



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

November 12, 2024

Cathy B. Galasso, Trustee – cathygalasso@hotmail.com
Michael A. Galasso, Trustee
305 Overlook Drive
Lutherville-Timonium, MD 21093

RE: Petition for Administrative Variance
Case No. 2024-0238-A
Property: 305 Overlook Drive

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

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(305 Overlook Drive)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Cathy B. Galasso, Trustee	*	HEARINGS FOR
Michael A. Galasso, Trustee		
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0238-A
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Cathy B. Galasso and Michael A. Galasso, Trustees of the Cathy B. Galasso Living Trust dated January 25, 2006 (“Petitioners”) for the property located at 305 Overlook Drive, Lutherville (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §1B02.3.B and §301.1.A, to permit an addition to an existing dwelling with a right-side yard setback of 35 ft. and a rear setback of 42 ft. in lieu of the required 50 ft. respectively, and to permit an open projection (porch) on the right side with a setback of 25 ft. in lieu of the required 37.5 ft. The Property is more fully depicted on the site plan which was marked and accepted into evidence (the “Site Plan”). (Pet. Ex. 1). Street view photographs of the Property were provided. (Pet. Exs. 2A-2D). Petitioners also submitted floor plans for the proposed addition and porches. (Pet. Ex. 3). Letters of support from adjoining property owners were contained in the file (Pet. Ex. 4).

Zoning Advisory Committee (“ZAC”) comments submitted by 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 Petitioners having filed a Petition for Administrative Variance and the Property having been posted on October 19, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. The Petitioners have filed the supporting affidavit as required by Baltimore County Code (“BCC”), §32-3-303.

The Property was previously adjudicated to be unique in Case No.: 1989-0177-A. As a result, the Property’s physical characteristics have not changed, that factual finding is applicable to this Case under the doctrine of collateral estoppel. *Garrity v. Maryland State Bd. of Plumbing*, 447 Md. 359, 368 (2016). (See also *Colandrea v. Wilde Lake Community Ass’n, Inc.*, 361 Md. 391 (2000); *Washington Suburban Sanitary Commission v. TKU Associates*, 281 Md. 1, 18-19 (1977)).

In regard to practical difficulty, the unique characteristics of the Property and placement of this 1959 home on the Property prohibit Petitioners from complying with the bulk regulations for the DR1 zone and therefore constructing a modest size addition and porches. Petitioners filed the Petition for Administrative Variance originally seeking side yard setback of 23 ft. along the Eastlake side of the Property. However, the Office of Zoning Review (“OZR”) revised the zoning relief as the existing home did not meet the bulk regulations as is.

Based upon the information available, there is no evidence in the file to indicate that the requested Variances would adversely affect the health, safety or general welfare of the public. In the opinion of the Administrative Law Judge, the information, photographs, and Affidavit submitted provide sufficient facts that comply with the requirements of BCZR, §307.1. 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 support of the adjoining property owners.

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 will be granted.

THEREFORE, IT IS ORDERED, this 12th day of **November, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), §1B02.3.B and §301.1.A, to permit an addition to an existing dwelling with a right-side yard setback of 35 ft. and a rear setback of 42 ft. in lieu of the required 50 ft. respectively; to permit an open projection (porch) on the right side with a setback of 25 ft. in lieu of the required 37.5 ft. be, and they are hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Building materials for the open projection (porch) addition shall be compatible with those of the existing principal dwelling.
3. The open projection (porch) addition shall remain open and shall not be enclosed at any time.
4. The Site Plan is attached hereto and incorporated herein.

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



MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw

PAID RECEIPT
 DATE 08/12/2024 TIME 08:53:41
 TAX ID: 0803052890
 CO. TR TAX \$10,771.95
 RECORDATION TAX \$3,702.50
 KP Baltimore County, Maryland

1/2
 Baltimore County Clr
 IMP FD SURE \$4
 RECORDING FEE \$2
 TR TAX STATE \$3,76
 TOTAL \$3,74
 JLE SL
 Aug 13, 2024 07:

After Recording, Return To:
 The Cathy B. Galasso Living Trust dated January 25, 2006
 305 Overlook Drive
 Lutherville Timonium, MD 21093

Lakeside Title Company
 File No. MD83020-VI
 Tax ID # 08-0803052890
 Insurer: Commonwealth Land Title Insurance Company
 Property Address: 305 Overlook Drive, Lutherville Timonium, MD 21093

THIS DEED, made this 20th day of July, 2024, by and between Ola A. Selnes and William J. Klemer, GRANTORS, and Cathy B. Galasso and Michael A. Galasso, Trustees of the Cathy B. Galasso Living Trust dated January 25, 2006, as amended, GRANTEE.

WITNESSETH, That for and in consideration of the sum of Seven Hundred Forty Thousand One Hundred Thirty Dollars and No Cents (\$740,130.00), the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Cathy B. Galasso and Michael A. Galasso, Trustees of the Cathy B. Galasso Living Trust dated January 25, 2006, as amended, its successors and/or assigns, in fee simple, all that certain lot of ground lying and being situate in the County of Baltimore, State of Maryland, and described as follows, that is to say:

All that lot of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 152, as shown on a Plat entitled, "Plat of Section 4, Pot Spring", which plat is recorded among the Land Records of Baltimore County in Plat Book GLB No. 25 folio 51.

BEING that property which, by Deed dated September 22, 1995, and recorded among the Land Records of Baltimore County in Liber 11236 at folio 735, was granted and conveyed by Ola A. Selnes and William J. Klemer, unto Ola A. Selnes and William J. Klemer, as joint tenants.

