



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 17, 2024

John Azrael, Esquire – jazrael@azrael Franz.com
101 E. Chesapeake Avenue, 5th Floor
Towson, Maryland 21286

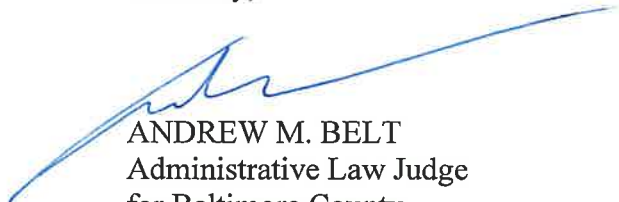
RE: Petition for Variance
Case No. 2024-0137-A
Property: 4420 Breidenbaugh Lane

Dear Mr. Azrael:

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,



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB :dlm
Enclosure

c: Patrick Richardson, Jr. – rick@richardsonengineering.net
Residential Buildings, LLC – res1builders@gmail.com
Michele Reid – michelereidrealtor@gmail.com

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
(4420 Breidenbaugh Lane)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Paul Nalley, Residential Builders, LLC	*	HEARINGS OF
<i>Legal Owners</i>		
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0137-A
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by the legal owners, Paul Nalley and Residential Builders, LLC (“Petitioners”) for property located at 4420 Breidenbaugh Lane (the “Property”). Petitioners are requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”), §1A01.3.B.3 to permit a front yard setback of 24 ft., to the property line and 39 ft., to the street centerline in lieu of the required 35 ft., and 75 ft., for a new dwelling.

A virtual hearing was conducted by WebEx on July 16, 2024. The Petition was properly advertised and posted. Patrick Richardson, Jr., of Richardson Engineering a professional engineer who prepared and sealed a site plan (Pet. Ex. 1) appeared at the hearing along with the Petitioner, Paul Nalley. John Azrael Esquire represented the Petitioners. There were no interested participants or Protestants at this hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), Development Plans Review (“DPR”)/Department of Public Works and Transportation (“DPWT”) and Department of Environmental Protection and Sustainability (“DEPS”) which agencies did not oppose the requested relief.

The subject property is 2.42 acres +/- and is zoned RC 2. Mr. Richardson explained that the subject property is currently undeveloped on a parcel at 4420 Breindenbaugh Lane, off of Manor Road in the Glen Arm area of Baltimore County. Mr. Richardson explained that a majority of the property is within a Forest Buffer Easement and a Forest Conservation Variance for the removal of 8 specimen trees was previously approved by DEPS on November 4, 2022. (Pet. Ex. 4). Mr. Richardson explained that the Petitioner desires to construct a new dwelling on the Property which will require variance relief due to the existing Forest Buffer Easement. He noted that the dwellings at 4400 and 4410 Breindenbaugh have similar front yard setbacks as requested by the Petitioner in the instant case. (Pet. Ex. 2)

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 subject property is unique due to the fact that the majority of the property is located within a Forest Buffer Easement. Additionally, Breindenbaugh Lane is a 16 ft. wide right of way, making compliance with the applicable setback from the street center line even further arduous. Consequently, if the requested variance relief were denied, the Petitioner would experience a practical difficulty in that building a reasonably sized dwelling on the property would be impossible. Finally, 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 17th day of **July 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from BCZR §1A01.3.B.3 to permit a front yard setback of 24 ft., to the property line and 39 ft., to the street centerline in lieu of the required 35 ft., and 75 ft., for a new dwelling be and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are 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, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must comply with the DEPS ZAC comment, a copy of which is attached hereto and made a part hereof.
3. The Site Plan, (Pet. Ex. 1) a copy of which is attached hereto, is incorporated herein.

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



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB/dlm

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 (DEPS)
- Development Coordination

DATE: June 20, 2024

SUBJECT: DEPS Comment for Zoning Item# 2024-0137-A
Address: 4420 BREIDENBAUGH LANE
Legal Owner: Paul Nalley, Residential Builders, LLC

Zoning Advisory Committee Meeting of June 14, 2024.

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

Groundwater Management

1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:
 - a. Ground Water Management approval must be obtained prior to approval of the building permit. Requirements for approval will include submission of a site plan that meets GWM site plan requirements for new construction.

Reviewer: Mia Lowery, L.E.H.S.

