

**IN RE: PETITION FOR ADMIN. VARIANCE** \*  
**(2203 Lawnwood Circle)**  
2<sup>nd</sup> Election District \*  
2<sup>nd</sup> Council District \*  
Angela Johnson \*

BEFORE THE  
OFFICE OF ADMINISTRATIVE  
HEARINGS FOR  
BALTIMORE COUNTY  
**CASE NO. 2026-0004-A**

**Petitioner**

\* \* \* \* \*

**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, Angela Johnson (“Petitioner”), for the property located at 2203 Lawnwood Circle, Baltimore (the “Property”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 1B01.2.C.1.b, for the construction of an addition on the right side of the home to allow a right side setback of 3 ft. in lieu of the required 10 ft.

The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioner’s Exhibit 1. Photographs of the Property were provided. (Pet. Exs. 2A-2D). There were no adverse Zoning Advisory Committee (“ZAC”) comments contained in the case file from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the Property having been posted on January 18, 2026 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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

ORDER RECEIVED FOR FILING  
Date 2/10/26  
By [Signature]

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 Petitioner.

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 6th day of **February, 2026**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), Section 1B01.2.C.1.b, for the construction of an addition on the right side of the home to allow a right side setback of 3 ft. in lieu of the required 10 ft., be and it is hereby, **GRANTED**.

The relief granted herein shall be subject to 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.



DEREK J. BAUMGARDNER  
Administrative Law Judge  
for Baltimore County

DJB:dlw

ORDER RECEIVED FOR FILING

Date: 2/10/26

By: [Signature]



KATHERINE A. KLAUSMEIER  
*County Executive*

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

February 6, 2026

Angela Johnson  
2203 Lawnwood Circle  
Baltimore, MD 21207

RE: Petition for Administrative Variance  
Case No. 2026-0004-A  
Property: 2203 Lawnwood Circle

Dear Ms. Johnson:

Enclosed please find a copy of the Opinion and Order 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 circular stamp or mark.

DEREK J. BAUMGARDNER  
Administrative Law Judge  
for Baltimore County

DJB:dlw  
Enclosure

c: Michelle Clancy [michelle@appliedandapproved.com](mailto:michelle@appliedandapproved.com)

**Donna L. Mignon**

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**From:** Administrative Hearings  
**Sent:** Friday, February 6, 2026 9:25 AM  
**To:** michelle@appliedandapproved.com  
**Cc:** County Council; Debra L Wiley; Jeffrey W Livingston; Krystle A Moore; PAI Zoning Advisory Committee; Peoples Counsel; Rebecca M Wheatley; Taylor Bensley Komar; Vishnubhai K Desai  
**Subject:** DECISION - Case No: 2026-0004-A - Order - 2203 Lawnwood Circle  
**Attachments:** 2026-0004-A - Order.pdf

Good Morning,

Please find attached ALJ Baumgardner's Opinion and Order in reference to the above matter.

Have a great and safe day.

Baltimore County Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103  
Towson, Maryland 21204  
410-887-3868

CD: 2/2/26

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
<u>1-16</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	PLANNING (if not received, date e-mail sent _____)	<del>NC</del>
<u>1-16</u>	DPW AND/OR DPWT	<u>NC</u>
<u>1-22</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	OTHER	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: \_\_\_\_\_

SIGN POSTING (1<sup>st</sup>) Date: \_\_\_\_\_ by \_\_\_\_\_

SIGN POSTING (2<sup>nd</sup>) Date: \_\_\_\_\_ by \_\_\_\_\_

PEOPLE'S COUNSEL APPEARANCE Yes  No

PEOPLE'S COUNSEL COMMENT LETTER Yes  No

Comments, if any: \_\_\_\_\_



**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 2203 LAWNWOOD CIRCLE BALTIMORE MD 21207 Currently Zoned DR 5.5  
 Deed Reference 34334 / 00189 10 Digit Tax Account # 02-2000004640  
 Owner(s) Printed Name(s) \_\_\_\_\_

(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)

*see Attached*

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):**

ANGELA JOHNSON / \_\_\_\_\_  
 Name #1 – Type or Print / Name # 2 – Type or Print  
 \_\_\_\_\_ / \_\_\_\_\_  
 Signature #1 / Signature # 2  
2203 LAWNWOOD CIRCLE BALTIMORE MD  
 Mailing Address / City / State  
21207 / 410. 419. 8349 / \_\_\_\_\_  
 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:**

MICHELLE CLANCY  
 Name - Type or Print  
 \_\_\_\_\_  
 Signature  
PO BOX 310 LISBON MD  
 Mailing Address / City / State  
21765 / 443-610-7514 / michelle@appliedandapproved.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 2026-0004-A Filing Date 1, 6, 26 Estimated Posting Date 1, 18, 26 Reviewer JK  
 Date 2/10/26 By [Signature] 2/2/26 Revised 8/2022

**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: 2203 LAWNWOOD CIRCLE BALTIMORE MD 21207  
 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)**

REQUESTING A VARIANCE TO ALLOW A KITCHEN ADDITION TO BE 3' FROM THE SIDE PROPERTY LINE INSTEAD OF THE REQUIRED 8'

PROPOSING A 7'X12' ADDITION ON SIDE OF SFD

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

ANGELA JOHNSON  
 Signature of Owner (Affiant) Signature of Owner (Affiant)  
 Name - Print or Type 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:

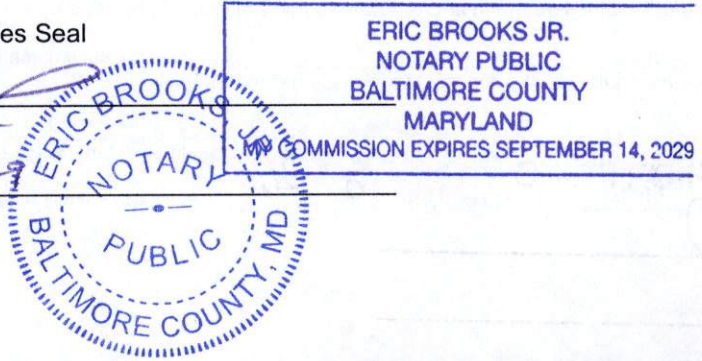
I HEREBY CERTIFY, this 17<sup>th</sup> day of November, 2025, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Angela D Johnson

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  
SEPT 14, 2029  
 My Commission Expires



Attachment

To permit a variance from section 1B01.2.C.1.b of the BCZR for the construction of an addition on the right side of the home to allow a right side setback of 3' in lieu of the required 10'.

