



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

October 24, 2024

Erick G. Avala Osorio – cainhernandez556@gmail.com
6 Lincoln Avenue
Catonsville, MD 21228

RE: Petition for Administrative Variance
Case No. 2024-0216-A
Property: 6 Lincoln Avenue

Dear Petitioner:

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:dlw
Enclosure

c: Rick Richardson – rick@richardsonengineering.net

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(6 Lincoln Avenue)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Erick G. Avala Osorio	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioner	*	CASE NO. 2024-0216-A
* * * *	*	* * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Erick G. Avala Osorio (“Petitioner”), for the property located at 6 Lincoln Avenue, Catonsville (the “Property”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 1B02.3.C.1, to permit a side yard setback of 2.5 ft. and a rear setback of 2.5 ft. in lieu of the 10 ft. and 30 ft. setbacks required. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioner’s Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2E). There were no adverse Zoning Advisory Committee (“ZAC”) comments received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the Property having been posted on October 6, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavit as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

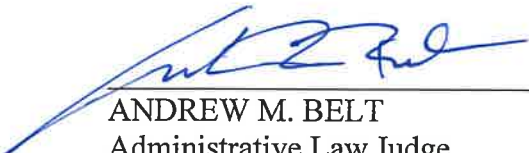
Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 24th day of **October, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), Section 1B02.3.C.1, to permit a side yard setback of 2.5 ft. and a rear setback of 2.5 ft. in lieu of the 10 ft. and 30 ft. setbacks required, be and it is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

- Petitioner may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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:dlw



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 6 Lincoln Avenue Currently Zoned DR-5.5

Deed Reference 39046/ 132 10 Digit Tax Account # 0119510731

Owner(s) Printed Name(s) Erick G. Ayala Osorio

(SELECT THE HEARING(S) BY MARKING ☒ 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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) 1B02.3.C.1 to permit a side yard setback of 2.5' feet and a rear setback of 2.5' in lieu of the 10' and 30' setbacks required.

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:

Erick G. Ayala Osorio

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

6 Lincoln Avenue Baltimore MD

Mailing Address City State

21228 / 443-636-1778 / cainhernandez556@gmail.com

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 2024-0216-A Filing Date 9/27/2024 Estimated Posting Date 10/6/2024 Reviewer JK

Closing Date 10/21/2024 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: 6 Lincoln Avenue Baltimore MD 21228
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 on the property. The property is unique in that it is surrounded by commercial properties. The property is bordered on the north by commercial property that obtained a variance to be closer to the property line on their side and is the rear of a convenience store. The property on the rear (west) side is also zoned commercial. The existing house is located in the center of the lot and additions to any side would require a variance. So it is a practical difficulty to add a garage to the house with the size of a car being able to fit into it without a variance. The garage would be permitted if it was not attached except that it is in the side yard of the dwelling so a variance would be needed for it whether detached or not.

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

Erick G. Ayala Osorio
Signature of Affiant

Erick G. Ayala Osorio
Name- Print or Type

N/A
Signature of Affiant

N/A
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 17th day of June, 2021, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

ERICK AYALA OSORIO

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

Abisola Olanipekun
Notary Public

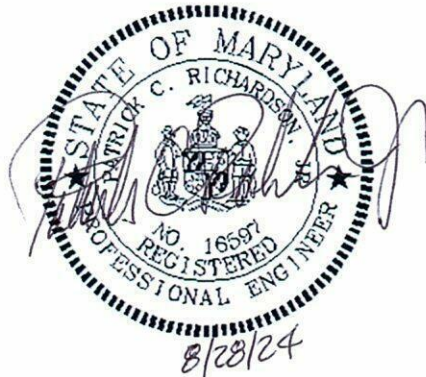
My Commission Expires

ABISOLA OLANIPEKUN
NOTARY PUBLIC
Prince George's County, Maryland
My Commission Expires 9/27/2027

**ZONING PROPERTY DESCRIPTION FOR
6 LINCOLN AVENUE
1st ELECTION DISTRICT
1st COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