ALSO BEING that property, which by Deed dated June 17, 1994, and recorded among the Land Records of Baltimore County in Liber 10602 at folio 1, was granted and conveyed by Kirvan H. Pierson, III and Theresa Q. Pierson, unto Ola A. Selnes and William J. Klemer, as tenants in common.

TOGETHER WITH the buildings and improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging, or in anywise appertaining.

2024-0238-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0238-A Address 305 OVERLOOK DR

Contact Person: Christina Frank Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10-11-2024 Posting Date: 10-20-2024 Closing Date: 11-4-2024

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: 2024-0238-A Address 305 OVERLOOK DR

Petitioner's Name: Cathy & Michael Galasso Trustee Telephone (Cell) 443-756-6094

Posting Date: 10-20-2024 Closing Date: 11-4-2024

Wording for Sign: To Permit an addition to an existing dwelling with a right side yard setback of 35 ft
and a rear setback of 42 ft in lieu of the required 50 ft, respectively; to permit an open projection (porch)
on the right side with a setback of 25ft lieu of the required 37.5 ft

POT SPRING COMMUNITY ASSOCIATION
APPLICATION FOR APPROVAL OF EXTERIOR CHANGE OR ADDITION

BACKGROUND: With one exception, the Deed and Agreement and By-laws governing your property require that all proposed exterior additions, changes or alterations to a house or lot be submitted in advance to the Civic Improvement Committee (CIC) for approval. The lone exception is when an owner is retreating by painting or otherwise a previously approved treatment with the same color, material, and material quality. For example, if you are repainting with the same color and quality paint, an Application need not be submitted.

This form is to address minor changes like painting or replacement of siding, shingles, windows, or doors. For major changes such as additions, you may be asked to provide additional information such as architectural drawings and structure locations relative to property boundaries. To be considered by the CIC, a brief description of the work, product information sheets, colors and other items describing the work must be included. If you have any questions regarding the required submissions or the application process, seek guidance from the CIC.

APPLICANT IDENTIFYING INFORMATION:

Name: Cathy + Michael Galeasso Phone: 443-756-6094
Address: 305 Overlook Drive Date Submitted: _____
Timonium, Md 21093 Email: cathygaleasso@hotmail.com

DESCRIPTION OF PROPOSED CHANGE: (Please print or type)

Briefly describe all proposed improvements, alterations, or changes to your lot or home in the space below. Attach two paper copies or one PDF of descriptive information (typically plans and specifications, including sketches, photos, catalog illustrations, etc. showing the nature, kind, shape, color, dimensions, materials, to be used, along with a diagram showing where on your lot any new structure is proposed).

We would like to add an 8'x27'95" addition to the Eastlake side of
the house

NEIGHBORS ACKNOWLEDGMENTS: You are requested to obtain the signatures of adjacent lot owners who will be able to see the improvement from their lot. Signature by your neighbors indicates an awareness of your proposed change and does not constitute approval on their part. Adjacent lot owners may contact the CIC to voice approval of or concerns with the proposed change in the subject property.

Adjacent Property 1

Name: John Santulli
Address: 2306 Eastlake Rd
Signature: John Santulli

Adjacent Property 2

Name: _____
Address: _____
Signature: _____

Re: 230
acknow

Thanks
know o
varianc

Janet

On Thurs
galasso

Hello Jan

We are b
started th
I have on
should be

Let me kn
approval

Thanks s
Cathy

POT SPRING COMMUNITY ASSOCIATION
APPLICATION FOR APPROVAL OF EXTERIOR CHANGE OR ADDITION

BACKGROUND: With one exception, the Deed and Agreement and By-laws governing your property require that all proposed exterior additions, changes or alterations to a house or lot be submitted in advance to the Civic Improvement Committee (CIC) for approval. The lone exception is when an owner is retreating by painting or otherwise a previously approved treatment with the same color, material, and material quality. For example, if you are repainting with the same color and quality paint, an Application need not be submitted.

This form is to address minor changes like painting or replacement of siding, shingles, windows, or doors. For major changes such as additions, you may be asked to provide additional information such as architectural drawings and structure locations relative to property boundaries. To be considered by the CIC, a brief description of the work, product information sheets, colors and other items describing the work must be included. If you have any questions regarding the required submissions or the application process, seek guidance from the CIC.

APPLICANT IDENTIFYING INFORMATION:

Name: Cathy & Michael Galasso Phone: 443-756-6094
Address: 305 Overlook Drive Date Submitted: _____
Lutherville, Md 21093 Email: Cathygalasso@hotmail.com

DESCRIPTION OF PROPOSED CHANGE: (Please print or type)

Briefly describe all proposed improvements, alterations, or changes to your lot or home in the space below. Attach two paper copies or one PDF of descriptive information (typically plans and specifications, including sketches, photos, catalog illustrations, etc. showing the nature, kind, shape, color, dimensions, materials, to be used, along with a diagram showing where on your lot any new structure is proposed).

We would like to add on an 8' x 27' 9.5" addition to the Eastlake
side of the house. We have spoken with Beth Co zoning to confirm
we can move forward

NEIGHBORS ACKNOWLEDGMENTS: You are requested to obtain the signatures of adjacent lot owners who will be able to see the improvement from their lot. Signature by your neighbors indicates an awareness of your proposed change and does not constitute approval on their part. Adjacent lot owners may contact the CIC to voice approval of or concerns with the proposed change in the subject property.

