

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. R25-07565

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Undersized Lots

Residential Processing Fee Paid
100.00 \$ 100 -
Accepted by <u>[Signature]</u>
Date <u>2/24/26</u>

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

MICHAEL A. MOONEY 9808 FORGE PARK RD 410-227-3655
Print Name of Applicant Address Telephone Number

→ Lot Address 7801 NORTH COVE ROAD Election District 15 Councilmanic District 7 Square Feet 10,195

Lot Location: NE S W side/corner of NORTH COVE RD 0 feet from NE S W corner of EAST AVENUE
(street) (street)

Land Owner: MICHAEL A. MOONEY Tax Account Number 2500000627

Address: _____ Telephone Number () _____

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	✓	_____
2. Permit Application <u>R25-07565</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>DR 5.5</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: [Signature]
for the Director, Office of Planning and Community Conservation

Date: 2/24/26

Revised 2/05/02

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

Department of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3391

The review application for your proposed Building Permit has been reviewed and is accepted for filing

by JASON SEIDELMAN on 2/2/26
(Name of planner) Date (A)

A sign indicating the proposed building/development must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$100.00. The applicant is responsible for the posting and costs. An approved sign poster must be used. The fee is subject to change. Confirm all current fees prior to filing the application.

The Planning Office decision can be expected within approximately four weeks. However, if a valid hearing demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*Suggested Posting Date 2/10/26 D (15 days before C)

Date Posted 2/10/26

Hearing Requested -- Yes No - Date _____

Closing Day (Last Day for Hearing Demand) 2/25/26 C (B - 3 Work Days)

Tentative Decision Date 3/2/26 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

Building Permit

RE: Case No.: _____

Petitioner/Developer: _____

Michael Mooney

February 25, 2026

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

7801 North Cove Road

February 10, 2026

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

Sincerely,

 **February 10, 2026**

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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

No. **241727**

Date: **2/2/26**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 100.00
Total:									\$ 100.00

Rec From: **RICHARDSON ENGINEERING**

For: **UL-2026-0001 UL / UNDERSIZED LOT**

7801 NORTH COVE ROAD.

JSS 26-0056

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Richardson Engineering, LLC 12/14
 7 Deneison Street
 Timonium, MD 21093
 (410) 560-1502

MANUFACTURERS & TRADERS TR CO
 7-11/520

13725

1/23/2026

PAY TO THE ORDER OF **BALTIMORE COUNTY MARYLAND**

\$100.00**

One Hundred and 00/100***** DOLLARS

BALTIMORE COUNTY MARYLAND
 P.O. Box 64076
 Baltimore, MD 21264-4076



MEMO Undersize lot



Details on Back Intuit® CheckLock™ Secure Check MP

[View Map](#) **No Ground Rent Redemption on File** **No Ground Rent Registration on File**

Special Tax Recapture: None

Account Number: District - 15 Account Identifier - 2500000627

Owner Information

Owner Name: MOONEY MICHAEL L III Use: RESIDENTIAL
 Principal Residence: NO
 Mailing Address: 9808 FORGE PARK RD Deed Reference: /49883/ 00272
 PERRY HALL MD 21128-

Location & Structure Information

Premises Address: 7801 N COVE RD Legal Description: .2341AC PTLTS731,732
 SPARROWS POINT 21219- 7801 N COVE RD
 LODGE FOREST

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0111 0017 0098 15130121.04 0000 731 2024 Plat Ref: 0008/ 0086

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 10,196 SF 34

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
 /

Value Information

	Base Value	Value		
		As of 01/01/2024	Phase-in Assessments As of	
		07/01/2025	As of 07/01/2026	
Land:	106,000	179,100		
Improvements	0	0		
Total:	106,000	179,100	154,733	179,100
Preferential Land:	0	0		

Transfer Information

Seller: MARYLAND CAPITAL TRUST LLC Date: 02/21/2025 Price: \$185,000
 Type: ARMS LENGTH IMPROVED Deed1: /49883/ 00272 Deed2:
 Seller: GOODRICK RICHARD D Date: 09/15/2010 Price: \$2,269
 Type: NON-ARMS LENGTH OTHER Deed1: /29878/ 00309 Deed2:
 Seller: GOODRICK RICHARD D Date: 08/16/2006 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /24326/ 00623 Deed2:

Exemption Information

Partial Exempt Assessments: Class 07/01/2025 07/01/2026
 County: 000 0.00
 State: 000 0.00
 Municipal: 000 0.00|0.00 0.00|0.00

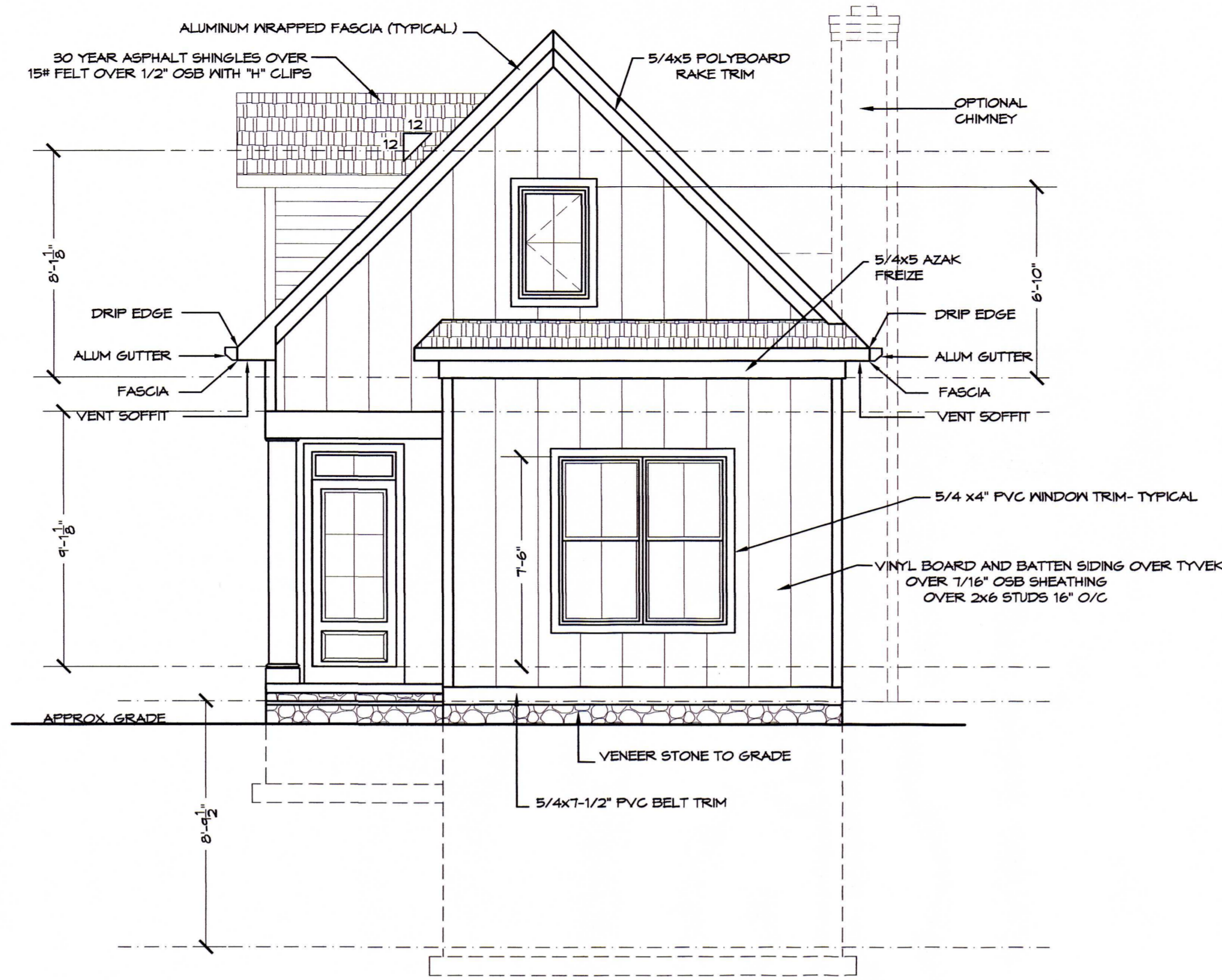