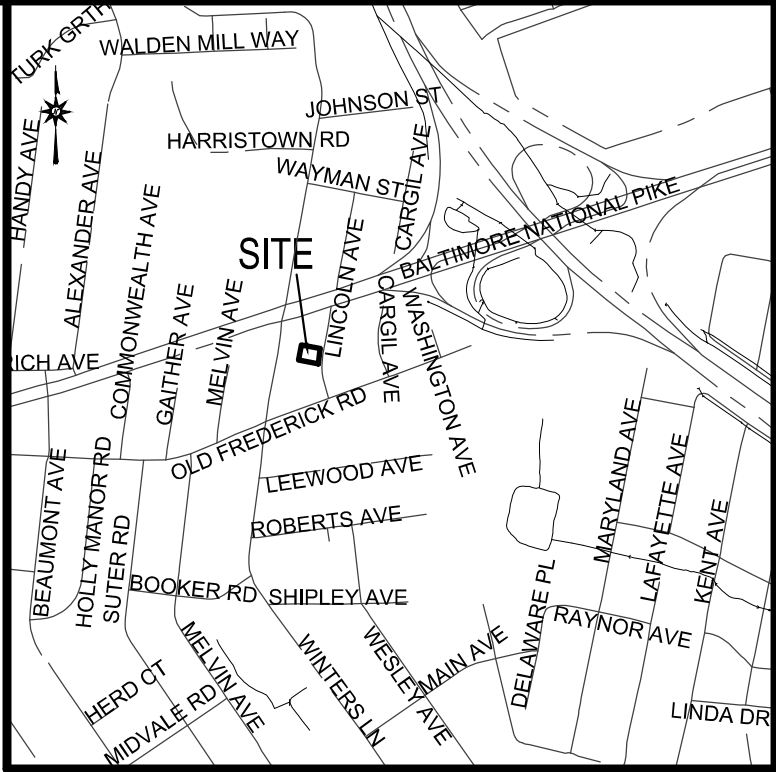
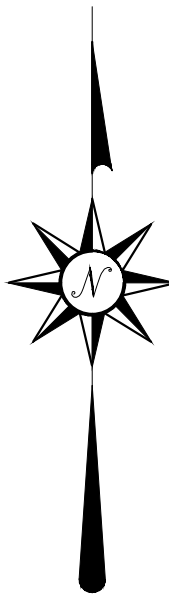
Located on Lots #18, 19, 20, and 21 in Block A, as shown on the plat of Catonsville Pines, which is recorded among the land records of Baltimore County in plat book W.P.C. No. 9, Folio 41, said lots having a total on Lincoln Avenue of eighty feet with an even rectangular depth of 101 feet more or less.

Containing a net area of 8,099 square feet or 0.19 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: 08-15-2021



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER
ERICK G AYALA OSORIO
6 LINCOLN AVE
BALTIMORE MD 21228-3004
- SITE AREA
NET 8,099 SF or 0.19 Ac.±
GROSS 9,702 SF OR 0.22 Ac.±
- USES:
EXISTING: 1 RESIDENTIAL DWELLING
PROPOSED: 1 RESIDENTIAL DWELLING
- UTILITIES:
PUBLIC WATER & SEWER
- DEED REFERENCE: 39046/132
- TAX ACCOUNT #0119510731
- COUNCILMANIC DISTRICT: 1ST
- ELECTION DISTRICT: 1ST
- CENSUS TRACT: 400800
- ZONING: DR 5.5 (PER 200 SCALE GIS TILE 095A3)
- TAX MAP #95, GRID #19, PARCEL #42
- PLAT: 9/41 CATONSVILLE PINES LOTS 18,19,20,21
- WATERSHED: PATAPSCO RIVER
- PRIOR PERMITS ON FILE-- B942602 ALTERATION TO INSTALL NEW FOOTER AND COLUMN PER INSPECTION. SEE B938031 FOR ADDITION. SEALED CONSTRUCTION PLAN ON SITE. ISSUED DECEMBER 6, 2017.
- B938031 CONSTRUCT 2ND STORY ADDITION OVER EXISTING FIRST FLOOR TO BE USED AS A STAIRCASE, 4 BEDROOMS, 2 BATHROOMS, PER PLANS. 23'3"x40'8"x31"-945 SF NO CHANGE IN SETBACKS. ISSUED AUGUST 9, 2017.
- PRIOR ZONING CASES ON FILE-- NONE.
- 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 #2400100386G NOVEMBER 2, 2023.
- THE SITE DOES NOT LIE WITHIN A TRAFFIC DEFICIENT AREA.
- BASIC SERVICE MAPS
TYPE DEFICIENT (Y/N) NOTE
SEWER N
WATER N
TRANSPORTATION N
- SETBACKS FOR DR 5.5
TYPE REQUIRED PROVIDED
FRONT 28' 15'± (EXISTING)
SIDE 10' 2.5'±
REAR 30' 2.5'±
*AVERAGE OF 33' AND 25' = 29'



