

Kristen Lewis

From: John Krach
Sent: Wednesday, March 4, 2026 11:17 AM
To: Richardson, Patrick
Cc: Kristen Lewis
Subject: Zoning Case 2026-0038-A

Good Morning Rick,

Zoning Petition 2026-0038-A has been rescinded. The 0.26 Ac lot in the DR 5.5 zone has the potential density of one dwelling unit. The proposed razing of the existing dwelling and construction of three attached dwellings (townhomes) creates three dwelling units and the area (density) may not be varianced. As discussed, if the existing dwelling is converted, it meets the required area of 10,000 sq ft to create a second unit and would be allowed. The lot width of 80' and the setback requirement of 15' (35' combined) would also be met. No variances would be required and you can proceed to permitting. Please contact me with any questions.



John Krach
Supervisor
Office of Zoning Review
111 W. Chesapeake Ave., Rm. 124
Towson, Maryland 21204
410-887-3391
jkrach@baltimorecountymd.gov



PETITION FOR ZONING HEARING(S)

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 604 Plymouth Road Currently Zoned DR-5.5

Deed Reference 50233/425 10 Digit Tax Account # 0118473120

Owner(s) Printed Name(s) _____

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

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. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s) 402.1 to permit a lot width of 83' in lieu of the required ^{105 ft.} ~~90'~~ for 3 unit dwelling and an area of 9,047sf in lieu of the required 13,000 sf

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

To Be Presented at Hearing

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.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

21227 / 443-286-0255 / res1builders@gmail.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

LC Fund, LLC /

Name #1 - Type or Print _____ Name #2 - Type or Print _____

Signature #1 _____ Signature #2 _____

1777 Reisterstown Rd Baltimore MD
Mailing Address City State

21208 / 410-739-4562 / bgaloubandi@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

Attorney for Petitioner:

Bob Van Galoubandi, Esq.
Name - Type or Print

Signature _____
The Commerce Center

1777 Reisterstown Road, Suite 375 Balt, MD
Mailing Address City State

21208 / 410-739-4562 / bgaloubandi@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC

Name - Type or Print _____

Signature _____

7 Deneison Street Timonium MD
Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net
Zip Code Telephone # Email Address

Case Number 2026-0038-A Filing Date 2 / 19 / 26 Do Not Schedule Dates _____ Reviewer TR



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Mailing Address City State

21208 / 410-739-4562 / bgaloubandi@gmail.com

Zip Code Telephone #'s (Cell and Home) Email Address

Attorney for Petitioner:

Bob Van Galoubandi, Esq.

Name - Type or Print _____

Signature _____

The Commerce Center

1777 Reisterstown Road, Suite 375 Balt, MD

Mailing Address City State

21208 / 410-739-4562 / bgaloubandi@gmail.com

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Name - Type or Print _____

Signature _____

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Mailing Address City State

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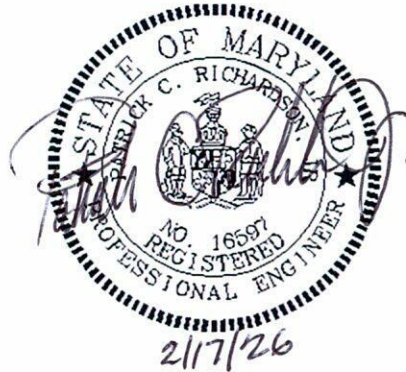
Zip Code Telephone # Email Address

Case Number 2026-0038-A Filing Date 2 / 19 / 26 Do Not Schedule Dates _____ Reviewer TR

**ZONING PROPERTY DESCRIPTION FOR
604 PLYMOUTH AVENUE
1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Located at a point on the North side of Plymouth Avenue, approximately 290' west of the corner of the intersection of Edmondson Avenue and Plymouth Avenue, being parts of Lots No. 150B and 152A, as shown on Plat of Meridale Farm Subdivision and recorded among the Land Records of Baltimore County, Maryland in Plat Book WPC No. 6, folio 76.

Containing a net area of 9,047 square feet or 0.21 acres +/-.