Special Tax Recapture: None

Homestead Application Information

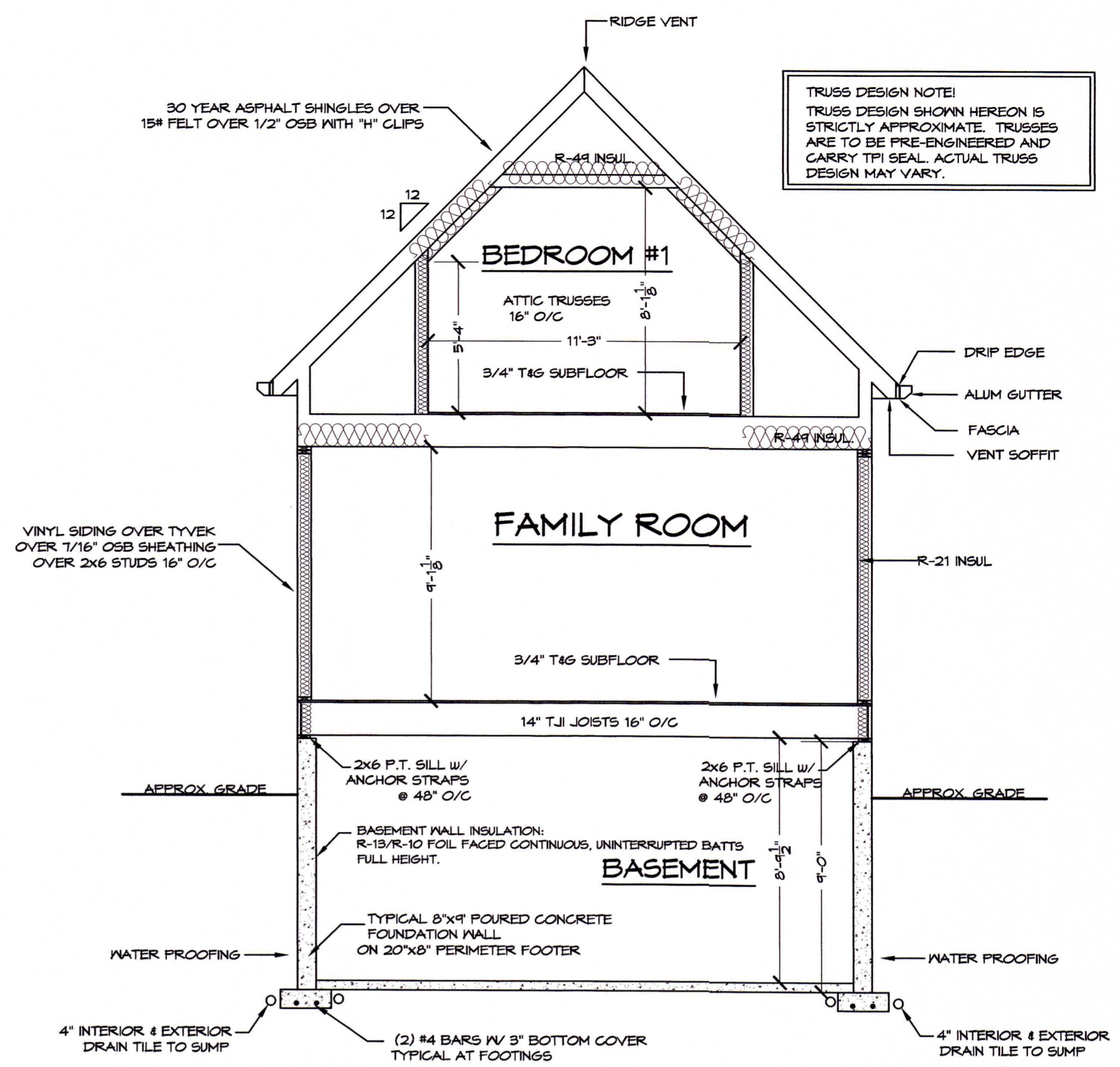
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

