



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

July 2, 2024

Donald J. Boudreaux- donsci985@gmail.com
Lila Perilloux Colaianne- leperilloux@gmail.com
6001 Overlook Place
Baltimore, MD 21210

RE: Petition for Administrative Variance – FORMAL DEMAND
Case No. 2024-0106-AV
Property: 6001 Overlook Place

Dear Petitioners:

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, appearing to be "DJB", is written over a faint, circular, stylized background mark.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm
Enclosure
c: See next page

Patrick Richardson – rick@richardsonengineering.net
Danielle Cayea – dcayea@comcast.net
Christopher Wilk – christopher.wilk@gmail.com
Dan Phelan – dipphelelan@gmail.com
Amy Goldberg - amy@fastspot.com
Brad Lamont- brad@rocksolidbuildersonline.com
Christopher M. Wilk- christopher.wilk@gmail.com
Dan Phelan - dipphelelan@gmail.com
Danelle Cayea - dcayea@comcast.net
Donell Thompson, Jr. - dthompson@gilman.edu
Edna Albuquerque - efrpereira65@gmail.com
Elena Thompson- ewethers@hotmail.com
Elizabeth Phelan- efsphelan@gmail.com
Eric Albuquerque- erical6.ea@gmail.com
Jane Huth - je-huth@gmail.com
Jenn Vitelkites - jenn.blois@ey.com
Richard Dellheim- rdellzulu@gmail.com
Stephen Walsh- swalsh2200@gmail.com
Sue Chapelle- suechapelle@yahoo.com
Thomas Winstead- tjwbaltimore@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(6001 Overlook Place)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
2nd Council District		
Donald Boudreaux & Lila Colaianne	*	HEARINGS FOR
(<i>Legal Owners</i>)		
	*	BALTIMORE COUNTY
Petitioners		
	*	CASE NO. 2024-0106-A

* * * * *

OPINION AND ORDER

This matter initially came before the Office of Administrative Hearings for Baltimore County (“OAH”) for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Donald Boudreaux and Lila Colaianne (“Petitioners”), for the property known as 6001 Overlook Place, Baltimore, Maryland (“the Property”). The original petition requested administrative variance relief from Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.C.1 (through BCZR § 1B02.3.B), to permit a side yard setback of 11 ft. and a rear yard setback of 11 ft. in lieu of the minimum setback of 30 ft. as indicated by the building restriction line as presented on the 1985 plat. Because of a technical drafting error, the variance request was revised pursuant to a Revised Site Plan to request a setback of 21 ft., instead of 11 ft., in lieu of the minimum setback of 30 ft. The property was properly posted setting forth the original requested variance relief. On May 10, 2024, a Formal Hearing Demand was filed by a community member.

A public hearing was conducted on June 16, 2024, using the virtual platform WebEx in lieu of an in-person hearing. Petitioners appeared at the hearing and were assisted by Patrick Richardson of Richardson Engineering. Mr. Richardson also prepared and submitted the Revised Site Plan, marked as Exhibit 1, and gave testimony in support of the Petition. The following

community members appeared and gave testimony: Danelle Cayea, Christopher Wilk, Daniel Phelan, Elizabeth Phelan, Sue Chapelle, Amy Goldberg, Edna Albuquerque, Jane Huth, Richard Delheim, and Thomas Winstead. Other community members appeared but did not present testimony.

Findings of Fact

The Property is approximately .50 acres in land area and is currently zoned DR 2. The Property was part of a 1985 plat that established yard setbacks under its prior zoning designation as DR 3.5. *See* Petitioners' Exhibit 4. The Property is improved with a detached single-family dwelling and accessory structure and functions as a corner lot as Overlook Place follows the property's rear and side yards running along its western and southern boundaries and terminates shortly past the southeast corner of the lot into the Elkridge Estates Apartments. The lot is heavily vegetated and a 13 ft. county right-of-way ("ROW") runs parallel to Overlook Place around the western perimeter. The ROW is also heavily vegetated. Photographs show the lot to be nearly entirely obscured from public view along the public roadway by dense vegetation. *See* Petitioners' Exhibit 3.

