

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

25-1078 TC

TO: Director, Office of Planning

Attention: Development Review Division
Jefferson Building
105 West Chesapeake Avenue, Room 101
Towson, MD 21204
Mail Stop 3402

FROM: Director
Department of Permits, Approvals and Inspections

RE: Undersized Lots

Building Permit No. B _____
Zoning Office Reviewer TYLER COX
Use Permit #: UA-20 25 - ~~6002~~ - UL
0004
Residential Processing Fee Paid (\$100.00)
Accepted by T COX
Date 10/6/25

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, the Zoning Review Office of PAI is requesting recommendations and comments from the Office of Planning prior to Zoning Review Office approval of a residential building permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Name of Applicant(s) TRANS OMOPIOLA
Applicant's Mailing Address 506 meadow Rd Baltimore MD 21206
Applicant's Telephone Number (443) 998-1795 Applicant's Email Address T.OMOPOLIOLA@gmail.com
Lot Address 170 Winters Lane Election District 1 Council District 1 Lot Square Feet 7141
Lot Location: N E S W/side of _____ feet/at corner of N E S W/side of _____
(Street Name) (# of feet) (Street Name)

Land Owner(s) Trolley Properties LLC 10 Digit Tax Account Number 012 3501306
Owner's Mailing Address: 432 Oella Ave Edinet City MD 21043
Owner's Telephone Number (443) 425-0797 Owner's Email Address N/A

CHECKLIST OF MATERIALS (to be submitted at the filing appointment for design review by the Office of Planning)

APPLICANT MUST PROVIDE 1 through 6

1. This Recommendation Form (3 copies)
2. Permit Application 25-01704
3. Site Plan
Property (3 copies)
4. Building Elevation Drawings
5. Photographs (please label all photos clearly)
Adjoining Buildings
Surrounding Neighborhood
6. Current Zoning Classification: DSS

Planner Acceptance Check Off

YES	NO
☒	☐
☒	☐
☒	☐
☒	☐
☒	☐
☒	☐

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: B. M. Williams
For the Director, Office of Planning
Date: 10/8/25

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RECOMMENDATION FORM

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Attention: Development Review Division
Jefferson Building
105 West Chesapeake Avenue, Room 101
Towson, MD 21204
Mail Stop 3402

FROM: Director
Department of Permits, Approvals and Inspections

RE: Undersized Lots

Building Permit No. B _____

Zoning Office Reviewer Tyler Cox

Use Permit #: UA-20 _____ - _____ - UL

Residential Processing Fee Paid (\$100.00)

Accepted by T Cox

Date 10/6/25

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, the Zoning Review Office of PAI is requesting recommendations and comments from the Office of Planning prior to Zoning Review Office approval of a residential building permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Name of Applicant(s) TRANS OMODANOLA

Applicant's Mailing Address 506 meadow Rd Baltimore MD 21206

Applicant's Telephone Number (443) 998-1785 Applicant's Email Address T.omodanola@gmail.com

Lot Address 170 Winters Lane Election District 1 Council District 1 Lot Square Feet 7141

Lot Location: N E S W/side of _____ feet/at corner of N E S W/of/side of _____
(Street Name) (# of feet) (Street Name)

Land Owner(s): Trolley Properties LLC 10 Digit Tax Account Number 012 3501306

Owner's Mailing Address: 432 Oella Ave Edmont City MD 21043

Owner's Telephone Number (443) 485-0787 Owner's Email Address N/A

CHECKLIST OF MATERIALS (to be submitted at the filing appointment for design review by the Office of Planning)

APPLICANT MUST PROVIDE 1 through 6

	Planner Acceptance Check Off	
	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application <u>R25-01709</u>	☒	☐
3. Site Plan Property (3 copies)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly) Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>Drs.S.</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: _____
For the Director, Office of Planning

Date: _____



NAVIGATION

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Lomopariola@gmail.com

Application Info

Application Info

Item Number: R25-01709

Location : 170 WINTERS LN, CATONSVILLE, MD, 21228

Case Type: Residential New

Sub Type: New Dwelling

Status: Review

Date Issued:

Expiration Date: 3/19/2026

Parent Application:

Child Application:

Plan Review

Identifier	Name	Status
R25-01709	R25-01709 - 170 Winters Lane (Dave)	Department Review In Progress