Adjacent Property 1

Name: Orlando Torres, Beth Eldestein
Address: 302 Overlook Dr, Timonium, MD
Signature: _____

Adjacent Property 2

Name: _____
Address: _____
Signature: _____

2024-0238-A

Ackern

Adjacent Property 3

Name: Barb + Greg Ackerman

Address: 2307 Eastlake Rd

Signature: [Signature]

Adjacent Property 4

Name: _____

Address: _____

Signature: _____

OWNER(S) SIGNATURES: I am aware the Civic Improvement Committee has 60 days from the date of receipt of this request to act upon my request and shall plan accordingly (as per the Deed and Agreement).

Owner/ Applicant Signature [Signature] Date: _____

Co-Owner/ Applicant Signature [Signature] Date: _____

ESTIMATED STARTING DATE OF CONSTRUCTION:

(After approval by the CIC) _____ ESTIMATED COMPLETION DATE: _____

SUBMIT TO: The Pot Spring Community Association, PO Box 129, Timonium MD 21094. Note the Association has 60 days to consider a request. If you would like an expedited response, email the completed form to either Janet Bostwick at PotSpringPresident@yahoo.com or Travis Roop at Troop@marksmenco.com.

2024-0238-A

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

No. 234293

Date: 2024/10/11

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	2000		6050					75.00

Total: 75.00

Rec From: 305 OVERLOOK DR

For: 2024-0238-A

DBI

DISTRIBUTION

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

GOLD - ACCOUNTING

CASHIER'S
VALIDATION

CF 24-0971

Checks Unlimited 1-800-210-0468 www.checksunlimited.com

THE CATHY B GALASSO LIVING TRUST

443-756-6094
305 OVERLOOK DRIVE
LUTHERVILLE, MD 21093

25-3/440

SentryShield

1209

DATE 10/4/24

PAY TO
THE ORDER OF

Baltimore County
Seventy Five 00/100

\$ 75.00

DOLLARS



Security Features
Including
Details on Back

JPMORGAN CHASE BANK, N.A.
WWW.CHASE.COM

MEMO

Variance

Cathy B Galasso

MP



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 Hearings for Baltimore County for the property located at:

Address 305 Overlook Drive, Timonium, Md 21093 Currently Zoned DR1
Deed Reference 49305 / 347 10 Digit Tax Account # 0803052890
Owner(s) Printed Name(s) The Cathy B Galasso Living Trust

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR 1B02.3.B, 301.1.A To permit an addition to an existing dwelling with a right side yard setback of 35 ft and a rear setback of 42 ft in lieu of the required 50 ft, respectively; to permit an open projection (porch) on the right side with a setback of 25ft lieu of the required 37.5 ft
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., 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/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.

Owner(s)/Petitioner(s):

<u>Cathy Galasso trustee</u> Name #1 - Type or Print	<u>Michael A Galasso</u> Name #2 - Type or Print
<u>Cathy B Galasso</u> Signature #1	<u>Michael A Galasso</u> Signature #2
<u>805 Morris Avenue</u> Mailing Address	<u>Loherville, Md</u> City State
<u>21093</u> / <u>443-756-6094</u> Zip Code Telephone #'s (Cell and Home)	<u>cathygalasso@hotmail.com</u> Email Address

Attorney for Owner(s)/Petitioner(s):

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

Representative to be Contacted:

Cathy B Galasso
Name - Type or Print
Cathy B Galasso
Signature
805 Morris Ave Loherville, Md
Mailing Address City State
21093 / 443-756-6094 / cathygalasso@hotmail.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2024-0238-A Filing Date 10/11/2024 Estimated Posting Date 10/20/2024 Reviewer CP

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 365 Overlook Drive Timonium md 21093
Print or Type Address of Property City State Zip Code

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

see attached

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

Cathy B. Galasso, trustee
Signature of Owner (Affiant)

Michael A. Galasso, Trustee
Signature of Owner (Affiant)

Cathy B. Galasso, trustee
Name - Print or Type

Michael A. Galasso, trustee
Name - Print or Type

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

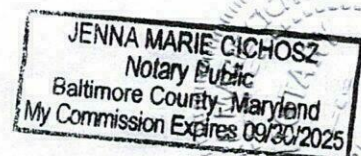
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3 day of October, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Cathy Galasso and Michael
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
09/30/2025
My Commission Expires



2024-0238-A

Variance Application for 305 Overlook Drive, Timonium, MD 21093

A. Uniqueness of the Property

The property at 305 Overlook Drive is unique due to its distinctive topography and architectural features. The lot is significantly sloped on the driveway side and has a retaining wall at the rear, limiting available flat space for expansion. This unique configuration creates challenges for potential additions, as any expansion to the left would obstruct garage access, while modifications to the rear would require extensive structural support. The original floorplan of the house further contributes to its uniqueness, posing additional constraints not imposed by the current homeowner.

B. Demonstrating Practical Difficulty or Unreasonable Hardship

- **Reasonable Use:** The current floorplan, featuring a centrally located staircase and fireplace, presents significant challenges in reconfiguring the interior for a larger kitchen and home office. This configuration restricts our ability to utilize the property effectively, constituting a practical difficulty.
- **Peculiar Hardship:** The difficulties we face are specific to our property due to its unique slope and layout, distinguishing it from other properties in the zoning district that do not share the same topographical challenges.
- **Not Self-Imposed:** The hardship we are experiencing is not a result of our own actions but stems from the inherent characteristics of the property itself.

