



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

January 14, 2025

Matthew & Elizabeth Richardson – Matt@indigoinkprint.com
505 Hilton Avenue
Catonsville, MD 21228

RE: Petition for Administrative Variance
Case No. 2024-0260-A
Property: 505 Hilton Avenue

Dear Mr. and Mrs. Richardson:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to be "Derek J. Baumgardner", written over a horizontal line.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

c: Elijah Northen – eli@analogue-design.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(505 Hilton Avenue)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Matthew & Elizabeth Richardson	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0260-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, Matthew and Elizabeth Richardson (“Petitioners”), for the property located at 505 Hilton Avenue, Catonsville (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.3, to permit an addition to the existing accessory building to have a height of 25 ft. in lieu of the maximum height of 15 ft. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2D). There were no adverse Zoning Advisory Committee (“ZAC”) comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on December 13, 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 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 Petitioners.

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 14th day of **January, 2025**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), Section 400.3, to permit an addition to the existing accessory building to have a height of 25 ft. in lieu of the maximum height of 15 ft., be and it is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

- 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.

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


DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB: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 Hearings for Baltimore County for the property located at:

Address 505 Hilton Ave. Catonsville, MD 21228 Currently Zoned DR-2
Deed Reference 20160 / 00430 10 Digit Tax Account # 0103004750
Owner(s) Printed Name(s) Matthew & Elizabeth Richardson

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

BCZR: 400.3 → To permit an addition to the exiting accessory building to have a height of 25 feet in lieu of the maximum height of 15 feet.

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

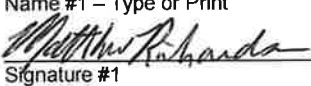
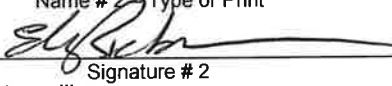
2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

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.

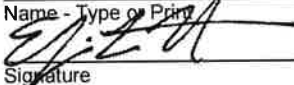
Owner(s)/Petitioner(s):

Matthew Richardson		Elizabeth Richardson	
Name #1 – Type or Print		Name #2 – Type or Print	
			
Signature #1		Signature #2	
505 Hilton Ave		Catonsville	MD
Mailing Address		City	State
21228	443.994.6106	Matt@indigoinkprint.com	
Zip Code	Telephone #'s (Cell and Home)	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:

Elijah Northen, Analogue Architects
Name - Type or Print 
Signature _____
204 Rollingfield Rd. Catonsville MD
Mailing Address _____ City _____ State _____
21228 301.219.7752 eli@analogue-design.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 2024-0260-A Filing Date 12, 3, 24 Estimated Posting Date 12, 15, 24 Reviewer JSS

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: 505 Hilton Avenue Catonsville MD 21228
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)**

505 HILTON AVE, BUILT IN 1924, IS A NARROW LOT WITH LIMITED ROOM FOR
EXPANSION. THE EXISTING 1.5-STORY CRAFTSMAN BUNGALOW CANNOT SUPPORT ADDITIONAL
LOAD, AND ADDING AN ADDITION TO IT WOULD REQUIRE RELIEF FROM SIDEYARD
SETBACKS. THEREFORE, WE ARE PROPOSING AN ADDITION TO THE DETACHED
GARAGE. THE ADDITION WILL BE SHORTER THAN THE HOME, AND HAS
BEEN DESIGNED TO MINIMIZE LOT COVERAGE AND DISTURBANCE.

* PROPOSED HEIGHT OF ACCESSORY BUILDING ADDITION = 25 FEET 

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


Signature of Owner (Affiant)

Matthew Richards
Name - Print or Type


Signature of Owner (Affiant)

Elizabeth Richardson
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 18 day of Nov., 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

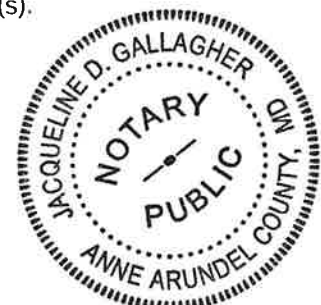
Print name(s) here: Matthew Richards Elizabeth Richardson

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Jacqueline D. Gallagher
Notary Public

