	0.00	0.00
22	0.00	0.00	0.00	0.00
23	0.00	0.00	0.00	0.00
24	0.00	0.00	0.00	0.00
25	0.00	0.00	0.00	0.00
26	0.00	0.00	0.00	0.00
27	0.00	0.00	0.00	0.00
28	0.00	0.00	0.00	0.00
29	0.00	0.00	0.00	0.00
30	0.00	0.00	0.00	0.00
31	0.00	0.00	0.00	0.00
32	0.00	0.00	0.00	0.00
33	0.00	0.00	0.00	0.00
34	0.00	0.00	0.00	0.00
35	0.00	0.00	0.00	0.00
36	0.00	0.00	0.00	0.00
37	0.00	0.00	0.00	0.00
38	0.00	0.00	0.00	0.00
39	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00
41	0.00	0.00	0.00	0.00
42	0.00	0.00	0.00	0.00
43	0.00	0.00	0.00	0.00
44	0.00	0.00	0.00	0.00
45	0.00	0.00	0.00	0.00
46	0.00	0.00	0.00	0.00
47	0.00	0.00	0.00	0.00
48	0.00	0.00	0.00	0.00
49	0.00	0.00	0.00	0.00
50	0.00	0.00	0.00	0.00
51	0.00	0.00	0.00	0.00
52	0.00	0.00	0.00	0.00
53	0.00	0.00	0.00	0.00
54	0.00	0.00	0.00	0.00
55	0.00	0.00	0.00	0.00
56	0.00	0.00	0.00	0.00
57	0.00	0.00	0.00	0.00
58	0.00	0.00	0.00	0.00
59	0.00	0.00	0.00	0.00
60	0.00	0.00	0.00	0.00
61	0.00	0.00	0.00	0.00
62	0.00	0.00	0.00	0.00
63	0.00	0.00	0.00	0.00
64	0.00	0.00	0.00	0.00
65	0.00	0.00	0.00	0.00
66	0.00	0.00	0.00	0.00
67	0.00	0.00	0.00	0.00
68	0.00	0.00	0.00	0.00
69	0.00	0.00	0.00	0.00
70	0.00	0.00	0.00	0.00
71	0.00	0.00	0.00	0.00
72	0.00	0.00	0.00	0.00
73	0.00	0.00	0.00	0.00
74	0.00	0.00		