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

PLAN TO ACCOMPANY ZONING PETITION
FOR
OSORIO
GARAGE ADDITION
6 LINCOLN AVENUE

BALTIMORE COUNTY MARYLAND
1ST ELECTION DISTRICT 1ST COUNCILMANIC DISTRICT

REVISIONS		DRAWN BY:	CHECKED BY:	SCALE:
		LNR	PCR	1" = 20'
DATE:		JOB NO.:	SHEET NO.:	
04-17-24		24042	1 OF 1	

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0216 -A Address 6 Lincoln Ave

Contact Person: Jesse Krout Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/27/24 Posting Date: 10/6/2024 Closing Date: 10/21/2024

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 - 0216 -A Address 6 Lincoln Ave

Petitioner's Name: Erick Osorio Telephone (Cell) 4436361778

Posting Date: 10/6/2024 Closing Date: 10/21/24

Wording for Sign: To Permit an administrative variance from section 1B02.3.C.1 to permit a side yard setback of 2.5' feet and a rear setback of 2.5' in lieu of the 10' and 30' setbacks required.



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 6 Lincoln Avenue Currently Zoned DR-5.5

Deed Reference 39046/ 132 10 Digit Tax Account # 0119510731

Owner(s) Printed Name(s) Erick G. Ayala Osorio

(SELECT THE HEARING(S) BY MARKING ☒ 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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) 1B02.3.C.1 to permit a side yard setback of 2.5' feet and a rear setback of 2.5' in lieu of the 10' and 30' setbacks required.

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:

Erick G. Ayala Osorio

Name #1 Type or Print

Name #2 – Type or Print

Signature #1

Signature # 2

6 Lincoln Avenue Baltimore MD

Mailing Address City State

21228 / 443-636-1778 / cainhernandez556@gmail.com

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 2024-0216-A Filing Date 9/27/2024 Estimated Posting Date 10/6/2024 Reviewer JK

Closing Date 10/21/2024 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: 6 Lincoln Avenue Baltimore MD 21228
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 on the property. The property is unique in that it is surrounded by commercial properties. The property is bordered on the north by commercial property that obtained a variance to be closer to the property line on their side and is the rear of a convenience store. The property on the rear (west) side is also zoned commercial. The existing house is located in the center of the lot and additions to any side would require a variance. So it is a practical difficulty to add a garage to the house with the size of a car being able to fit into it without a variance. The garage would be permitted if it was not attached except that it is in the side yard of the dwelling so a variance would be needed for it whether detached or not.