The Property was recently acquired by the current owners, Lila Colaianni and Donald Boudreaux, and is currently under renovation. As part of that renovation, Petitioners are adding a garage to enhance the enjoyment of their home. Mr. Richardson explained that the property itself is highly unique and unusual because of its steep sloping topography to the northwest, its location at essentially the terminus of a dead-end street (the apartment complex entrance is gated off with what appears to be a semi-permanent gate) bounded by the circular bend of Overlook Place, and the property's dense vegetation. Mr. Richardson prepared and submitted a *Revised* Site Plan which identifies features of the lot. *See* Petitioners' Exhibit 1 (Revised). The property slopes sharply from

the northwest down to the center of the lot with a 20 ft. elevation drop from the northwest corner to the existing rear building line. *Id.* Moreover, Mr. Richardson testified that the detached single-family dwelling is also unique and unusual in its design and layout. *See* Petitioners' Exhibits 5 & 6. Mr. Richardson stated that the siting of the garage was the most suitable location on the lot for vehicular access given the property's constraints with access to Overlook Place. Mr. Richardson described a 13 ft. wide ROW that extends parallel along a majority of the property's road frontage and that ROW's impact on the proposed yard setback. The calculation of yard setback begins at this ROW, and not from the roadbed of Overlook Place, meaning that the ROW acts as an additional 13 ft. buffer from Overlook Place in addition to the remaining setback of 21 ft. For this reason, the proposed garage will be constructed 34 ft. from Overlook Place.

Multiple community members testified in regard to the Petition including past presidents and active members of the neighborhood association as well as owners/residents of adjacent and confronting properties. This testimony ranged from opposition to the variance request, to inquiry as to the actual variance being sought, to support of the variance request. The file includes multiple letters from community members which are included in this record. *See* Community Exhibit 1 (Community Letters). Much of the community's testimony concerned private covenants between the association and private property owners in this community that restrict building setback lines, and ensuring that the proposed variance was not in potential violation of those covenants. Those covenants were not introduced into this record. Regardless, Baltimore County is not a party to those covenants and therefore this Opinion & Order will not further address that issue.

Mr. Wilk testified to private covenants held by the association and private property owners preserving certain setbacks from public streets, parking issues having been resolved in the community, the orientation of the home not being a valid reason for the grant of a variance, the

potential for devaluation of neighboring properties, and the lack of uniqueness of the property. Mr. Phelan testified that if the setbacks were not in violation of the existing covenants that he would support the Petition. Mrs. Phelan also testified that if the setbacks were not in violation of the existing covenants that she would support the Petition. Ms. Cayea testified in regards to preserving the neighborhood aesthetic and stated that the neighborhood enjoys significant pedestrian traffic and the subject lot is not isolated, but rather, is similar to many other properties in this community in terms of location and visibility. Ms. Chapelle provide some neighborhood history and stated that community members have expressed concerns regarding the granting of a variance setting a precedent for future variance requests. Ms. Goldberg, the immediately adjacent property owner, testified in support of the Petition and stated that adding a garage was a needed improvement to the property and would add to the property's value. Ms. Albuquerque stated that she was concerned that the proposed garage would be setback 11 ft. from the curb, and was satisfied with the revised site plan, and no longer had any objections to the Petition. Ms. Huth provided testimony with respect to the need for the variance, objected to the placement of the proposed garage, the risks of setting a precedent, and generally objected to the variance request. Mr. Delheim testified to the risks associated with granting variances in this small community, urging that existing regulations have protected the aesthetic integrity of the neighborhood, and generally objected to the variance requested under the Petition. Mr. Winstead stated that so long as covenants are not violated that he was supportive of the requested variance. Mr. Winstead further noted a potential stormwater issue with any curb cuts from the new driveway, as water currently flows into a nearby storm drain adjacent to the property. *See Conditions below.*

Conclusions of Law

Petitioners are requesting variance relief from Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.C.1, pursuant to the grandfathering provisions contained within BCZR § 1B02.3.B, to permit a side yard setback of 21 ft. and a rear yard setback of 21 ft., both adjacent to the street right-of-way, in lieu of the minimum setback of 30 ft. established under the 1985 plat. Pursuant to BCZR § 307.1, “...the [Administrative Law Judge] shall have ...the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship...Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare...” 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).

