IN RE: **PETITION FOR VARIANCE** SW/S Central Avenue, 240' NW of C/line Lafayette Avenue **(6029 Central Avenue)** 1st Election District 1st Council District Lanzhi Wang Petitioner	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY **Case No. 08-157-A**

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Lanzhi Wang. The Petitioner seeks relief from Sections 1B02.3.C and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed single-family dwelling with a front setback of 10 feet in lieu of the required front average setback of 30 feet. The subject property and relief sought are more particularly described on the site plan, the plan delineating the 100-year floodplain and survey plat establishing boundary lines submitted which were accepted into evidence and marked as Petitioner's Exhibit 1, 2 and 3 respectively.

Appearing at the requisite public hearing in support of the request were Lanzhi Wang, property owner, and Ronald Meyer, a real estate agent assisting the Petitioner in the filing and hearing process. Joan A. Roussell and her husband, Roger R. Roussell, Sr., and Ronald Thomas and his mother, Carolyn Thomas, nearby and adjacent property owners, appeared in opposition.[1] There were no other interested parties present, however, it should be noted that Robin Hurley, an

[1] The Protestants also produced as Exhibit 1 nineteen (19) signed letters of opposition from neighboring property owners. These signed petitions were accepted over the objection of Ms. Wang.

ORDER RECEIVED FOR FILING
Date 1-8-08
By

Engineering Associate III, in the Baltimore County Department of Public Works, attended and participated at the hearing in view of floodplain issues that affect the subject property.

An appreciation of the property's past history and use is relevant and is briefly outlined. In 2005, Samuel W. Chairs, III owned Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 as shown on "Plat 2, Catonsville Manor." All lots, when combined, total 0.79 acres, more or less, zoned D.R.5.5 and are located in the Gwynn Oak area of the County. The improvements at that time consisted of a single-family split-foyer home built in 1988 positioned on Lot Nos. 7, 8 and 9 known as 6027 Central Avenue. By Deed, dated October 21, 2005, Ms. Wang purchased all 12 lots from Chairs[2] and immediately filed a request with the County's Department of Permits and Development Management's Development Review Committee (DRC) for a lot line adjustment. She desired to split the combined 0.79 acres into three (3) deeds. The first deed (Lots 10, 11 and 12) would be 0.2 acres. The existing home (Lots 7, 8 and 9) was built with a 4-foot setback from the lot line. B.C.Z.R. Section 1B02.3.C.1 requires a minimum width of 10 feet for individual side yards. With DRC approval, the lot line adjustment request would legitimize the existing deficiency but would reduce the width of Lot 6 by 6 feet as this additional width would then be added to Lot 7, thereby satisfying the B.C.Z.R. setback requirements. The existing single-family dwelling lot would, therefore, be increased in size to 0.27 acres and the remaining Lots 1 through 5 and remaining portion of Lot 6 would become the third deeded property. It is this property (Lots 1 through 6) that involves the instant petition and now contains 0.355 acres (15,498 square feet). Having obtained the requested DRC approval and lot line adjustment, the Petitioner then sells the newly combined Lots 10, 11 and 12, having an address of 6025 Central Avenue, to P&S Builders, Inc., who constructs a new two-story home ultimately purchased by Troy and Antoinette Jones. The existing improvements at 6027 Central Avenue are next sold to Ronald K.

[2] *See* Deed recorded among the Land Records of Baltimore County in Liber No. 22855, Folio 087.

ORDER RECEIVED FOR FILING
Date 1-8-08
By EM

Thomas. In 2006, Ms. Wang applies for a building permit (Permit No. B636724) in order to build a proposed 28' x 28' new home with an attached garage on the remaining subject property bearing a premises address of 6029 Central Avenue. Although the plans submitted with the building permit application met all zoning area, density and space regulations, the Department of Public Works, during its permit review process, determined that the home as then located would encroach into the floodplain. The Petitioner was advised to submit a floodplain study and revise the plans to show the proposed dwelling to be at a distance of 20 feet from the FEMA flood zone line.

The Petitioner, having spent large sums of money, now comes with a new approach to resolve the environmental constraints associated with this property. Ms. Wang testified that she desires to build an owner-occupied single-family residence with less than the required front yard setbacks as the floodplain associated with this lot would require the front of the home to be 10 feet from the front property line at Central Avenue. She submits the granting of a variance would honor the spirit of the D.R.5.5 zoning requirements for the following reasons:

- The right-of-way for Central Avenue is 50 feet wide but only 30 feet of it is paved. 20 feet on the southwest side of the road in front of 6029 Central Avenue is the portion that is not paved and is an attractive grassy area. She states that there is no plan to ever widen Central Avenue at this location and that this grassy area provides a 20-foot natural setback.

- The new proposed home will be built at the end of the street in a similar fashion to the house across the street at 6050 Central Avenue. As illustrated by the site plan (Petitioner's Exhibit 1), there is no possibility that another home will be built beyond the proposed house. Just as with 6050 Central Avenue with its 10-foot setback from the street, the proposed new house location leaves ample room for a turn-around and interferes in nobody's use of Central Avenue.

OWNER PROCESSED FOR FILING
Date 1-8-08
By

- If variance relief is granted, the new home will have an actual 30-foot front setback, counting the 20-foot grassy area (the County's right-of-way) plus the 10-foot setback from the front property line. Ms. Wang and Mr. Meyer assert that this setback is three times the setback of 6050 Central Avenue directly across the street, which has a mere 10 foot setback from its property line bordering on Central Avenue.[3]

- Requiring front yard averaging setbacks under B.C.Z.R. Section 303.1 would require a substantial hardship and loss of use of the property because the site is highly constrained by a stream, wetland, 100 year floodplain and its associated forest buffer and minimum building setbacks from the forest buffer easement and 100 year floodplain.

Testifying in opposition to the variance request were Joan Roussell and Ron Thomas. They point out that the home at 6050 Central Avenue with its 10-foot front yard setback was built in 1933, well prior to adoption of zoning regulations in Baltimore County. Mr. Thomas, the most affected neighbor, is concerned that the granting of a 10-foot front yard setback for a new dwelling would effectively place the structure in front of his home and impair the view which he currently enjoys. In other words, he would be looking at the back of the new home. He presented petitions from residents in the immediate area that believe a new home at this location would not be in keeping with the pattern of development in the area and would be injurious to the community's safety and welfare. With regard to Ms. Wang's claim that the home would be an owner-occupied residence, the Protestants are skeptical and point out that Ms. Wang currently owns some 12 properties in Baltimore County and co-owns other properties with Mr. Ronald Meyer.

Ms. Robin Hurley, who is very familiar with this property, testified concerning the floodplain and floodplain studies prepared by R.A. Childress and Associates (Petitioner's Exhibit 2). Speaking on behalf of the Department of Public Works and its engineer, David L. Thomas, she stated that they do not oppose the Petitioner's request for zoning variance relief to place the

[3] The Petitioner seeks a significant front yard setback in order to accommodate a dwelling. This need cannot be satisfied with land reserved for road purposes. *See* Young American Law of Zoning, 3rd Section 9.64

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home 10 feet from the County's right-of-way line. She believes zoning relief to be a better alternative than having a structure encroach into the floodplain, which her Department would not support. Ms. Hurley presented the records kept by her Department which were received as County Exhibits 1A through 1F.

I find from the evidence presented that special circumstances or conditions exist that are peculiar to the land which is the subject of the variance request. The floodplain encompasses two-thirds of the subject property. The zoning regulations impact this property disproportionately compared to other lots in the community. I find that strict compliance with the County's zoning regulations would result in practical difficulty or unreasonable hardship. Clearly, the Petitioner has no practical means of building a moderately sized home on the triangular area at the southeast corner of the lot that is the only area that is 20 feet from the Zone A and Zone X - FEMA line as illustrated on the site plan.

The problem in this case, however, is whether or not the variance can be granted in strict harmony with the spirit and intent of the said regulations, and in such a manner as to grant relief without injury to the public health, safety and general welfare. The Petitioner points out that the 30 foot roadbed, which dead ends in front of the property, will not be detrimentally impacted by her proposed home. Mr. Thomas, the adjoining property owner, and the Roussell's, who live across the street, indicate that the home would adversely change the character of the neighborhood.

Any proposed construction in the front yard mandates close scrutiny. The impact of building in this area will be greater than the same proposal in the rear. Weighing all the testimony and evidence on this issue, I am persuaded to agree with Mr. Thomas that granting a significant front yard variance would adversely impact the neighborhood. Discounting the non-

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By

conforming use as discussed at 6050 Central Avenue, the proposed home would clearly change the pattern of development of the neighborhood.

The seminole case of *McLean v. Soley,* 270 Md. 208 (1973) established one (1) test which I think is particularly pertinent in this case when the Court specified "whether a grant of variance ... would do substantial justice to the applicant as well as other property owners in the district". This balancing approach brings out the fact that the Petitioner has been able to utilize the property that she purchased from Samuel W. Chairs, III. That property served the Petitioner with viable uses. The fact that she cannot obtain a building permit lacks merit and any practical difficulty emanating there from is immaterial. The Petitioner took it upon herself to purchase the property and proceeded to the DRC requesting a lot line adjustment in order to split the acreage into three deeds for saleable lots. While the 6-foot strip of land subtracted from the subject property, arguably did not create the need for variance it nevertheless exacerbated the condition. Any Petitioner who seeks a variance must exercise proper diligence in ascertaining zoning ordinance requirements to avoid a resulting hardship before he or she acquires the property. If such diligence (in recognizing the extent of the floodplain) is not exercised, the hardship must be regarded as self-created and a variance can properly be refused. Unfortunately for this Petitioner, I find the problem here is a personal one and is not a problem inherent in the land itself or in the application of the B.C.Z.R. to the land.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons set forth herein, the relief request shall be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of January 2008 that the Petition for Variance seeking relief from Sections 1B02.3.C and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a

ORDER RECEIVED FOR FILING
Date 1-8-08
By

proposed single-family dwelling with a front setback of 10 feet in lieu of the required front average setback of 30 feet, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED, and the Petitioner shall have thirty (30) days from the date of this Order to file an appeal of this decision.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 8-2-02
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 8, 2008

Ms. Lanzhi Wang
9828 Magledt Road
Parkville, Maryland 21234

RE: **PETITION FOR VARIANCE**
SW/S Central Avenue, 240' NW of c/line Lafayette Avenue
(6029 Central Avenue)
1st Election District - 1st Council District
Lanzhi Wang - Petitioner
Case No. 08-157-A

Dear Ms. Wang:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Ronald Meyer, 4240 Klein Avenue, Nottingham, MD 21236
Mr. and Mrs. Roger R. Roussell, Sr., 6040 Central Avenue, Baltimore, MD 21207
Ronald and Carolyn Thomas, 6027 Central Avenue, Baltimore, MD 21207
People's Counsel; Robin Hurley, Engineering Associate III, DPW; DEPRM; Case File

6050 - Wm + Vickey Schockey - 1 story 1933 930 IA

Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 6029 Central Avenue, Gwynn Oak, MD 21207
which is presently zoned DR 5.5

Deed Reference: 23034 / 659 Tax Account # 2400012790

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) BCZR 303.1

TO PERMIT A PROPOSED SINGLE FAMILY DWELLING WITH A FRONT SETBACK OF 10 FEET IN LIEU OF THE REQUIRED FRONT AVERAGE SETBACK OF 30 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.)

