



KATHERINE A. KLAUSMEIER
County Executive

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

March 13, 2025

Quadri Adetutu
6621 Kelly Ann Way
Rosedale, MD 21237


RE: Petition for Administrative Variance- Formal Demand
Case No. 2025-0004-A
Property: 6621 Kelly Ann Way

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: Whitney Ruby kalliandomsmom@gmail.com
Kimberly McHoul officekm.fics@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(6621 Kelly Ann Way)		
14 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
Quadri Adetutu	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2025-0004-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, Quadri Adetutu (“Petitioner”) for the property located at 6621 Kelly Ann Way, Rosedale (the “Property”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Sections 1B02.3.C.1 and 301.1.A, to permit a rear yard open projection (deck) with a rear setback of 15 ft. in lieu of the required 22.5 ft.

A formal demand was filed by Administrative Law Judge (“ALJ”) Andrew Belt. A hearing was held on March 12, 2025 using the WebEx virtual platform. The property was properly posted and advertised. There were no interested citizens or protestants that appeared at the hearing.

The Petitioner appeared at the hearing along with Kimber McHoul, of First Impressions Construction, who assisted the Petitioner and prepared the Site Plan.

No Zoning Advisory Committee (“ZAC”) comments were received.

The property is approximately 0.1366 acres and zoned DR 3.5. As explained by Ms. McHoul, the Petitioner wishes to construct a rear deck similar to that of her neighbors. (Pet. Exs. 2, 3, and 8) She explained that the townhouses on Kelly Ann Way are built close to the rear property line, making the construction of an adequately sized deck problematic. Ms. McHoul

noted that the proposed deck with a 15-foot rear set-back is in keeping in size and set-back with decks on neighboring properties.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).


Prior Zoning Cases 2006-0640-A and 2007-0159-A granted similar variance relief for deck set-backs on neighboring properties on Kelly Ann Way. These properties are identical in size and set-back from the rear property line. The finding of uniqueness in those matters can be extrapolated to the property at issue. Additionally, I find that the if the Petitioner is denied variance relief, they will experience a practical difficulty. Accordingly, the requested variance relief will be granted.

THEREFORE, IT IS ORDERED, this 13th day of **March , 2025**, by the Administrative Law Judge for Baltimore County Zoning Regulations (“BCZR”), Sections 1B02.3.C.1 and 301.1.A, to permit a rear yard open projection (deck) with a rear setback of 15 ft. in lieu of the required 22.5 ft., be and it is, hereby **GRANTED**.

The above relief is conditioned upon 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:dlm



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

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 6621 KELLY ANN WAY Currently Zoned DR 3-5
 Deed Reference 2 3899 / 00692 10 Digit Tax Account # 2 4 0 0 0 0 3 8 3 1
 Owner(s) Printed Name(s) QUADRI ADETUTU

(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)

1B02.3.C.1, 301.1.A → To permit a rear yard open projection (deck) with a rear setback of 15 feet in lieu of the required 22.5 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):

<u>QUADRI ADETUTU</u>	<u>N/A</u>
Name #1 – Type or Print	Name # 2 – Type or Print
<u>[Signature]</u>	<u>N/A</u>
Signature #1	Signature # 2
<u>6621 KELLY ANN WAY</u>	<u>BALTIMORE MD</u>
Mailing Address	City State
<u>21237</u> / <u>443.520.3360</u>	
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:

WHITNEY RUBY
 Name - Type or Print
[Signature]
 Signature
3 MEDICI COURT BALTIMORE MD
 Mailing Address City State
21234 / 443.615.5582 / kalliaanddomsmom@gmail.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 2025-0004-A Filing Date 1, 10, 25 Estimated Posting Date 1, 19, 25 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: 6621 KELLY ANN WAY BALTIMORE MD 21237
 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)**

I would like to build a deck that is the length of my home. My home was positioned close to the property line at the time it was constructed. I would appreciate permission to build a deck within my property lines and attached to my home.