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

Erick G. Ayala Osorio
Signature of Affiant

Erick G. Ayala Osorio
Name- Print or Type

N/A
Signature of Affiant

N/A
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 17th day of June, 2021, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

ERICK AYALA OSORIO

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

Abisola Olanipekun
Notary Public

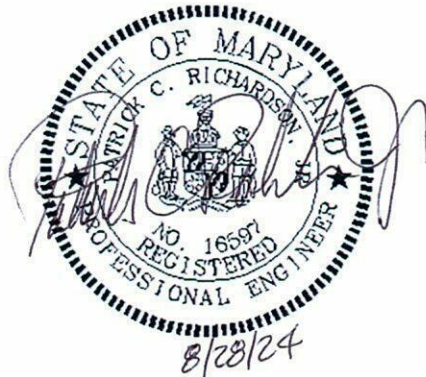
My Commission Expires

ABISOLA OLANIPEKUN
NOTARY PUBLIC
Prince George's County, Maryland
My Commission Expires 9/27/2027

**ZONING PROPERTY DESCRIPTION FOR
6 LINCOLN AVENUE
1st ELECTION DISTRICT
1st COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Located on Lots #18, 19, 20, and 21 in Block A, as shown on the plat of Catonsville Pines, which is recorded among the land records of Baltimore County in plat book W.P.C. No. 9, Folio 41, said lots having a total on Lincoln Avenue of eighty feet with an even rectangular depth of 101 feet more or less.

Containing a net area of 8,099 square feet or 0.19 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: 08-15-2021

CERTIFICATE OF POSTING

2024-0216-A

RE: Case No.: _____

Petitioner/Developer: _____

Erick Osorio

October 21, 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: _____

6 Lincoln Avenue

October 6, 2024

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



Sincerely,

 October 6, 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)

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: October 22, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0216-A
Address: 6 LINCOLN AVENUE
Legal Owner: Erick Ayala Osorio

Zoning Advisory Committee Meeting of October 16, 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: October 9, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0216-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 comment LOS & No Greenways affected.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 01 Account Number - 0119510731

Owner Information

Owner Name: OSORIO ERICK G AYALA

Use: RESIDENTIAL

Principal Residence: YES

Mailing Address: 6 LINCOLN AVE
BALTIMORE MD 21228-3004

Deed Reference: /39046/ 00132

Location & Structure Information

Premises Address: 6 LINCOLN AVE
BALTIMORE 21228-3004

Legal Description: LT 20-21
6 LINCOLN AVE
CATONSVILLE PINES

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0095 0019 0042 1050082.04 0000 A 20 2025 Plat Ref: 0009/ 0041

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1934	1,842 SF		4,000 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNITS	SIDING/3	3 full	1 Detached		

Value Information

	Base Value	Value	Phase in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2024	07/01/2026
Land:	\$0,000	\$0,000		
Improvements:	\$00,100	\$00,100		
Total:	\$00,100	\$00,100	\$00,100	
Preferential Land:	0			

Transfer Information

Seller: HOOD LINDA

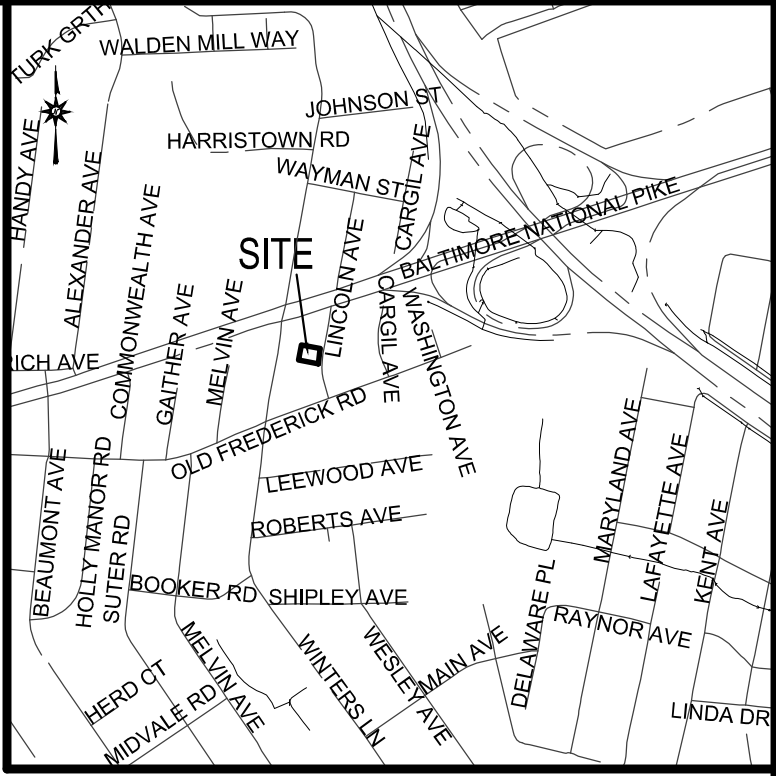
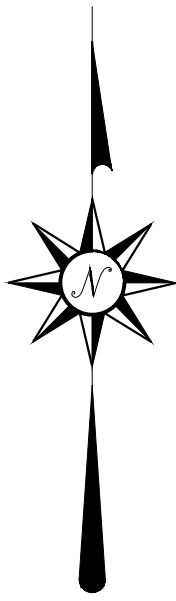
Date: 03/09/2017