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

2026-0038-A

**ZONING PROPERTY DESCRIPTION FOR
604 PLYMOUTH AVENUE
1st ELECTION DISTRICT
1st COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

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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: 2026-0038-A
Property Address: 604 PLYMOUTH AVE
Legal Owners (Petitioners): LC FUND, LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): BOB VAN GALOUBANDI
Address: 1777 REISTERSTOWN RD
SUITE 375
BALTIMORE, MD 21208
Telephone Number: 410-739-4562

*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
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 241894

Date: 2/19/26

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		650					75.00

Total: 75.00

Rec From: Bob Van Galoubandi

For: 2026-0035-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

TZ

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM.

BOB VAN GALOUBANDI
ATTORNEY OPERATING ACCOUNT
 1777 REISTERSTOWN RD STE 375
 BALTIMORE, MD 21208-1393

1763
 65-320/550 7380

DATE 2-9-2026

PAY TO THE ORDER OF Baltimore County Maryland \$ 75.00

Seventy-Five Dollars and 00/100¢ DOLLARS

FOR 604 Plymouth

WELLS FARGO Wells Fargo Bank, N.A. Maryland wellsfargo.com

HEAT SENSITIVE MP

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: March 10, 2026

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2026-0038-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPWT: No Exception taken.

Landscaping: No comment.

Recreations & Parks: Review and Comment - If Zoning relief is granted need to address Residential Open Space for proposed Residential Development Unit (RDU) & No Greenways affected.

Debra L Wiley

*Rescinded
3/4 J. Kach*

From: Earl D Wrenn
Sent: Monday, March 23, 2026 10:38 AM
To: PAI Zoning Advisory Committee
Cc: Debra L Wiley; Donna L. Mignon; Peoples Counsel
Subject: ZAC Distribution Meeting March 3, 2026
Attachments: 2026-0037-A, 7109 Pheasant Cross Drive, Comment Letter-DC.doc; 2026-0038-A, 604 Plymouth Avenue, Comment Letter-DC.doc; 2026-0040-A, 626 Mansfield Road, Comment Letter-EIR.doc; 2026-0041-SPHA, 2910 Eastern Boulevard, Comment Letter-DC.doc; 2026-0043-A, 3113 Cresson Avenue, Comment Letter-DC.doc

Follow Up Flag: Follow up
Flag Status: Flagged

Kristen, comments from DEPS for the petitions for the subject Zoning Advisory Committee Distribution Meeting are attached. I am awaiting comments from the following petitions:

- 2026-0039-A 12022 JERSUALEM ROAD
- 2026-0042-A 1312 BURKE ROAD

I will forward comments from the Environmental Impact Review section of DEPS immediately after they are received.

Earl D. Wrenn
Baltimore County Department of Environmental Protection & Sustainability
Development Coordination – Engineering Associate III
111 W. Chesapeake Avenue, Room 305 (formerly room 319)
Towson, MD 21204

(410) 887-5859

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: March 10, 2026

SUBJECT: DEPS Comment for Zoning Item # 2026-0038-A
Address: 604 PLYMOUTH AVENUE
Legal Owner: LC Fund, LLC

Zoning Advisory Committee Meeting of March 3, 2026.

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

Reviewer: Earl D. Wrenn

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
604 Plymouth Road; N/S of Edmondson	*	OF ADMINSTRATIVE
Avenue & Plymouth Road, 290' W of	*	HEARINGS FOR
nearest intersection	*	BALTIMORE COUNTY
1 st Election & 1 st Councilmanic Districts	*	2026-0038-A
Legal Owner(s): LC Fund, LLC		
Petitioner(s)		

* * * * *

CORRECTED ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People’s Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People’s Counsel on all correspondence sent and all documentation filed in the case.

Emily D. Jolicoeur /rmw
 EMILY D. JOLICOEUR
 People’s Counsel for Baltimore County

Stephanie M. Mathioudakis /rmw
 STEPHANIE M. MATHIOUDAKIS
 Deputy People’s Counsel for Baltimore County
 Jefferson Building, Suite 204
 105 West Chesapeake Avenue
 Towson, MD 21204
 (410) 887-2188
Peoplescounsel@baltimorecountymd.gov

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of March, 2026, a copy of the foregoing Entry of Appearance was emailed to Richardson Engineering, LLC, 7 Deneison Street, Timonium, Maryland 21093, Rick@richardsonengineering.net and Bob Van Galoubandi, Esquire, 1777 Reisterstown Road, Suite 375, Baltimore, Maryland 21208 , Attorney for Petitioner(s).