9-13-2027
My Commission Expires



ZONING PROPERTY DESCRIPTION FOR: 505 HILTON AVE, CATONSVILLE, MD 21228

PART A

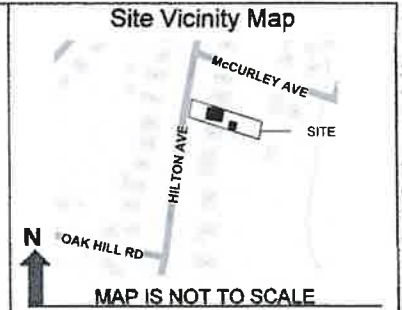
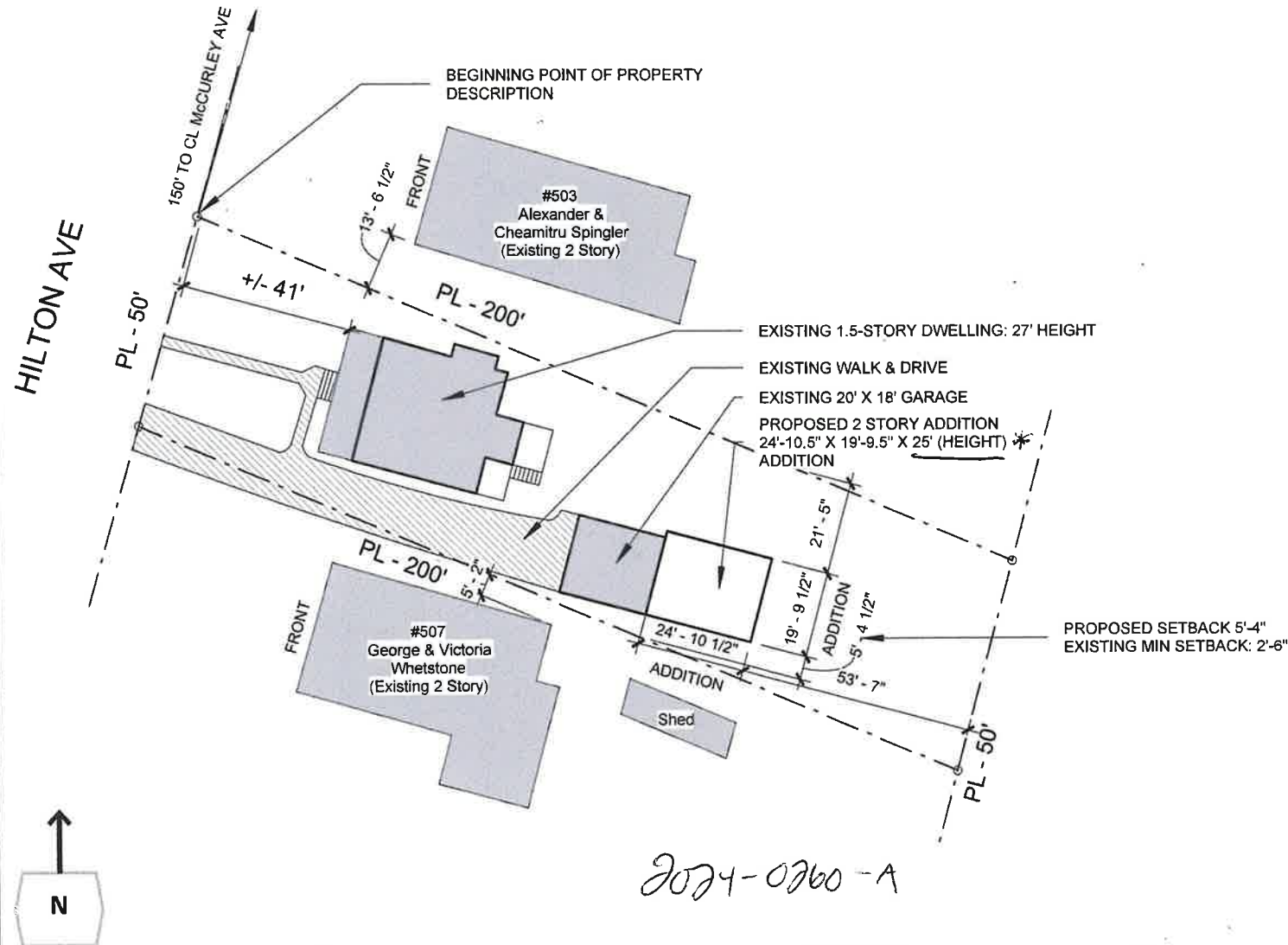
*Beginning for the same point on the east side of Hilton Avenue which is 50 feet wide at the distance of 150 feet south of the centerline of the nearest improved intersecting street, McCurley Ave which is 30' wide.