### **Statement of Justification**

We previously applied for a variance (2009-0030-A) and were approved for a small kitchen bump-out in order to enlarge our existing kitchen. As we explained at that time, our kitchen is very small and the only place we can improve upon that kitchen is into the side yard. That proposed kitchen bump-out was to be 4.5 feet by 9 feet and would result in a side yard setback of approximately 6 feet in lieu of the required 10 feet.

Since that approval, we have learned that the proposed design would not actually work for the kitchen. The original plan was too far back on the side of the house, and the 4.5 feet proposed actually did not align with the cabinetry in order for us to truly improve upon the kitchen. Despite having that approved, we wish now to revise the plan to create a bump-out that is 7 feet out and 12 feet deep. This is still small in size but will drastically improve the space in the kitchen.

This new design will result in a 3 foot setback from the site property line, in lieu of the required 10 feet. This increases the variance request by only 3 feet. Our neighbor on that side of the house has 20 feet from their house to that same property line, so we really don't believe this will be intrusive. Denying this revised variance request will render the project just not practical, thus creating the practical difficulty of not improving upon our small kitchen size. We respectfully request approval of the small request and thank you in advance.

ZONING PROPERTY DESCRIPTION FOR  
**2203 LAWNWOOD CIR, BALTIMORE MD 21207**

Beginning at a point on the south side of Lanwood Circle which is 50 feet wide at the distance of 105 feet east of the centerline of the nearest improved intersecting street, Greenapple Court which is 50 feet wide.

Being Lot 29, no Block, Section 2, in the subdivision of Lawnwood as recorded in Baltimore County Plat Book 0053, Folio 0122, containing 4,982 square feet. Located in the 2<sup>nd</sup> Election District, and 2<sup>nd</sup> Council District.

CERTIFICATE OF POSTING

CASE NO. 2026-0004-A

PETITIONER/DEVELOPER

Michelle Clancy

Angela Johnson

DATE OF HEARING/CLOSING

February 2, 2026

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 111  
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE  
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT  
2203 Lawnwood Circle

THE SIGN(S) POSTED ON January 18, 2026  
(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE



MARTIN OGLE  
9912 MAIDBROOK RD.  
PARKVILLE, MD 21234  
443-629-3411



CERTIFICATE OF POSTING

CASE NO. 2026-0004-A

PETITIONER/DEVELOPER

Michelle Clancy

Angela Johnson

DATE OF HEARING/CLOSING

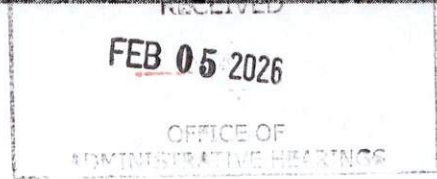
February 2, 2026

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 111  
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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2203 Lawnwood Circle



THE SIGN(S) POSTED ON January 18, 2026  
(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE  
9912 MAIDBROOK RD.  
PARKVILLE, MD 21234  
443-629-3411

# COUNTYWIDE POSTING

**TO: Michelle Clancy**

**FROM: MARTIN OGLE**

**ADDRESS POSTED: 2203 Lawnwood Circle**

**INVOICE NO. 0004-A**

## SIGN TYPE/NUMBER OF SIGNS

ADMINISTRATIVE VARIANCE <u>  1  </u>	MINOR SUBDIVISION <u>      </u>
ZONING HEARING <u>      </u>	USE PERMIT <u>      </u>
PIER/MOORING <u>      </u>	BUILDING PERMIT <u>      </u>
FENCE WAIVER <u>      </u>	CIM <u>      </u>
HOH <u>      </u>	OTHER <u>          </u>
	<u>                  </u>

**TOTAL AMOUNT DUE   \$ 125.00**

**MAKE CHECK PAYABLE TO:**

**MARTIN OGLE**

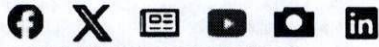
**9912 MAIDBROOK ROAD**

**PARKVILLE MD, 21234**

**THANK YOU,**

    **Martin Ogle**    **01/20/2026**

**CONNECT WITH BALTIMORE COUNTY**



[www.baltimorecountymd.gov](http://www.baltimorecountymd.gov)

<2026-0004-A.pdf>

**Donna L. Mignon**

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**From:** Amy Ravera  
**Sent:** Thursday, February 5, 2026 4:25 PM  
**To:** Administrative Hearings  
**Cc:** Debra L Wiley; Donna L. Mignon  
**Subject:** Case 2026-0004-A - Cert Sign Posting  
**Attachments:** Clacncy 2203 Lawnwood Circle.docx; Clancy 2203 Lawnwood Circle Inv.docx

Good Afternoon,

On Tuesday I brought over 2026-0004-A and was still waiting for the certified copy of the sign posting. Please see attached from Michelle at Applied & Approved.

Amy Ravera  
PAI – Zoning Review

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**From:** Michelle Clancy <michelle@appliedandapproved.com>  
**Sent:** Thursday, February 5, 2026 3:23 PM  
**To:** Amy Ravera <aravera@baltimorecountymd.gov>  
**Subject:** Re: ZAC Comments- Case 2026-0004-A

**CAUTION:** This message from [michelle@appliedandapproved.com](mailto:michelle@appliedandapproved.com) originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments. Do not click on any link and fill any request asking for your username and password at any time. BCG OIT will never ask for your username and password over email. Use the "Phish Alert Report" button to report.