Owner claims hardship and requests reduction in required setback from ~~25'~~ 30' to 10' (Please see attached.)

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Lanzhi Wang
Name - Type or Print

Signature

Name - Type or Print

Signature

9828 Magledt Rd 410-870-0758
Address Telephone No.

Parkville, MD 21234
City State Zip Code

Representative to be Contacted:

Ronald Meyer
Name

4240 Klein Avenue 410-868-7568
Address Telephone No.

Nottingham, MD 21236
City State Zip Code

Office Use Only

Case No. 08-157-A

Estimated Length of Hearing
Unavailable For Hearing

REV 8/20/07

ORDER RECEIVED FOR FILING
Date 1-8-08
By DW

Reviewed by A. Tsai Date 10/1/2007

Petition for Variance

6029 Central Avenue, Gwynn Oak, MD 21207
Zoned DR 5.5
Deed Reference: 23034/659 Tax Account #2400012790
Property Description

LEGAL DESCRIPTION: (from Deed SM 23034/659, 12/6/2005) "...Being for the third known as Lot Nos. 1, 2, 3, 4, 5 and 14 feet of Lot No. 6 as per the lot line adjustment as approved by Baltimore County, Block 25, in the Subdivision known as "Plat No. 2 CATONSVILLE MANOR" as per plat thereof recorded among the Land Records of Baltimore County, Maryland, in Plat Book WPC No. 6, folio 116. The improvements thereon being know as 6029 Central Avenue, Gwynn Oak, Maryland 21207."

BOUNDARY SURVEY DESCRIPTION: "Beginning at a CAPPED PIN SET located at the North end of Central Avenue, a 50 foot road, thence running approximately parallel to Central Avenue South 36°08'41" East 128.24 feet to a CAPPED PIN SET, thence running South 53°51'19" West 146.90 feet to a CAPPED PIN SET, thence running approximately parallel to Central Avenue North 35°50'15" West 82.33 feet to a CAPPED PIN SET, thence running North 36°27'00" East 153.49 feet to the Point of Beginning. Comprising 0.3558 acres, more or less."

ADDRESS: 6029 Central Ave, Gwynn Oak, MD 21207

ZONING: DR 5.5

ELECTION DISCTRICT: 1

COUNCILMANIC DISTRICT: 1

PROPERTY IN CHESAPEAKE BAY CRITICAL AREA: No

PROPERTY IN FLOODPLAIN: No

ELDERLY HOUSING: No

PAWN SHOP: No

VIOLATION: No

Petition for Variance

6029 Central Avenue, Gwynn Oak, MD 21207
Zoned DR 5.5
Deed Reference: 23034/659 Tax Account #2400012790
Request for reduction in required front setback from 25' to 10'

Petitioner claims hardship in meeting the above zoning requirement. Petitioner has already spent much money to satisfy environmental requirements on this property and desires only to build her owner-occupied, single-family residence with less than the required 25' setback for the following reasons:

1. Central Ave. is designed to be 50' wide, but only 30' of it is paved. Twenty feet on the SW side (at 6029) is not paved; it is an attractive grassy area. There is no plan ever to widen Central Ave. at this location. The grassy area on the 6029 side of Central Ave. provides a 20' natural setback.

2. The new house at 6029 Central Ave. will be built at the end of the street, like the house across the street at #6050. There is no possibility that another home will be built beyond the proposed house. Just as with 6050 Central Ave., with its 10' proximity to the street, the proposed location of the new house leaves ample room for a turn-around and interferes in nobody's use and enjoyment of Central Ave.

3. If Baltimore County Zoning allows petitioner a 10' front setback, the house at 6029 Central Ave will still have over 30' actual front setback, counting a 20' grassy area plus 10' setback from property line. This is still 3 times the setback of 6050 Central Ave, directly across the street, which has a mere 10' setback from its property line bordering Central Ave.

4. Honoring the *letter* of DR 5.5 zoning (requiring at 25' setback) will violate the flood zone and cause petitioner considerable hardship through loss of use of this property for her home. A 10' setback from the property line will still keep the new house 30' from Central Ave (as it exists on the ground), thus honoring the *spirit* of DR 5.5 zoning.

08-157-A

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 08-157-A

Petitioner: LANZHI WANG

Address or Location: 6029 CENTRAL AVENUE, GLYNN OAK, MD 21207

PLEASE FORWARD ADVERTISING BILL TO:

Name: RONALD B. MEYER

Address: 4240 KLEIN AVENUE
NOTTINGHAM, MD 21236

Telephone Number: 410-868-7568

Revised 7/11/05 - SCJ

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 03121

Date: 10/1/07

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65 00
						Total:		$65 00

Rec From: Ronald B. Meyer

For: 6029 Central Avenue

08-157-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

BUSINESS DATE	ACTUAL TIME	DRW
10/03/2007	10/01/2007 14:33:00	1

REG 0001 WALKIN JRIC JHR
>>RECEIPT # 349609 10/01/2007 OPLR
5 528 ZONING VERIFICATION
Dept 006 Dept Ref - 006121
Recept Tot 65.00
$65.00 CK $.00 CA
Baltimore County, Maryland

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #08-157-A
6029 Central Avenue
S/west of Central Avenue, 240 feet n/west of centerline of Lafayette Avenue
1st Election District-1st Councilmanic District
Legal Owner(s): Lanzhi Wang

Variance: to permit a proposed single family dwelling with a front setback of 10 feet in lieu of the required front average setback of 30 feet.

Hearing: Wednesday, December 19, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 12/606 Dec. 4 157054

CERTIFICATE OF PUBLICATION

12/6/, 2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/4/, 2007.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 08-157-A

Petitioner/Developer: RONALD MEYER

Date Of Hearing/Closing: 12/19/07

Baltimore County Department of
Permits and Development Management
County Office Building,Room 111
111West Chesapeake Avenue

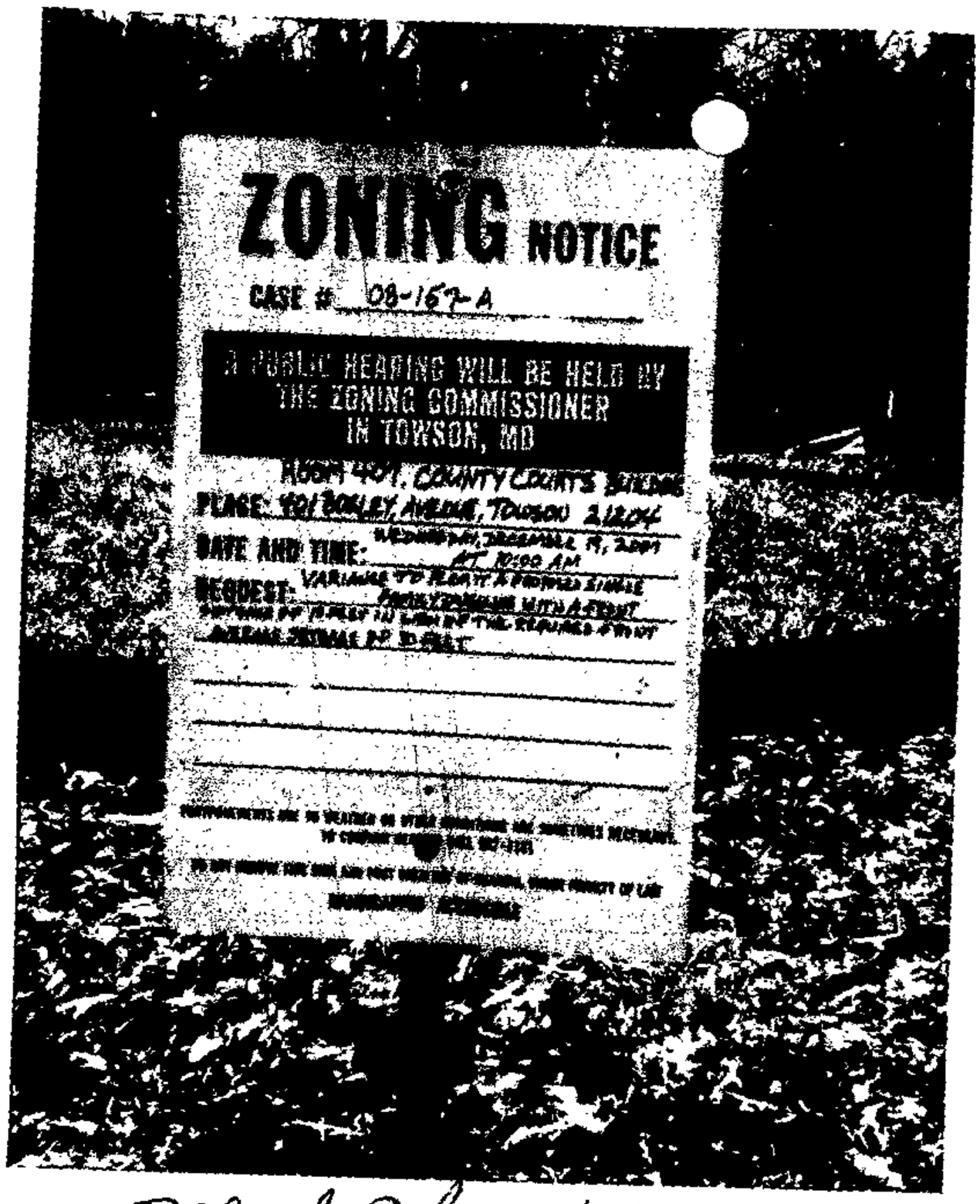
Attention:

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 at 6029 CENTRAL AVENUE

This sign(s) were posted on December 4, 2007.
(Month, Day, Year)

Sincerely,
12/4/07
(Signature of sign Poster and Date)
Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)


ZONING NOTICE
CASE # 08-167-A
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD
ROOM 401, COUNTY COURTS BUILDING
PLACE: 401 BOSLEY AVENUE, TOWSON 21204
DATE AND TIME:
REQUEST:

12/4/07

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 4, 2007 Issue - Jeffersonian

Please forward billing to:
Ronald Meyer
4240 Klein Avenue
Nottingham, MD 21236

410-868-7568

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-157-A
6029 Central Avenue
S/west of Central Avenue, 240 feet n/west of centerline of Lafayette Avenue
1st Election District – 1st Councilmanic District
Legal Owners: Lanzhi Wang

Variance to permit a proposed single family dwelling with a front setback of 10 feet in lieu of the required front average setback of 30 feet.

Hearing: Wednesday, December 19, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY
MARYLAND

October 30, 2007

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

NOTICE OF ZONING HEARING

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CASE NUMBER: 08-157-A
6029 Central Avenue
S/west of Central Avenue, 240 feet n/west of centerline of Lafayette Avenue
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Hearing: Wednesday, December 19, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Lanzhi Wang, 9828 Magledt Road, Parkville 21234
Ronald Meyer, 4240 Klein Avenue, Nottingham 21236

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 4, 2007.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

December 12, 2007

Lanzhi Wang
9828 Magledt Road
Parkville, Maryland 21234

Dear Lanzhi Wang:

RE: Case Number: 08-157-A, 6029 Central Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 1, 2007. 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. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Ronald Meyer 4240 Klein Avenue Nottingham 21236

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development Management

DATE: October 30, 2007

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 5, 2007
Item Nos. 08-157, 184, 185, 186, 187, 188, 190, 191, 192, 193, 194, and 196

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-10302007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: November 7, 2007

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 8-157- Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz in the Office of Planning at 410-887-3480.