PART B

BEGINNING for the same on the southeast side of Hilton Avenue at a point distant fifty feet northeasterly from a stone in said avenue at the end of the first line of the lot described in a deed dated October 15, 1924, and recorded among the land records of Baltimore County in Liber WPC 602 folio 288 from John Glenn, Jr. to James B. Mccurley running thence North sixteen degrees twenty four minutes East binding on the southeast side of Hilton Avenue fifty feet running thence South sixty five degrees fifty four minutes East two hundred feet running thence parallel with Hlilton Avenue South sixteen degrees twenty four minutes West fifty feet running thence North sixty five degrees fifty four minutes West two hundred feet to the place of beginning containing .227 acres being Lot No.2, Block No. 2 as surveyed by J.L.Barnes, March 2, 1925, said lot of ground and the Improvements thereon being known as No. 505 Hilton Avenue.

2024-0260-A

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 505 Hilton Ave, Catonsville, MD Owners(s) Name(s) Matthew & Elizabeth Richardson
 Subdivision Name _____ Lot # 2 Block # 2 Section # _____
 Plat Book # _____ Folio # 288 10 Digit Tax # 0 1 0 3 0 0 4 7 5 0 Deed Reference# 2 0 1 6 0 / 0 0 4 3 0



Zoning Map # 101 A3
 Zoning DR 2
 Election District 1
 Council District 1
 Lot Area Acreage .229
 Lot Square Footage 10,000
 Historic (Yes or No) No
 CBCA (Yes or No) No
 Flood Plain (Yes or No) No
 Utilities - Mark with (X)
 Water is:
 Public X Private _____
 Sewer is:
 Public X Private _____
 Prior Hearing (Yes or No) No
 If (Yes) list Case Number(s)
 and order result(s) below:

Violation Case Number(s)

Plan Drawn By Elijah Northen, AIA Date 11/15/2024 Scale: 1 inch = 40 Feet

2024-0260-A



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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Owner(s) Printed Name(s) Matthew & Elizabeth Richardson

(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.

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1. **X** **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.3 → To permit an addition to the exiting accessory building to have a height of 25 feet in lieu of the maximum height of 15 feet.

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

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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.

Owner(s)/Petitioner(s):

Matthew Richardson		Elizabeth Richardson	
Name #1 – Type or Print		Name #2 – Type or Print	
Signature #1		Signature #2	
505 Hilton Ave		Catonsville	MD
Mailing Address		City	State
21228	443.994.6106	Matt@indigoinkprint.com	
Zip Code	Telephone #'s (Cell and Home)	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:

Elijah Northen, Analogue Architects
Name - Type or Print
Signature _____
204 Rollingfield Rd. Catonsville MD
Mailing Address _____ City _____ State _____
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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 2024-0760-A Filing Date 12, 3, 24 Estimated Posting Date 12, 15, 24 Reviewer JSS

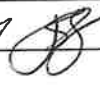
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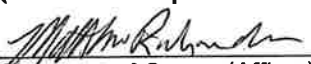
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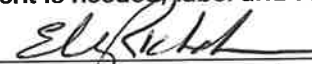
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* PROPOSED HEIGHT OF ACCESSORY BUILDING ADDITION = 25 FEET 

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


Signature of Owner (Affiant)

Matthew Richards
Name - Print or Type


Signature of Owner (Affiant)

Elizabeth Richardson
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 18 day of Nov., 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

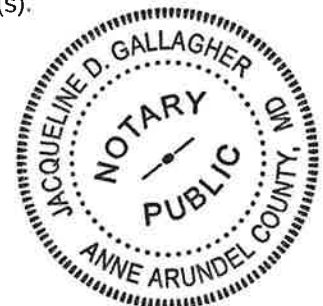
Print name(s) here: Matthew Richards Elizabeth Richardson

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Jacqueline D. Gallagher
Notary Public