P./Ac: \$100,000

Type: ARMS LENGTH MULTIPLE

Deed: /39046/ 00132

Deed:



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER
ERICK G AYALA OSORIO
6 LINCOLN AVE
BALTIMORE MD 21228-3004
- SITE AREA
NET 8,099 SF or 0.19 Ac.±
GROSS 9,702 SF OR 0.22 Ac.±
- USES:
EXISTING: 1 RESIDENTIAL DWELLING
PROPOSED: 1 RESIDENTIAL DWELLING
- UTILITIES:
PUBLIC WATER & SEWER
- DEED REFERENCE: 39046/132
- TAX ACCOUNT #0119510731
- COUNCILMANIC DISTRICT: 1ST
- ELECTION DISTRICT: 1ST
- CENSUS TRACT: 400800
- ZONING: DR 5.5 (PER 200 SCALE GIS TILE 095A3)
- TAX MAP #95, GRID #19, PARCEL #42
- PLAT: 9/41 CATONSVILLE PINES LOTS 18,19,20,21
- WATERSHED: PATAPSCO RIVER
- PRIOR PERMITS ON FILE-- B942602 ALTERATION TO INSTALL NEW FOOTER AND COLUMN PER INSPECTION. SEE B938031 FOR ADDITION. SEALED CONSTRUCTION PLAN ON SITE. ISSUED DECEMBER 6, 2017.
- B938031 CONSTRUCT 2ND STORY ADDITION OVER EXISTING FIRST FLOOR TO BE USED AS A STAIRCASE, 4 BEDROOMS, 2 BATHROOMS, PER PLANS. 23'3"x40'8"x31"-945 SF NO CHANGE IN SETBACKS. ISSUED AUGUST 9, 2017.
- PRIOR ZONING CASES ON FILE-- NONE.
- 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 #2400100386G NOVEMBER 2, 2023.
- THE SITE DOES NOT LIE WITHIN A TRAFFIC DEFICIENT AREA.
- BASIC SERVICE MAPS
TYPE DEFICIENT (Y/N) NOTE
SEWER N
WATER N
TRANSPORTATION N
- SETBACKS FOR DR 5.5
TYPE REQUIRED PROVIDED
FRONT 28' 15'± (EXISTING)
SIDE 10' 2.5'±
REAR 30' 2.5'±
*AVERAGE OF 33' AND 25' = 29'