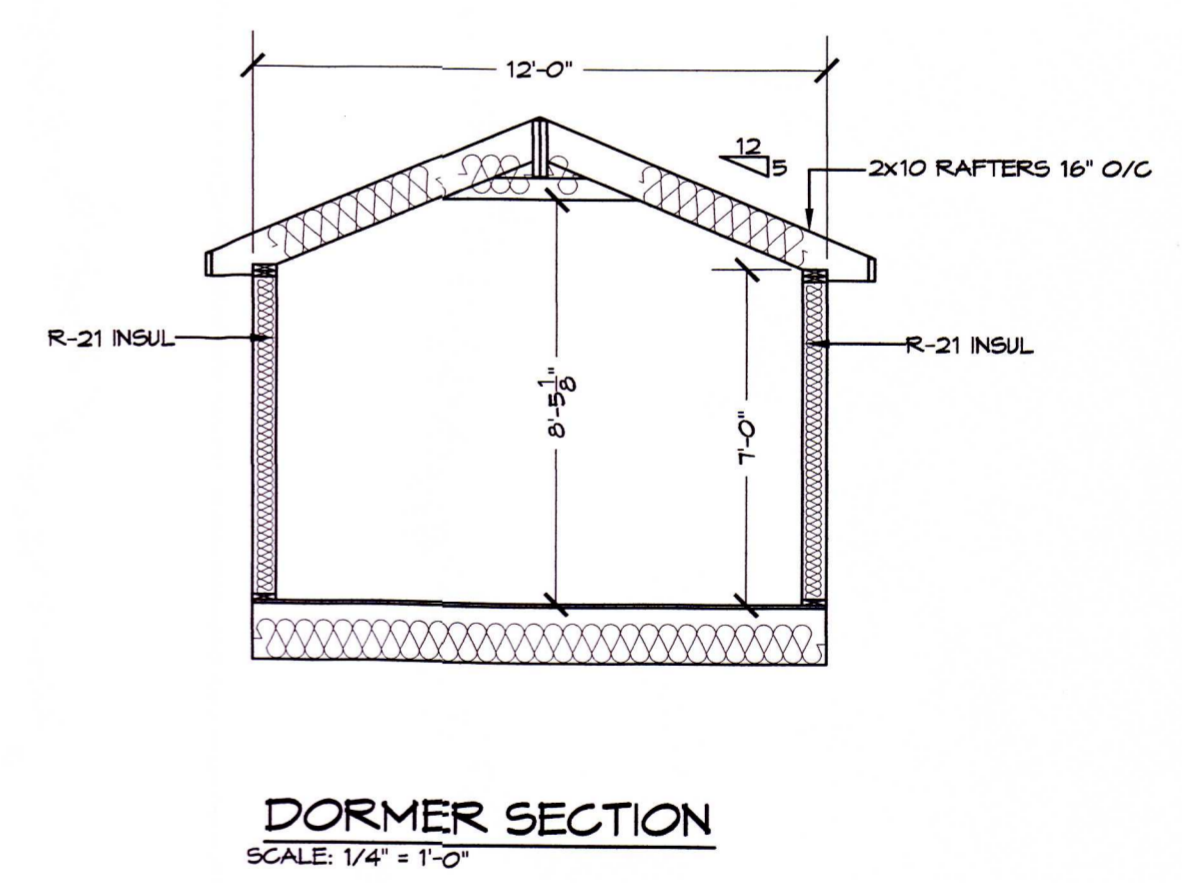
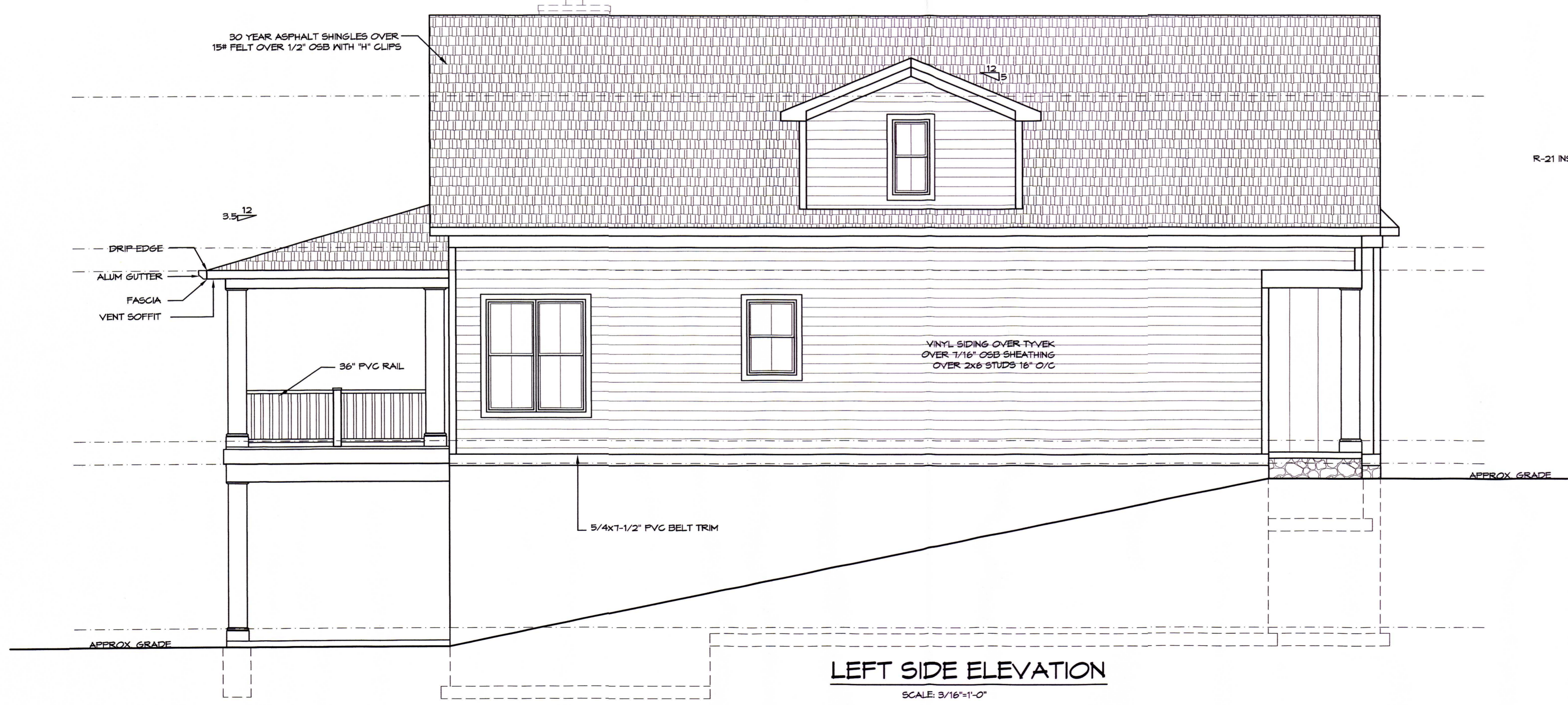
Homeowners' Tax Credit Application Status: No Application Date:



FRONT ELEVATION
SCALE: 1/4"=1'-0"



SECTION B-4
SCALE: 1/4"=1'-0"



THE MOONEY RESIDENCE

PROFESSIONAL CERTIFICATION

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 No. 15463, Expiration Date: July 2, 2027.

SCALE: 1/4" = 1'-0"
 DATE: 6/2025
 SHEET NO.: 1
GBL CUSTOM HOME DESIGN INC.
 PO BOX 237 FRINGSBURG, MD 21048
 PHONE 410-833-8320

UA-2026-0001 UL



7505 North Cove Road



7332 North Cove Road

UA-2026-0001 UL

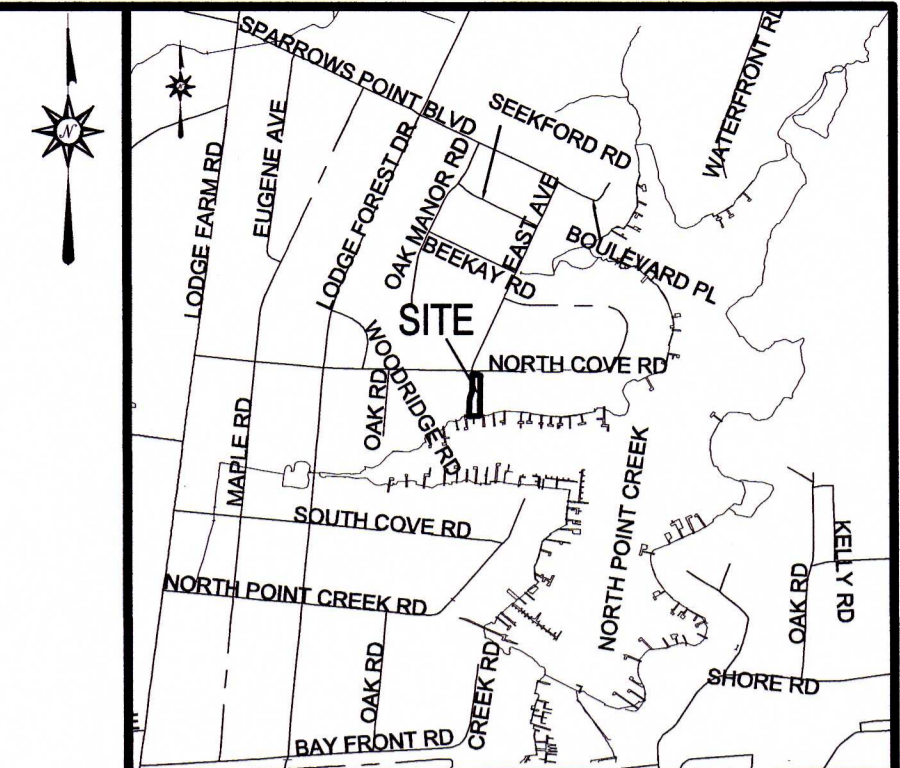


7330 North Cove Road

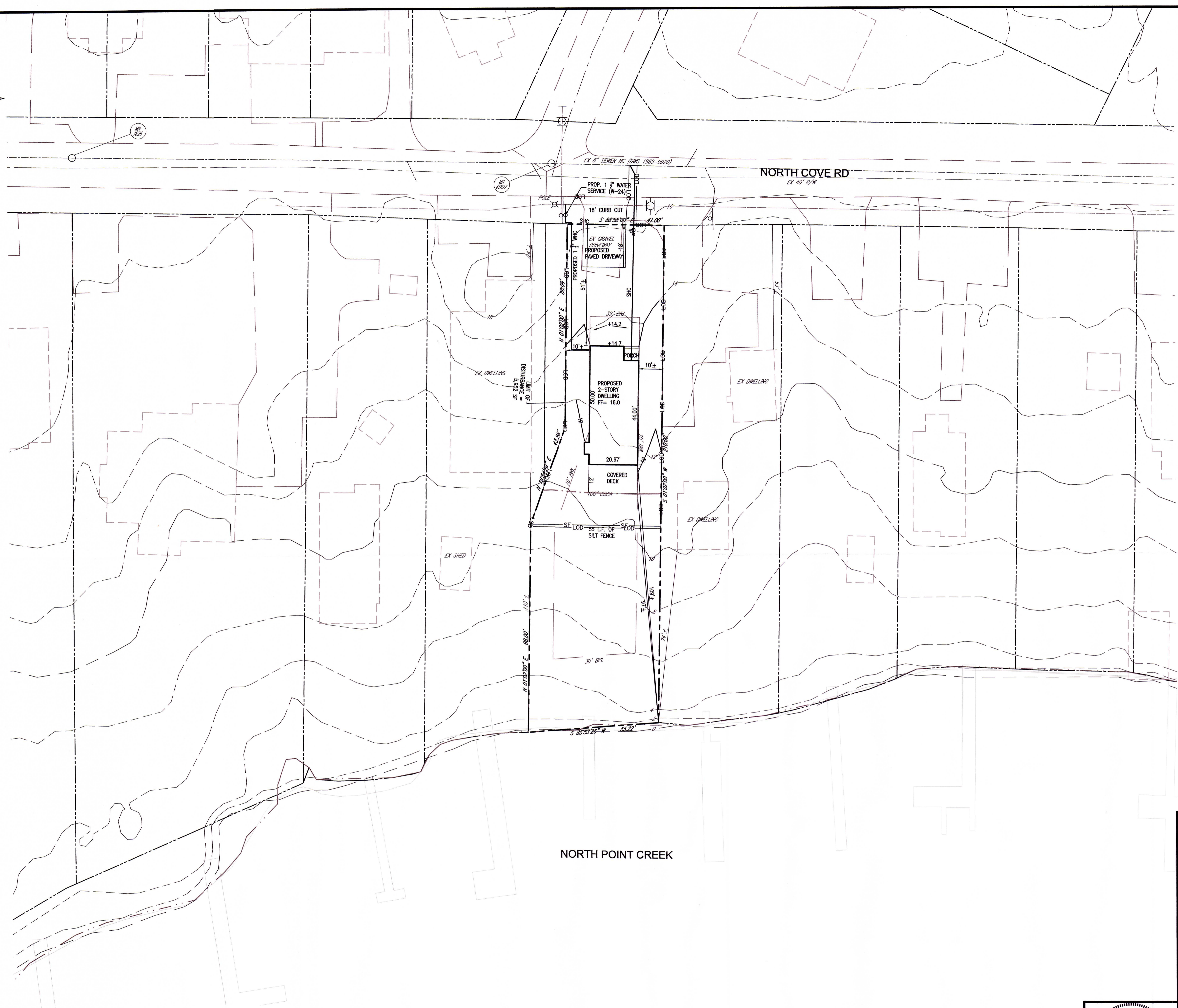


7331 North Cove Road

UA-2076-0001 UL



VICINITY MAP
SCALE: 1" = 1000'



GENERAL NOTES:

- OWNER: MICHAEL L. MOONEY III
9808 FORGE PARK RD
PERRY HALL, MD 21128
- SITE AREA:
NET: 10,195 SF OR 0.23 AC.±
GROSS: 11,015 SF OR 0.25 AC.±
- USE: VACANT
- EXISTING: 1 RESIDENTIAL DWELLING
- UTILITIES: PUBLIC WATER AND SEWER
- DEED REF: 49883/272
- TAX ACCOUNT: 2500000627
- ZONING: DR 5.5
- (PER 1"=200' ZONING MAP 111C3)
- TAX MAP: 111
- GRID: 17
- PARCEL: 98