9-13-2027
My Commission Expires



ZONING PROPERTY DESCRIPTION FOR: 505 HILTON AVE, CATONSVILLE, MD 21228

PART A

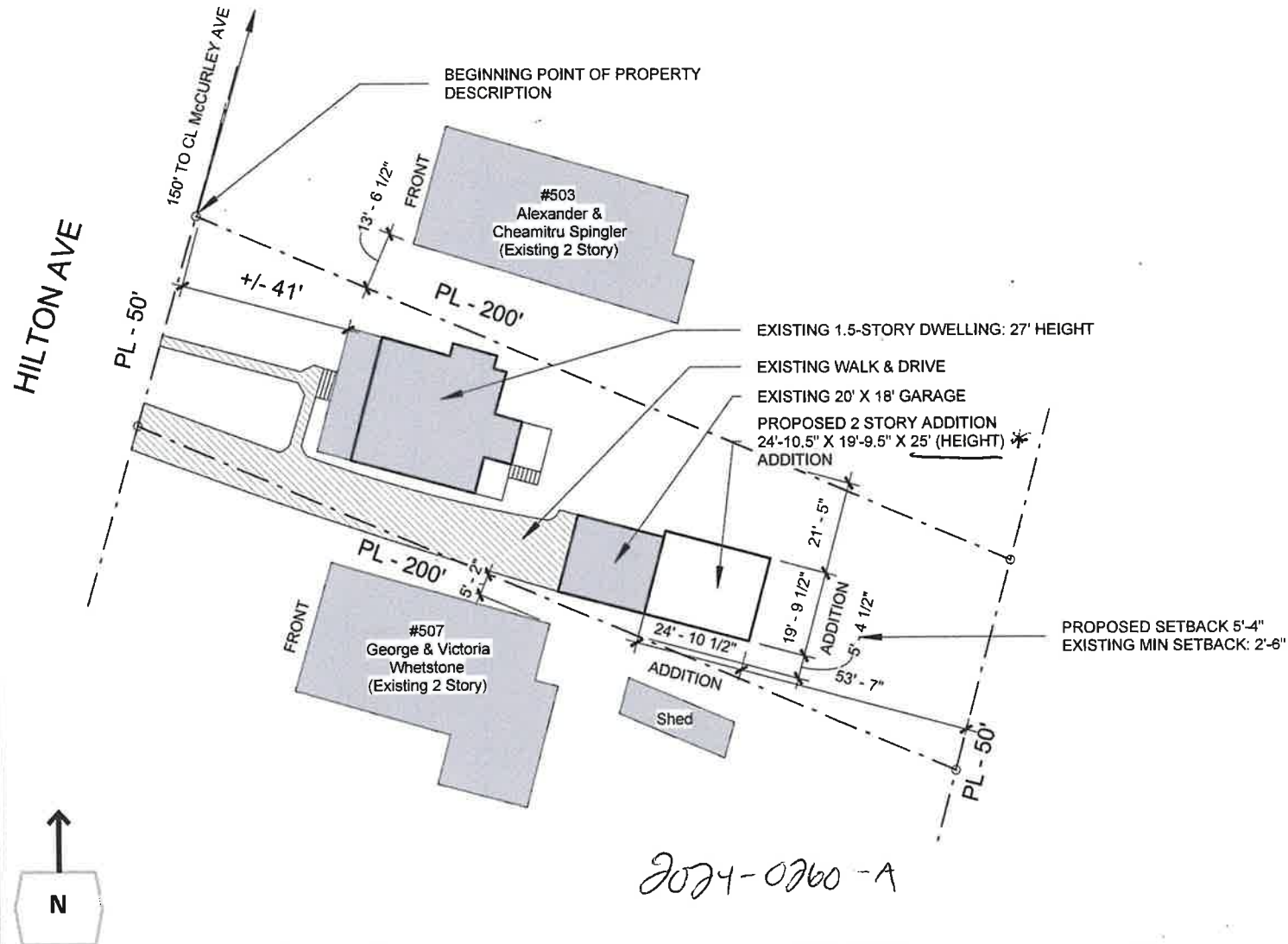
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2024-0260-A

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 505 Hilton Ave, Catonsville, MD Owners(s) Name(s) Matthew & Elizabeth Richardson
 Subdivision Name _____ Lot # 2 Block # 2 Section # _____
 Plat Book # _____ Folio # 288 10 Digit Tax # 0 1 0 3 0 0 4 7 5 0 Deed Reference# 2 0 1 6 0 / 0 0 4 3 0



2024-0260-A

Plan Drawn By Elijah Northen, AIA

Date 11/15/2024

Scale: 1 inch = 40 Feet

Site Vicinity Map



Zoning Map # 101A3

Zoning DR 2

Election District 1

Council District 1

Lot Area Acreage .229

Lot Square Footage 10,000

Historic (Yes or No) No

CBCA (Yes or No) No

Flood Plain (Yes or No) No

Utilities - Mark with (X)