Here you go - Marty submitted these to your office also.

Michelle Clancy  
Applied & Approved Permit Service  
[appliedandapproved.com](http://appliedandapproved.com)  
443-610-7514

On Feb 3, 2026, at 11:38 AM, Amy Ravera <aravera@baltimorecountymd.gov> wrote:

Good Morning,

Attached are the comments received from the reviewing county agencies for your records. I also left a message for you in regard to the sign posting, I spoke with Ms. Johnson and she advised there is a sign. Please send over at your earliest convenience the Certificate of Posting.

Thanks!

Amy Ravera

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

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number: 2026 - 0004 -A Address 2203 Lawnwood Cir

Contact Person: Jesse Krout Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 1/6/26 Posting Date: 1/18/26 Closing Date: 2/2/26

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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: 2026 - 0004 -A Address 2203 Lawnwood Cir

Petitioner's Name: Angela Johnson Telephone (Cell) 4104198349

Posting Date: 1/18/26 Closing Date: 2/2/26

Wording for Sign: To Permit a variance from section 1B01.2.C.1.b of the BCZR for the construction of an addition on the right side of the home to allow a right side setback of 3' in lieu of the required 10'.

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**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: 2026-0004-A  
Property Address: \_\_\_\_\_  
Legal Owners (Petitioners): \_\_\_\_\_  
Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Applied & Approved  
Address: PO Box 310  
Lisbon MD 21765  
Telephone Number: 443 610 7514

\*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.



February 3, 2026

Michelle Clancy  
P.O. Box 310  
Lisbon, MD 21765

RE: Case Number: 2026-0004-A, 2203 Lawnwood Circle

To Whom It May Concern:

The above referenced petition was accepted for processing ONLY by the Zoning Review Office, Department of Permits, Approvals, and Inspection (PAI) on January 6, 2026. This letter is not an approval, but only a NOTIFICATION.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. Please see attached comments submitted from these agencies. If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

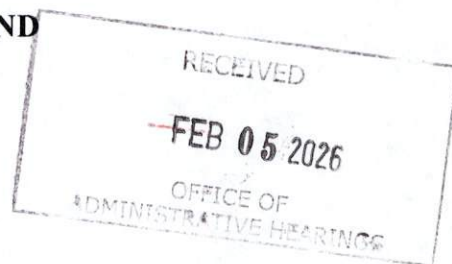
A handwritten signature in dark ink, appearing to read "C. Pete Gutwald", with a long horizontal flourish extending to the right.

C. Pete Gutwald  
Director  
Zoning Review Office, PAI

ALR

**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 23, 2026

SUBJECT: DEPS Comment for Zoning Item # 2026-0004-A  
Address: 2203 LAWNWOOD CIRCLE  
Legal Owner: Angela Johnson

Zoning Advisory Committee Meeting of January 23, 2026.

X The Department of Environmental Protection and Sustainability has no  
comment on the above-referenced zoning item.

Reviewer: Earl D. Wrenn

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Peter Gutwald, Director  
Department of Permits, Approvals

**DATE:** January 16, 2026

**FROM:** Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
Case 2026-0004-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 comment

**Landscaping:** No comment.

**Recreations & Parks:** No comment - Residential Open Space & No Greenways affected.

# ZAC AGENDA

**Case Number:** 2026-0003-A      **Reviewer:** Casey Potter  
**Existing Use:** COMMERCIAL    **Proposed Use:** COMMERCIAL  
**Type:** VARIANCE  
**Legal Owner:** Milford Mill Properties, LLC 3504  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 2    **Council Dist:** 4

**Property Address:** 3600 MILFORD MILL ROAD  
**Location:** W/side of Milford Mill Road, n/of nearest intersecting street Liberty Road

**Existing Zoning:** DR 5.5      **Area:** 1.66 AC  
**Proposed Zoning:**

VARIANCE:  
from Section 450.4.Table 1.5(d) of the BCZR to allow a 120 sq. ft of sign area for a freestanding joint identification sign for a Planned Shopping Center in lieu of the 100 sq. ft. permitted by right,

**Attorney:** Dino LaFiandra  
**Prior Zoning Cases:** None  
**Concurrent Cases:** None  
**Violation Cases:** None  
**Closing Date:**

SHA-No Objection

**Miscellaneous Notes:**

**REVIEWED**

*By Richard Diamond at 5:07 pm, Jan 22, 2026*

**Case Number:** 2026-0004-A      **Reviewer:** Jesse Krout  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Angela Johnson  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 2    **Council Dist:** 2

**Property Address:** 2203 LAWNWOOD CIRCLE  
**Location:** S/side of Lawnwood Circle, 105 ft. east of Greenapple Court

**Existing Zoning:** DR 5.5      **Area:** 4,982 SQ. FT.  
**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:  
from Section 1B01.2.C.1.b, BCZR for the construction of an addition on the right side of the home to allow a right side setback of 3 ft. in lieu of the required 10 ft.

**Attorney:** Not Available  
**Prior Zoning Cases:** 2009-0030-A  
**Concurrent Cases:** None  
**Violation Cases:** None  
**Closing Date:** 02/02/2026

SHA-No Objection

**Miscellaneous Notes:**

**REVIEWED**

*By Richard Diamond at 5:07 pm, Jan 22, 2026*



Real Property Data Search ( )  
Search Result for BALTIMORE COUNTY

View Map No Ground Rent Redemption on File No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 02 Account Identifier - 2000004640

**Owner Information**

Owner Name: JOHNSON ANGELA DENISE Use: RESIDENTIAL  
Principal Residence: YES  
Mailing Address: 2203 LAWNWOOD CIR Deed Reference: /34334/ 00189  
BALTIMORE MD 21207-8100

**Location & Structure Information**

Premises Address: 2203 LAWNWOOD CIR Legal Description: .11 AC  
BALTIMORE 21207-8100 2203 LAWNWOOD CIR  
LAWNWOOD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
0088 0014 0612 2010007.04 0000 2 29 2025 Plat Ref: 0053/ 0122