Environmental Impact Review

1. Development of this property must comply with all requirements of Baltimore County Code Article 33, Environmental Protection And Sustainability, Title 3, Protection of Water Quality, Streams, Wetlands, and Floodplains. Because the construction of a dwelling required forest buffer impacts, a variance to this code was granted in October of 2022. The dwelling needed to be moved toward the road to reduce buffer impacts. All forest buffer variance conditions must be met prior to permit approval.
2. Development of this property must comply with all requirements of Baltimore County Code Article 33, Environmental Protection And Sustainability, Title 6, Forest Conservation. A special variance for the removal of specimen trees was granted in October of 2022. All conditions of the forest conservation variance, and the forest conservation plan must be met prior to permit approval. Reviewer: Paul Dennis, Environmental Impact Review



LOCATION MAP

GENERAL NOTES:

- [illegible]

R *Richardson*
ENGINEERING

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

PLAN TO ACCOMPANY ZONING PETITION
FOR
PROPOSED RESIDENCE

4420 BREIDENBAUGH LANE
BALTIMORE COUNTY
3RD COUNCILMANIC DISTRICT
3RD COUNCILMANIC DISTRICT
MARYLAND

3RD COUNCILMANIC DISTRICT	DATE: 8/29/24	ISS NO.: 21134	SCALE: 1" = 30'
11TH ELECTION DISTRICT			HEET NO.: 1 OF 1



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 4420 Breidenbaugh Lane

Currently Zoned RC-2

Deed Reference 47158/75

10 Digit Tax Account # 1119010925

Owner(s) Printed Name(s) Residential Builders, LLC

(SELECT THE HEARING(S) BY MARKING X 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) 1A01.3.B.3 to permit a front yard setback of 24' to the property line and 39' to the street centerline in lieu of the required 35' and 75' for a new dwelling

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

Legal Owners (Petitioners):

Paul Nalley/ Residential Builders, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

515 Gun Road Baltimore MD

Mailing Address City State

21227 / 443-286-0255 / res1builders@gmail.com

Zip Code Telephone #'s (Cell and Home) Email Address

Attorney for Petitioner:

Azrael, Franz, Schwab, Lipowitz & Solter, LLC

John Azrael

Name - Type or Print

Signature

101 E. Chesapeake Ave, 5th Floor

Mailing Address City State

21286 / 410-821-6800 / j.azrael@azrael-fs.com

Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC

Name - Type or Print

Signature

7 Deneison Street Timonium MD

Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net

Zip Code Telephone # Email Address

Case Number 2024-0137-A Filing Date 5 / 29 / 24 Do Not Schedule Dates Reviewer JS



Richardson
ENGINEERING

CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

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

**ZONING PROPERTY DESCRIPTION FOR
4420 BREIDENBAUGH LANE
11TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point distant 1280 feet east of the intersection of Breidenbaugh Lane and Manor Road thence (1) North 04 degrees 40 minutes 00 seconds East 125.00 feet, (2) North 61 degrees 32 minutes 00 seconds East 400.00 feet, (3) South 23 degrees 44 minutes 00 seconds East 370.47 feet, (4) South 87 degrees 20 minutes 00 seconds West 506.98 feet, to the point of beginning.

Containing a net area of 105,530 square feet or 2.42 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

2024-0137-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: 2024-0137-A
Property Address: 4420 BREIDENBAUGH LANE
Legal Owners (Petitioners): RESIDENTIAL BUILDERS, LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): PAUL NALLEY
Address: 515 GUN ROAD
BALTIMORE MD 21227

Telephone Number: 443-286-0255

*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. 230472

Date: 5/29/24

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 75.00

Total: \$ 75.00

Rec From: RESIDENTIAL BUILDERS, LLC

For: 2024-0137-A

4420 BREIDENBAUGH

JSS 24-0490

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

7454

Residential Builders, LLC General Fund

1331 Linden Avenue
Halethorpe MD 21227.
res1builders@gmail.com

DATE 5/9/2024

7-11/520

PAY
TO THE
ORDER OF

Baltimore County, MD

\$ 75.00

Seventy five

DOLLARS

M&T Bank

FOR

[Signature]



CERTIFICATE OF POSTING

2024-0137-A

RE: Case No.: _____

Petitioner/Developer: _____

Paul Nalley, Residential Builders, LLC

July 16, 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:

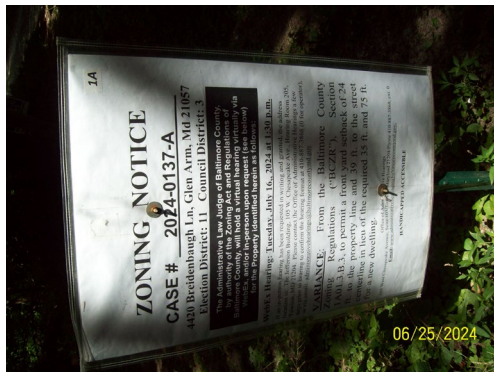
Ladies and Gentlemen:

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: _____

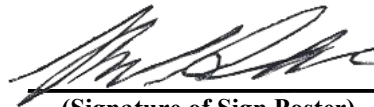
4420 Breidenbaugh Lane ***SIGN 1A & 1B***

June 25, 2024

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



Sincerely,

 June 25, 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)



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 4420 Breidenbaugh Lane

Currently Zoned RC-2

Deed Reference 47158/75

10 Digit Tax Account # 1119010925

Owner(s) Printed Name(s) Residential Builders, LLC

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

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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) 1A01.3.B.3 to permit a front yard setback of 24' to the property line and 39' to the street centerline in lieu of the required 35' and 75' for a new dwelling

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)

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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

Legal Owners (Petitioners):

Paul Nalley/ Residential Builders, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

515 Gun Road Baltimore MD

Mailing Address

City

State

21227 / 443-286-0255

/ res1builders@gmail.com

Zip Code

Telephone #'s (Cell and Home)

Email Address

Attorney for Petitioner:

Azrael, Franz, Schwab, Lipowitz & Solter, LLC

John Azrael

Name - Type or Print

Signature

101 E. Chesapeake Ave, 5th Floor

Mailing Address City State

21286 / 410-821-6800 / John.Azrael@azrael.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Richardson Engineering, LLC

Name - Type or Print

Signature

7 Deneison Street Timonium MD

Mailing Address

City

State

21093 / 410-560-1502

/ rick@richardsonengineering.net

Zip Code

Telephone #

Email Address

Case Number 2024-0137-A Filing Date 5 / 29 / 24 Do Not Schedule Dates Reviewer JS



Richardson
ENGINEERING

CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

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

**ZONING PROPERTY DESCRIPTION FOR
4420 BREIDENBAUGH LANE
11TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point distant 1280 feet east of the intersection of Breidenbaugh Lane and Manor Road thence (1) North 04 degrees 40 minutes 00 seconds East 125.00 feet, (2) North 61 degrees 32 minutes 00 seconds East 400.00 feet, (3) South 23 degrees 44 minutes 00 seconds East 370.47 feet, (4) South 87 degrees 20 minutes 00 seconds West 506.98 feet, to the point of beginning.

Containing a net area of 105,530 square feet or 2.42 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

2024-0137-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 (DEPS)
- Development Coordination

DATE: June 20, 2024

SUBJECT: DEPS Comment for Zoning Item# 2024-0137-A
Address: 4420 BREIDENBAUGH LANE
Legal Owner: Paul Nalley, Residential Builders, LLC

Zoning Advisory Committee Meeting of June 14, 2024.

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

Groundwater Management

1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:
 - a. Ground Water Management approval must be obtained prior to approval of the building permit. Requirements for approval will include submission of a site plan that meets GWM site plan requirements for new construction.

Reviewer: Mia Lowery, L.E.H.S.

Environmental Impact Review

1. Development of this property must comply with all requirements of Baltimore County Code Article 33, Environmental Protection And Sustainability, Title 3, Protection of Water Quality, Streams, Wetlands, and Floodplains. Because the construction of a dwelling required forest buffer impacts, a variance to this code was granted in October of 2022. The dwelling needed to be moved toward the road to reduce buffer impacts. All forest buffer variance conditions must be met prior to permit approval.
2. Development of this property must comply with all requirements of Baltimore County Code Article 33, Environmental Protection And Sustainability, Title 6, Forest Conservation. A special variance for the removal of specimen trees was granted in October of 2022. All conditions of the forest conservation variance, and the forest conservation plan must be met prior to permit approval. Reviewer: Paul Dennis, Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 10, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0137-A

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

DPR: No comment.