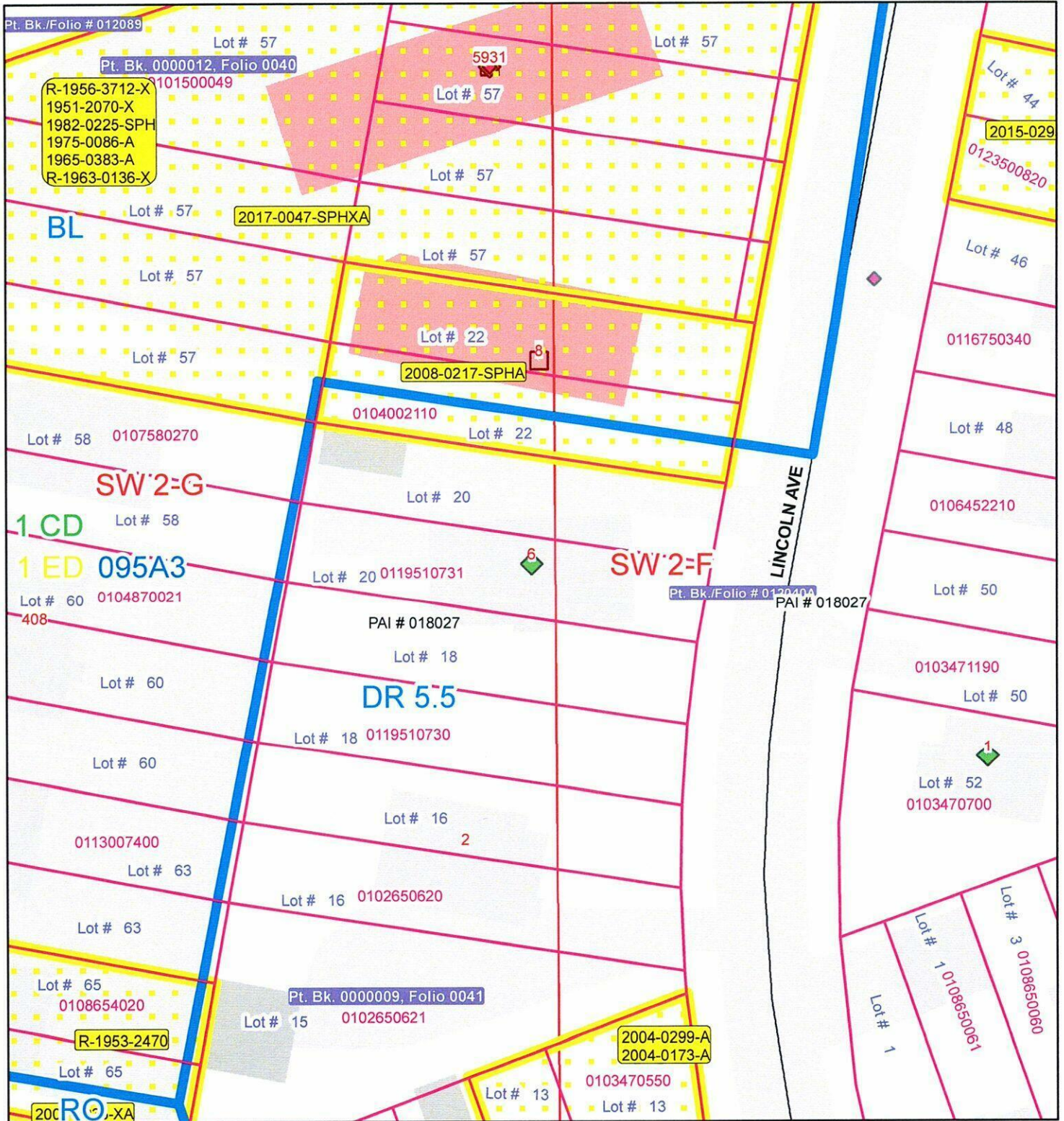
7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION
FOR
OSORIO
GARAGE ADDITION
6 LINCOLN AVENUE