OPEN PLAN REVIEW

for review comments and to submit plans and documents

Attachments

Image	Name	Date Created
	2025-01-4--14-06-49Residential.pdf	4/1/2025 6:12:31 PM
	Undesized Lot Application.pdf	10/2/2025 12:57:01 PM



Lot
170 Winters Lane

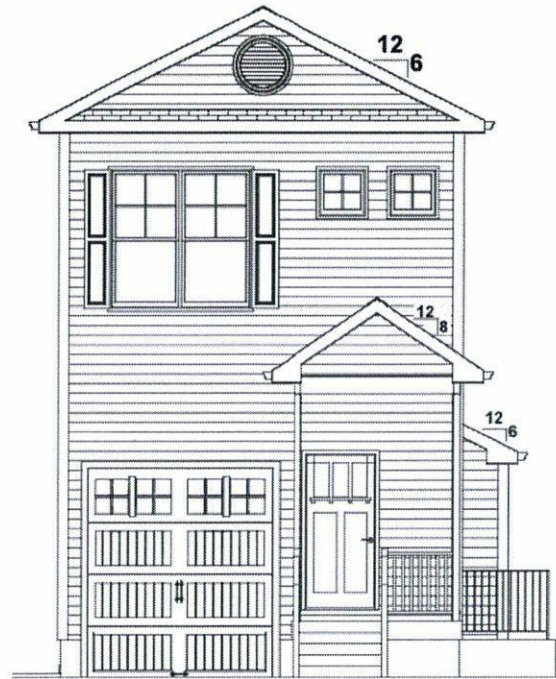


Left side
neighbor



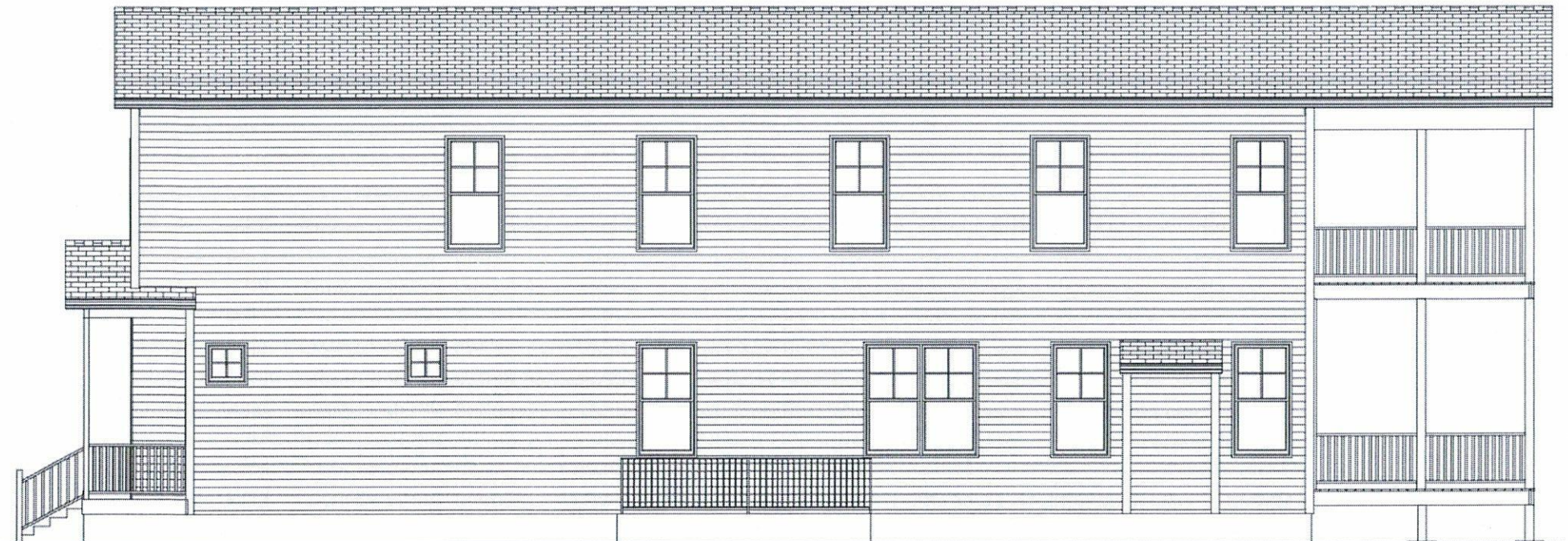
Right side
Neighbor

33.5ft



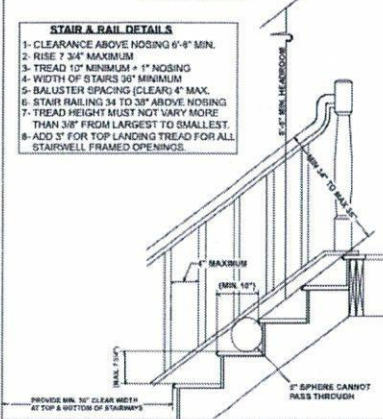
**1ST & 2ND FLOOR WINDOW & DOOR HEIGHTS
BOTTOM OF HEADER HEIGHT TO
BE 94 INCHES ABOVE SUB-FLOOR**