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

Adetutu Quadri
 Signature of Owner (Affiant)

N/A
 Signature of Owner (Affiant)

ADETUTU QUADRI
 Name - Print or Type

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 3 day of January, 2025, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

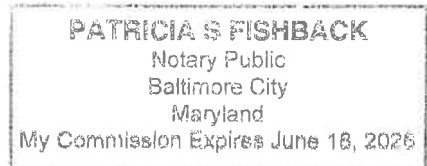
Print name(s) here: Adetutu Quadri

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

AS WITNESS my hand and Notaries Seal

Patricia S Fishback
 Notary Public

6/18/2026
 My Commission Expires



6621 Kelly Ann Way

(24-00-003831)

2025-0004-A

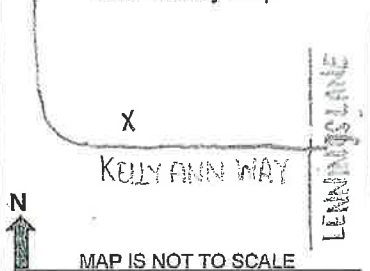
Property Description

Located on the northeast side of Kelly Ann Way (50' row), approximately 400 feet +/- southeast from the intersection with Aaron Mee Way (50' row).

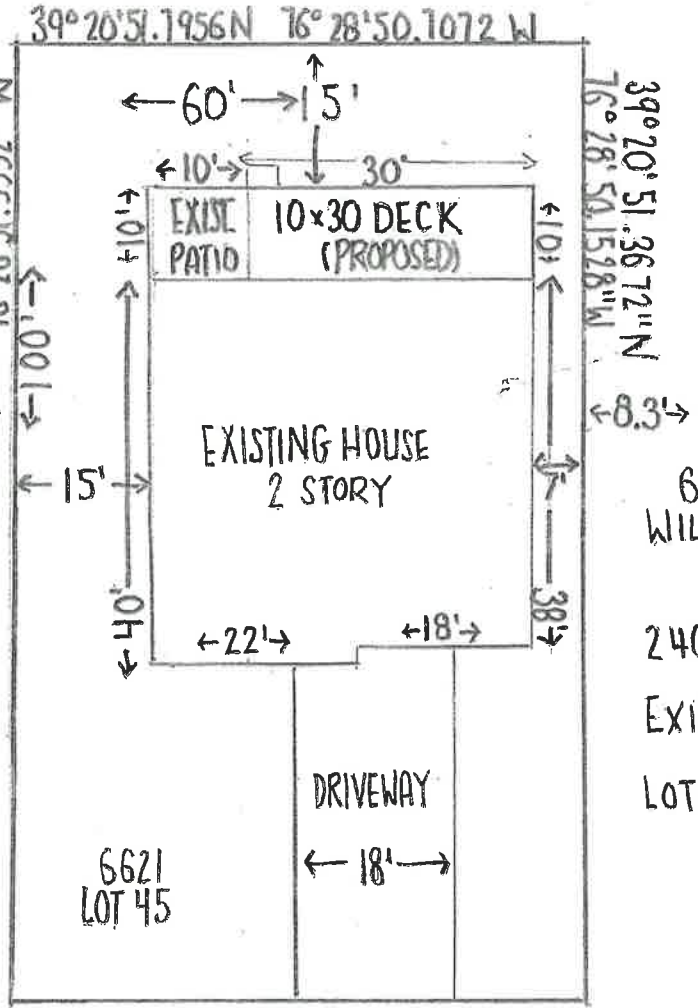
Being known and designated as Lot 45, as shown on the Plat of Lennings Crossing, which Plat is recorded among the Land Records of Baltimore County in Plat Book GLB No. 76, page 23. The improvements thereon being known as No. 6621 Kelly Ann Way.