“Variance” is not a dirty word. Variances are widely accepted and utilized land use tools found in nearly every jurisdiction’s toolkit for the proper regulation of development. Variances act as “pressure release valves” that enable individual property owners to request variance relief when something unique or peculiar about a property creates a situation in which general and standardized bulk regulations (e.g., yard setbacks) create practical difficulty in the strict

application of zoning regulations. The grant of a variance does not create a “slippery slope.” Nor does the grant of a variance make further variance approvals more or less likely. Variances are discreet tools, governed by extensive regulation and public comment, to further enhance the ability for property owners to improve their properties while ensuring the public health, safety and general welfare is not adversely impacted and furthering local land use policies.

Community testimony was both relevant and credible. However, to the extent that testimony was in opposition to the requested variance, that testimony was not persuasive. The property is unique for zoning purposes. Petitioners have met their burden in demonstrating that the subject property is unique due to its curved shape, steep topography, and substantial county right-of-way (“ROW”) running along approximately 75% of the property’s perimeter. Further, a public sewer easement runs across the northwest corner of the lot, further restricting the buildable area. These features of the land and structure restrict where the attached garage can be constructed on the property. Because of the property’s unique features, the record supports a finding that special circumstances or conditions exist that are peculiar to the land where strict compliance with setback requirements under BCZR § 1B02.3.C.1 (as applied through BCZR § 1B02.3.B), would result in practical difficulty. Access to the proposed garage is necessary from the public roadway, and the location of the garage is determined by the orientation of the house, access to the lot, and the topography of the land. Because of the building restriction line established in the 1985 plat, given the property’s contours, available space and access, the garage is sited at the most suitable location on the lot. Because of the 13 ft. ROW fronting Overlook Place, the setback is measured from that ROW, and not from the roadbed itself, creating a scenario in which the distance from the building envelope to the roadbed of Overlook Place would be 34 ft. In other words, if the ROW did not exist, the setback would satisfy zoning requirements.

For all these reasons, I 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. There is no persuasive evidence in this record to indicate any devaluation in property values from the requested variance, or how approval would in some manner adversely impact the health, safety or general welfare. The 13 ft. ROW will further act as an additional buffer from the public road as well as neighboring properties and there is no indication in this record that granting the requested variance would injure the health, safety, or general welfare.

THEREFORE, IT IS ORDERED, this **2nd** day of **July, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR") §1B02.3. C.1 (1B02.3.B, 1985, DR 3.5), to permit a side yard setback of 21 ft. and a rear setback of 21 ft., both adjacent to the street right-of-way, in lieu of the minimum required setback of 30 ft., be and is 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; and
2. Prior to any curb cut permits or approvals, stormwater management issues shall be evaluated and addressed to ensure sheeting and drainage from Overlook Place is properly managed by existing public stormwater controls.

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

A handwritten signature in black ink, consisting of a stylized 'D' followed by a large, loopy 'B' and a trailing horizontal line.

DEREK M. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DMB/dlm



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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 6001 Overlook Place Currently Zoned DR-2

Deed Reference 48406/ 00230 10 Digit Tax Account # 2000005550

Owner(s) Printed Name(s) DONALD J. BOUDREAUX, JR & LILA PERILLOUX COLAIANNI

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

(1302.3.B, 1985, DR3.5)

1. X **ADMINISTRATIVE VARIANCE** from section(s) 1B02.3.C.1 to permit a side yard setback of 11 feet and a rear setback of 11 both adjacent to the street right of way that has a setback of 30'.

11 feet

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Donald J. Boudreaux / Lila Perilloux Colaianni

Name #1 – Type or Print Name #2 – Type or Print

Signature #1

Signature # 2

6001 Overlook Place Baltimore MD
Mailing Address City State

21210 / /
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

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

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2024-0106-A Filing Date 4/19/2024 Estimated Posting Date 4/28/24 Reviewer MSK

Closing 5/13/24

Rev 10/12/11

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 6001 Overlook Place Baltimore MD 21210
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

The garage location is set by the location of the existing house and the topography of the property. The road wraps around the house on 2 sides as it is a very unique and unusual lot having curved property lines on 2+ sides. The grade of the property is high on the north side and meets road level on the south side. The house faces east and the garage needs to enter the site from the southwest side of the property. The location of the current house and the interior configuration of the house require a garage that would be functional to extend over the property setbacks and have a setback of 13' off the side of the house and 19' off the rear of the house as the road wraps around the house.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Affiant