Emily D. Jolicoeur /rmw
 EMILY D. JOLICOEUR
 People’s Counsel for Baltimore County



Pt. Bk. 0000004, Folio 0061

NORTH BEND RD

SW 1-E

PAI # 018036

Pt. Bk./Folio # 006076

PLYMOUTH RD

1-CD

DR 5.5

ALLEY

RO

Lot # 119

1989-0142-A

5502

Lot # 122

095B3

SW 2-E

1958-4471-SPH
1959-4668-X

1113733873
1700001660

1 ED

R-1939-0021

Lot # 153

1990-0335-SPHA

Lot # 155

5602

COLERAINE RD

EDMONDSON AVE

ROAD

PAI # 010460

PAI # 010460
Pt. Bk. 0000071, Folio 0062
PAI # 010460

Lot # 181C
0119715490

DR 10.5

Pt. Bk./Folio # 013112

Pt. Bk. 0000012, Folio 0053
Pt. Bk. 0000043, Folio 0412
PAI # 018026

PAI # 018026

1996-0180-SPH

2018-0304-SPH

Pt. Bk./Folio # 012053E

Pt. Bk./Folio # MP18047
PAI # 010605

0103230157

0103230155

2018-0303-SPH

R-1941-0158

PAI # 010605

PAI # 010605

0107580560

DR 16

ALLEY

ALLEY

102

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

Special Tax Recapture: None

Account Number: District - 01 Account Identifier - 0118473120

Owner Information

Owner Name: TOWNS CAROL G **Use:** RESIDENTIAL
Mailing Address: 5414 FREDERICK AVE **Principal Residence:** NO
BALTIMORE MD 21229-3222 **Deed Reference:** /43616/ 00013

Location & Structure Information

Premises Address: 604 PLYMOUTH RD **Legal Description:** LT 152A PT 150B
BALTIMORE 21229- 604 PLYMOUTH RD
MERIDALE LITTLE FARMS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0095 0021 0219 1060100.04 0000 152A.2025 Plat Ref: 0006/ 0076

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1926	2,648 SF		9,047 SF	04

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	NO	STANDARD UNIT	FRAME/3	1 full/ 3 half	1 Detached

Value Information

	Base Value	Value		
		As of 01/01/2025	As of 07/01/2025	As of 07/01/2026
Land:	82,500	116,000		
Improvements	168,800	198,400		
Total:	251,300	314,400	272,333	293,367
Preferential Land:	0	0		

Transfer Information

Seller: BUTTERFLY DAY CARE INC	Date: 11/10/2020	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /43616/ 00013	Deed2:
Seller: HANNA CYNTHIA	Date: 01/06/1999	Price: \$135,000
Type: ARMS LENGTH IMPROVED	Deed1: /13426/ 00246	Deed2:
Seller: HANNA RICHARD	Date: 04/18/1994	Price: \$1
Type: NON-ARMS LENGTH OTHER	Deed1: /10471/ 00176	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