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
1988 1,486 SF 500 SF 4,982 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements  
1 1/2 YES STANDARD UNITSIDING/3 2 full

**Value Information**

	Base Value	Value		
		As of	As of	As of
Land:	56,000	01/01/2025	07/01/2025	07/01/2026
Improvements	202,500	69,700		
Total:	258,500	261,200	282,633	306,767
Preferential Land:	0	0		

**Transfer Information**

Seller: JOHNSON ANGELA DENISE Date: 10/15/2013 Price: \$0  
Type: NON-ARMS LENGTH OTHER Deed1: /34334/ 00189 Deed2:  
Seller: SHIELDS MICHAEL D Date: 12/26/1996 Price: \$124,900  
Type: ARMS LENGTH IMPROVED Deed1: /11956/ 00390 Deed2:  
Seller: WILLIAMS DENNIS E Date: 07/08/1992 Price: \$120,000  
Type: ARMS LENGTH IMPROVED Deed1: /09269/ 00218 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

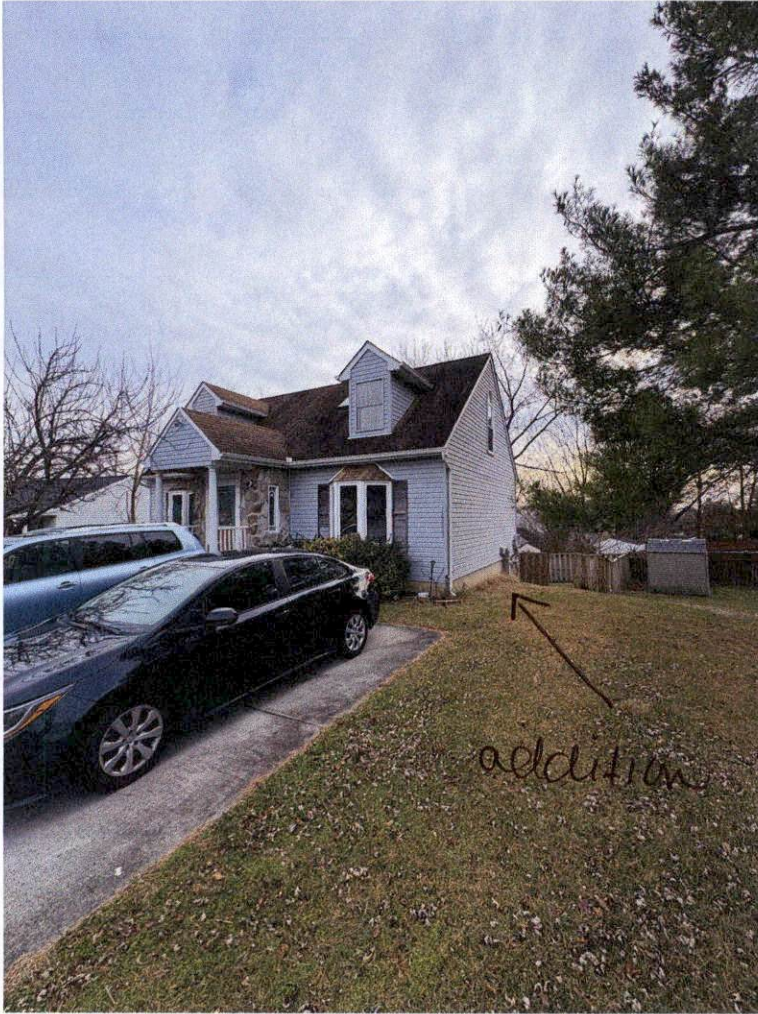
Special Tax Recapture: None

**Homestead Application Information**

Homestead Application Status: Approved 12/31/2012

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

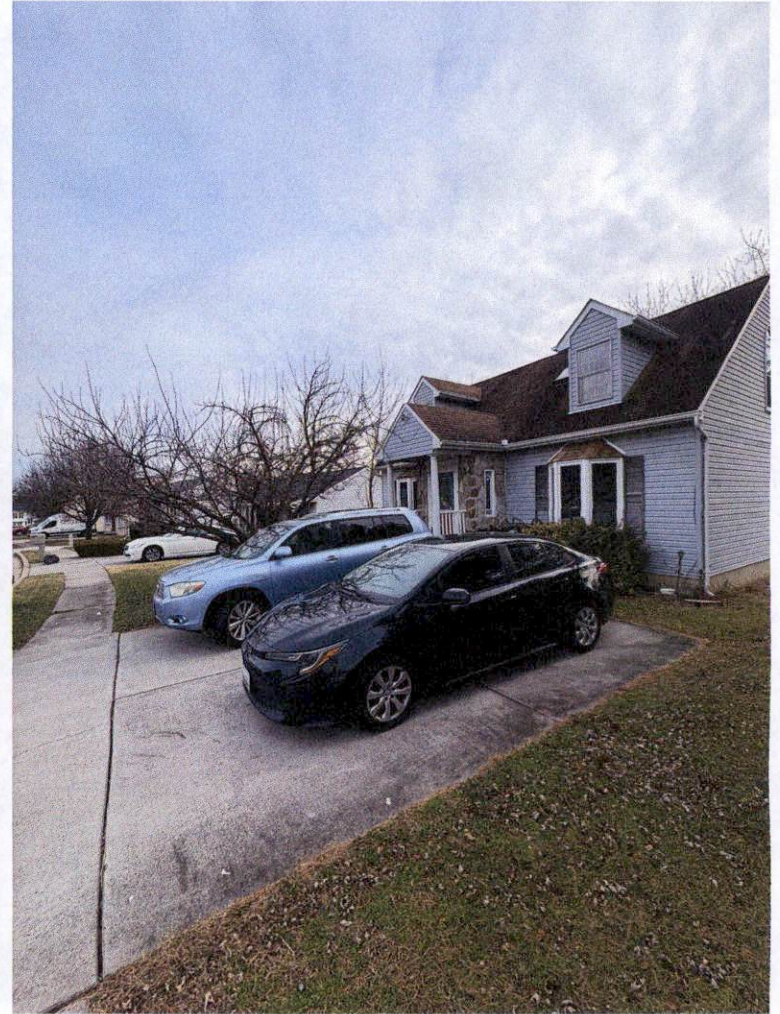


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Upload Date: Wednesday, December 10, 2025 9:17 AM