Donald J. Boudreaux

Name- Print or Type

Signature of Affiant

LILA PERILLOUX COLAIANNI

Name- Print or Type

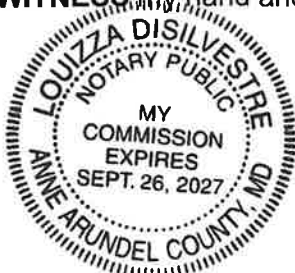
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of MARCH, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Donald J. Boudreaux and Lila Perilloux Colaianni
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires



Richardson
ENGINEERING

CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

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

**ZONING PROPERTY DESCRIPTION FOR
6001 OVERLOOK PLACE
15th ELECTION DISTRICT
7th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Located on the North side of Overlook Place 415' East of the intersection of Overlook Place and Lakeview Road. Being Lot #38 as shown on the plat of "Resubdivision plat of Lots 16, 17, 18 and Reserved Area- Lakehurst", which is recorded among the land records of Baltimore County in Plat Book E.H.K., Jr. No. 53, Folio 148.

Containing a net area of 12,474 square feet or 0.29 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: 08-15-2025

2024-0106-A

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	866	0000		6150					\$ 75.00
Total:									\$ 75.00

Rec From: Richardson Engineering, LLC

For: Administrative Zoning Variance
6001 Overlook Place
Zoning Case 2024-0106-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0106-A Address 6001 Overlook Place

Contact Person: Mitch Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/19/2024 Posting Date: 4/28/2024 Closing Date: 5/13/2024

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 1. POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- 2. DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- 3. ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
- 4. POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Petitioner: This Part of the Form is for the Sign Poster Only. (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

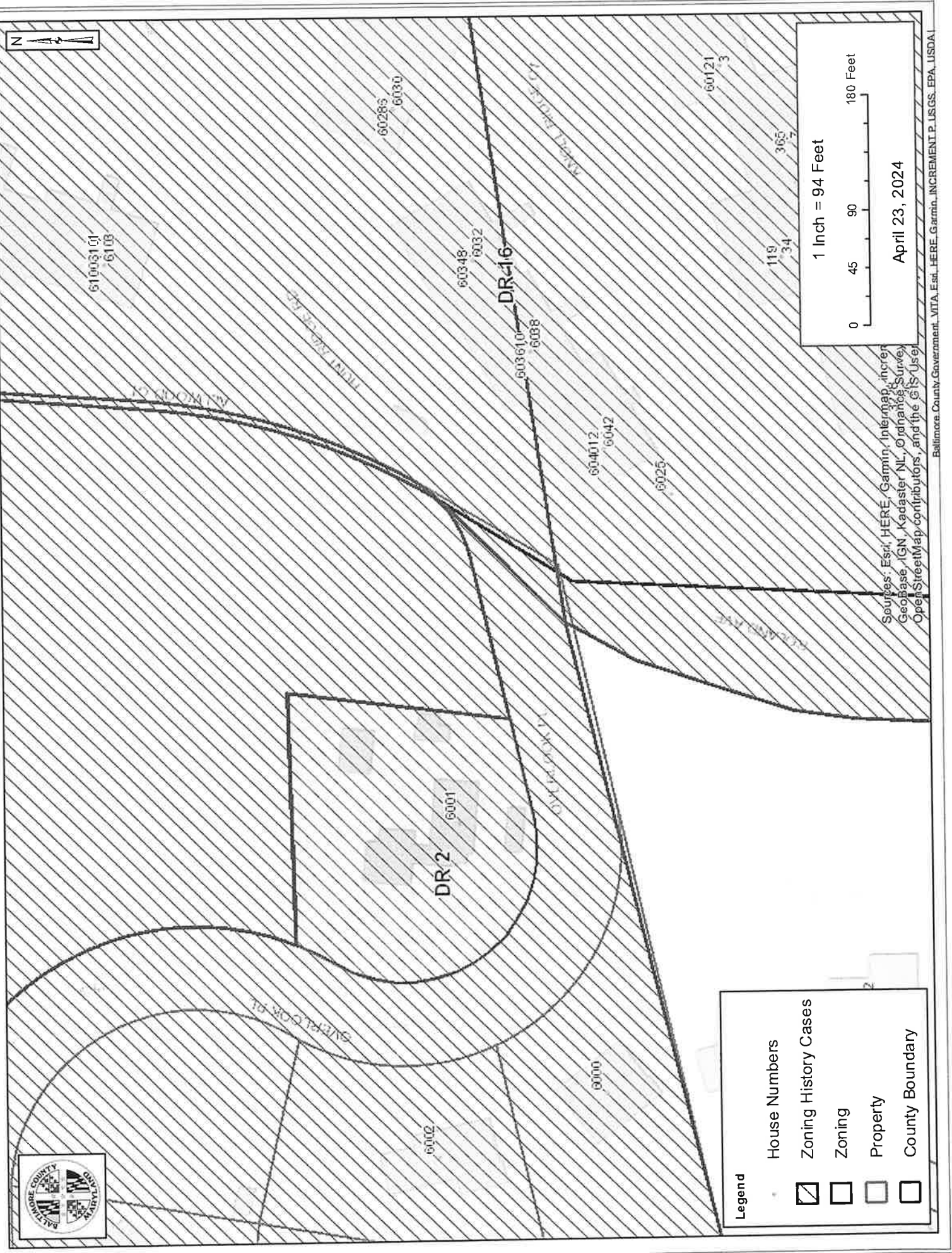
Case Number: 2024-0106-A Address 6001 Overlook Place