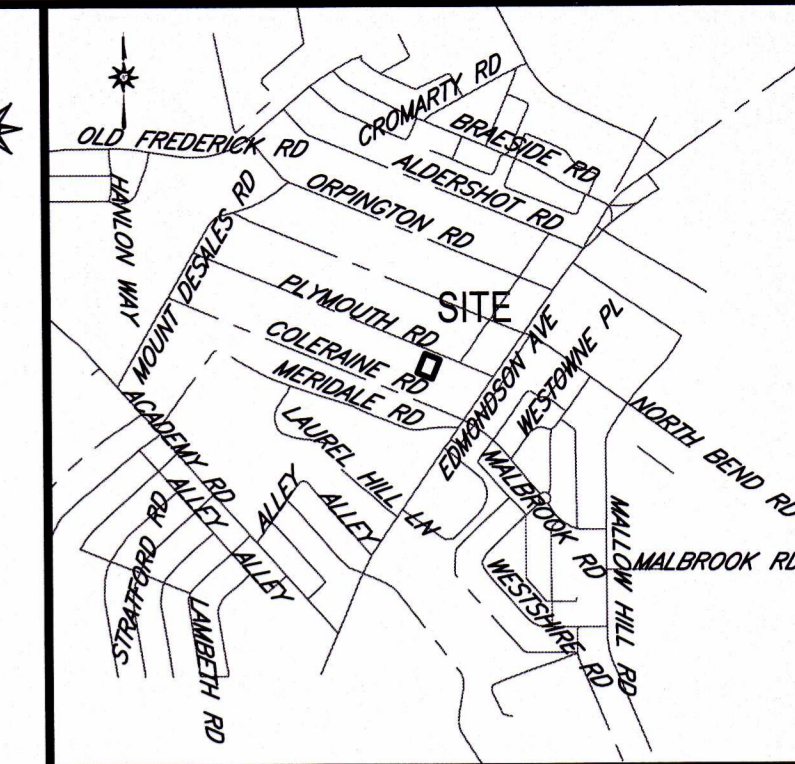
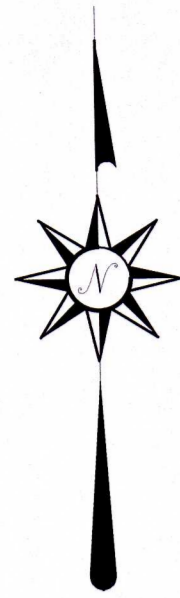
Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

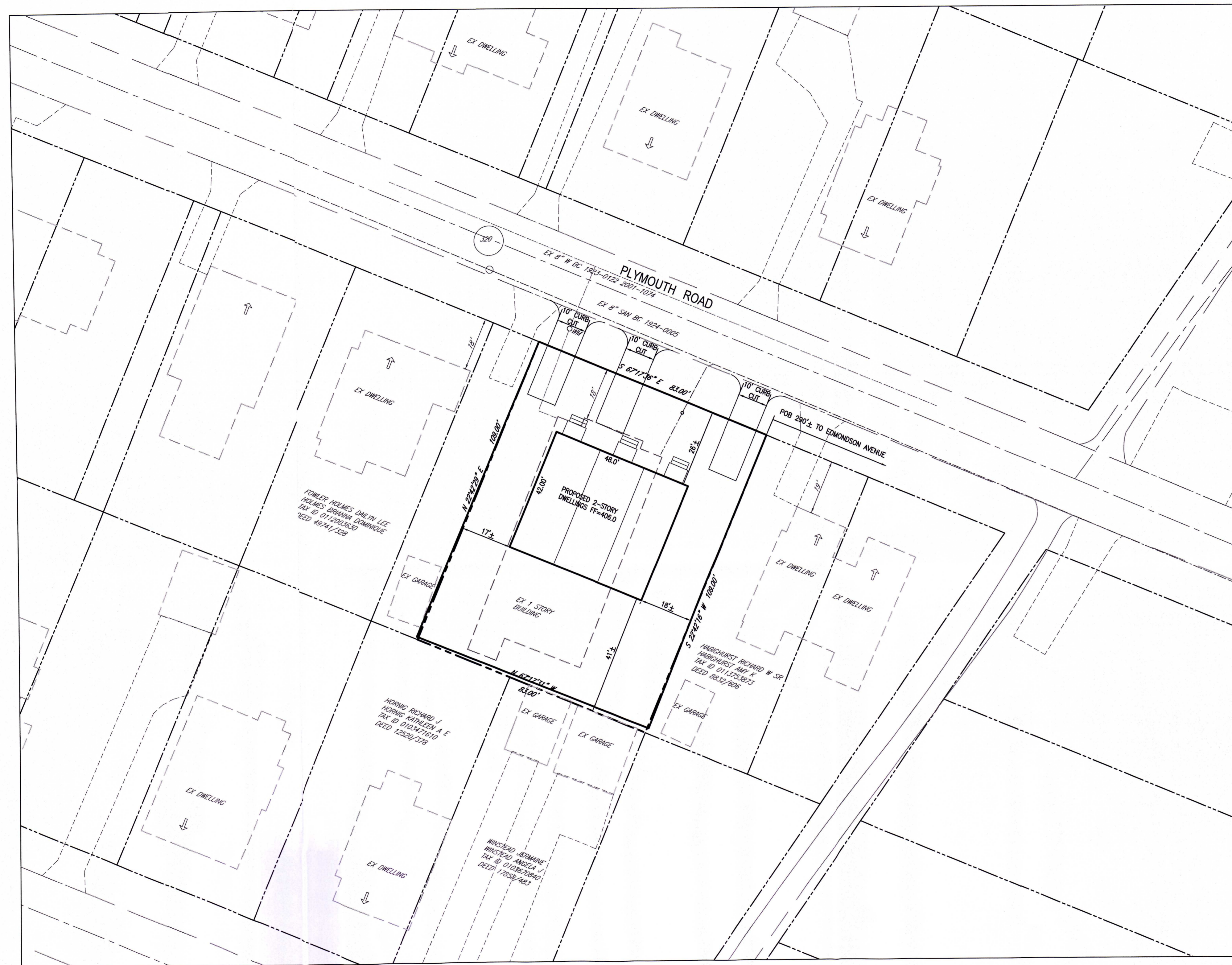
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**