DPW-T: The property is within the Non-Tidal Special Flood Hazard Area Zone X unshaded per panel FIRM 2400100260G dated 11/2/23. There is a water course on the property where the drainage area may exceed 30 acres in size. Development in a riverine flood plain is prohibited per Baltimore County Code. If the drainage area to this area is 30 acres or greater, a non-tidal flood study based on ultimate land use conditions according to the Department of Permits, Approvals and Inspections Bureau of Development Plans Review (DPR) Policy Manual and DPWT Design Manual must be submitted and "Accepted for Filing" by DPR before the approval of the Final Development Plan. The proposed structures must also meet DPWT Design Manual Plate DF-1.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 6/18/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0137-A

INFORMATION:

Property Address: 4420 Breidenbaugh Lane
Petitioner: Paul Nalley, Residential Builders LLC
Zoning: RC 2
Requested Action: Variance

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

Variance - From Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a front yard setback of 24' to the property line and 39' to the street centerline in lieu of the required 35' and 75', respectively, for a new dwelling.

The subject site is an approximately 2.42 acre parcel located off of Manor Road in the Glen Arm area. It is currently vacant and appears to be forested, per aerial imagery available to the Department of Planning. Per the site plan, the Petitioner's wish to clear a portion of the property and construct a one-story single family detached dwelling on the lot.

The subject site is located outside the Urban-Rural Demarcation Line (URDL) and is zoned RC 2. The site has never been the subject of a past Development Plan or Zoning Variance, and is not within the boundary of any adopted community plan.

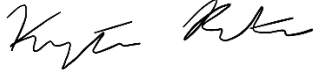
Based on the site plan submitted with the petition, the majority of the property is within a Forest Buffer Easement. The Department of Planning contacted the representative for the Petition via email on June 11th, 2024 seeking information on the hardship making the relief necessary. In a June 13th reply, the representative explained that the front yard Variance is necessary in order to accommodate a 35' buffer from the Forest Buffer Easement; this will also allow the future homeowners to have a backyard outside of the Forest Buffer Easement.

The proposed dwelling appears to be relatively close to being in line with the neighboring dwellings at 4410 and 4400 Breidenbaugh Lane. Based County GIS data, 4410 and 4400 Breidenbaugh Lane appear to be located approximately 24' to 34' from the Breidenbaugh Lane public right of way.

The Department of Planning has no objections to the requested relief. The proposal appears to be consistent with the neighboring properties, and will accommodate the existing Forest Buffer Easement.

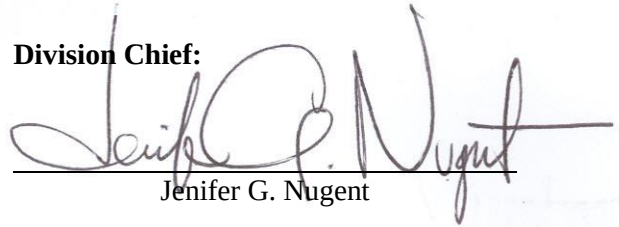
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Rick Richardson, Richardson Engineering LLC
Megan Benjamin, Community Planner
Joe Wiley, Community Planner
Abigail Rogers, Community Planner
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 - 11 Account Number - 1119010925

Owner Information

Owner Name: RESIDENTIAL BUILDERS LLC Use: RESIDENTIAL
Principal Residence: NO

Mailing Address: 3903 HOLLINS FERRY RD Deed Reference: /47158/ 00075
BALTIMORE MD 21227-

Location & Structure Information

Premises Address: BREIDENBAUGH LN Legal Description: 2.42AC
GLEN ARM 21057-9544 NS BREIDENBAUGH LA
1300FT W OF MANOR RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0053 0015 0140 11070061.04 0000 2024 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
2.4200 AC 04

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

Value Information

	Base Value	Value As of 01/01/2024	Phase-in Assessments As of 07/01/2023 As of 07/01/2024	
Land:	139,100	158,400		
Improvements	0	0		
Total:	139,100	158,400	139,100	145,533
Preferential Land:	0	0		

Transfer Information

Seller: DONALDSON LOIS J	Date: 07/13/2022	Price: \$107,000
Type: ARMS LENGTH VACANT	Deed1: /47158/ 00075	Deed2:
Seller: SCHURMAN VIRGINIA J	Date: 06/22/2021	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /44955/ 00485	Deed2:
Seller: SCHURMAN DOROTHY V	Date: 07/21/1989	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08381/ 00378	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