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 6621 KELLY ANN WAY Owners(s) Name(s) QUADRI ADETUTU
 Subdivision Name LENNINGS CROSSING Lot # 45 Block # _____ Section # _____
 Plat Book # 76 Folio # 73 10 Digit Tax # 7400003831 Deed Reference# 23898100692

Site Vicinity Map



Zoning Map # 0190
 Zoning DR 3.5
 Election District 14
 Council District 6
 Lot Area Acreage _____
 Lot Square Footage 5819
 Historic (Yes or No) NO
 CBCA (Yes or 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:



6623
 ARNEL ABESAMIS
 DYLEEN ABESAMIS
 2400003832
 EXISTING 2 STORY
 LOT 46
 ↓

6619
 WILLIAMS LANE
 2400003830
 EXISTING 2 STORY
 LOT 44
 ↓

← KELLY ANN WAY →

Plan Drawn By WHITNEY RUBY Date 12.23.24 Scale: 1 inch = 20 Feet

2025-004-A

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

No. 235053

Date: 1/10/25

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: QUADRI ADETUTU

For: 2025-0004-A

6621 KELLY ANN WAY

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW

 Western Union	WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado Payable at Wells Fargo Bank Grand Junction or Downtown, N.A., Grand Junction, Colorado	MONEY ORDER
***PAY EXACTLY \$75.00		19-651546014
A 244958 D 010325 T 1453 64 196515460144 L 011602		\$ 75.00
NOT GOOD OVER \$500		
PAY EXACTLY SEVENTY-FIVE DOLLARS AND NO CENTS		
PAY TO THE ORDER OF		PAYMENT FOR/ACCT. #
BALTIMORE COUNTY		
3 MEDICI COURT, BALTO, MD 21234		
PURCHASER'S SIGNATURE PURCHASER BY SIGNING YOU AGREE TO THE TERMS ON THE REVERSE SIDE MOBILE DEPOSIT PROHIBITED		

⑆102100400⑆ 40196515460144⑆

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2025-0004-A Address 6621 KELLY ANN WAY

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

Filing Date: 1/10/25 Posting Date: 1/19/25 Closing Date: 2/3/25

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: 2025-0004-A Address 6621 KELLY ANN WAY

Petitioner's Name: QUASRI ADETUTU Telephone (Cell) WHITNEY RUBY

Posting Date: 1/19/25 Closing Date: 2/3/25 443-615-5582

Wording for Sign: To Permit _____

To permit a rear yard open projection (deck) with a rear setback of 15 feet in lieu of the required 22.5 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: 2025-0004-A
Property Address: 6621 KELLY ANN WAY, ROSEDALE, MD 21237
Legal Owners (Petitioners): QUADRI ADETUTU
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): WHITNEY RUBY
Address: 3 MEDICI COURT
BALTIMORE, MD 21234

Telephone Number: 443-615-5582

*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.



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 6621 KELLY ANN WAY Currently Zoned DR 3-5
 Deed Reference 2 3899 / 00692 10 Digit Tax Account # 2 4 0 0 0 0 3 8 3 1
 Owner(s) Printed Name(s) QUADRI ADETUTU

(SELECT THE HEARING(S) BY MARKING 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)

1B02.3.C.1, 301.1.A → To permit a rear yard open projection (deck) with a rear setback of 15 feet in lieu of the required 22.5 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):

<u>QUADRI ADETUTU</u>	<u>N/A</u>
Name #1 – Type or Print	Name # 2 – Type or Print
<u>[Signature]</u>	<u>N/A</u>
Signature #1	Signature # 2
<u>6621 KELLY ANN WAY</u>	<u>BALTIMORE MD</u>
Mailing Address	City State
<u>21237</u> / <u>443.520.3360</u>	
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:

WHITNEY RUBY
 Name, Type or Print _____
[Signature]
 Signature _____
3 MEDICI COURT BALTIMORE MD
 Mailing Address _____ City _____ State _____
21234 / 443.615.5582 / kalliaanddomsmom@gmail.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 2025-0004-A Filing Date 1 / 10 / 25 Estimated Posting Date 1 / 19 / 25 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: 6621 KELLY ANN WAY BALTIMORE MD 21237
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)**

I would like to build a deck that is the length of my home. My home was positioned close to the property line at the time it was constructed. I would appreciate permission to build a deck within my property lines and attached to my home.