Reviewed By: Curtis Murray

CM/LL

W:\DEVREV\ZAC\8-157.doc

Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Date: OCTOBER 31, 2007

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 8-157-A
6029 CENTRAL AVENUE
WANG PROPERTY
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-157A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

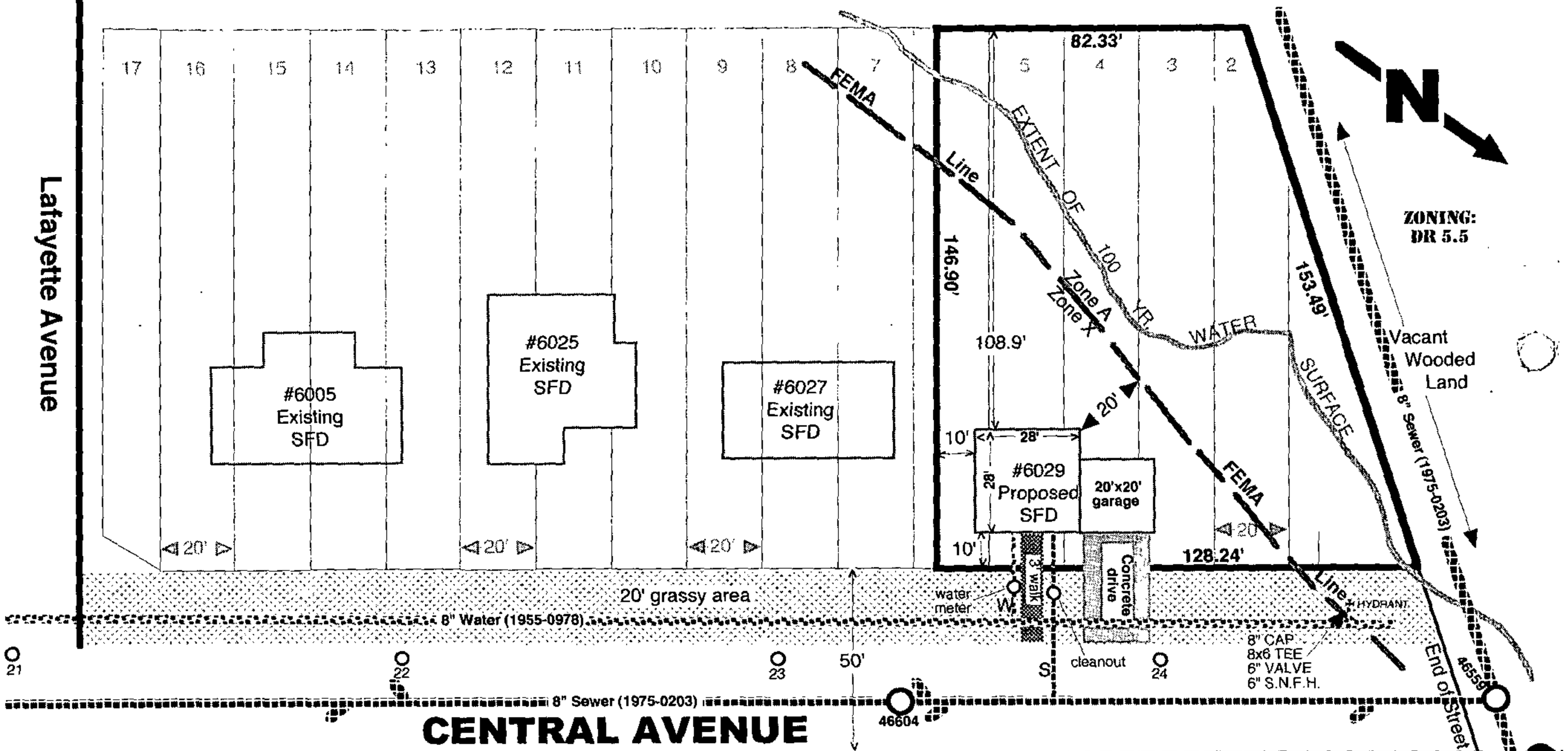
Michael P. Bailey

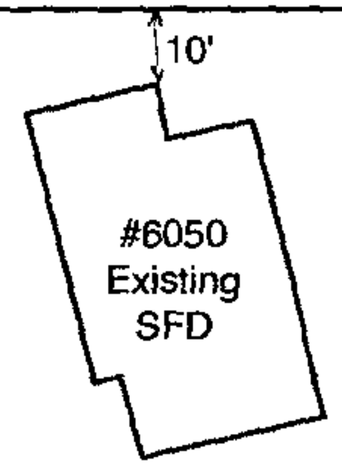
For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

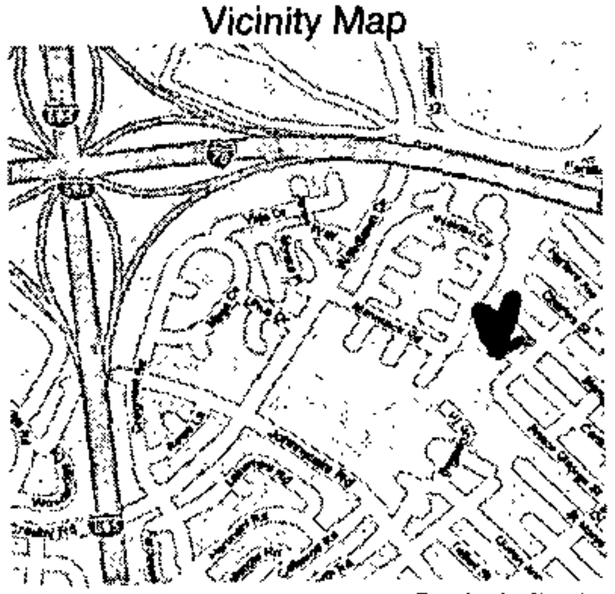
PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

Scale: 1" = 40'





Vicinity Map

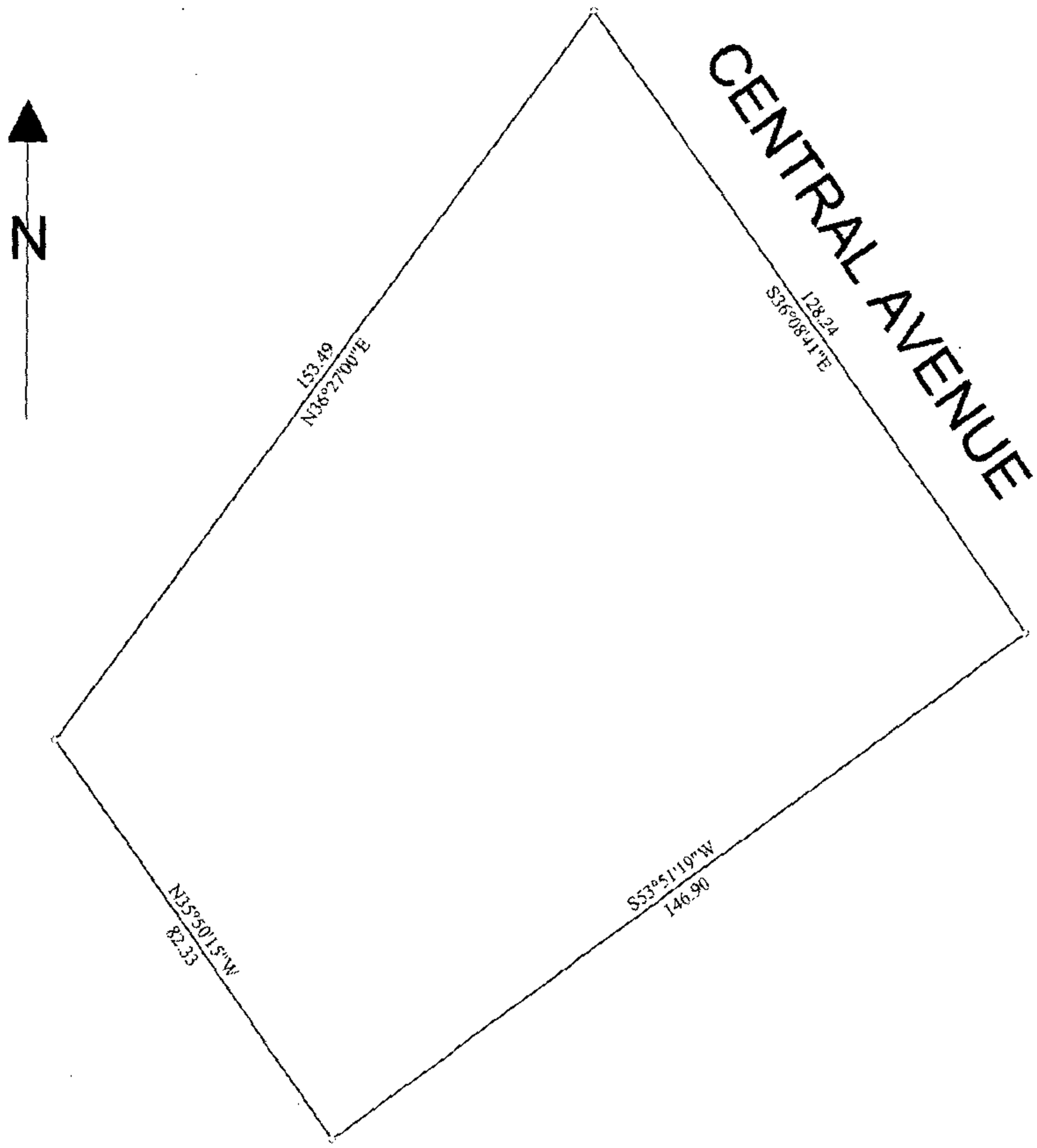


Central-siteplan3.cwk

PROPERTY ADDRESS: 6029 Central Avenue, 21207
SUBDIVISION NAME: Catonsville Manor
PLAT BOOK: 6 FOLIO: 116 LOT: 1-5, pt 6 BLOCK: 25
OWNER: Lanzhi Wang
9828 Magledt Road, Parkville, MD 21234
TAX ACCOUNT NO.: 012400012790
ELECTION DISTRICT: 1
COUNCILMANIC DISTRICT: 1
ZONING: DR 5.5
LOT SIZE: 0.3558 AC; 15,498 SQFT
SEWER: Public WATER: Public
CHESAPEAKE BAY CRITICAL AREA: No
100 YEAR FLOOD PLAIN: No
HISTORIC PROPERTY: No
PRIOR ZONING HEARING: None

Drafted by Ronald B. Meyer 10/1/07
Lana Corporation (Builder Reg. 4224)
4240 Klein Avenue, Nottingham, MD 21236
410-868-7568 • ronaldbrucemeyer@yahoo.com