Uploaded By: Brandon Ortiz



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Upload Date: Wednesday, December 10, 2025 9:18 AM

Uploaded By: Brandon Ortiz

\* looking at front of house



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Upload Date: Wednesday, December 10, 2025 9:17 AM

Uploaded By: Brandon Ortiz



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Upload Date: Wednesday, December 10, 2025 9:18 AM

Uploaded By: Brandon Ortiz

\*locking at street



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Upload Date: Wednesday, December 10, 2025 9:17 AM

Uploaded By: Brandon Ortiz



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Upload Date: Wednesday, December 10, 2025 9:16 AM

Uploaded By: Brandon Ortiz

\* Looking to neighbors house



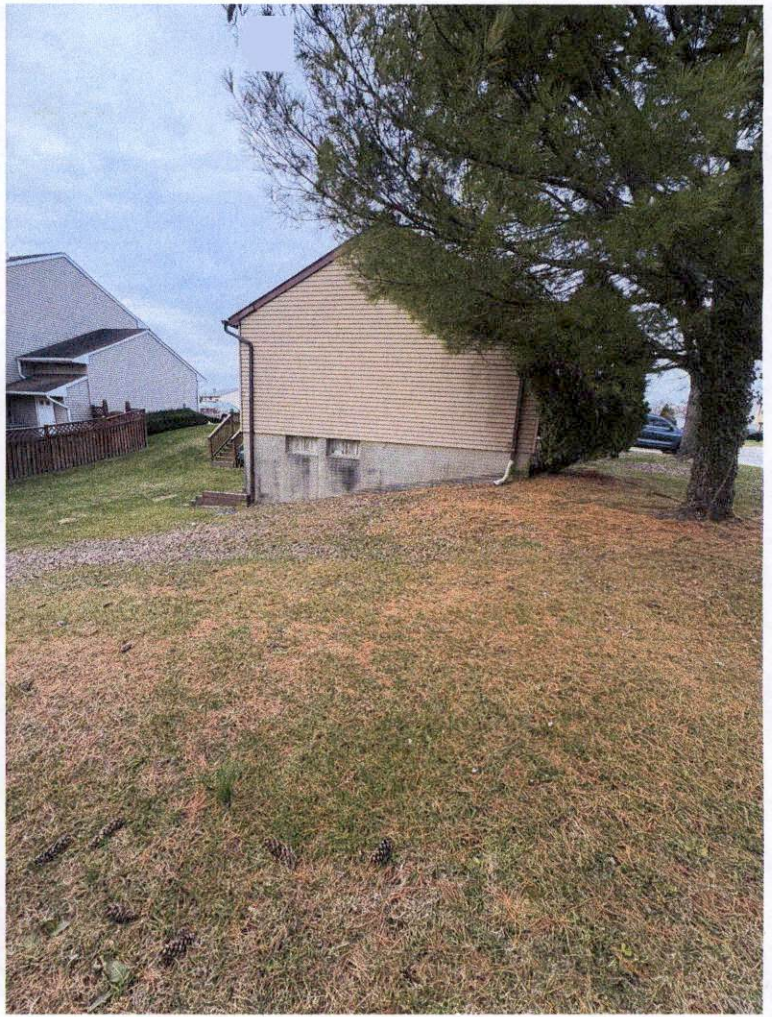
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Upload Date: Wednesday, December 10, 2025 9:17 AM