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

Adetutu Quadri
Signature of Owner (Affiant)

N/A
Signature of Owner (Affiant)

ADETUTU QUADRI
Name - Print or Type

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 3 day of January, 2025, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

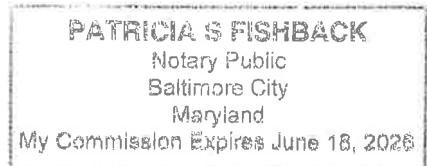
Print name(s) here: Adetutu Quadri

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

AS WITNESS my hand and Notaries Seal

Patricia S Fishback
Notary Public

6/18/2026
My Commission Expires



6621 Kelly Ann Way

(24-00-003831)

2025-0004-A

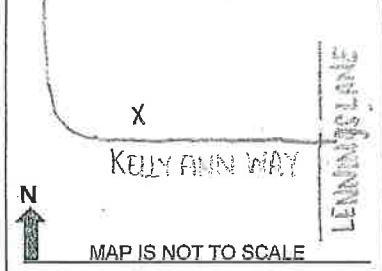
Property Description

Located on the northeast side of Kelly Ann Way (50' row), approximately 400 feet +/- southeast from the intersection with Aaron Mee Way (50' row).

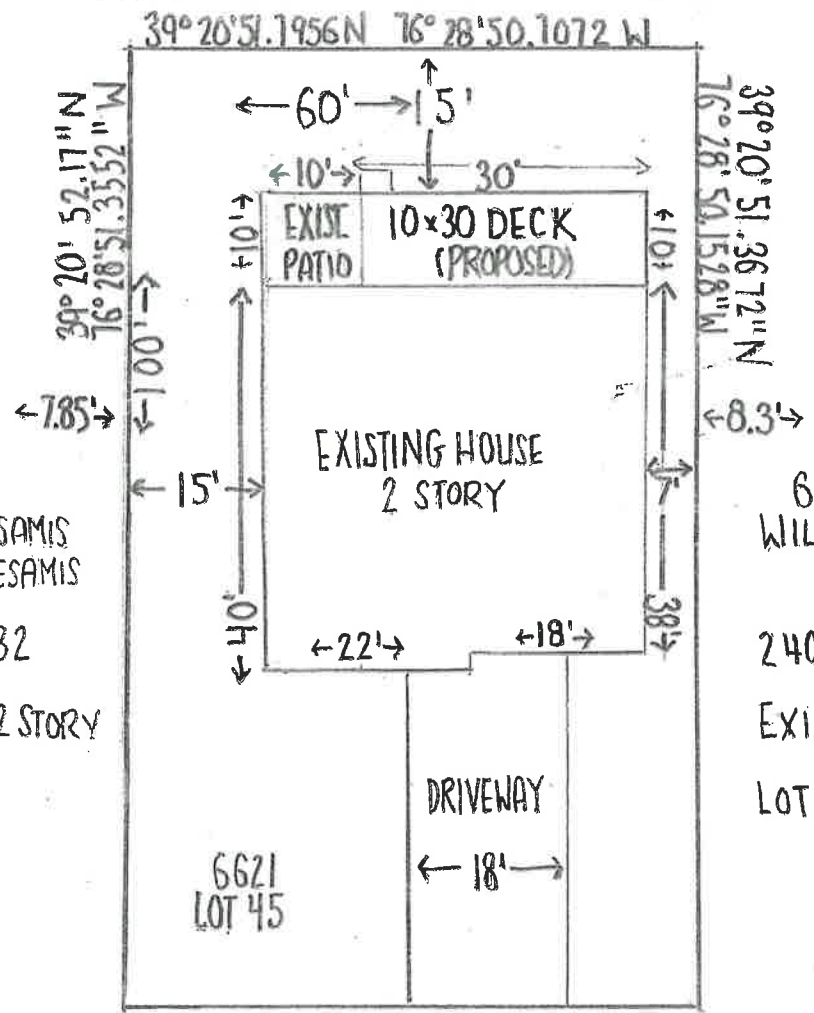
Being known and designated as Lot 45, as shown on the Plat of Lennings Crossing, which Plat is recorded among the Land Records of Baltimore County in Plat Book GLB No. 76, page 23. The improvements thereon being known as No. 6621 Kelly Ann Way.