ZONING OFFICE USE ONLY		
A. Tsui	157	CASE # 08-157A

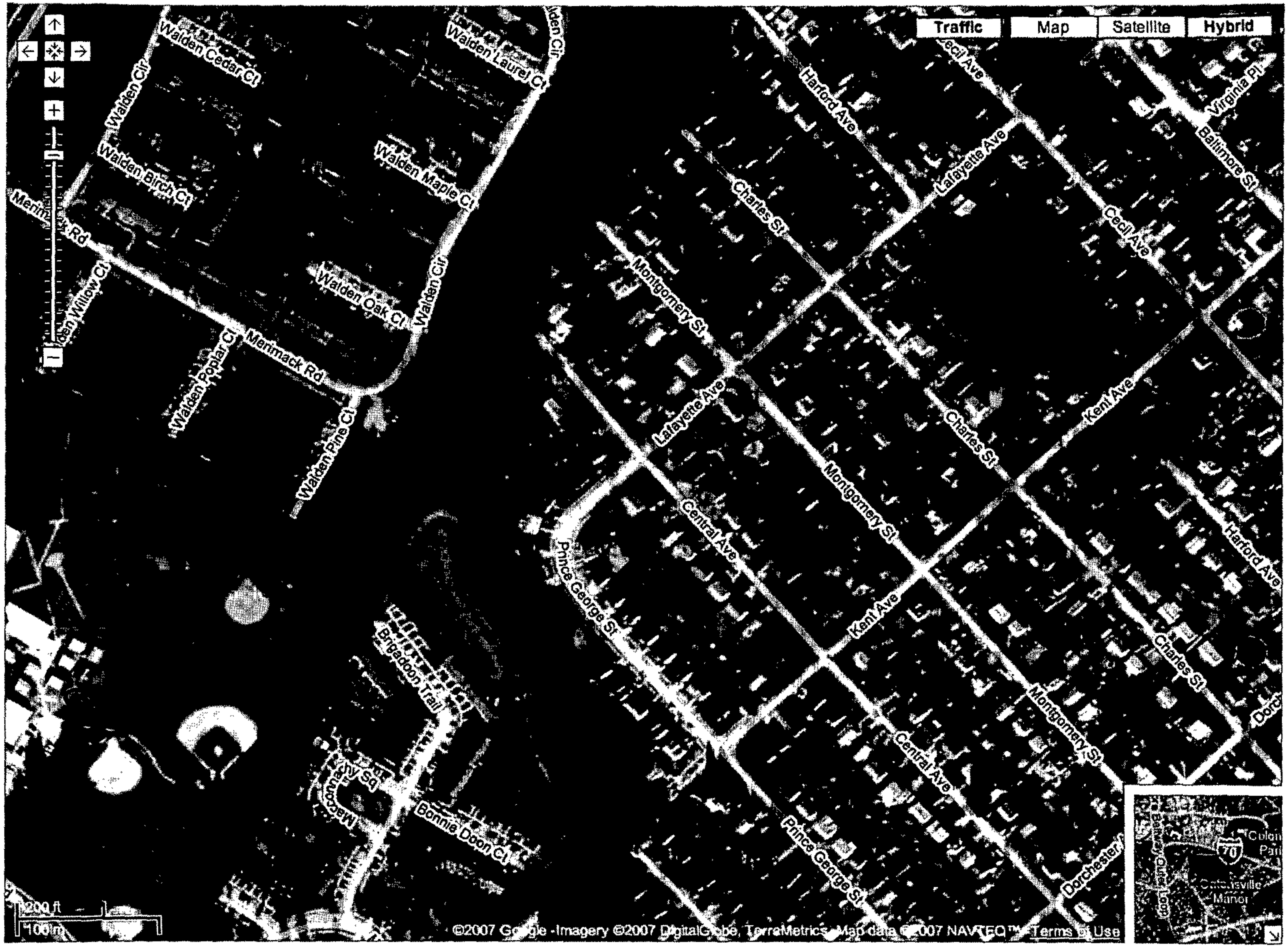


Title: 6029 Central Ave 21207		Date: 09-03-2007
Scale: 1 inch = 30 feet	File: 6029Central.des	

Tract 1: 0.354 Acres: 15438 Sq Feet: Closure = s23.4000w 0.00 Feet: Precision =1/123578: Perimeter = 511 Feet

001=S36.0841E 128.24	003=N35.5015W 82.33
002=S53.5119W 146.90	004=N36.2700E 153.49

08-157-A


Traffic
Map
Satellite
Hybrid
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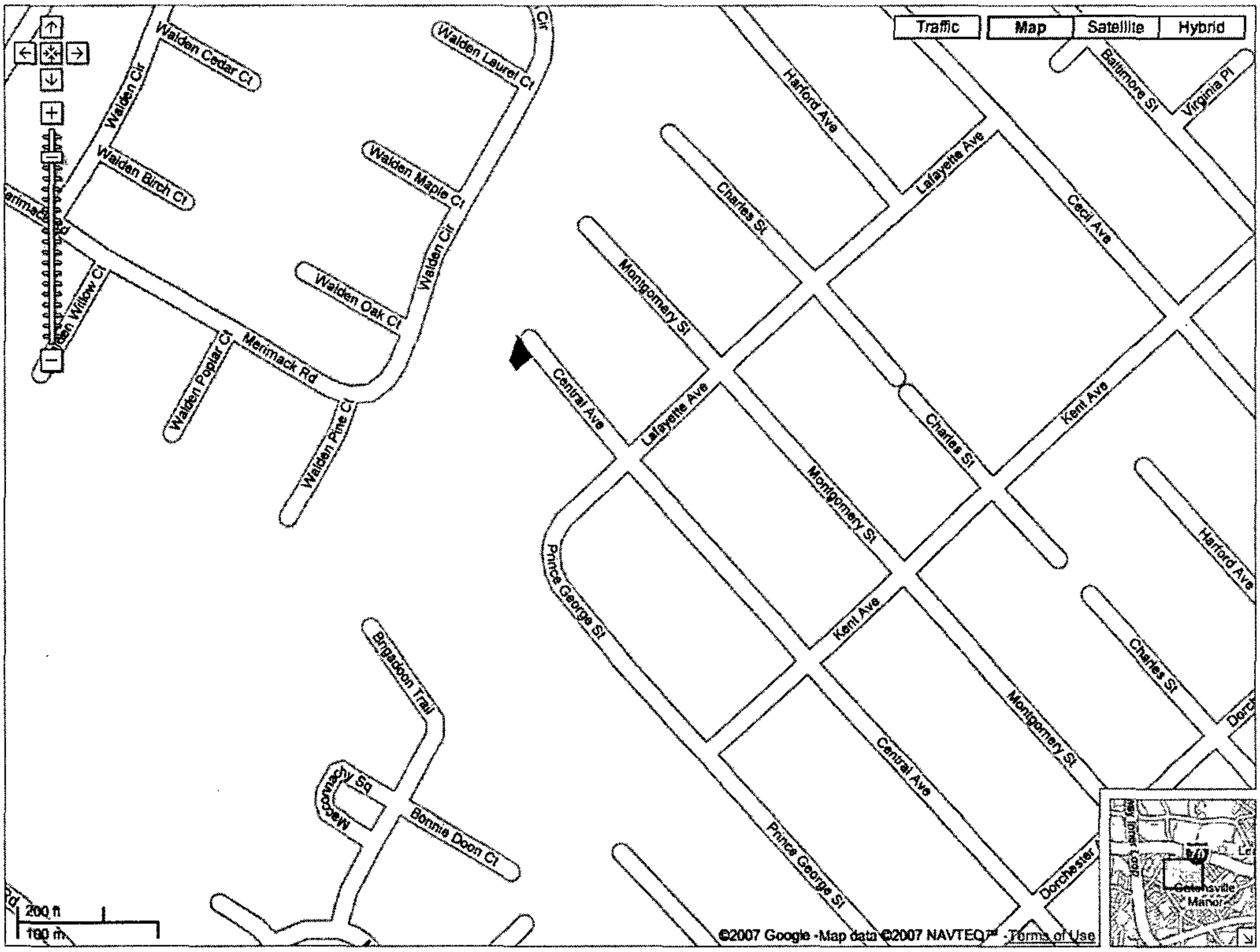
Walden Laurel Ct
Walden Cir
Walden Birch Ct
Walden Maple Ct
Merrimack Rd
Walden Willow Ct
Walden Oak Ct
Walden Poplar Ct
Walden Pine Ct
Harford Ave
Cecil Ave
Virginia Pl
Baltimore St
Lafayette Ave
Charles St
Montgomery St
Kent Ave
Central Ave
Prince George St
Dorchester
Brigadoon Trail
Bonnie Doon Ct
200 ft
100 m
©2007 Google - Imagery ©2007 DigitalGlobe, TerraMetrics - Map data ©2007 NAVTEQ™ Terms of Use

WaA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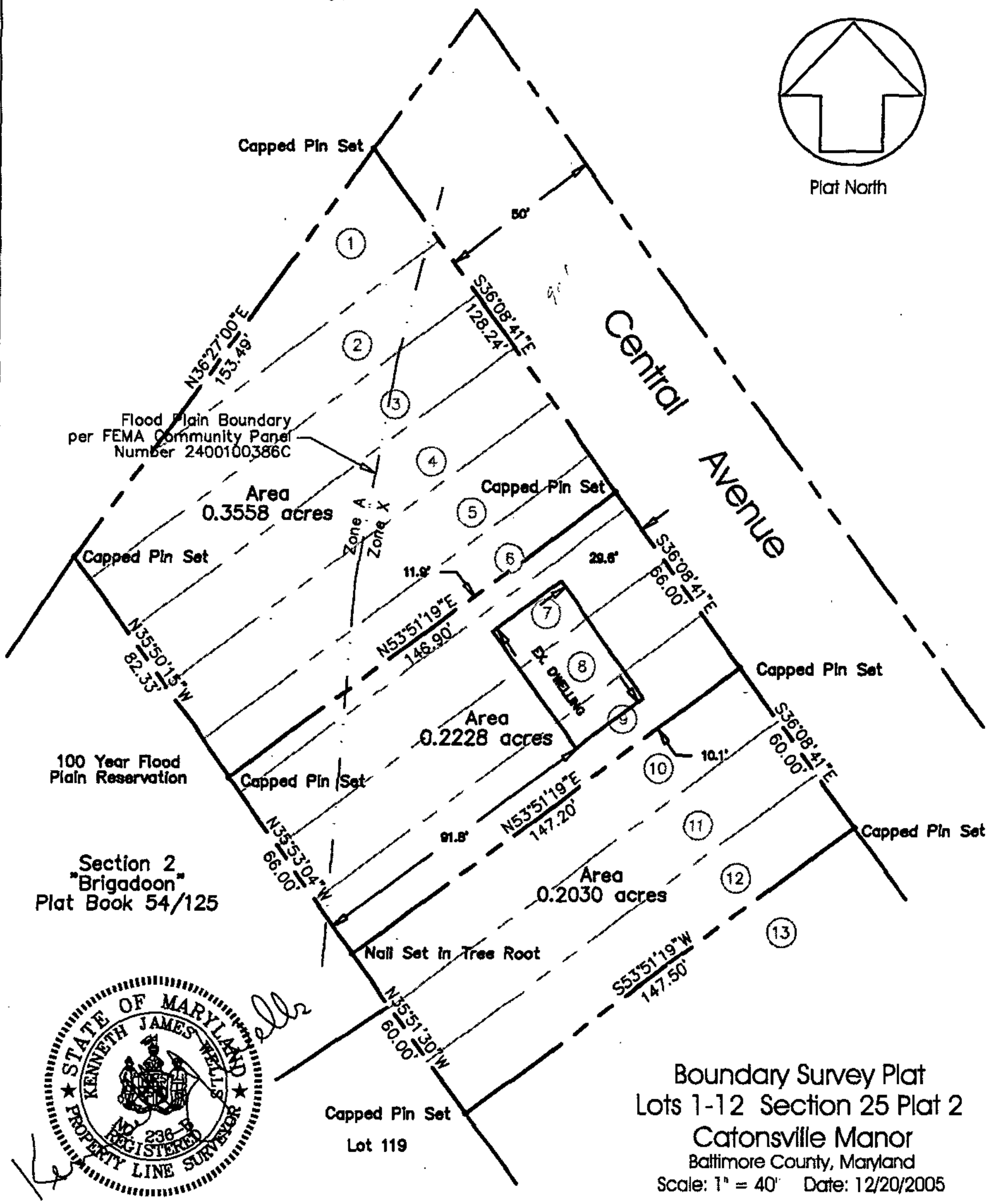
Walden Poplar Ct
Merrimack Rd
Walden Pine Ct
Harford Ave
Baltimore St
Virginia Pl
Lafayette Ave
Charles St
Cecil Ave
Montgomery St
Central Ave
Lafayette Ave
Charles St
Kent Ave
Montgomery St
Harford Ave
Prince George St
Kent Ave
Charles St
Montgomery St
Central Ave
Prince George St
Dorchester
Bimpadoon Trail
Bonnie Doon Ct
200 ft
100 m
©2007 Google - Map data ©2007 NAVTEQ™ - Terms of Use