Uploaded By: Brandon Ortiz

\* looking to back yard



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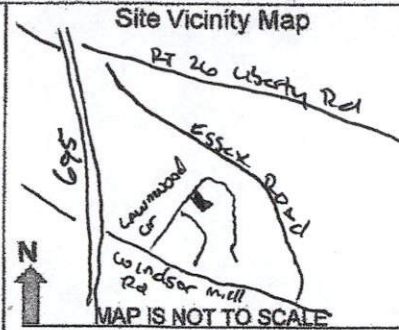
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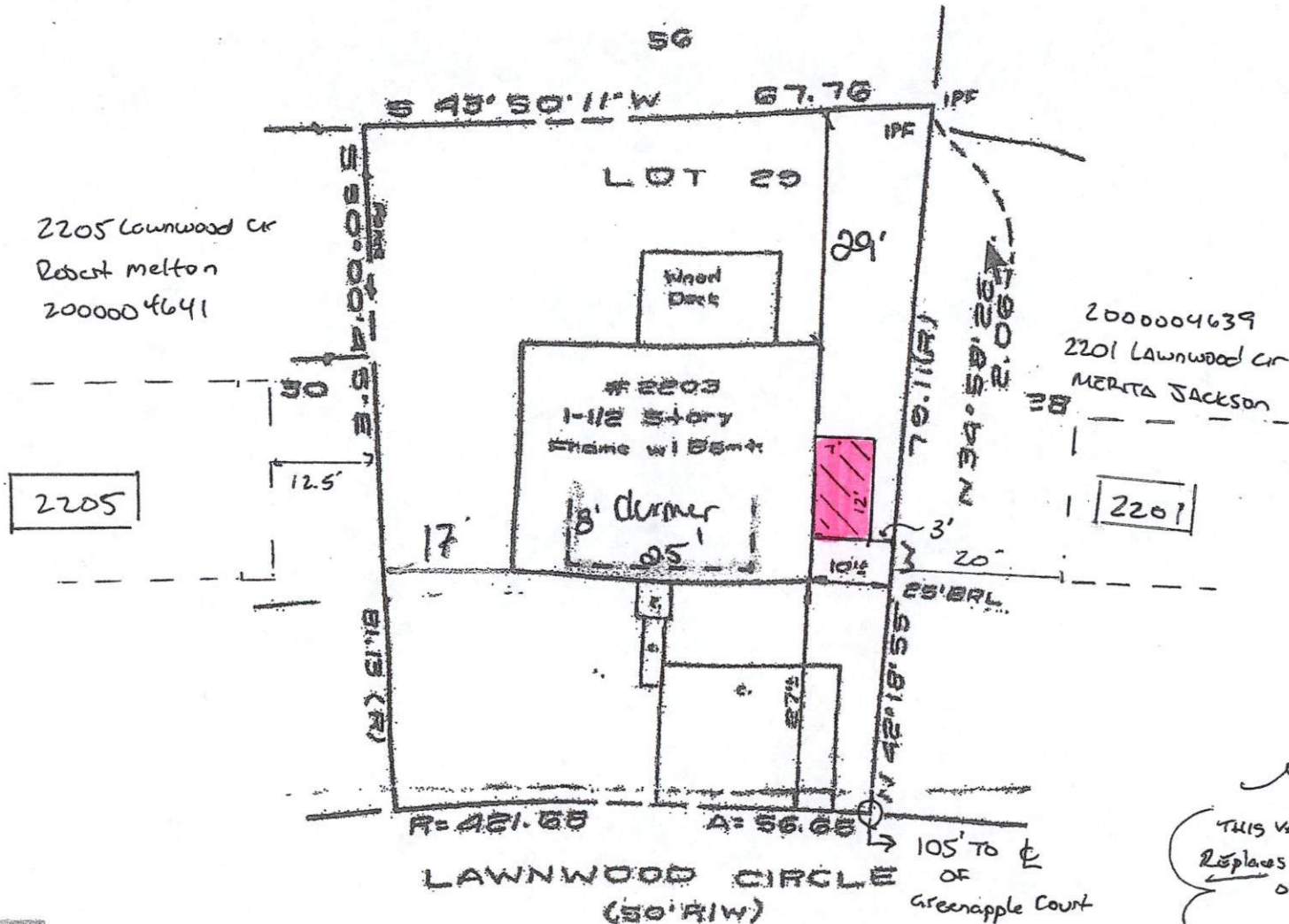
Uploaded By: Brandon Ortiz

\* looking to neighbors house

Zoning Hearing Plan for Variance X for Special Hearing \_\_\_\_\_ Mark Type Requested with (X)  
 Address 2203 LAWNWOOD Cir, Baltimore 21207 Owners(s) Name(s) Angela Johnson  
 Subdivision Name Lawnwood Lot # 29 Block # N/A Section # 2  
 Plat Book # 0053 Folio # 0122 10 Digit Tax # 2000004640 Deed Reference# 34334100189



Zoning Map # D88A2  