BALTIMORE COUNTY MARYLAND
1ST ELECTION DISTRICT 1ST COUNCILMANIC DISTRICT

REVISIONS		DRAWN BY:	CHECKED BY:	SCALE:
		LNR	PCR	1" = 20'
DATE:		JOB NO.:	SHEET NO.:	
04-17-24		24042	1 OF 1	

6 Lincoln Ave



Publication Date: 9/27/2024

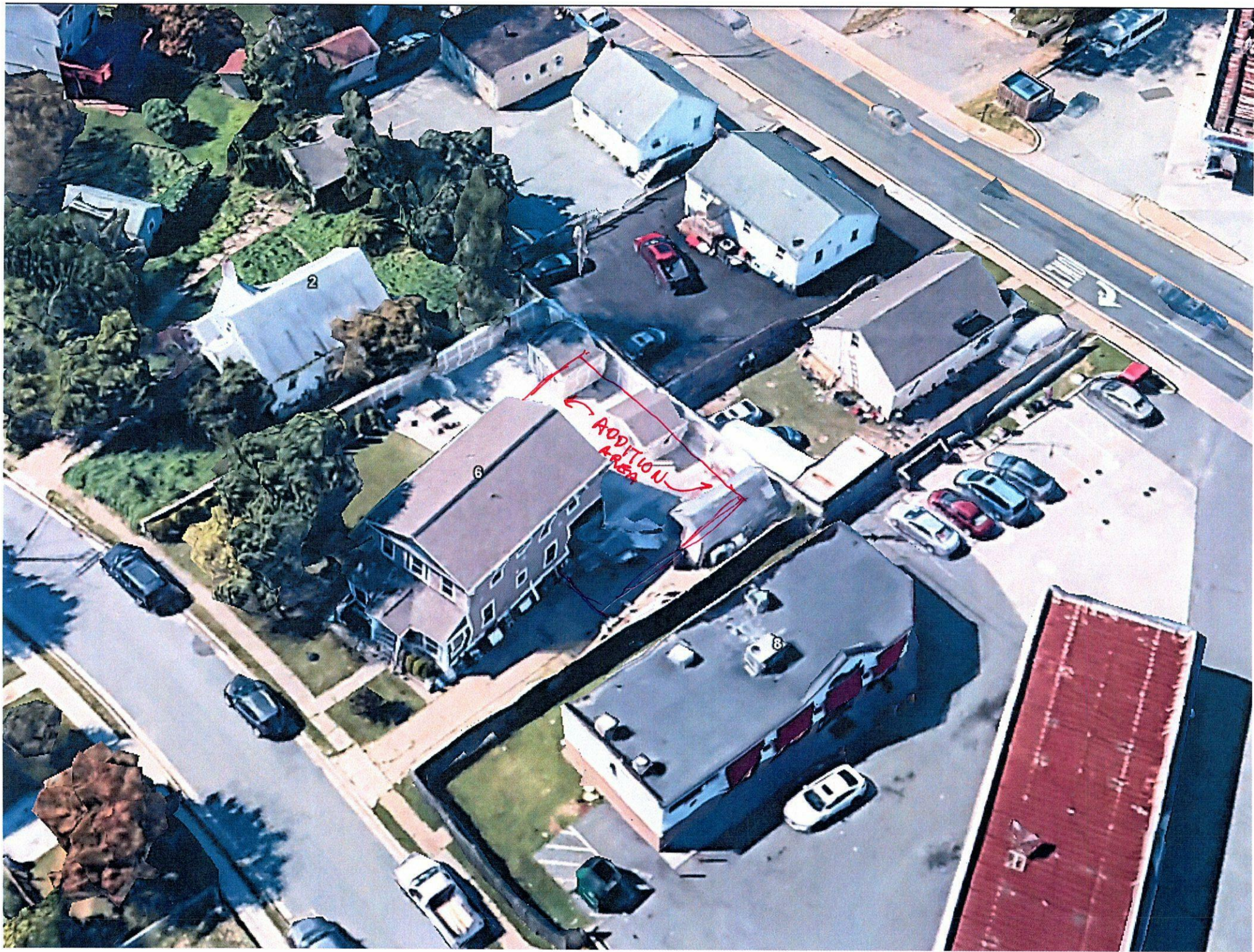


Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40
 Feet

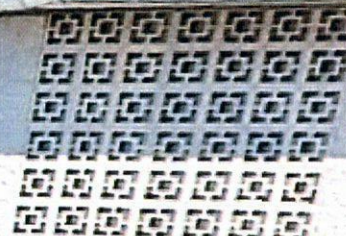
1 inch = 33.755173 feet





6 LINCOLN
AVE

BALLARD ACCOUNTING
& TAX CONSULTANTS



TOW AREA

718 1-200





SOUTH SIDE OF LOT





FRONT VIEW