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 6621 KELLY ANN WAY Owners(s) Name(s) QUADRI ADETUTU
 Subdivision Name LENNINGS CROSSING Lot # 45 Block # _____ Section # _____
 Plat Book # 76 Folio # 73 10 Digit Tax # 7 4 0 0 0 0 3 8 3 1 Deed Reference # 2 3 8 9 9 1 0 0 6 9 2

Site Vicinity Map



Zoning Map # 0090
 Zoning DR 3.5
 Election District 14
 Council District 6
 Lot Area Acreage _____
 Lot Square Footage 5819
 Historic (Yes or No) NO
 CBCA (Yes or 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:



6623
 ARNEL ABESAMIS
 DYLEEN ABESAMIS
 2400003832
 EXISTING 2 STORY
 LOT 46

6619
 WILLIAMS LANE
 2400003830
 EXISTING 2 STORY
 LOT 44

6621
 LOT 45

DRIVEWAY
 ← 18' →

← KELLY ANN WAY →



Plan Drawn By WHITNEY RUBY Date 12.23.24 Scale: 1 inch = 20 Feet

2025-0004-A

Certification of Posting

Case No 2025-0004-A



6621 Kelly Ann Way (2 of 2) close up of sign wording

Richard E. Hoffman (signed) 1/18/25

Richard E. Hoffman

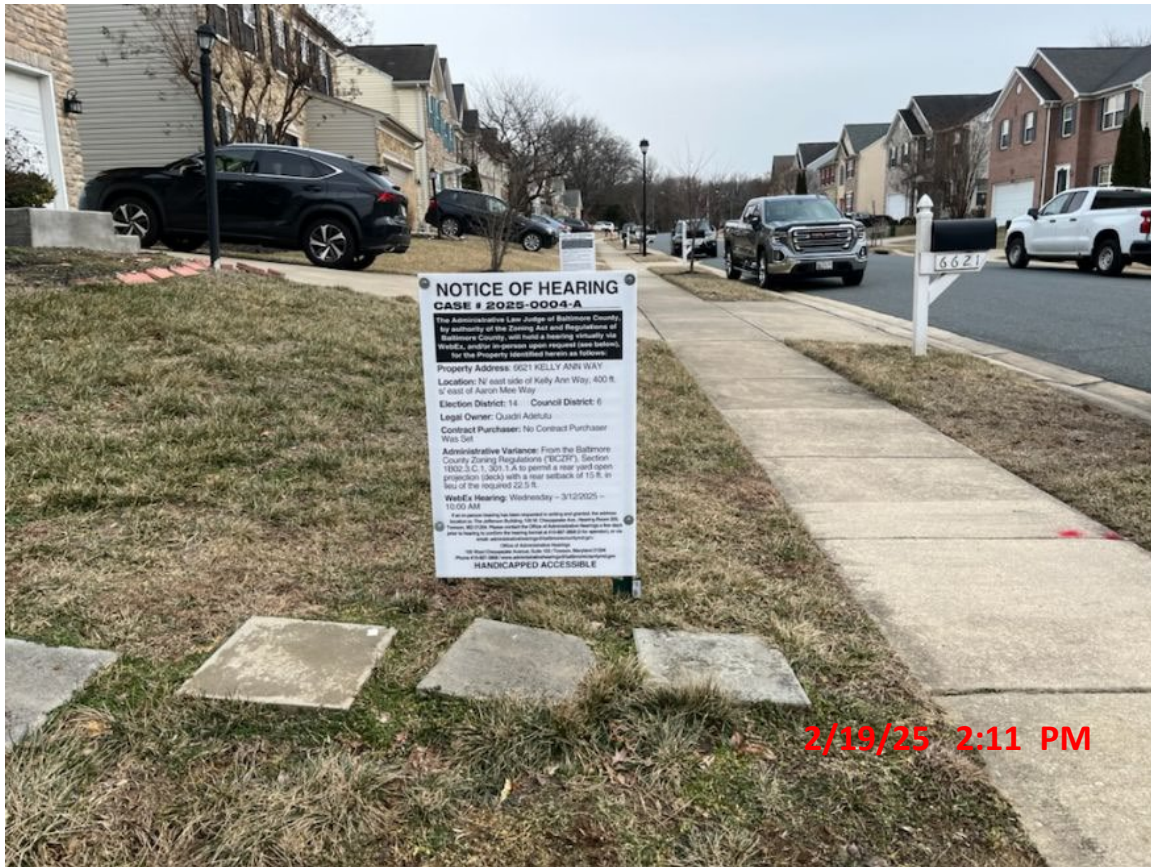
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2025-0004-A