 Zoning DR 5.5  
 Election District 02  
 Council District 02  
 Lot Area Acreage .11 Acres  
 Lot Square Footage 4982 sf  
 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) Yes  
 If (Yes) list Case Number(s)  
 and order result(s) below:  
2009-0030-A (Approved)  
1989-0070-SP4 (Approved)  
R-19680202-X (Denied)  
 Violation Case Number(s)



2205 Lawnwood Cir  
 Robert melton  
 2000004641

2000004639  
 2201 Lawnwood Cir  
 MERITA JACKSON

2205

2201

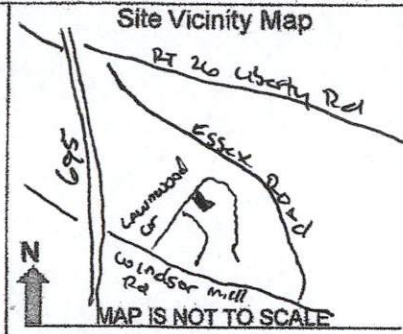
THIS VARIANCE  
 Replaces this  
 one



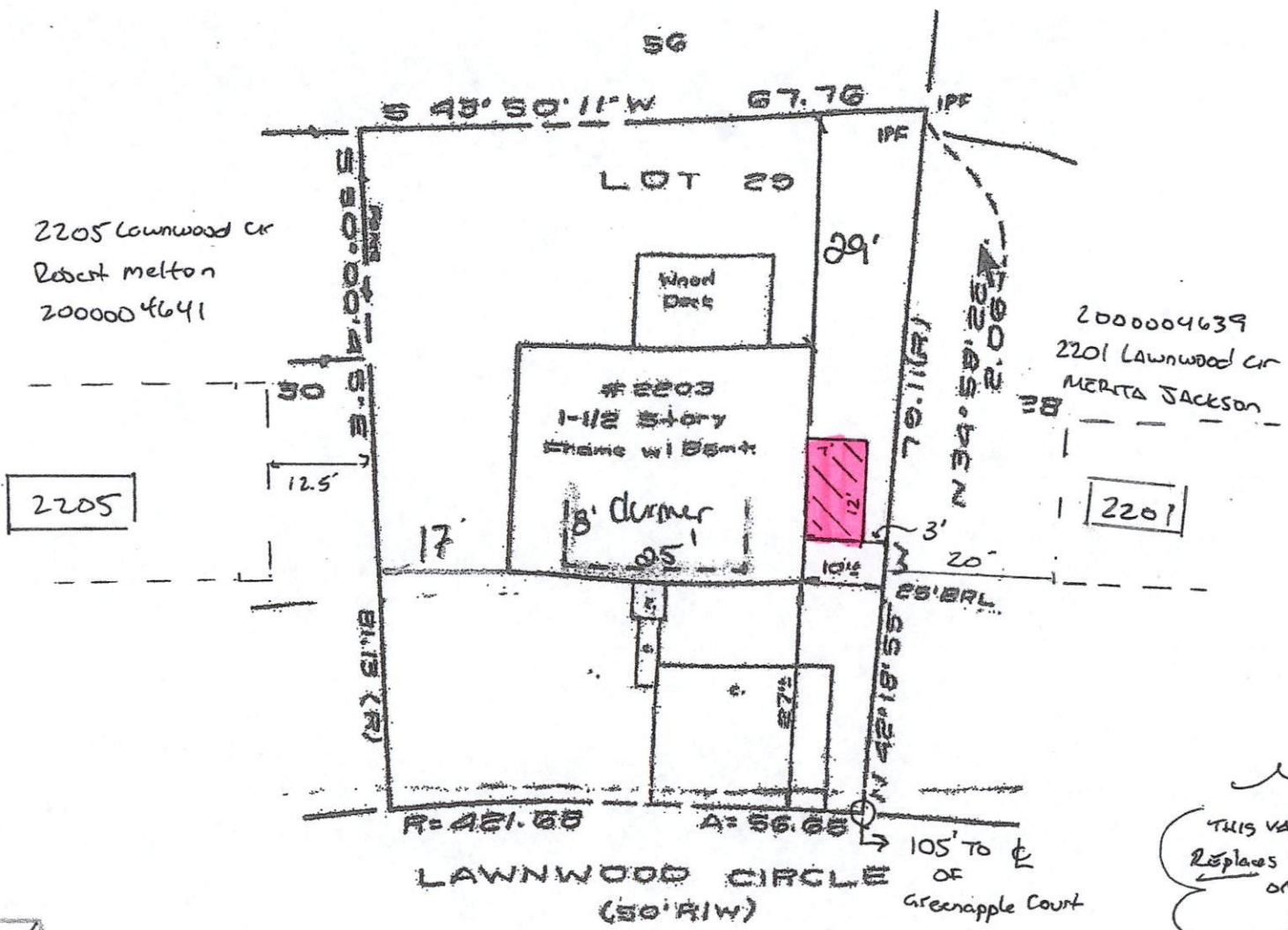
Plan Drawn By JSC Date 12/1/25 Scale: 1 inch = 20 Feet