08-157-A



Boundary Survey Plat
Lots 1-12 Section 25 Plat 2
Catonsville Manor

Baltimore County, Maryland

Scale: 1" = 40' Date: 12/20/2005

THE SURVEYOR WHOSE SEAL AND SIGNATURE IS FIX ON THIS SURVEY PLAT EITHER PERSONALLY PREPARED THIS BOUNDARY SURVEY OR WAS IN RESPONSIBLE CHARGE OVER ITS PRODUCTION AND THE SURVEYING WORK REFLECTED IN IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 09.13.06.12 OF THE ANNOTATED CODE OF MARYLAND.

NOTE: THIS PLAT SUPERSEDES ALL OTHER PLATS.

kjWellsInc
Land Surveyors & Site Planners
7403 NEW CUT ROAD
KINGSVILLE, MARYLAND 21087
(410) 592-8800

08-157-A

MEMO

From: Aaron Tsui, Planner II October 18, 2007

To: Zoning Commissioner/File

Re: Variance Case no. 08-157-A
6029 Central Avenue, 1st Election District

Mr. Ronald Meyer, representative of legal owner Ms. Lanzhi Wang, filed a variance petition on the subject property in a D.R. 5.5 zone. A couple of interesting facts for your information:

1. The Petitioner claims hardship in meeting zoning requirement because of the flood plain in the **rear portion** of the property.

The plan accompanying the petition (see attached copy) did indicate a FEMA flood plain line **Zone A & Zone X**. The flood plain information based on the GIS system however shows that **almost entire property**, with the exception of a small corner, **is within the flood plain**. The Environmental Department should comment on this and if the Environmental Regulations allow any proposed dwelling to be built within the flood plain at all. The Petitioner should have a professional Engineer to provide a Flood Plain **Elevation Certificate** of the existing conditions.

2. The Petitioner also claimed that she **desires only to build her owner-occupied single-family dwelling residence.**

The State Tax Assessment information in the County system (copies attached) show:

a. The Petitioner, Ms. Lanzi Wang, **solely and co-own twelve (12) properties** in Baltimore County.

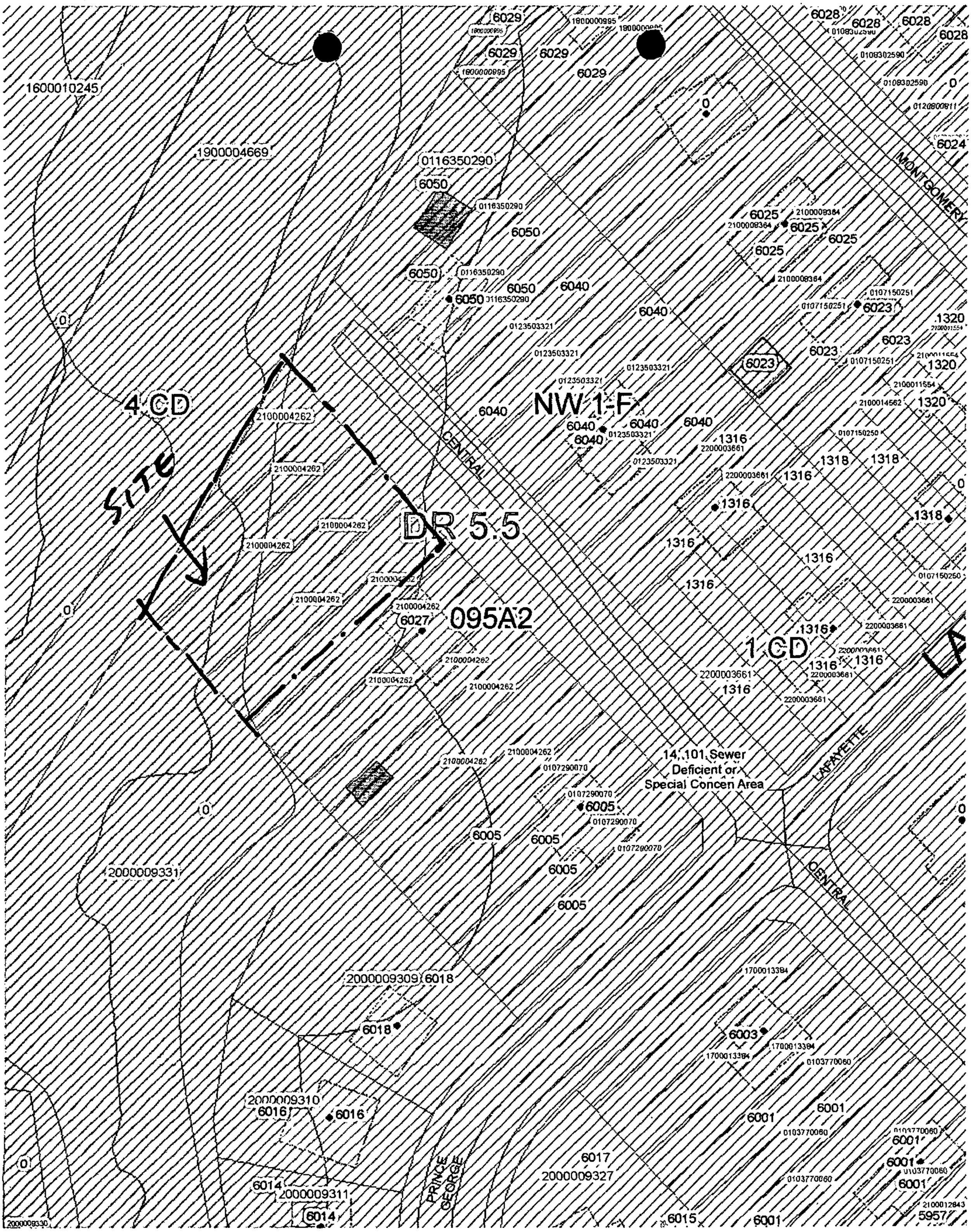
b. Mr. Ronald Meyer **co-owns three (3) other properties** with Ms. Lanzhi Wang.

c. Ms. Wang did a minor sub-division property in Magledt Road where she now resides in one of the three lots.

d. Mr. Meyer, according to my colleague, recently filed another minor subdivision property at Ritters Lane with the owner's name Ms. Lei Wang.

e. Ms. Lei Wang, also **co-owns three (3) properties** with Ms. Lanzhi Wang.

Hard to justify Petitioner's intention, isn't it???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MONTGOMERY
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6040
0123503321
6023
0107150251
1320
2100011554
2100014562
NW 1-F
4 CD
SITE
2100004262
CENTRAL
DR 5.5
095A2
6027
1316
2200003661
1318
0107150250
1 CD
LA
14,101 Sewer
Deficient or
Special Concern Area
LAFAYETTE
0107290070
6005
2000009331
2000009309
6018
1700013384
6003
0103770060
6001
2000009310
6016
PRINCE
GEORGE
6017
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6014
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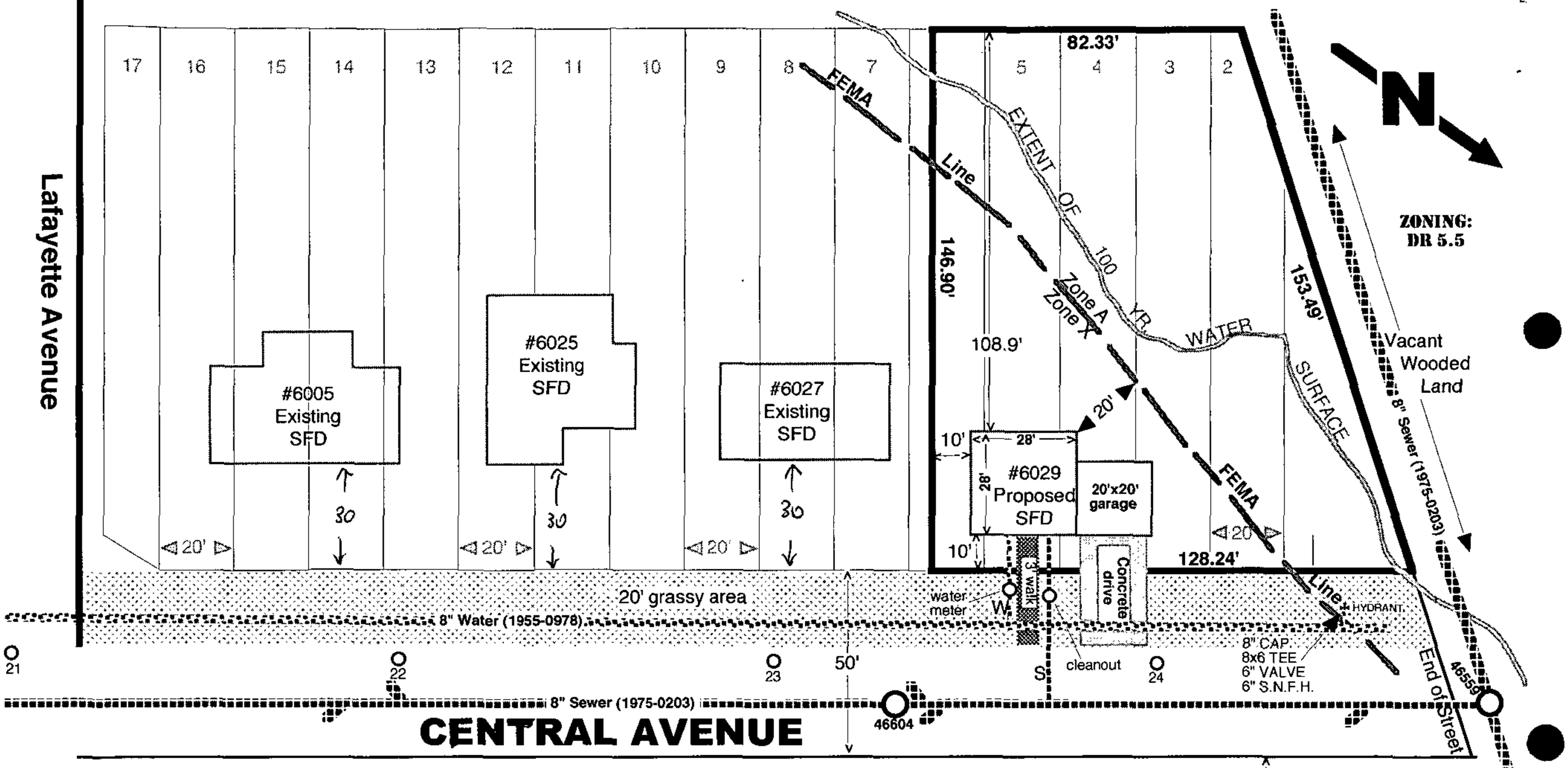
6015
2100012843
5957
2000009330