6621 Kelly Ann Way – NW side looking SE (1 of 5)

Richard E. Hoffman (signed) 2/19/25

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

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: January 31, 2025

SUBJECT: DEPS Comment for Zoning Item # 2025-0004-A
Address: 6621 KELLY ANN WAY
Legal Owner: Quadri Adetutu

Zoning Advisory Committee Meeting of January 31, 2025.

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: January 27, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2025-0004-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 - 14 Account Number - 2400003831

Owner Information

Owner Name: QUADRI ADETUTU R Use: RESIDENTIAL
 Principal Residence: YES

Mailing Address: 6621 KELLY ANN WAY Deed Reference: /23899/ 00692
 BALTIMORE MD 21237-4342

Location & Structure Information

Premises Address: 6621 KELLY ANN WAY Legal Description: .1336 AC
 BALTIMORE 21237-4342 6621 KELLY ANN WAY NS
 LENNINGS CROSSING

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0090 0001 0289 14010006.04 0000 45 2024 Plat Ref: 0076/ 0023

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 2005 2,668 SF 5,819 SF 04

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

Value Information

	Base Value	Phase-in Assessments		
		Value As of 01/01/2024	As of 07/01/2024	As of 07/01/2025
Land:	118,000	119,500		
Improvements	254,500	357,700		
Total:	372,500	477,200	407,400	442,300
Preferential Land:	0	0		

Transfer Information

Seller: K HOVNIANIAN HOMES OF Date: 05/25/2006 Price: \$474,127
 Type: ARMS LENGTH IMPROVED Deed1: /23899/ 00692 Deed2:

Seller: LENNINGS CROSSING LLC Date: 05/04/2005 Price: \$1,759,069
 Type: ARMS LENGTH MULTIPLE Deed1: /21809/ 00522 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	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 09/09/2014