FRONT ELEVATION

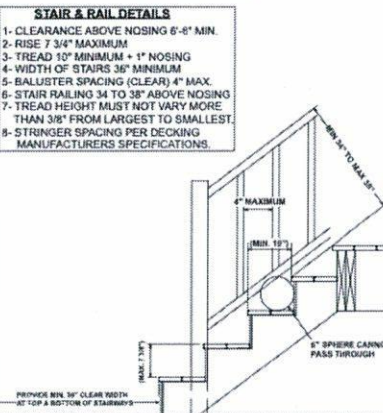


RIGHT SIDE ELEVATION

INTERIOR STAIR & RAIL DETAILS NOT TO SCALE

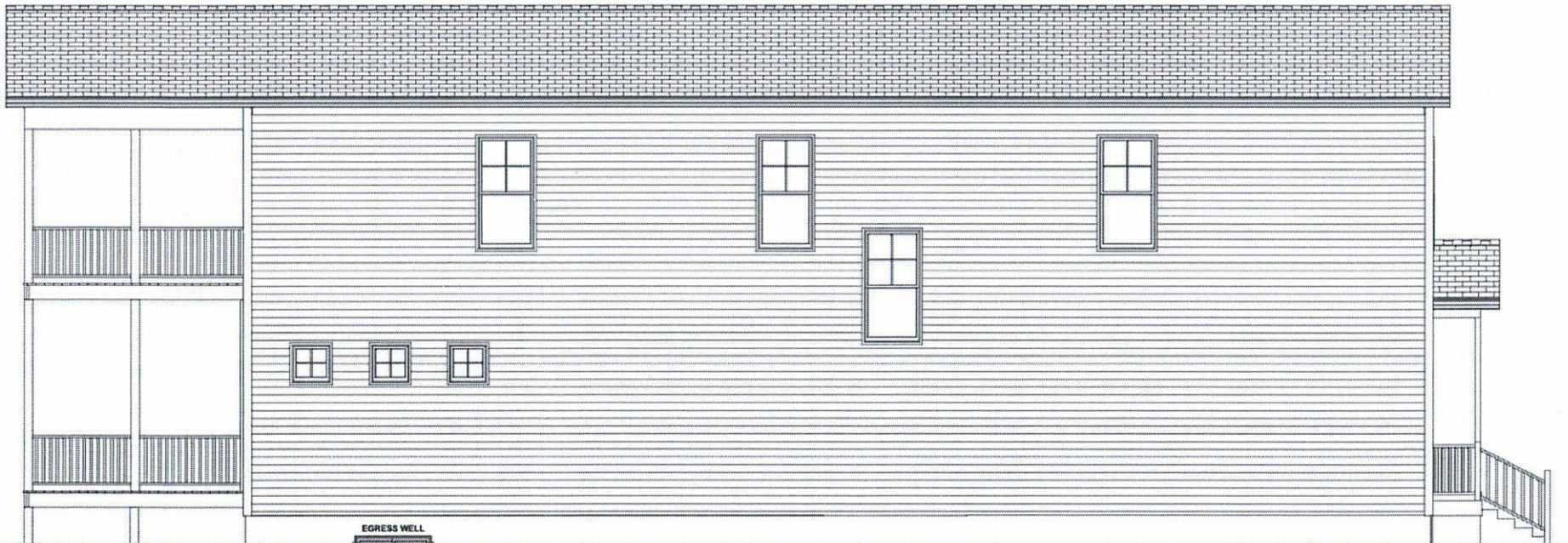


EXTERIOR STAIR & RAIL DETAIL NOT TO SCALE

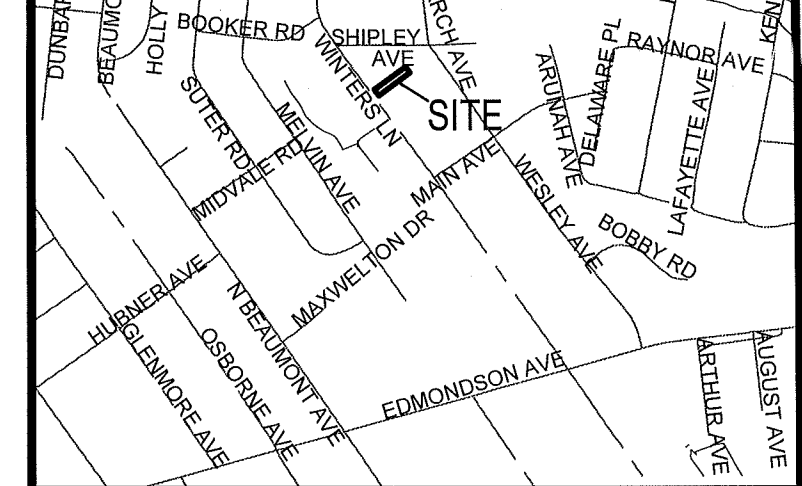
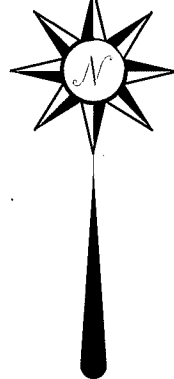


REAR ELEVATION

1ST & 2ND FLOOR WINDOW & DOOR HEIGHTS
BOTTOM OF HEADER HEIGHT TO BE 94 INCHES ABOVE SUB-FLOOR



LEFT SIDE ELEVATION



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES

- OWNER: SEAN D LAWSON
15 SHIPLEY AVE
BALTIMORE MD 21228-3141
- SITE AREA:
NET: 7,500 SF OR 0.17 Ac.±
GROSS: 8,438 SF OR 0.19 AC.±
- USE:
EXISTING: VACANT
PROPOSED: 1 RESIDENTIAL DWELLING
- UTILITIES: PUBLIC WATER AND SEWER
- DEED REF: 26489/289
- TAX ACCOUNT: 0123501300
- ZONING: DR 5.5
(PER 1"=200' ZONING MAP 101A1)
- TAX MAP: 101
GRID: 1