Water is:

Public X Private _____

Sewer is:

Public X Private _____

Prior Hearing (Yes or No) No

If (Yes) list Case Number(s)

and order result(s) below:

Violation Case Number(s)

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

No. 235035

Date: 12/3/24

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: RICHARDSON

For: 2024-0260-A

505 HILTON AVE

JSS 24-1101

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

MATTHEW RICHARDSON 01-04		65-330/550	2393
ELIZABETH RICHARDSON			
505 HILTON AVE.			
CATONSVILLE, MD 21228-5816		DATE <u>11/21/24</u>	PMP
PAY TO THE ORDER OF <u>Baltimore County</u>		\$ <u>75⁰⁰/₁₀₀</u>	
<u>Seventy five Dollars & 00/100</u>		DOLLARS	Heat Reactive Ink
TRUIST 		ELITE GOLD	
<u>Elms Geo</u>		<u>Matt Richardson</u>	MP

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0260 -A Address 505 MILTON AVENUE

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/3/24 Posting Date: 12/15/24 Closing Date: 12/30/24

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 - 0260 -A Address 505 MILTON AVENUE

Petitioner's Name: RICHARDSON, MATTHEW + ELIZABETH Telephone (Cell) ELIJAH NORTUGAN
301-219-7752

Posting Date: 12/15/24 Closing Date: 12/30/24

Wording for Sign: To Permit _____

To permit an addition to the exiting accessory building to have a height of 25 feet in lieu of the maximum height of 15 feet.

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: 2024-0260-A

Property Address: 505 HILTON AVENUE

Legal Owners (Petitioners): MATHEW + ELIZABETH RICHARDSON

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): ELIJAH NORTHERN / ANALOGUE ARCHITECTS

Address: 204 ROLLINGFIELD RD.
CATONSVILLE, MD 21228

Telephone Number: 301-219-7752

*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.

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: December 19, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0260-A
Address: 505 HILTON AVENUE
Legal Owner: Matthew & Elizabeth Richardson

Zoning Advisory Committee Meeting of December 20, 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: December 16, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0260-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 - 0103004750

Owner Information

Owner Name: RICHARDSON ELIZABETH N Use: RESIDENTIAL
RICHARDSON MATTHEW T Principal Residence: YES
Mailing Address: 505 HILTON AVE Deed Reference: /20160/ 00430
BALTIMORE MD 21228-5816

Location & Structure Information

Premises Address: 505 HILTON AVE Legal Description: 505 HILTON AVE SES
BALTIMORE MD 21228-5816 1000 S MCCURLEY AV

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0101 0013 1728 1070133.04 0000 2025 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1924 1,260 SF 10,000 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
1 1/2 YES STANDARD UNITSIDING/4 2 full 1 Detached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2024	07/01/2025
Land:	162,000	162,000		
Improvements	153,500	153,500		
Total:	315,500	315,500	315,500	
Preferential Land:	0			

Transfer Information

Seller: CASTRO BEATRICE C	Date: 06/02/2004	Price: \$240,000
Type: ARMS LENGTH IMPROVED	Deed1: /20160/ 00430	Deed2:
Seller: CASTRO PHILIP & BEATRICE	Date: 07/23/1969	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05018/ 00135	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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