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



Pt. Bk. 0000076, Folio 0023
2400003860

Lot # 0

082A3

2006-0293-A
2400003803

Lot # 17
2400003804

Lot # 18
2400003805

Lot # 19
2400003806

Lot # 20
2400003807

Lot # 21
2400003808

Lot # 22
2400003809

Lot # 23
2400003810

Lot # 24
2400003811

Lot # 25
2400003812

Lot # 26
2400003813

Lot # 27
2400003814

Lot # 28
2400003815

Lot # 29
2400003816

Lot # 30
2400003817

Lot # 31
2400003818

Lot # 32
2400003819

Lot # 33
2400003820

Lot # 34
2400003821

Lot # 35
2400003822

Lot # 36
2400003823

Lot # 37
2400003824

Lot # 38
2400003825

Lot # 39
2400003826

Lot # 40
2400003827

Lot # 41
2400003828

Lot # 42
2400003829

Lot # 43
2400003830

Lot # 44
2400003831

Lot # 45
2400003832

Lot # 46
2400003833

Lot # 47
2400003834

Lot # 48
2400003835

Lot # 49
2400003836

Lot # 50
2400003837

Lot # 51
2400003838

Lot # 52
2400003839

Lot # 53
2400003840

Lot # 54
2400003841

Lot # 55
2400003842

Lot # 56
2400003843

Lot # 57
2400003844

Lot # 58
2400003845

Lot # 59
2400003846

Lot # 60
2400003847

Lot # 61
2400003848

Lot # 62
2400003849

Lot # 63
2400003850

Lot # 64
2400003851

Lot # 65
2400003852

Lot # 66
2400003853

Lot # 67
2400003854

Lot # 68
2400003855

Lot # 69
2400003856

Lot # 70
2400003857

Lot # 71
2400003858

Lot # 72
2400003859

Lot # 73
2400003860

Lot # 74
2400003861

Lot # 75
2400003862

Lot # 76
2400003863

Lot # 77
2400003864

Lot # 78
2400003865

Lot # 79
2400003866

Lot # 80
2400003867

Lot # 81
2400003868

Lot # 82
2400003869

Lot # 83
2400003870

Lot # 84
2400003871

Lot # 85
2400003872

Lot # 86
2400003873

Lot # 87
2400003874

Lot # 88
2400003875

Lot # 89
2400003876

Lot # 90
2400003877

Lot # 91
2400003878

Lot # 92
2400003879

Lot # 93
2400003880

Lot # 94
2400003881

Lot # 95
2400003882

Lot # 96
2400003883

Lot # 97
2400003884

Lot # 98
2400003885

Lot # 99
2400003886

Lot # 100
2400003887

Lot # 101
2400003888

Lot # 102
2400003889

Lot # 103
2400003890

Lot # 104
2400003891

Lot # 105
2400003892

Lot # 106
2400003893

Lot # 107
2400003894

Lot # 108
2400003895

Lot # 109
2400003896

Lot # 110
2400003897

Lot # 111
2400003898

Lot # 112
2400003899

Lot # 113
2400003900

Lot # 114
2400003901

Lot # 115
2400003902

Lot # 116
2400003903

Lot # 117
2400003904

Lot # 118
2400003905

Lot # 119
2400003906

Lot # 120
2400003907

Lot # 121
2400003908

Lot # 122
2400003909

Lot # 123
2400003910

Lot # 124
2400003911

Lot # 125
2400003912

Lot # 126
2400003913

Lot # 127
2400003914

Lot # 128
2400003915

Lot # 129
2400003916

Lot # 130
2400003917

Lot # 131
2400003918

Lot # 132
2400003919

Lot # 133
2400003920

Lot # 134
2400003921

Lot # 135
2400003922

Lot # 136
2400003923

Lot # 137
2400003924

Lot # 138
2400003925

Lot # 139
2400003926

Lot # 140
2400003927

Lot # 141
2400003928

Lot # 142
2400003929

Lot # 143
2400003930

Lot # 144
2400003931

Lot # 145
2400003932

Lot # 146
2400003933

Lot # 147
2400003934

Lot # 148
2400003935

Lot # 149
2400003936

Lot # 150
2400003937

Lot # 151
2400003938

Lot # 152