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE



Scale: 1" = 40'	BUILDING SITE PLAN to accompany building permit request Property Owner: Lanzhi Wang 4240 Klein Avenue, Nottingham, MD 21236	Property Location
Total Acreage 0.3558 (15,498 sqft) DATE: 7/11/2006 Rev. 10/1/2007 Deed Reference: 23034 / 659	District: 1 • Precinct: 5 • Legislative District: 10 Congressional District: 7 • Councilmanic District: 1 6029 Central Avenue, Gwynn Oak, MD 21207 Tax ID 012400012790 WPC 6 Folio 116 Plat #2 Block 25 Drafted by Ronald B. Meyer Lana Corporation (Builder Reg. 4224) 4240 Klein Avenue, Nottingham, MD 21236	

Central-siteplan3.cwk

95-A-2
Zoning Map

08-157-A

Petition for Variance

6029 Central Avenue, Gwynn Oak, MD 21207
Zoned DR 5.5
Deed Reference: 23034/659 Tax Account #2400012790
Request for reduction in required front setback from 25' to 10'

Petitioner claims hardship in meeting the above zoning requirement. Petitioner has already spent much money to satisfy environmental requirements on this property and desires only to build her owner-occupied, single-family residence with less than the required 25' setback for the following reasons:

1. Central Ave. is designed to be 50' wide, but only 30' of it is paved. Twenty feet on the SW side (at 6029) is not paved; it is an attractive grassy area. There is no plan ever to widen Central Ave. at this location. The grassy area on the 6029 side of Central Ave. provides a 20' natural setback.

2. The new house at 6029 Central Ave. will be built at the end of the street, like the house across the street at #6050. There is no possibility that another home will be built beyond the proposed house. Just as with 6050 Central Ave., with its 10' proximity to the street, the proposed location of the new house leaves ample room for a turn-around and interferes in nobody's use and enjoyment of Central Ave.

3. If Baltimore County Zoning allows petitioner a 10' front setback, the house at 6029 Central Ave will still have over 30' actual front setback, counting a 20' grassy area plus 10' setback from property line. This is still 3 times the setback of 6050 Central Ave, directly across the street, which has a mere 10' setback from its property line bordering Central Ave.

4. Honoring the *letter* of DR 5.5 zoning (requiring at 25' setback) will violate the flood zone and cause petitioner considerable hardship through loss of use of this property for her home. A 10' setback from the property line will still keep the new house 30' from Central Ave (as it exists on the ground), thus honoring the *spirit* of DR 5.5 zoning.

DATE: 10/16/2007 STANDARD ASSESSMENT INQUIRY

TIME: 14:42:03 CROSS REFERENCE BY OWNER NAME

SEL	------- OWNER NAME ONE -----	------ OWNER NAME TWO ------	PROPERTY NO.
	WANG JOAN L	WANG HENRY	24-00-011835
	WANG JOHN C	WON PAULA Y	18-00-004509
	WANG KANG	HUANG WEI	08-19-066781
	WANG KENNETH CHUNG-YI	WANG RITA DAI	22-00-021186
	WANG KO PEN	WANG SHU LIAN	22-00-020367
	WANG KO PEN	WANG SHU-LIAN	24-00-011401
	WANG KUANG		01-03-474670
	WANG KUNG-YEH	WANG YI-FEN ZHOU	20-00-005606
	WANG KUO HSING	WANG CHUN HSIN	18-00-002024
	WANG LANZHI		25-00-001402
	WANG LANZHI		25-00-001401
	WANG LANZHI		24-00-012790
	WANG LANZHI		11-23-053670
	WANG LANZHI	CHEN DAVID Y	12-08-031571

PAGE SCROLL (F/B) F

ENTER ANY CHARACTER NEXT TO ACCOUNT TO PERFORM INQUIRY

ENTER-INQUIRY1 PA1-PRINT PF4-MENU PF5-QUIT

RA1001E

DATE: 10/16/2007 STANDARD ASSESSMENT INQUIRY

TIME: 12:37:23 CROSS REFERENCE BY OWNER NAME

SEL	------- OWNER NAME ONE -----	------ OWNER NAME TWO ------	PROPERTY NO.
	WANG LANZHI	MEYER RONALD	01-08-300840
	WANG LANZHI	MEYER RONALD B	13-23-750780
x	WANG LANZHI	MEYER RONALD B	13-23-750781
	WANG LAWRENCE	WANG JENNY	23-00-001877
	WANG LAWRENCE	WANG JENNY	22-00-018429
	WANG LAWRENCE	WANG JENNY	22-00-012225
	WANG LEI		04-03-067300
	WANG LEI	WANG LANZHI	02-08-650870
	WANG LEI	WANG LANZHI	04-07-028030
	WANG LEI	WANG LANZHI	16-00-000965
	WANG LIEN SENG		16-00-002978
	WANG LIQIN L	LI MARY J	24-00-003670
	WANG LIU CHENG RONG		18-00-011752
	WANG MARCUS L	WANG DERRICK L	24-00-001217

PAGE SCROLL (F/B) F

ENTER ANY CHARACTER NEXT TO ACCOUNT TO PERFORM INQUIRY

ENTER-INQUIRY1 PA1-PRINT PF4-MENU PF5-QUIT

RE: PETITION FOR VARIANCE	*	BEFORE THE
6029 Central Avenue; SW Central Avenue, 240' NW c/line Lafayette Avenue	*	ZONING COMMISSIONER
1st Election & 1st Councilmanic Districts	*	FOR
Legal Owner(s): Lanzhi Wang Petitioner(s)	*	BALTIMORE COUNTY
	*	08-157-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel 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/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of October, 2007, a copy of the foregoing Entry of Appearance was mailed Ronald Meyer, 4240 Klein Avenue, Nottingham, MD 21236, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
OCT 31 2007
Per.....

From: David Thomas
To: Wiley, Debra
Date: 12/20/07 8:00:02 AM
Subject: Robin's position

Debra,

Robin is an Engineering Associate III. Thanks for checking.

Dave

David L. Thomas
Baltimore County DPW
(410) 887-3984

BW
12/19
10 AM

From: David Thomas
To: Wiley; Debra
Date: 12/19/07 9:03:56 AM
Subject: Re: Case No. 08-157-A

Debra,

Please let Bill know that I'm sending Robin Hurley of my office to attend the hearing. Robin is very familiar with the situation. She reviewed the building permit application for this property and originally identified the floodplain issue that resulted in the flood study and revised site plan. In consultation with Zoning Office Robin found that observing the floodplain setback creates a zoning setback issue which is the subject of today's hearing.

Dave Thomas

David L. Thomas
Baltimore County DPW
(410) 887-3984

>>> Debra Wiley 12/18/2007 1:01 PM >>>
Hi Jeff,

Bill has brought to my attention a case that he'll be hearing tomorrow, Wed., 12/19 at 10 AM which is indicative of a FEMA flood plain line Zone A and Zone X. Therefore, he's requesting a comment from DEPRM and in addition, by copy of this e-mail, he's advising Dave Thomas in DPW as well.

The case information is as follows:

Case No. 08-157-A
6029 Central Avenue
S/west of Central Avenue, 240 feet n/west of c/line of Lafayette Avenue
1st Election District - 1st Council District
Legal Owners: Lanzhi Wang

Variance to permit a proposed single-family dwelling with a front setback of 10 feet in lieu of the required front average setback of 30 feet.

Thanking you in advance for your usual cooperation.

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

CC: Wiseman, Bill

1

Colony Title Group
File No. **05-32119**
Tax ID # **21-00-004262**

This Deed, made this 21st day of October, 2005, by and between SAMUEL W. CHAIRS, III, party of the first part, Grantor; and LANZHI WANG, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of TWO HUNDRED NINETY NINE THOUSAND NINE HUNDRED SIXTY AND 00/100 DOLLARS ($299,960.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said LANZHI WANG, as sole owner, in fee simple, all that lot of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 25, in the subdivision known as "Plat No. 2, CATONSVILLE MANOR," as per plat thereof recorded among the Land Records of Baltimore County, Maryland, in Plat Book WPC No. 6, folio 116.

The improvements thereon being known as 6027 Central Avenue, Gwynn Oak, Maryland 21207.

BEING all and the same lots of ground which by Deed dated 6/28/00, and recorded among the Land Records of Baltimore County, in Liber No. 14568, Folio 087, were granted and conveyed by Lisa E. Dietz, surviving tenant by the entirety, unto Samuel W. Chairs, III.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said LANZHI WANG, as sole owner, in fee simple.

And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-22710] Book SM 22855, p. 0252. Printed 12/19/2007. Online 02/08/2006.

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

_____ _____ {Seal}
Samuel W. Chairs, III

STATE OF MARYLAND, COUNTY OF Howard, to wit:

I hereby certify that on this 21st day of October, 2005, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Samuel W. Chairs, III, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

PUBLIC NOTARY EDWIN E. TILLMAN, JR. HOWARD COUNTY, MARYLAND

_____
Notary Public
My commission expires: 12/1/07

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

_____
Attorney EDWIN E. TILLMAN, JR.

AFTER RECORDING, PLEASE RETURN TO:
Colony Title Group
10320 Little Patuxent Parkway
Suite 410
Columbia, MD 21044

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-22710] Book SM 22855, p. 0253. Printed 12/19/2007. Online 02/08/2006.

CERTIFICATION OF EXEMPTION FROM WITHHOLDING UPON DISPOSITION OF MARYLAND REAL ESTATE

AFFIDAVIT OF RESIDENCY OR PRINCIPAL RESIDENCE

File Number: 05-32119

Property: 6027 Central Avenue, Gwynn Oak, Maryland 21207

Based on the certification below, Transferor claims exemption from the tax withholding requirements of § 10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. The requirements of § 10-912 do not apply when a transferor provides a certification of Maryland residency or certification that the transferred property is the transferor's principal residence.

1. Transferor Information
Name of Transferor **Samuel W. Chairs, III**

2. Reason for Exemption		
Resident Status	☒	I, Transferor, am a resident of the State of Maryland.
	☐	Transferor is a resident entity under § 10-912(A)(4) of Maryland's Tax General Article. I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	☐	Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC § 121.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
Witness	Samuel W. Chairs, III Name Signature

3b. Entity Transferors	
Witness/Attest	Name of Entity By: Name Title

0022855.255

05-32119

State of Maryland Land Instrument Intake Sheet

[ ] City [X] County: Baltimore

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.

(Type or Print in Black Ink Only All Copies Must Be Legible)

[ ] Check Box if Addendum Intake Form is Attached.)