Per. Ex. 1

Zoning Hearing Plan for Variance X for Special Hearing \_\_\_\_\_ Mark Type Requested with (X)  
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 Subdivision Name Lawnwood Lot # 29 Block # N/A Section # 2  
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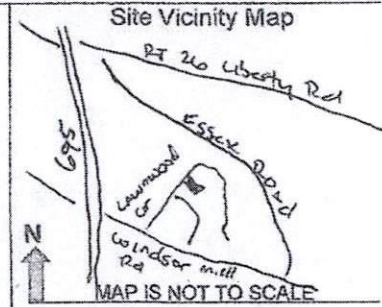
Zoning Map # D88A2  
 Zoning DR 5.5  
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 Council District 02  
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 Lot Square Footage 4982 sf  
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 CBCA (Yes or No) No  
 Flood Plain (Yes or No) No  
 Utilities - Mark with (X)  
 Water is:  
 Public X Private \_\_\_\_\_  
 Sewer is:  
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 \_\_\_\_\_  
 \_\_\_\_\_



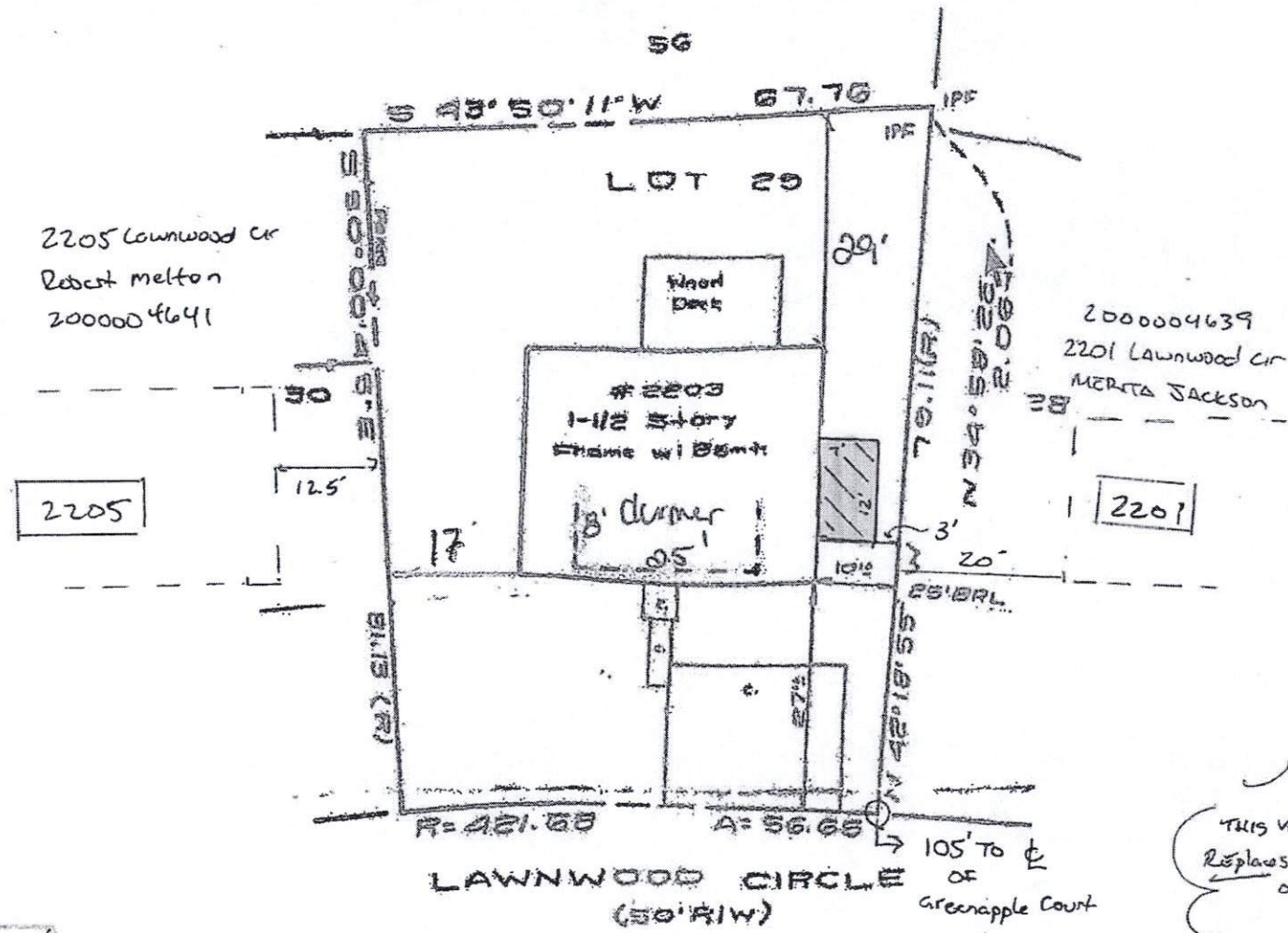
Plan Drawn By JSC

Date 12/1/25 Scale: 1 inch = 20 Feet

Zoning Hearing Plan for Variance X for Special Hearing \_\_\_\_\_ Mark Type Requested with (X)  
 Address 2203 LAWNWOOD Cir, BALTIMORE 21207 Owners(s) Name(s) Angela Johnson  
 Subdivision Name Lawnwood Lot # 29 Block # N/A Section # 2  
 Plat Book # 0053 Folio # 0122 10 Digit Tax # 2000004640 Deed Reference # 34334100189



Zoning Map # 088A2  
 Zoning DR 5.5  
 Election District 02  
 Council District 02  
 Lot Area Acreage .11 Acres  
 Lot Square Footage 4982.47  
 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) YES  
 If (Yes) list Case Number(s)  
 and order result(s) below:  
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 \_\_\_\_\_  
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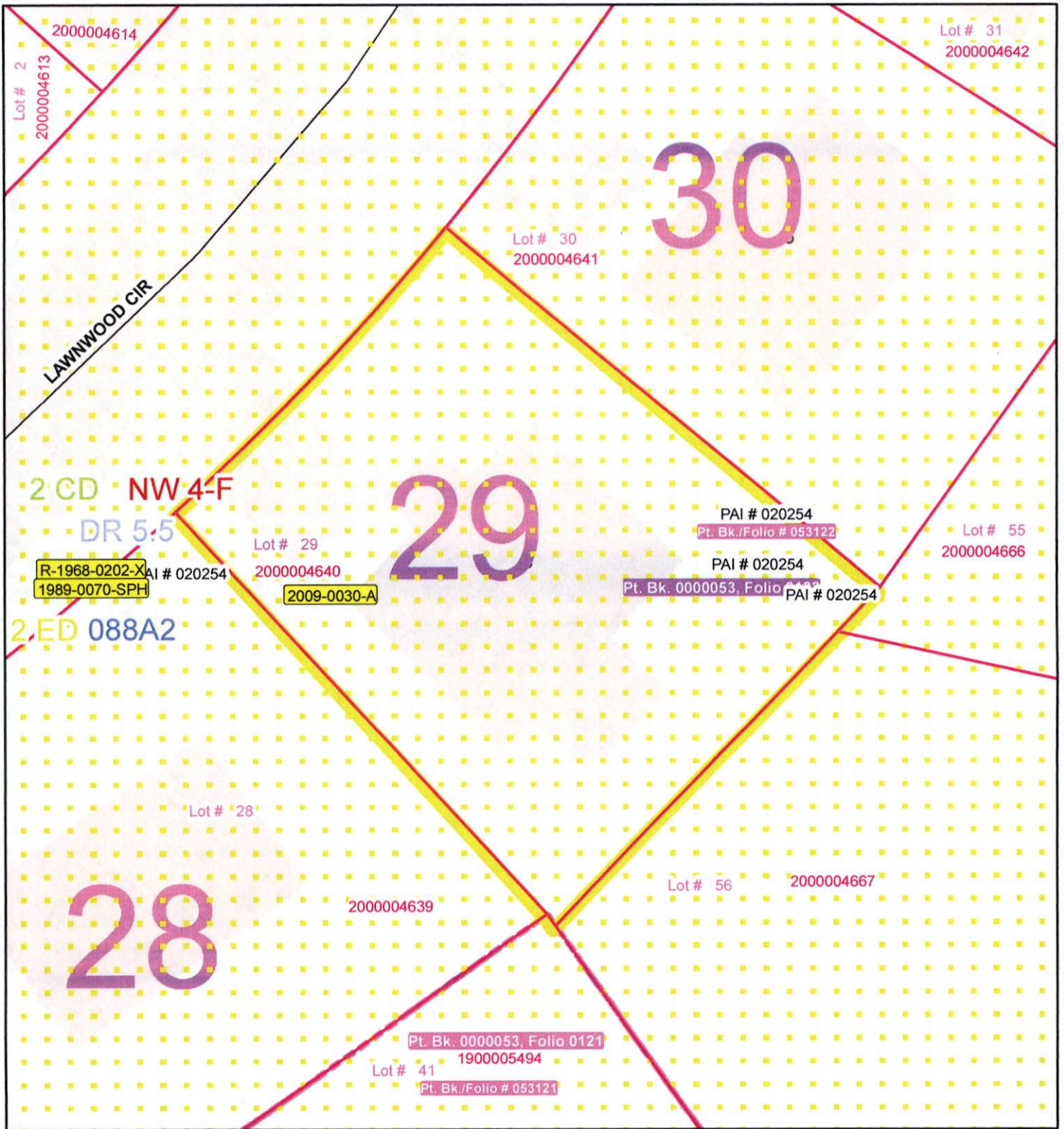


THIS VARIANCE  
 Replaces #215  
 one



Plan Drawn By JSC Date 12/1/25 Scale: 1 inch = 20 Feet

# 2203 Lawnwood Cir



Publication Date: 1/6/2026



Publication Agency: Permits, Approvals & Inspections  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40 Feet

1 inch = 20 feet