2400003939

Lot # 153
2400003940

Lot # 154
2400003941

Lot # 155
2400003942

Lot # 156
2400003943

Lot # 157
2400003944

Lot # 158
2400003945

Lot # 159
2400003946

Lot # 160
2400003947

Lot # 161
2400003948

Lot # 162
2400003949

Lot # 163
2400003950

Lot # 164
2400003951

Lot # 165
2400003952

Lot # 166
2400003953

Lot # 167
2400003954

Lot # 168
2400003955

Lot # 169
2400003956

Lot # 170
2400003957

Lot # 171
2400003958

Lot # 172
2400003959

Lot # 173
2400003960

Lot # 174
2400003961

Lot # 175
2400003962

Lot # 176
2400003963

Lot # 177
2400003964

Lot # 178
2400003965

Lot # 179
2400003966

Lot # 180
2400003967

Lot # 181
2400003968

Lot # 182
2400003969

Lot # 183
2400003970

Lot # 184
2400003971

Lot # 185
2400003972

Lot # 186
2400003973

Lot # 187
2400003974

Lot # 188
2400003975

Lot # 189
2400003976

Lot # 190
2400003977

Lot # 191
2400003978

Lot # 192
2400003979

Lot # 193
2400003980

Lot # 194
2400003981

Lot # 195
2400003982

Lot # 196
2400003983

Lot # 197
2400003984

Lot # 198
2400003985

Lot # 199
2400003986

Lot # 200
2400003987

Lot # 201
2400003988

Lot # 202
2400003989

Lot # 203
2400003990

Lot # 204
2400003991

Lot # 205
2400003992

Lot # 206
2400003993

Lot # 207
2400003994

Lot # 208
2400003995

Lot # 209
2400003996

Lot # 210
2400003997

Lot # 211
2400003998

Lot # 212
2400003999

Lot # 213
2400004000

Lot # 214
2400004001

Lot # 215
2400004002

Lot # 216
2400004003

Lot # 217
2400004004

Lot # 218
2400004005

Lot # 219
2400004006

Lot # 220
2400004007

Lot # 221
2400004008

Lot # 222
2400004009

Lot # 223
2400004010

Lot # 224
2400004011

Lot # 225
2400004012

Lot # 226
2400004013

Lot # 227
2400004014

Lot # 228
2400004015

Lot # 229
2400004016

1419002220

Lot # 0 Pt. Bk. 0000076, Folio 0023
2400003860

082A3

PAI # 140198
Pt. Bk./Folio # 051120A
Lot # 1 1900013751
Pt. Bk. 0000076, Folio 0023 PAI # 140198

2006-0293-A
2400003803
Lot # 17
2400003804
Lot # 18
2400003805
Lot # 19
2400003806
Lot # 20
6632
2400003807

2400003802
Lot # 16
2400003801
Lot # 15
2400003800
Lot # 14
2400003799
Lot # 13
2400003798
Lot # 12

2400003859
Lot # 0

6 CD

14 ED

PAI # 140402

PAI # 140402

NE 5-G DR 3.5

Pt. Bk. 0000034, Folio 0043
PAI # 140402

2400003833
6625

2016-0074-A

2006-0603-A

2007-0159-A

2400003832
Lot # 46

2400003831
Lot # 45

2400003830
Lot # 44

2400003829
Lot # 43

2400003828
Lot # 42

2400003827
Lot # 41

2400003826
Lot # 40

2400003825
Lot # 39

2400003824
Lot # 38

2400003823
Lot # 37

2400003822
Lot # 36

2400003821
Lot # 35

2400003820
Lot # 34

2007-0032-A

AARON MEE WAY

090A1

PAI # 140147

Pt. Bk./Folio # 044047A

Lot # 2 1800007787

Pt. Bk. 0000044, Folio 0047
PAI # 140147

R-1950-1645

PAI # 140460

Lot # 4

1990-0464-A

Lot # 0 2400003858

Pt. Bk./Folio # 055050

2021-0238-A PAI # 140460

2000010498

Lot # 3

PAI # 140460

PAI # 140460

2007-0012-A

2400003841
Lot # 55

2400003840
Lot # 54

2006-0494-A

2400003842
Lot # 56

Lot # 0 2400003857

2400003843

Lot # 57 2019-003

Pt. Bk. 0000067, Folio 0022

Pt. Bk. 0000055, Folio 0059