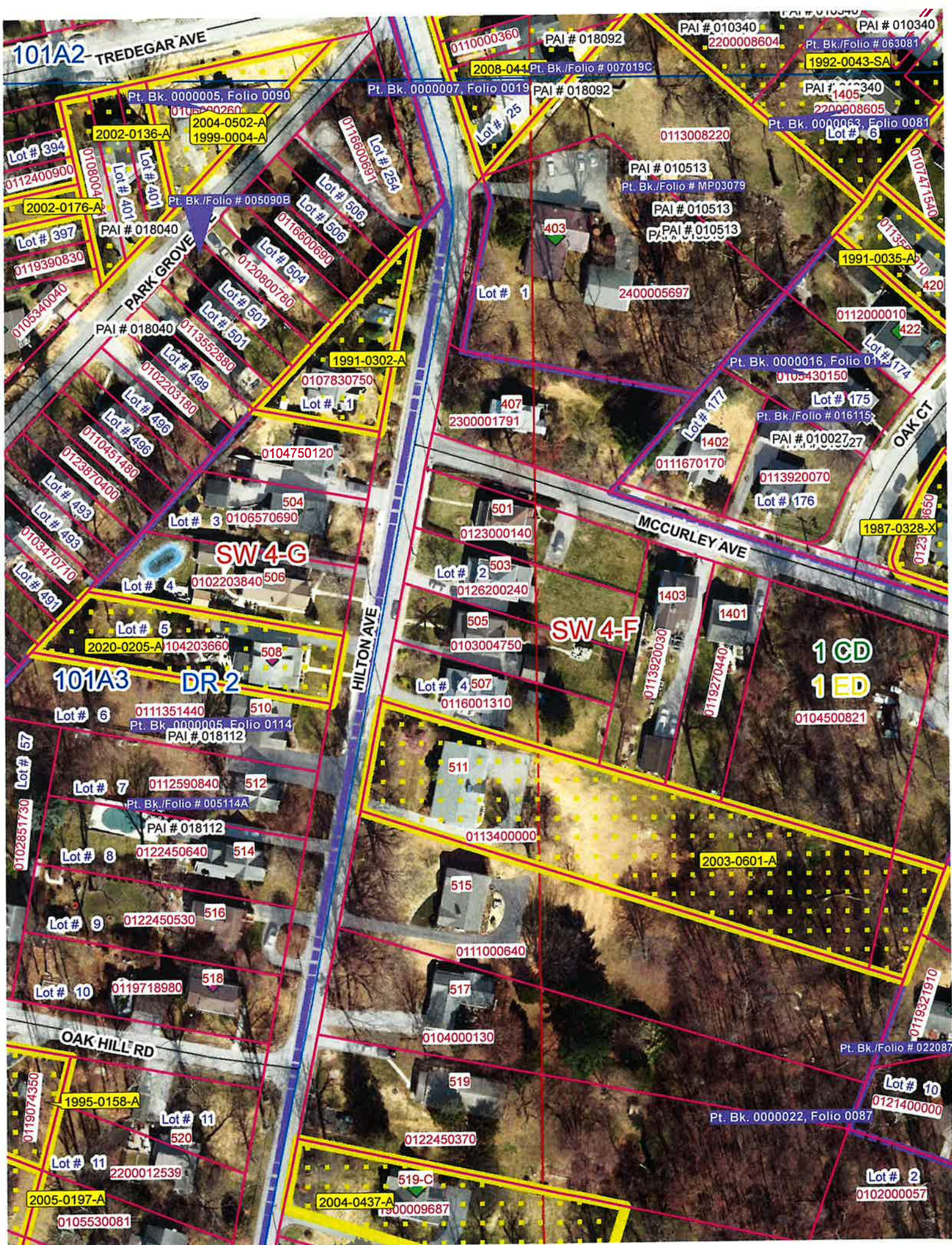
Special Tax Recapture: None

Homestead Application Information

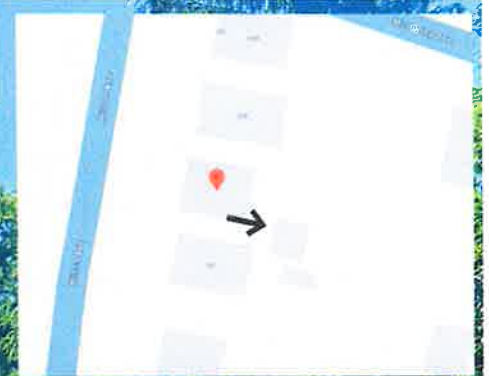
Homestead Application Status: Approved 12/09/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

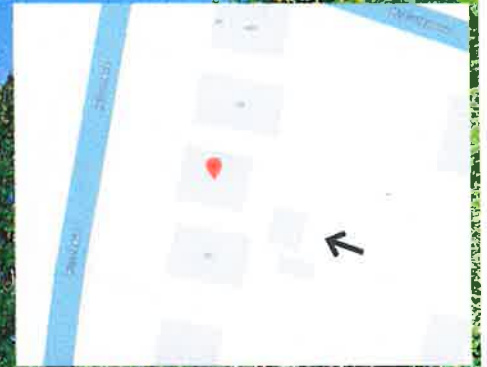


FRONT ENTRY OF EXISTING
GARAGE STRUCTURE



2024-0260-A

REAR ADDITION LOCATION OF
EXISTING GARAGE STRUCTURE



2024-0260-A

SIDE ENTRY OF EXISTING GARAGE
STRUCTURE



2024-0260-A

FRONT CORNER OF EXISTING
GARAGE STRUCTURE



2024-0260-A



ARCHITECT
Analogue
204 Rollingfield Rd.
Catonsville, MD 21228
P: 301.219.7752
analogue-design.com