Petitioner's Name: Donald J. Boydreux Telephone (Cell): 410-560-1502 (Engineer)
Lila Perilloux Colaninri

Posting Date: 4/28/2024 Closing Date: 5/13/2024

Wording for Sign: To Permit a side street and rear street
setback of 11 feet in lieu of 30 feet for a
proposed garage addition.

Revised 1/2022



Sources: Esri, HERE, Garmin, Intermap, increment P, USA, USGS, EPA, USDA, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, DeLorme, NAVTEQ, Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community

Baltimore County Government, VITA Est., HERE, Garmin, INCREMENT P, USGS, EPA, USDA

2024-0106-A

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 2000005550

Owner Information

Owner Name:	BOUDREAUX DONALD J JR COLAIANNI LILA PERILLOUX	Use:	RESIDENTIAL
Mailing Address:	6001 OVERLOOK PL BALTIMORE MD 21210-1030	Principal Residence:	YES
		Deed Reference:	/48406/ 00230

Location & Structure Information

Premises Address:	6001 OVERLOOK PL BALTIMORE 21210-1030	Legal Description:	.5003 AC LAKEHURST
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Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0079 0005 0154 9020034.04 0000 38 2023 Plat Ref: 0053/ 0148

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2003	1,512 SF		21,793 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	NO	STANDARD UNIT	FRAME/5	1 full/	1 half		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	244,400	259,700		
Improvements	224,100	270,800		
Total:	468,500	530,500	489,167	509,833
Preferential Land:	0	0		

Transfer Information

Seller: JOHNSON HENRY P	Date: 09/22/2023	Price: \$775,000
Type: ARMS LENGTH IMPROVED	Deed1: /48406/ 00230	Deed2:
Seller: ROUSE ELIZABETH W	Date: 10/05/2000	Price: \$80,000
Type: ARMS LENGTH VACANT	Deed1: /14736/ 00421	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
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:



LOOKING SOUTH TOWARD OVERLOOK PLACE FROM GARAGE
LOCATION

2024-0106-A



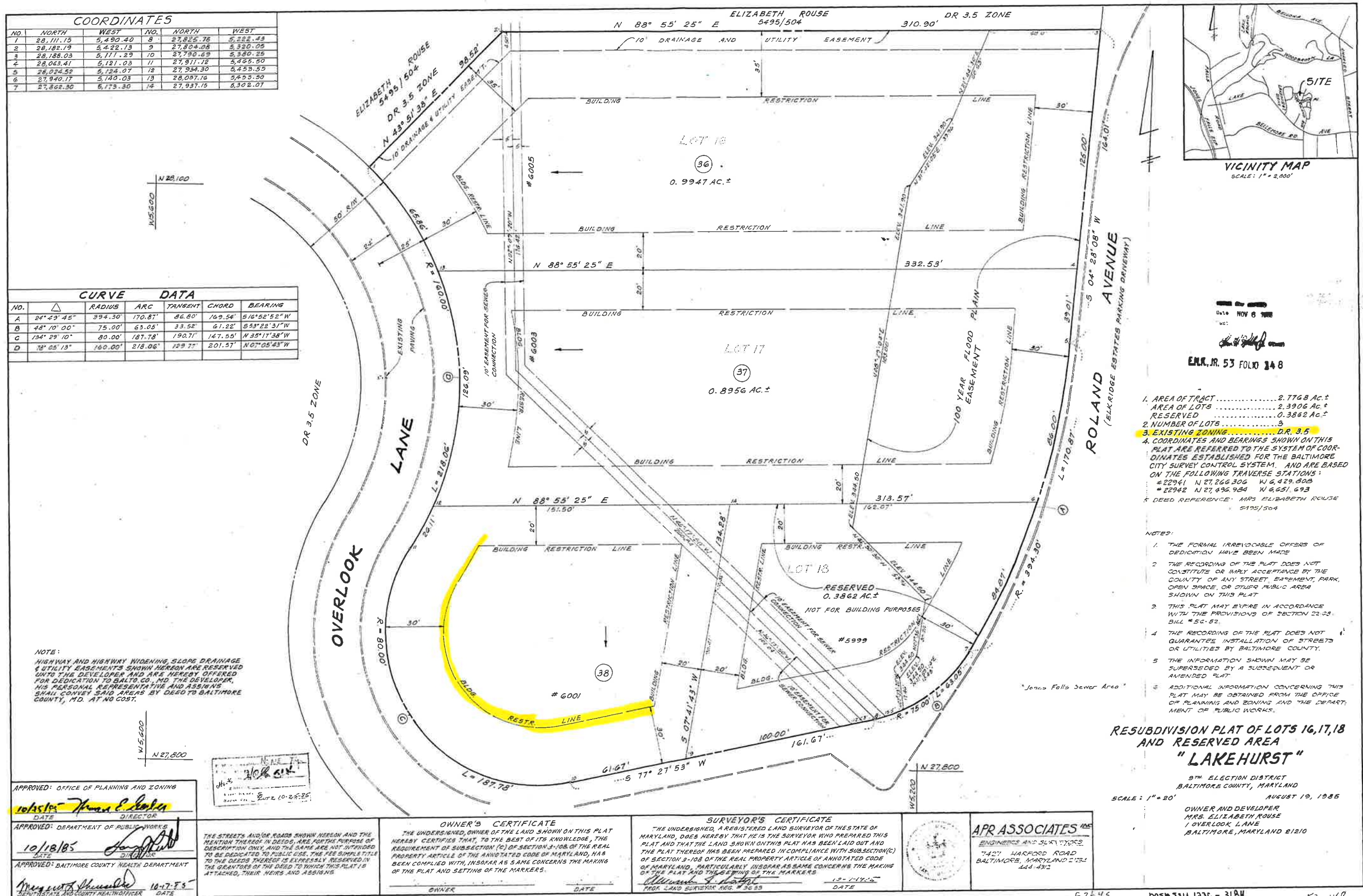
FROM GARAGE AREA LOOKING WEST TOWARD OVERLOOK PLACE

2024-0106-A



VIEW FROM ROAD NORTH TOWARD GARAGE LOCATION

2024-0106 -A



2024-0106-A

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: May 7, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0106-A
Address: 6001 OVERLOOK PL
Legal Owner: Donald Boudreaux, Lila Colaianne

Zoning Advisory Committee Meeting of May 7, 2024.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: May 2, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0106-A

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

DPR: No comment.

DPW-T: No exception taken.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.

