

GCS CONSULTING

8 FARADAY DRIVE

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Re: Falls Road Properties

We have completed a study of your two parcels located on Falls Road in Baltimore County. The purpose of the study is to determine the permitted number of lots per parcel. The parcels are zoned RC-2, which is an agricultural zone purposed for agricultural use and strictly limited from a density standpoint. Under RC-2 regulations, parcels between 2 and 100 acres are allowed to be subdivided into a maximum of 2 lots, with a minimum lot size of 1 Acre. To qualify, a parcel has to have existed in their same state since November of 1979. Both parcels have existed prior to that date.

The parcels contain 0.409 acres and 39 acres. The 39 acres clearly qualifies for two lots. The 0.409 acres cannot be subdivided. Since the minimum lot size for RC-2 lots is 1.0 Acres, the lot is also undersized. However, the lot could be built on by getting a zoning variance approved for a non-conforming lot. To be fully buildable though, the lot must be increased in size. This could be approved through an approval of the Baltimore County Development Review Committee. We have attached a sketch plan showing a possible configuration of the lots with well and septic locations. Obviously, there is a lot of flexibility with the layout.

I trust the above is sufficient for your use.

Very Truly Yours,



Geoffrey C. Schultz
Professional Land Surveyor