PARCEL: 1470
- NO KNOWN FLOODPLAINS EXISTS ON SITE PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100388G DATED NOVEMBER 2, 2023.
- WATERSHED: GWYNNS FALLS
- PREVIOUS ZONING CASES: NONE ON FILE.
- PREVIOUS PERMITS: NONE ON FILE.
- SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- SETBACKS FOR DR 5.5
FRONT 27'±
SIDE 10'
REAR 30'
*AVERAGE 22'+32'=26.5'



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

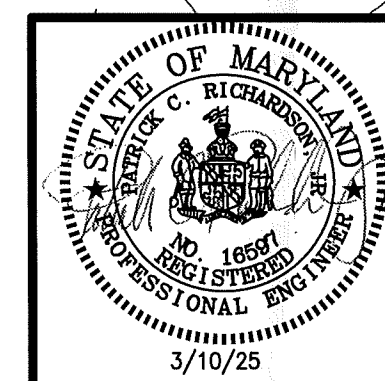
rick@richardsonengineering.net

PLAN TO ACCOMPANY BUILDING PERMIT
FOR
PROPOSED RESIDENCE

170 WINTERS LANE
BALTIMORE COUNTY
1ST ELECTION DISTRICT

MARYLAND
1ST COUNCILMANIC DISTRICT

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16597, EXPIRATION DATE: 08-15-2025



REVISIONS		
DRAWN BY:	CHECKED BY:	SCALE:
LNR	PCR	1" = 20'
DATE:	JOB NO.:	SHEET NO.:
03-06-25	24187	1 OF 1