Practical Difficulty Criteria:

Strict compliance with zoning regulations would significantly hinder our ability to create a functional office and kitchen space, making it unnecessarily burdensome to adapt the property for current living and working needs. We are seeking a variance for the setbacks for the proposed addition on the Eastlake side of the house (the right side) measuring 8' by 28', which includes a side porch measuring 4'x7' to provide cover from the rain at the side door, as well as a front porch measuring 5' by 10'. The addition would accommodate a home office and a larger kitchen. We are asking for a side setback of 23' variance along the side street of Eastlake Road. I don't believe we need a variance for the front porch.

Granting the variance will not cause substantial injustice to other property owners in the district, as the proposed addition is in harmony with existing neighborhood aesthetics, including many homes with front porches and similar features. The Eastlake side of the house is the only viable option for expansion, as adding to the driveway side would block garage access, and any addition to the rear would encounter further hardship due to uneven topography and a retaining wall.

The proposed relief can be structured to maintain the spirit of the zoning ordinance, ensuring public safety and welfare.

C. Compliance with Zoning Regulations

We affirm that the requested addition will not increase the residential density beyond what is permitted in the zoning regulations. The height of the structure will remain unchanged, and we

2024-0238-A

will use neutral colors and materials that blend seamlessly with the existing neighborhood character.

D. Harmony with Regulations

The proposed addition is designed to be in strict harmony with the spirit and intent of the zoning regulations, enhancing the property's usability while respecting the overall aesthetic of the community.

E. Public Health, Safety, and Welfare

We are committed to ensuring that our request for relief will not result in substantial injury to public health, safety, or general welfare. The planned addition aims to meet our needs as modern homeowners while aligning with the values of the surrounding neighborhood.

2024-0238-A

PART A: ZONING DESCRIPTION FOR:

305 OVERLOOK DRIVE, TIMONIUM, MD 21093

LOCATED AT THE SOUTHEAST CORNER OF
OVERLOOK DRIVE (RIGHT OF WAY 50') AND EASTLAKE
(RIGHT OF WAY 50').

PART B:

BEING LOT # 152, BLOCK N/A, SECTION 4 IN THE
SUBDIVISION OF POTSPRING AS RECORDED IN BALTIMORE COUNTY
PLAT BOOK # 25, FOLIO # 51. CONTAINING 34,412 SQUARE FEET.
LOCATED IN THE 8th ELECTION DISTRICT AND THE 3rd
COUNCIL DISTRICT.

2024-0238-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: October 25, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0238-A
Address: 305 OVERLOOK DRIVE
Legal Owner: Cathy & Michael Galasso

Zoning Advisory Committee Meeting of October 28, 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 31, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0238-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 - 08 Account Number - 0803052890

Owner Information

Owner Name: GALASSO CATHY B TRUSTEE Use: RESIDENTIAL
GALASSO MICHAEL A TRUSTEE Principal Residence: YES
Mailing Address: 305 OVERLOOK DR Deed Reference: /49305/ 00347
LUTHERVILLE-TIMONIUM MD 21093

Location & Structure Information

Premises Address: 305 OVERLOOK DR Legal Description: 305 OVERLOOK DR ES
LUTHERVILLE-TIMONIUM 21093 POT SPRING

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0052 0020 0076 8010007.04 0000 4 152 2023 Plat Ref: 0025/ 0051

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1959 2,046 SF 800 SF 34,412 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
1 YES STANDARD UNITBRICK/ 5 2 full/ 1 half 1 Attached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2024	07/01/2025
Land:	141,300	141,300		
Improvements	300,100	383,000		
Total:	441,400	524,300	496,667	524,300
Preferential Land:	0	0		

Transfer Information

Seller: SELNES OLA A	Date: 08/13/2024	Price: \$740,130
Type: ARMS LENGTH IMPROVED	Deed1: /49305/ 00347	Deed2:
Seller: PIERSON KIRVAN H,3RD	Date: 06/21/1994	Price: \$285,000
Type: ARMS LENGTH IMPROVED	Deed1: /11236/ 00735	Deed2:
Seller: RAY JOSEPH HAMBL ETON,JR	Date: 08/29/1988	Price: \$240,560
Type: ARMS LENGTH IMPROVED	Deed1: /07956/ 00418	Deed2:

Exemption Information

Partial Exempt Assessments:Class	07/01/2024	07/01/2025
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:

2024-0238-A



2024-0238-A

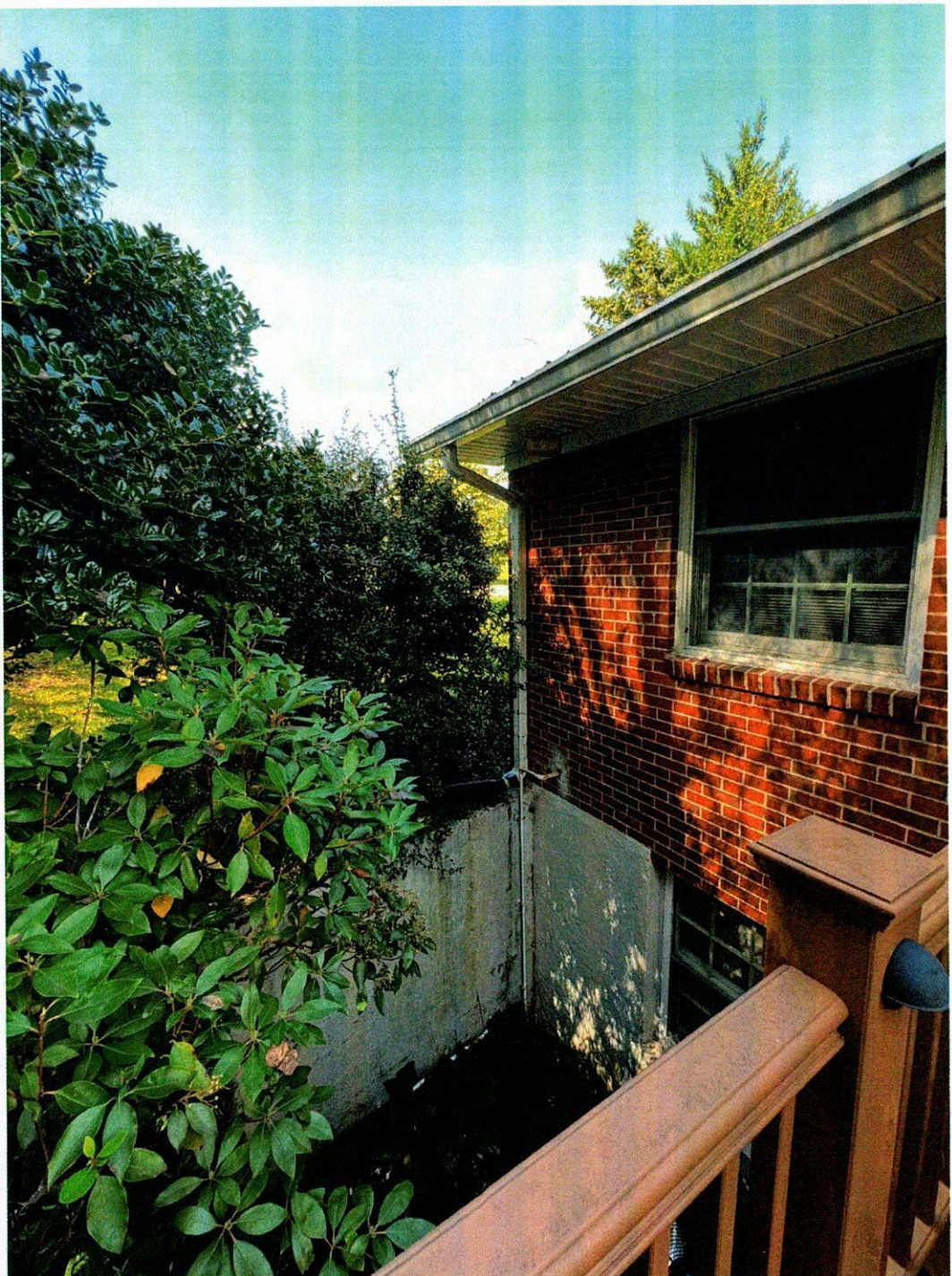


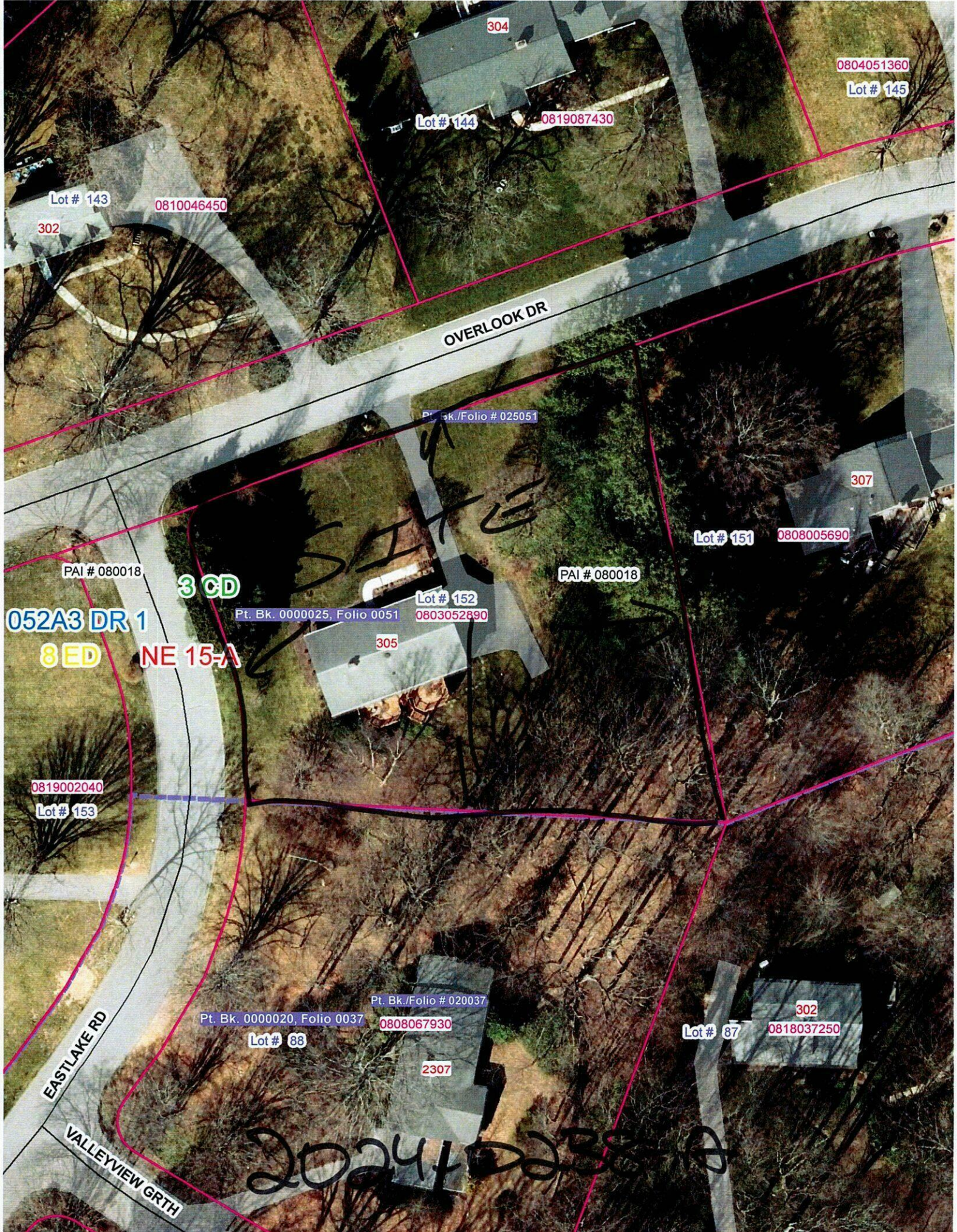
2024-0238-A



2024-0238-A

2024-0238-A





304

0804051360

Lot # 145

Lot # 144

0819087430

Lot # 143

0810046450

302

OVERLOOK DR

Pt. Bk./Folio # 025051

307

Lot # 151

0808005690

PAI # 080018

3 CD

PAI # 080018

052A3 DR 1

8 ED

NE 15-A

Pt. Bk. 0000025, Folio 0051

Lot # 152

0803052890

305

0819002040

Lot # 153