1 Type(s) of Instruments

1 Deed	[ ] Mortgage	[ ] Other	[ ] Other
2 Deed of Trust	[ ] Lease		

2 Conveyance Check Box

[X] Improved Sale Arms-Length [1]	[ ] Unimproved Sale Arms-Length [2]	[ ] Multiple Arms Length [3]	[ ] Not an Arms-Length Sale [9]

3 Tax Exemptions (if Applicable) Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$ 299,960.00
Any New Mortgage	$ 239,968.00
Balance of Existing Mortgage	$
Other:	$
Other:	$
Full Cash Value	$ 299,960.00

Finance Office Use	
Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	
x ( ) %	
Less Exemption Amount	
Total Transfer Tax =	$
Recordation Tax Consideration	$
x ( ) per $500 =	$
TOTAL DUE	$

TRP FD SURE $ 20.00
RECORDING FEE 20.00
TAX STATE 1,499.80
TOTAL Tax Consideration 1,539.80
Rcpt: SBA04 Rcpt # 91657
SM $ JLF Blk # 865
Nov 04, 2005 11:16 am

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$ 20.00
Surcharge	$ 20.00	$ 20.00
State Recordation Tax	$ 1500.00	$
State Transfer Tax	$ 1499.80	$
County Transfer Tax	$ 4499.40	$
Other	$	$
Other	$	$

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

6 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
	21-00-004262	14568/087			[ ] (5)

Subdivision Name	Lot (3a)	Block(3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage(4)
Plat No. 2, CATONSVILLE MANOR.	Nos. 1, 2,	25		WPC	

Location/Address of Property Being Conveyed (2)

6027 Central Avenue, Gwynn Oak, Maryland 21207

Other Property Identifiers (if applicable) | Water Meter Account No.

Residential [X] or Non-Residential [ ] | Fee Simple [X] or Ground Rent [ ] Amount:

Partial Conveyance? [ ] Yes [X] No | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
Samuel W. Chairs, III	Lanzhi Wang
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 – Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
Lanzhi Wang	PRLAP, Inc.

New Owner's (Grantee) Mailing Address

6027 Central Avenue, Gwynn Oak, Maryland 21207

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
	Bank of America, N.A.

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Ruthanne Maldovan
Firm: Colony Title Group
Address: 10320 Little Patuxent Parkway Suite 410 Columbia, MD 21044
Phone: 410-884-1160

[X] Return to Contact Person
[ ] Hold for Pickup
[ ] Return Address Provided

11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

[X] Yes [ ] No Will the property being conveyed be the grantee's principal residence?
[ ] Yes [X] No Does transfer include personal property? If yes, identify:
[ ] Yes [X] No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)

Assessment Use Only - Do Not Write Below This Line

[ ] Residential Verification [ ] Agricultural Verification [ ] Whole [ ] Part [ ] Tran. Process Verification

Transfer Number: Date Received: Deed Reference: Assigned Property No.:

Year Bldg			Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Dep.			Town Cd.	Ex. St.	Ex. Cd.	

RECORDATION TAX NOT REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND
T.P. ART 12-108

Date 10/31/05

DUPLICATE PAID RECEIPT
BALTIMORE COUNTY
RECORDATION TAXES
ACCOUNT NO. 21-00-004262
$45,999.40
$.00 CA
Land
Buildings
Year Bldg
Rec. Date 10/31/2005
DTLM
DDCL DMD
MAIL
MS 850M
BUSINESS ACTUAL TIME DRW
10/31/2005 10/31/2005 09:20:38 2

BALTIMORE COUNTY [illegible] (Land Records) [MSA CE 62-22710] Book SM 22855, p. 0255. Printed 12/13/2007. Online 02/08/2006.

05-32119

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 08-157-A
DATE 12-19-07

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
~~Dominic DMeerig~~	~~6044 Shady Spring Ave~~	~~Rosedale Md 21237~~	~~doug@blaumen.net~~
~~Jeremy Clancy~~	~~1051 macbeth way~~	~~Elkton Md 21784~~	
Ronald Meyer	4240 Klem Rd	Nottingham MD 21236	
Lanchi Wang	9828 Mylander Rd	Parkville MD 21234	

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 08-157-A
DATE 12-19-07

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Joan A. Roussell	6040 Central Ave	Balto., Md. 21207	–
Roger R. Roussell, Sr.	6040 Central Ave.	Balto., MD. 21207	
Ron Thomas	6027 Central Ave	Gwynn Oak MD 21207	
Carolyn Thomas	6027 Central Ave	Gwynn Oak MD 21207	

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 08-157-A
DATE 12-19-07

COUNTY REPRESENTATIVE'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Robin B. Hurley	Director's Office RM 307		rhurley@baltimore county md.gov

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

Go Back
View Map
New Search

Account Identifier: **District** - 01 **Account Number** - 0107290070

Owner Information

Owner Name:	DABNEY WILLIAM DABNEY LILLIE	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	6005 CENTRAL AVE BALTIMORE MD 21207-4807	**Deed Reference:**	1) /23673/ 556 2)

Location & Structure Information

Premises Address
6005 CENTRAL AVE

Legal Description
LTS 13,14,15,16
6005 CENTRAL AVE
CATONSVILLE MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
95	8	189				25	13	1	Plat Ref:	6/ 116

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1988	1,120 SF	11,760.00 SF	04

Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	36,440	91,440		
Improvements:	121,260	201,200		
Total:	157,700	292,640	202,680	247,660
Preferential Land:	0	0	0	0

Transfer Information

Seller:	JONES PHILIP WESTLEY	**Date:**	04/12/2006	**Price:**	$300,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/23673/ 556	**Deed2:**	
Seller:	CAVANAUGH STEVEN F	**Date:**	12/19/1994	**Price:**	$122,500
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/10873/ 495	**Deed2:**	
Seller:	WAYNICK RAYMOND L	**Date:**	11/25/1986	**Price:**	$81,900
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/ 7422/ 514	**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3)

Go Back
View Map
New Search

Account Identifier: **District** - 01 **Account Number** - 2400012788

Owner Information

Owner Name:	JONES TROY V JONES ANTOINETTE M	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	6015 CENTRAL AVE BALTIMORE MD 21207-4807	**Deed Reference:**	1) /25869/ 120 2)

Location & Structure Information

Premises Address
6025 CENTRAL AVE

Legal Description
.203AC LTS10,11,12
6025 CENTRAL AVE
2 CATONSVILLE MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
95	8	189				25	10	1	**Plat Ref:** 6/ 116

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2007	2,280 SF	8,841.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	35,710	90,710		
Improvements:	212,010	271,470		
Total:	247,720	362,180	285,873	324,026
Preferential Land:	0	0	0	0

Transfer Information

Seller: P & S BUILDERS INC		**Date:** 06/28/2007	**Price:** $410,325
Type: IMPROVED ARMS-LENGTH		**Deed1:** /25869/ 120	**Deed2:**
Seller: WANG LANZHI		**Date:** 03/21/2006	**Price:** $100,900
Type: UNIMPROVED ARMS-LENGTH		**Deed1:** /23565/ 33	**Deed2:**
Seller: WANG LANZHI		**Date:** 12/08/2005	**Price:** $0
Type: NOT ARMS-LENGTH		**Deed1:** /23034/ 659	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3)

Go Back
View Map
New Search

Account Identifier: **District** - 01 **Account Number** - 2400012789

Owner Information

Owner Name:	THOMAS RONALD K	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	6027 CENTRAL AVE BALTIMORE MD 21207-4807	**Deed Reference:**	1) /23621/ 631 2)

Location & Structure Information

Premises Address
6027 CENTRAL AVE

Legal Description
.223AC LTS7,8,9 PT6
6027 CENTRAL AVE
2 CATONSVILLE MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
95	8	189				25	7	1	Plat Ref: 6/ 116

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1966	1,144 SF	9,705.00 SF	04

Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	BRICK

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	35,920	90,920		
Improvements:	94,440	181,640		
Total:	130,360	272,560	177,760	225,160
Preferential Land:	0	0	0	0

Transfer Information

Seller: WANG LANZHI	**Date:** 04/04/2006	**Price:** $292,000
Type: IMPROVED ARMS-LENGTH	**Deed1:** /23621/ 631	**Deed2:**
Seller: WANG LANZHI	**Date:** 12/08/2005	**Price:** $0
Type: NOT ARMS-LENGTH	**Deed1:** /23034/ 659	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

Go Back
View Map
New Search

Account Identifier: **District** - 01 **Account Number** - 2400012790

Owner Information

Owner Name:	WANG LANZHI	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	4240 KLEIN AVE BALTIMORE MD 21236-3718	**Deed Reference:**	1) /23034/ 659 2)

Location & Structure Information

Premises Address
6029 CENTRAL AVE

SUBJECT PROP

Legal Description
.361AC LTS1-5 PT6
6029 CENTRAL AVE
2 CATONSVILLE MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
95	8	189				25	1	1	Plat Ref: 6/ 116

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		15,722.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	37,430	92,430		
Improvements:	0	0		
Total:	37,430	92,430	55,763	74,096
Preferential Land:	0	0	0	0

Transfer Information

Seller: WANG LANZHI	**Date:** 12/08/2005	**Price:** $0	22855/252
Type: NOT ARMS-LENGTH	**Deed1:** /23034/ 659	**Deed2:**	
Seller:	**Date:**	**Price:**	
Type:	**Deed1:**	**Deed2:**	
Seller:	**Date:**	**Price:**	
Type:	**Deed1:**	**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

Lanzhi Wang
9312 Pilar Court, Columbia, MD 21045
410-884-0132 • fax 410-884-0466
E-mail reallw@yahoo.com

October 26, 2005

Department of Permits and Development Management
Development Review Committee
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland, 21204

Dear Sir or Madam:

My name is Lanzhi Wang, owner of the property at 6027 Central Avenue, Gwynn Oak, MD 21207; phone (410) 884-0132. I am writing to request a lot line adjustment on my property for the purpose of splitting the total 0.79 acres into three deeds. The new Lot #1 will be 0.20 acres (8,712 sq ft), the existing single-family dwelling will be 0.27 acres (11,761 sq ft) and new Lot #2 will be 0.32 acres (13,939 sq ft).

Enclosed are three (3) copies of my DRC application with three (3) copies of this letter attached, plus nine (9) copies of the site plan, with lot line adjustment indicated, and my check for $50 payable to Baltimore County, MD.

Thank you for your prompt consideration of my request before the Development Review Committee.

Sincerely,

Lanzhi Wang

BALTIMORE COUNTY
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

DEVELOPMENT REVIEW COMMITTEE (DRC) APPLICATION

RC# 112105B
County Use Only

Filing Date: _____
Stamp in w/PDM date stamp here

his application must be accompanied by the following:

1. One copy of the completed DRC application form checklist.
2. Three copies of this DRC application, completed in full.
3. Three copies of a letter of request (attach one to each DRC application).
4. Nine copies of the plan folded to 8 ½ x 11 inches.
5. $50 fee (check made payable to Baltimore County and non-refundable; do not staple check to forms)

Project Name: Lanzhi Wang Lot Line Adjustment PDM File #: _____

Project Address: 6027 Central Ave, Gwynn Oak, MD Zip Code: 21207 ADC Map #: 33E11

Councilmanic District: 1 Election District: 1 Project Acreage: 0.79 (total)

Tax Account No(s): 04012100004262 Zoning: DR 5.5

Engineer: Hicks Engineering Engineer's Phone No.: 410-494-0001

Applicant: Lanzhi Wang Applicant's Phone No.: 410-884-0132

Address: 9312 Pilar Court
Columbia, MD Zip 21045 Email: reallw@yahoo.com

Is this an antenna? ___ Yes X No If "Yes" check one of the following: Cellular ____ (CAC) Water Tower ____ (WTC) MonoPole ____ (CFC)

REQUESTED ACTION (TO BE COMPLETED BY THE APPLICANT)

( ) Limited Exemption under Section 32-4-106 (____) (____) (____)
( ) Material Amendment to the plan
( ) Plan Refinement
( ) Waiver of public works standards
( ) Requires a Zoning ( ) Special Hearing; ( ) Special Exception; ( ) Variance
(x) Other lot line adjustment

This application must be accompanied by a written request. That request must be in the form of a letter, legibly printed or typed, and signed by the applicant. The letter must contain the name, address and telephone number of the applicant and must provide details of the request.