IMAGES ARE PROVIDED SOLELY TO ESTABLISH A GENERAL DESIGN VOCABULARY. THEY SHOULD BE USED AS A GUIDE FOR CONTRACTOR PRICING AND OWNER DESIGN DISCUSSIONS. THEY DO NOT REPRESENT THE FINAL DESIGN OF THIS HOME. FOR SPECIFIC DESIGN INFORMATION REGARDING THIS CUSTOM-DESIGNED HOME, PLEASE VIEW THE PROVIDED ARCHITECTURAL DRAWINGS

RICHARDSON RESIDENCE

CONCEPT PLANS
505 HILTON AVE
CATONSVILLE, MD 21228

No.	Description	Date
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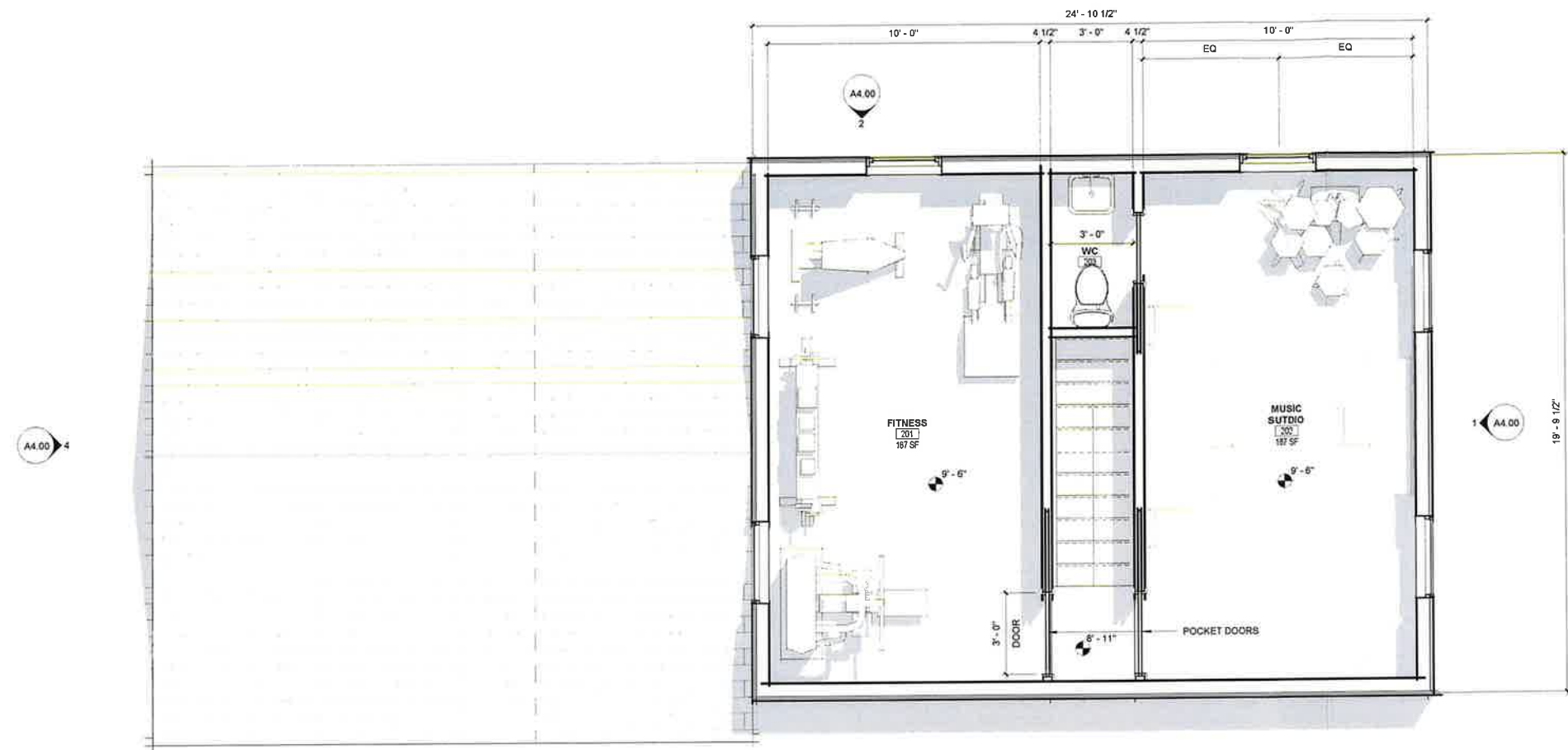
REFERENCE PHOTOS OF EXISTING STRUCTURE TO BE RENOVATED