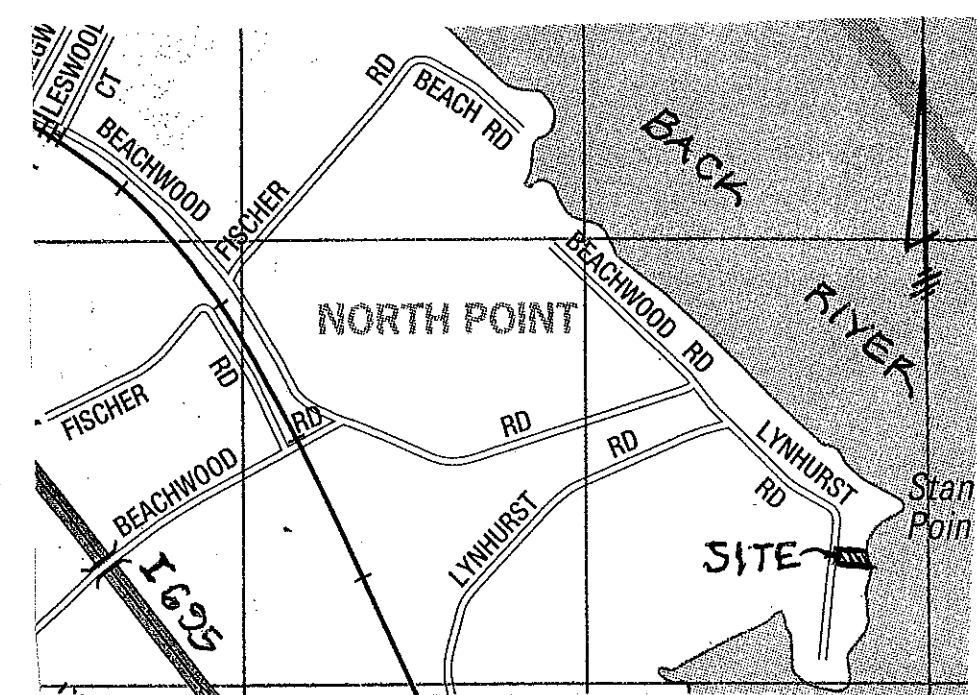
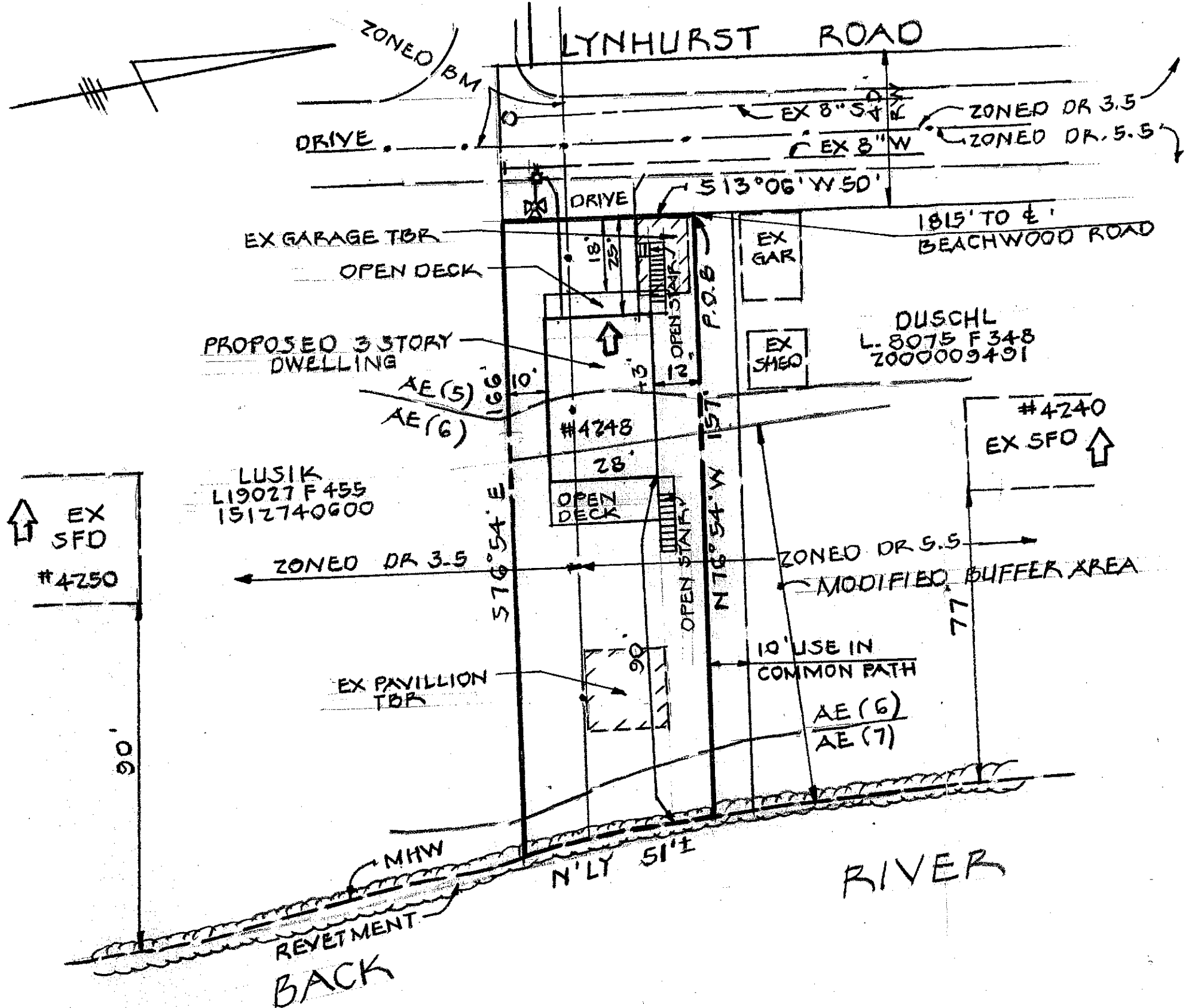
May 1, 2023

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, AeroGRID, IGN, SIA, USFWS, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, DeLorme, NAVTEQ, Swisstopo, Mapbox Labs, Stadia, Uber Technologies, Inc., Swire, Hong Kong, China (Hong Kong), (c) OpenStreetMap contributors, CC-BY-SA, Imagery © Mapbox

Baltimore County Government VITA Esri HERE Garmin INCREMENT P USGS EPA USDA I

Legend

-  House Numbers
-  Permits
-  Zoning History Cases
-  Zoning
-  Property
-  SWM Easements since 2008
-  County Boundary



VICINITY MAP
SCALE: 1 INCH = 1000 FEET

OWNER
JNA INVESTMENTS LLC
PO BOX 22
FORT HOWARD, MD. 21052
DEED REF: L.43355 F.445
ACCT. NO. 1514652064

ZONING MAP# 104B2
SITE ZONED DR3.5 & DR5.5
ELECTION DISTRICT 15
COUNCIL DISTRICT 7
LOT AREA ACREAGE 0.185 AC
OR SQUARE FEET 8075
HISTORIC? NO
IN CBCA? YES
IN FLOOD PLAIN? YES
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE
SEWER IS:
PUBLIC X PRIVATE
PRIOR HEARING? N/A
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

N/A

2023-0095-A

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
4248 LYNHURST ROAD
ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET APRIL 3, 2023