EASTLAKE RD

Pt. Bk. 0000020, Folio 0037

Lot # 88

Pt. Bk./Folio # 020037

0808067930

2307

Lot # 87

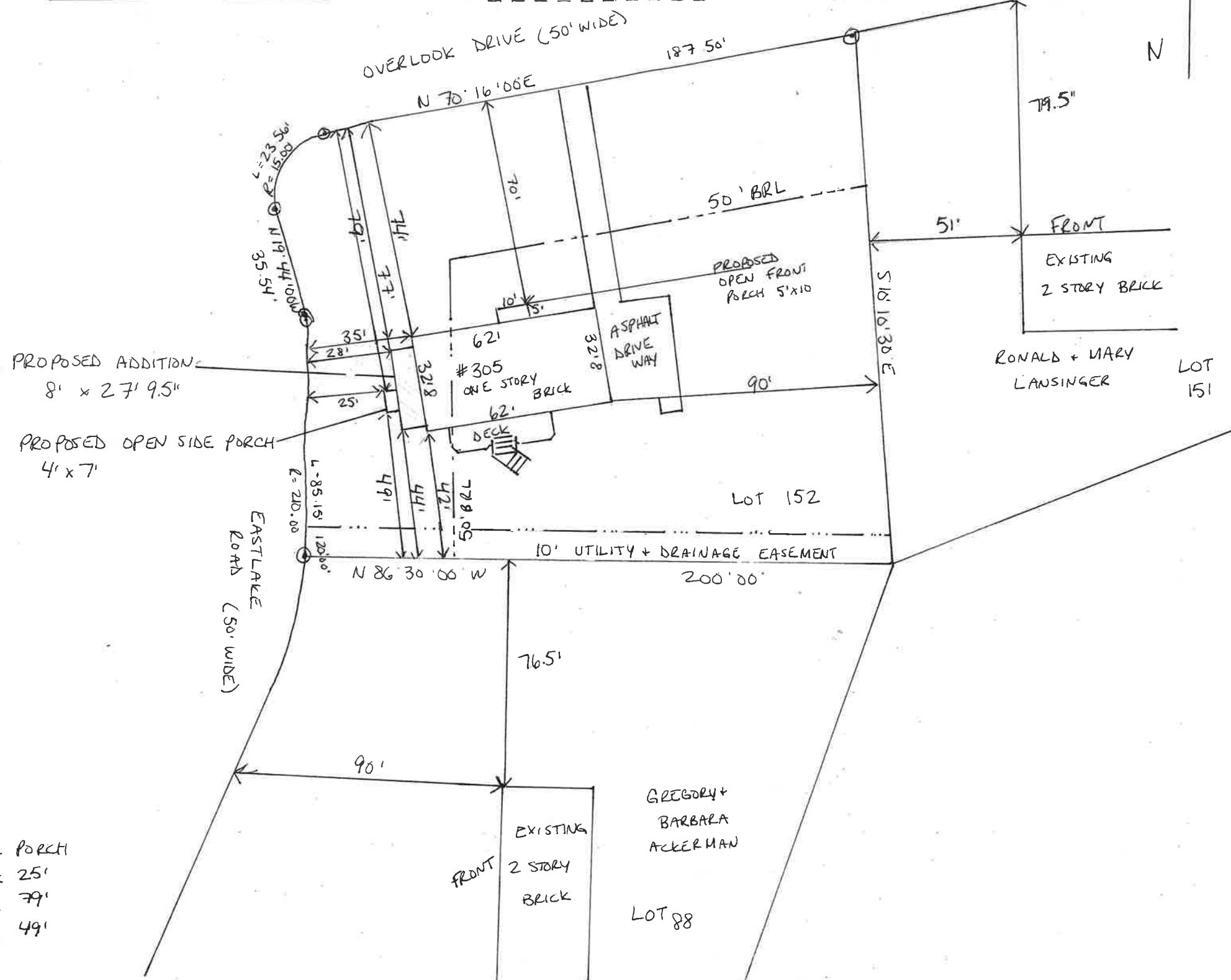
302

0818037250

VALLEYVIEW GRTH

202410238-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 305 OVERLOOK DRIVE OWNER(S) NAME(S) THE CATHY B GALASSO LIVING TRUST
SUBDIVISION NAME POT SPRING LOT# 152 BLOCK# N/A SECTION# 4
PLAT BOOK# 0600 25 FOLIO# 051 10 DIGIT TAX# 0803052890 DEED REF.# 49305/00347