A9.20
RENDERINGS

1. ALL EXTERIOR DIMENSIONS TO FACE OF SHEATHING. ALL INTERIOR DIMENSION TO FACE OF DRYWALL.
2. ALL DIMENSIONS AND ELEVATIONS OF EXISTING STRUCTURES SHOWN ON THE DRAWINGS ARE OBTAINED FROM AVAILABLE SOURCES AND ARE NOT GUARANTEED TO BE TRUE AND EXACT. THE FRAMING CONTRACTOR SHALL VERIFY THESE DIMENSIONS AND ELEVATIONS BY ACTUAL FIELD MEASUREMENTS PRIOR TO FABRICATION OF ANY MATERIALS AND START OF ANY WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. REFER TO THE ARCHITECTURAL PLANS FOR THE MAJORITY OF THE DIMENSIONS.
3. FOR ADDITIONAL INFORMATION ON THE EXISTING CONSTRUCTION, THE FRAMING CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AS REQUIRED ON THE DOCUMENTS.
4. THE FRAMING CONTRACTOR SHALL PROVIDE ALL TEMPORARY SUPPORTS AS REQUIRED TO SUPPORT THE EXISTING STRUCTURE. THE CONTRACTOR SHALL EXAMINE THE EXISTING STRUCTURE TO DETERMINE THE EXTENT OF TEMPORARY SUPPORTS NECESSARY. THE CAPACITY AND METHOD USED FOR TEMPORARY SUPPORTS SHALL BE THE RESPONSIBILITY OF THE FRAMING CONTRACTOR.
5. CONTRACTOR SHALL VERIFY CONDITIONS IN THE FIELD AND IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER OF ANY CONDITIONS NOT ASSUMED; HE SHALL TAKE FIELD MEASUREMENTS AS REQUIRED AND BE RESPONSIBLE FOR THE SAME.
6. CONTRACTOR SHALL COORDINATE WITH ALL RELATED TRADES FOR DETAILING, FABRICATION, AND ERECTION PRIOR TO SUBMITTING SHOP DRAWINGS FOR APPROVAL.
7. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ETC. REQUIREMENTS.
8. DISCREPANCIES AND/OR INTERFERENCES SHALL BE REPORTED TO THE ARCHITECT/ENGINEER IMMEDIATELY.
9. NO OPENINGS SHALL BE MADE IN ANY STRUCTURAL MEMBER UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS OR AFTER APPROVAL FROM THE STRUCTURAL ENGINEER.
10. ALL WOOD PLACED AGAINST CONCRETE, BRICK AND MASONRY OR EXPOSED TO THE WEATHER SHALL BE PRESSURE-TREATED.
11. FURNITURE NIC



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1 LEVEL 2 (NEW)
3/8" = 1'-0"

EQ

EQ

24' - 10 1/2"

3' - 0"

NEW ENTRY DOOR

1/2" GWB / 2X6 W/ R-20 / ZIP SHEATHING / CEMENTITIOUS SIDING, TYP ALL WALLS

SALVAGE & REINSTALL EXISTING GARAGE DOORS

3' - 6"

0' - 11"

UP

3' - 0" X 6' - 0" TYP

3' GWB KNEE WALL W/ PAINTED WD CAP

NEW 36" WD STAIR W/ PAINTED WD HANDRAIL

0' - 0"

GARAGE
101

0' - 0"

WORKSHOP/
STORAGE
102
254 SF

1' - 6"

NEW LVL HEADER ABOVE

EXTEND EXISTING SLAB

EXISTING SLAB EDGE

DN

NEW SLAB, DROPPED 18" W/ 6" PERIMETER CURB

NEW WOOD STAIR

② LEVEL 1 (NEW)
3/8" = 1'-0"

RICHARDSON RESIDENCE

CONCEPT PLANS
505 HILTON AVE
CATONSVILLE, MD 21228

No.	Description	Date
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A2.00

FLOOR PLANS

7/22/2024