- PROPERTY LIES PARTIALLY IN FLOODPLAIN ZONE AE (EL. 6) PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100555G DATED MAY 14, 2015.
- 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

	REQUIRED	PROVIDED
FRONT	39'	51'±
SIDE	10'	10'±
REAR	30'	109'±

AREAS:
 EXISTING—
 DWELLING = 0 SQ.FT.
 GRAVEL DRIVEWAY = 342 SQ.FT.
 TOTAL = 342 SQ.FT.
 PROPOSED—
 DWELLING = 1,005 SQ.FT.
 DRIVEWAY = 324 SQ.FT.
 PORCH = 38 SQ.FT.
 DECK = 248 SQ.FT.
 TOTAL = 1,615 SQ.FT.

LOT COVERAGE:
 EXISTING = 342 SQ.FT. / 10,195 X 100 = 3.35%
 PROPOSED = 1,615 SQ.FT. / 10,195 X 100 = 15.84%

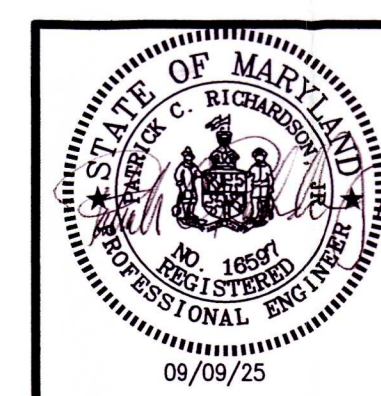
COVERAGE IN BUFFER:
 EXISTING: 0 SQ.FT.
 PROPOSED: 0 SQ.FT.

UA-2026-0001 UL



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

PLAN TO ACCOMPANY BUILDING PERMIT
 FOR
**MOONEY
 RESIDENCE**
 7801 NORTH COVE ROAD
 BALTIMORE COUNTY MARYLAND
 15TH ELECTION DISTRICT 7TH 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: 08-15-2027

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	LNR	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	08-29-25	25051	1 OF 1