SET BACKS

CURRENT HOUSE

SIDE SET BACK 35'
FRONT SET BACK 74'
REAR SET BACK 42'

PROPOSED ADDITION

SIDE SET BACK 28'
FRONT SET BACK 77'
REAR SET BACK 44'

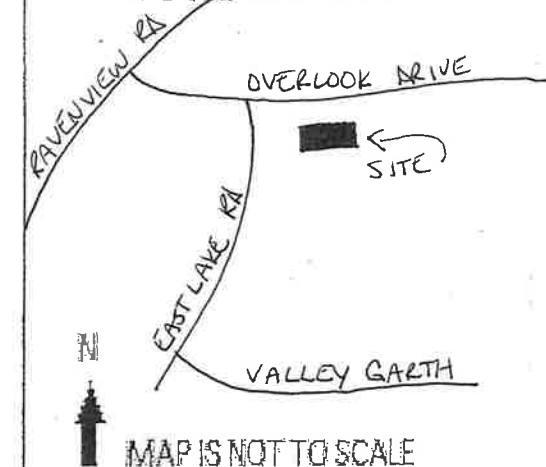
PROPOSED OPEN SIDE PORCH

SIDE SET BACK 25'
FRONT SET BACK 79'
REAR SET BACK 49'



PLAN DRAWN BY CATHY GALASSO + GEORGE PARRISH DATE 10.10.24 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



ZONING MAP# 052A3

SITE ZONED DR 1

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 441.36

OR SQUARE FEET 34,412

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

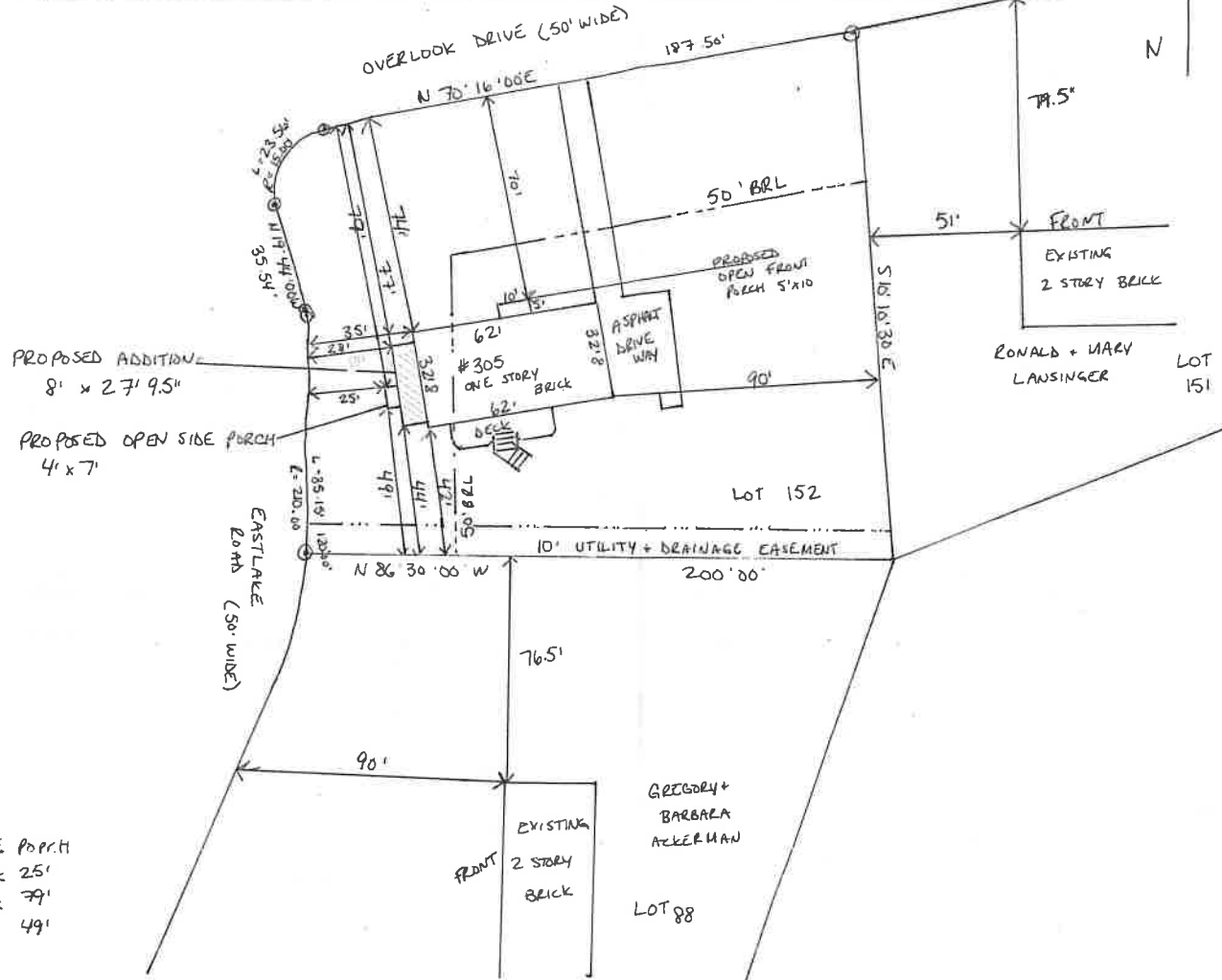
1989-0177A: GRANTED

VIOLATION CASE INFO:

NO

2024-0238-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 305 OVERLOOK DRIVE OWNER(S) NAME(S) THE CATHY B GALASSO LIVING TRUST
 SUBDIVISION NAME POT SPRING LOT# 152 BLOCK# N/A SECTION# 4
 PLAT BOOK # 0600 25 FOLIO # 051 10 DIGIT TAX # 0803052890 DEED REF. # 49305/00347



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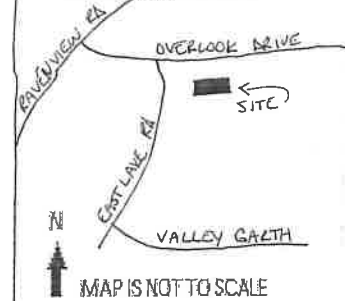
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PLAN DRAWN BY CATHY GALASSO + GEORGE PARRISH DATE 10.10.24 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



ZONING MAP# 052A3

SITE ZONED DR 1

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 441.36

OR SQUARE FEET 34,412

HISTORIC? NO

IN CBQA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1989-0177A: GRANTED

VIOLATION CASE INFO:

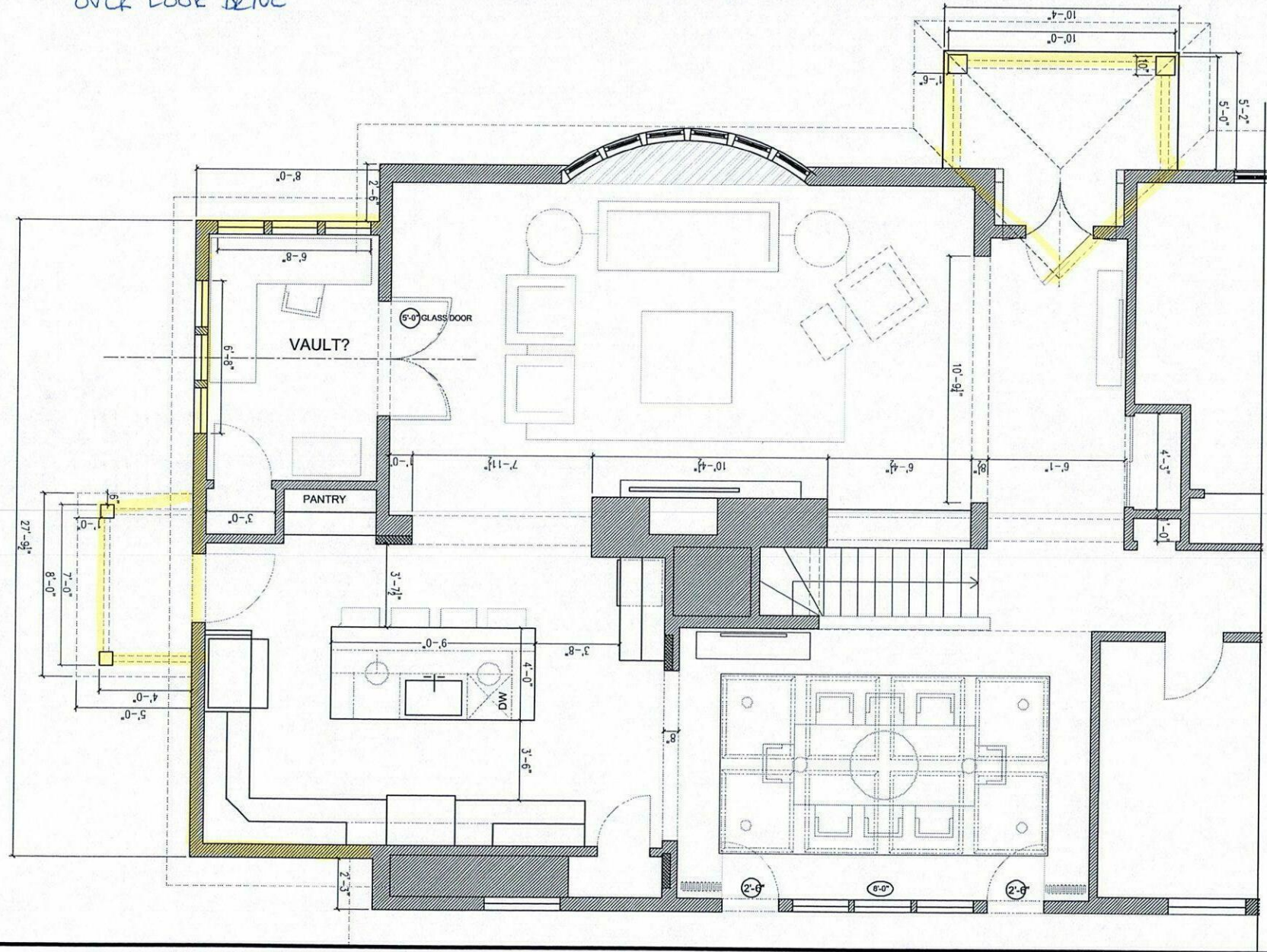
NO

2024-0238-A Pet Ex 1

FLOOR PLAN

OVER LOOK DRIVE

EAST LAKE ROAD



2024-0238-A