CERTIFICATE OF POSTING

2024-0106-A

RE: Case No.: _____

Petitioner/Developer: _____

Donald Boudreaux, Lila Colaianne

June 18, 2024

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: Jeff Perlow:

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: _____

6001 Overlook Place ***SIGN 1A & 1B***

May 27, 2024

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

Sincerely,

May 27, 2024

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

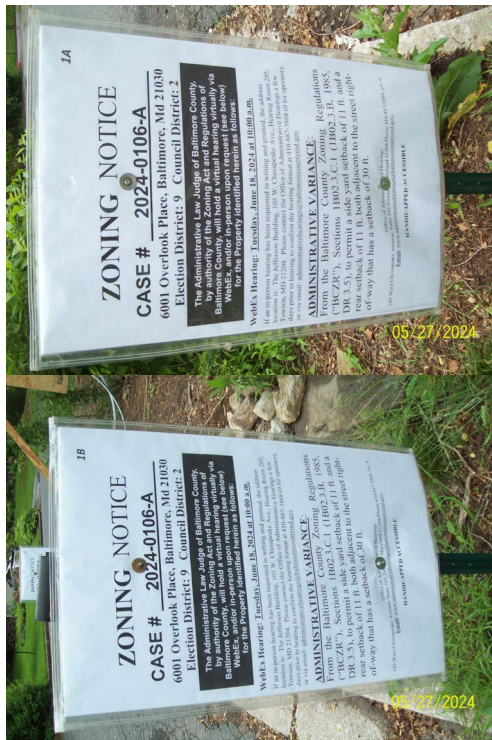
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2024-0106-A

RE: Case No.: _____

Petitioner/Developer: _____

Donald J. Boudreaux & Lila Perilloux Colaianne

May 13, 2024

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: Jeff Perlow:

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: _____

6001 Overlook Place ***SIGN 1***

April 28, 2024

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



Sincerely,

 **April 28, 2024**

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

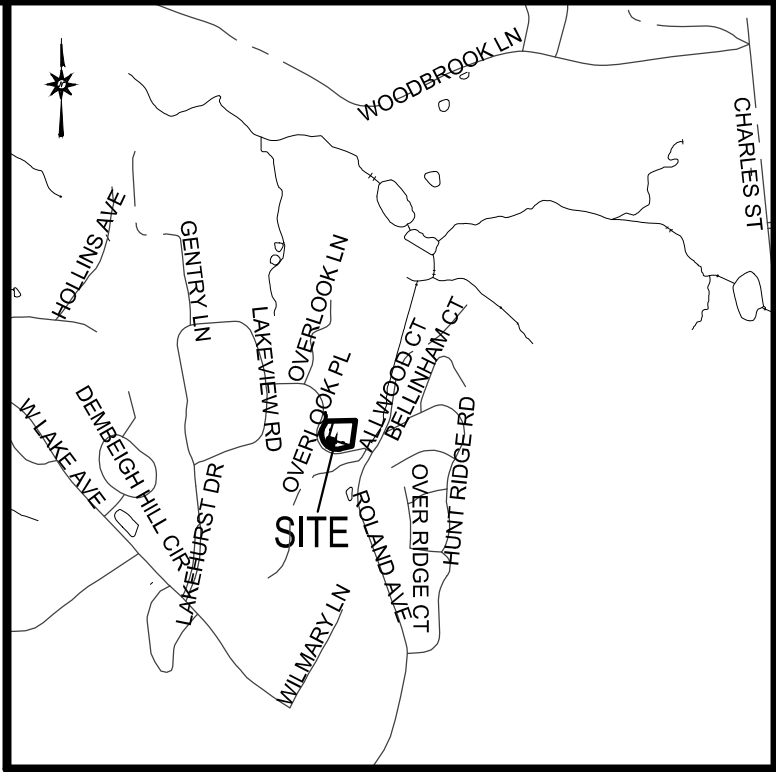
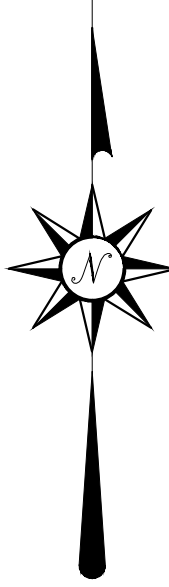
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