VICINITY MAP

SCALE: 1" = 1000'



GENERAL NOTES:

- OWNER: LC FUND 118, LLC
1777 514 FREDERICK AVENUE
BALTIMORE MD 21229
- SITE AREA:
NET: 9,047 Sq.Ft. or 0.21 Ac.±
GROSS: 11,122 Sq.Ft. or 0.26 Ac.±
 - EXISTING BUILDING AREA: 2,849 Sq.Ft.
 - PROPOSED BUILDING AREA: 2,016 Sq.Ft.
 - PROPOSED BUILDING TO BE 3 DWELLING UNITS
 - UTILITIES
PUBLIC WATER
PUBLIC SEWER
 - DEED REF: 43616/13
 - TAX ACCOUNT: 0118473120
 - COUNCILMANIC DISTRICT: 1ST
 - REGIONAL PLANNING DISTRICT: CATONSVILLE
 - CENSUS TRACT: 492300
 - WATERSHED: GWYNNS FALLS
 - EXISTING ZONING: DR 5.5
 - TAX MAP #95, GRID #21, PARCEL #219, PLAT #6/76, LOT #152A, PT LOT #150B
 - PRIOR PERMITS ON FILE: NONE ON FILE.
 - THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THE SITE LIES WITHIN ZONES X ON AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100387G, DATED NOVEMBER 2, 2023.
 - THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
 - BASIC SERVICE MAPS (2025)
TYPE DEFICIENT(Y/N) NOTE
WATER N -
SEWER N -
TRANSPORTATION N -
 - PREVIOUS ZONING CASES ON FILE:
1958-4471 SPECIAL HEARING WAS WITHDRAWN
1959-4668 SPECIAL EXCEPTION FOR A DAY NURSERY WAS GRANTED SEPTEMBER 17, 1959
 - SETBACKS FOR DR 5.5 ZONE (SECTION 402.1)
TYPE REQUIRED PROVIDED
FRONT 25' 26'±
SIDE 15', TOTAL 35' 15', 35' TOTAL
REAR 30' 41'±
 - USE
EXISTING: DAYCARE (VACANT)
PROPOSED: RESIDENTIAL - 3 UNITS

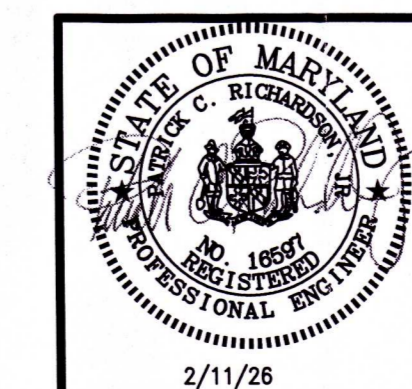


7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net
rick@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION
FOR
PROPOSED RESIDENCE

604 PLYMOUTH AVENUE
BALTIMORE COUNTY MARYLAND
1ST ELECTION DISTRICT 1ST COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	PCR	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	02/06/26	26016	1 OF 1



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NUMBER 16597, EXPIRATION DATE: 08-15-2027

2/11/26

2026-0038-4