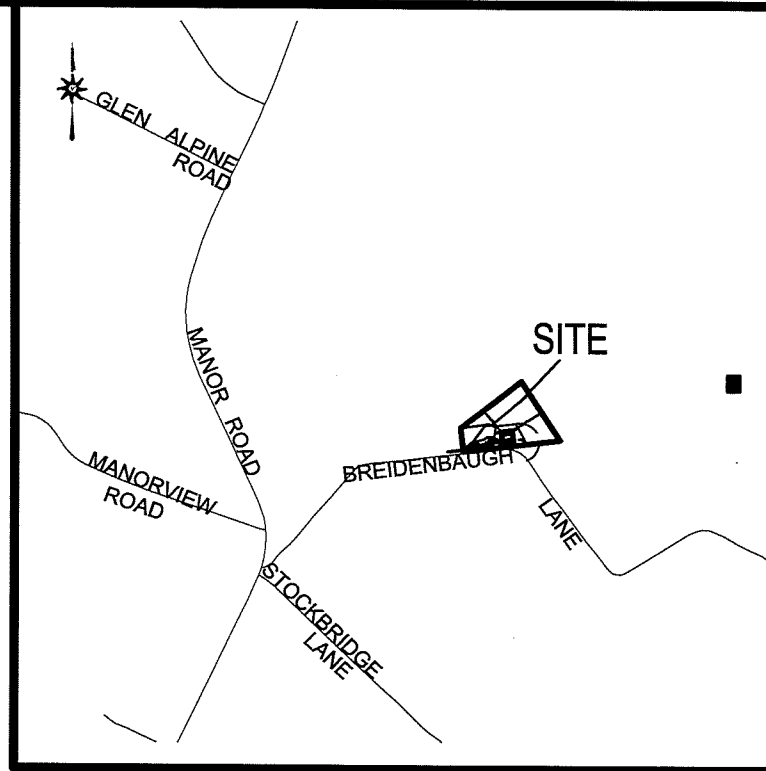
Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: RESIDENTIAL BUILDERS, LLC
3903 HOLLINS FERRY ROAD
BALTIMORE MD 21227
- SITE AREA:
NET 105,530 SF OR 2.42 AC.±
GROSS 107,130 SF OR 2.46 AC.±
- USE:
EXISTING: VACANT
PROPOSED: 1 RESIDENTIAL DWELLING
- UTILITIES: PRIVATE WATER AND SEWER
- DEED REF: 47158/75
- TAX ACCOUNT: 1119010925
- ZONING: RC 2
(PER 1"=200' ZONING MAP 05382)
- TAX MAP: 53
GRID: 15
PARCEL: 140
- NO KNOWN FLOODPLAINS EXISTS ON SITE PER FLOOD INSURANCE
RATE MAP (FIRM) PANEL 2400100280F DATED SEPTEMBER 26, 2008.
- PREVIOUS ZONING CASES: NONE ON FILE
- PREVIOUS PERMITS: NONE ON FILE
- SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC
- SETBACKS FOR RC 2
REQUIRED 75' FROM CL OF RD PROVIDED 66±
FRONT 75' FROM CL OF RD 42±
SIDE 35' 42±
REAR 35' 35±

12571 MANOR RD.
FRANCIS W. MOORE
CHARLES J. MOORE 4TH
TAX ACCOUNT #1102037820
MAP RES. ORD. #10, PARCELS #25
DEED REF. 37720/455
ZONING: RC 2
USE: AGRICULTURAL

4600 BREIDENBAUGH LN
SUSAN HYAL
KAREN ANDERSON
TAX ACCOUNT #2400103517
MAP RES. ORD. #10, PARCEL #99
DEED REF. 43645/57
ZONING: RC 2
USE: AGRICULTURAL

2024-0137-A



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

PLAN TO ACCOMPANY ZONING PETITION
FOR
PROPOSED RESIDENCE

4420 BREIDENBAUGH LANE
BALTIMORE COUNTY MARYLAND
11TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY: LNR	CHECKED BY: PCR	SCALE: 1" = 30'
	DATE: 2/29/24	JOB NO.: 21134	SHEET NO.: 1 OF 1

1113040075

NE 16-E

1105015101

1999-0389-SPHX

1102037920

11 ED

1116002610

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

053B2

RC 2

3 CD

1119010925

4410

BREIDENBAUGH LN

NE 15-E

2006-0352-SPH

2400013517

1105015100

1102065679

1975-0084-A

1999-0448-A

1101069175

4501

4503

4415

1108068650

2006-0352-SPH

2006-0352-SPH

1113040075

NE 16-E

1105015101

1999-0389-SPHX

1102037920

11 ED

1116002610

GROWTH TIER 4
(No New Subdivisions of 4
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053B2

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BREIDENBAUGH LN

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