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VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER
DONALD J BOUDREAUX JR
LILA PERILLOUX COLAIANNI
6001 OVERLOOK PL
BALTIMORE 21210-1030
- SITE AREA CURRENT
NET 21,864 SF OR 0.50 AC.±
GROSS 28,753 SF OR 0.66 AC.±
- USES
EXISTING: 1 DWELLING
PROPOSED: 1 DWELLING
- UTILITIES
PUBLIC WATER & SEWER
- DEED REFERENCE: 48406/230
- TAX ACCOUNT #2000005550
- COUNCILMANIC DISTRICT: 2ND
- ELECTION DISTRICT: 9TH
- CENSUS TRACT: 490500
- ZONING: DR 2 (PER 200 SCALE GIS TILE #79C1)
- TAX MAP #79, GRID #5, PARCEL #154
- WATERSHED: JONES FALLS
- PRIOR PERMITS ON FILE- B536775 CONSTRUCT 1-STORY SFD WITH 1 BEDROOM, TERRACE WITH MASONRY RETAINING WALL, RUBBLE STONE GARDEN WALL, SIDE & REAR OPEN WOOD DECK. CANCEL B456482-CHANGE IN SETBACKS. PERMIT EXPIRES 11/18/03. ISSUED OCTOBER 29, 2003.
- B456482 CONSTRUCT 1-STORY SFD WITH 1 BEDROOM, TERRACE WITH MASONRY RETAINING WALL, RUBBLE STONE GARDEN WALL, SIDE & REAR OPEN WOOD DECK. ISSUED NOVEMBER 11, 2019.
- B539590 CONSTRUCT 1-STORY SFD WITH 1 BEDROOM, TERRACE WITH MASONRY RETAINING WALL, RUBBLE STONE GARDEN WALL, SIDE & REAR OPEN WOOD DECK. ISSUED NOVEMBER 21, 2003.
- PRIOR ZONING CASES ON FILE- R-1947-1108 RECLASSIFICATION FROM AN "A" RESIDENCE TO A "C" RESIDENCE. GRANTED DECEMBER 15, 1947.
- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO FEMA MAP #2400100385G NOVEMBER 2, 2023.
- THE SITE DOES NOT LIE WITHIN A TRAFFIC DEFICIENT AREA.
- BASIC SERVICE MAPS (2023)

TYPE	DEFICIENT (Y/N)	NOTE
SEWER	N	
WATER	N	
TRANSPORTATION	N	

- SETBACKS FOR DR 2

TYPE	REQUIRED	PROVIDED
FRONT	30'	57'±
SIDE	30*	11'±
REAR	30*	11'±

*STREET RIGHT OF WAY SETBACK AS HOUSE DOES NOT FACE TOWARD ROAD



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

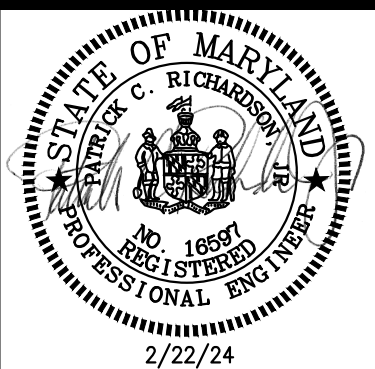
rick@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION
FOR
BOUDREAUX/COLAIANNI
RESIDENCE
6001 OVERLOOK PLACE

BALTIMORE COUNTY MARYLAND
9TH ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	LNR	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	03-29-24	24009	1 OF 1

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: 08-15-2025





VICINITY MAP

SCALE: 1" = 1000'

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LILA PERILLOUX COLAIANNI
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- | TYPE | DEFICIENT (Y/N) | NOTE |
|----------------|-----------------|------|
| SEWER | N | |
| WATER | N | |
| TRANSPORTATION | N | |
- | TYPE | REQUIRED | PROVIDED |
|-------|----------|-----------|
| FRONT | 30' | 57'± 37'± |
| SIDE | 30'* | 11'± 21'± |
| REAR | 30'* | 11'± 21'± |
- *STREET RIGHT OF WAY SETBACK AS HOUSE DOES NOT FACE TOWARD ROAD



Richardson

ENGINEERING

7 Deneison Street
Timonium, Maryland 21093
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PLAN TO ACCOMPANY ZONING PETITION
FOR
BOUDREAUX/COLAIANNI
RESIDENCE
6001 OVERLOOK PLACE
BALTIMORE COUNTY
9TH ELECTION DISTRICT

MARYLAND
2ND COUNCILMANIC DISTRICT

REVISIONS
6/10/24 REVISED EXISTING HOUSE AND ADDITION LOCATION

DRAWN BY:
LNR

CHECKED BY:
PCR

SCALE:
1" = 20'

DATE:
03-29-24

JOB NO.:
24009

SHEET NO.:
1 OF 1

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