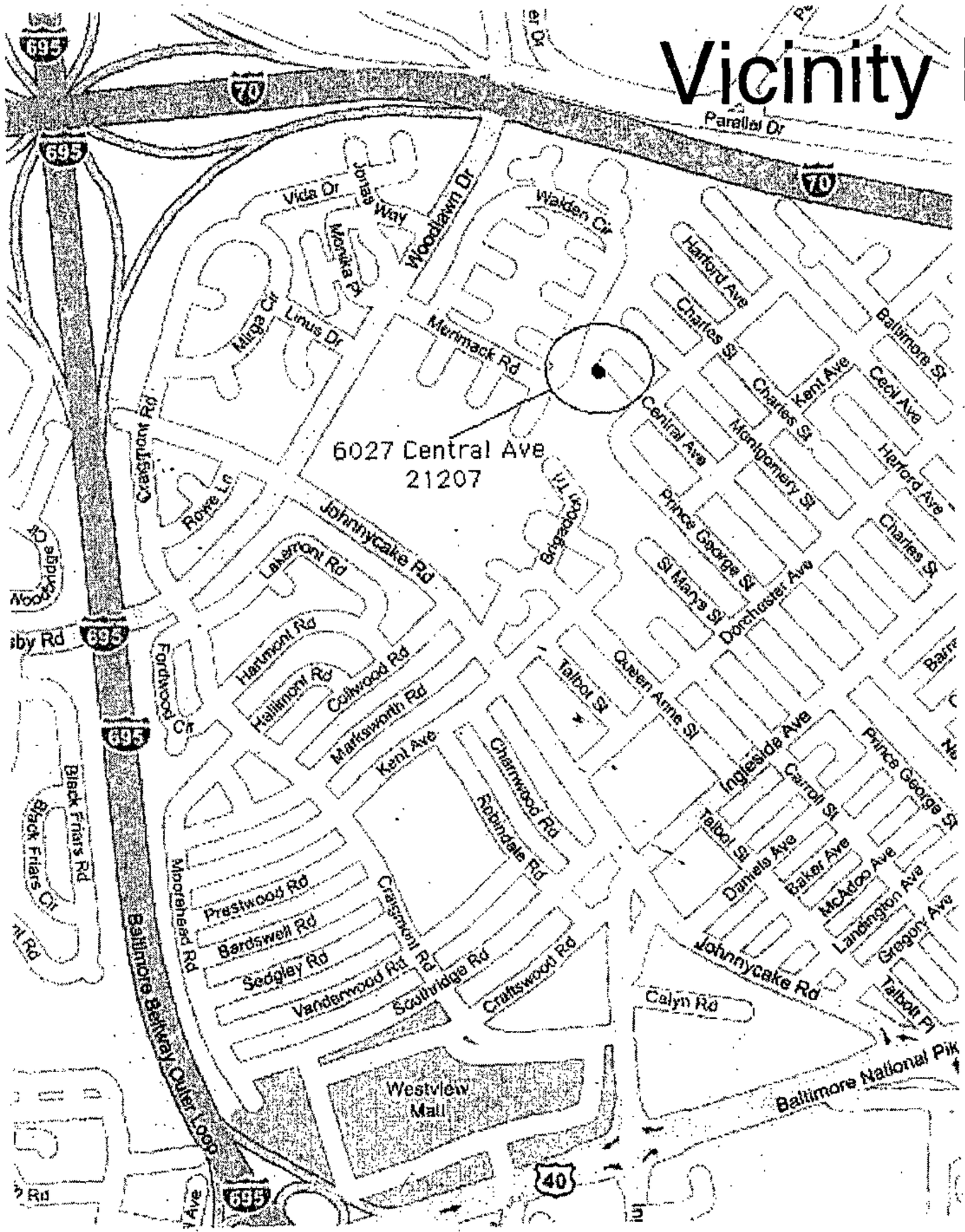
Please note that a DRC application form checklist is available in room 123 of the Baltimore County Office Building and on the Baltimore County web site at www.co.ba.md.us. A copy of that checklist must be completed and included along with this DRC application.

Please see the DRC application form checklist for complete submittal requirements.

rev. 10/2004

c: Council, Planning, DEPRM

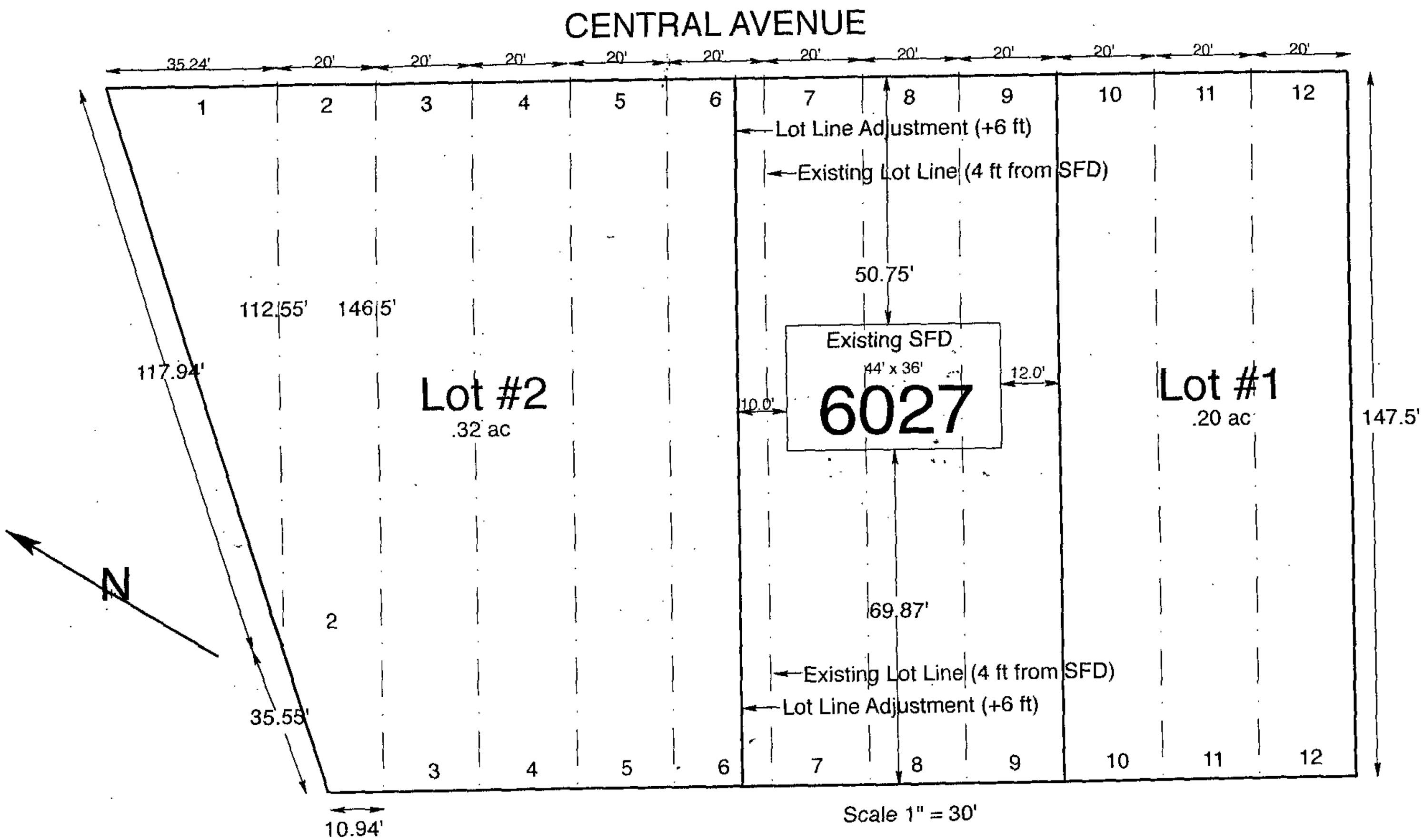
Vicinity Map



N

Plan to accompany DRC request
6027 Central Ave 21207
Election District: 1
Precinct: 5
Legislative District: 10
Congressional District: 7
Councilmanic District: 1
Tax account: 04012100004262
Zoning: DR 5.5

Owner: Lanzhi Wang
9312 Pilar Court
Columbia, MD 21045
(410) 884-0132



Plot Plan for 6027 Central Avenue, Gwynn Oak, MD 21207
Based on 1917 "Catonsville Manor" Subdivision and later water and sewer plats

Drafted by Quality First Builder 10/26/05
Registration Number 4224

BW
12-19-07

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
DEC 18 2007
BY:_____

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination JNL

DATE: December 18, 2007

SUBJECT: Zoning Item # 08-157-A
Address 6029 Central Avenue
(Wang Property)

Zoning Advisory Committee Meeting of October 29, 2007

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_X_ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_X_ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:
Development of this site is highly constrained by the stream, wetland, 100 year floodplain, their associated Forest Buffer and the minimum building setback from the Forest Buffer Easement and 100 year floodplain. Furthermore, the proposed plan may require a Forest Buffer Variance request to be submitted to DEPRM. A variance request is no guarantee of approval.

Reviewer: J. Russo Date: 11/20/07

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2008\ZAC 08-157-A.doc

From: Debra Wiley
To: Livingston, Jeffrey
Date: 12/18/07 1:01:56 PM
Subject: Case No. 08-157-A

Hi Jeff,

Bill has brought to my attention a case that he'll be hearing tomorrow, Wed., 12/19 at 10 AM which is indicative of a FEMA flood plain line Zone A and Zone X. Therefore, he's requesting a comment from DEPRM and in addition, by copy of this e-mail, he's advising Dave Thomas in DPW as well.

The case information is as follows:

Case No. 08-157-A
6029 Central Avenue
S/west of Central Avenue, 240 feet n/west of c/line of Lafayette Avenue
1st Election District - 1st Council District
Legal Owners: Lanzhi Wang

Variance to permit a proposed single-family dwelling with a front setback of 10 feet in lieu of the required front average setback of 30 feet.

Thanking you in advance for your usual cooperation.

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

CC: dthomas@baltimorecountymd.gov

BW 12/19
10AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: November 7, 2007

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

RECEIVED
NOV 15 2007
BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 8-157- Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz in the Office of Planning at 410-887-3480.

Reviewed By: Curtis Murray

CM/LL

W:\DEVREV\ZAC\8-157.doc

Robin FYI

Date: July 17, 2007

To: Directors
Deputy Directors
Commissioners
Managers of:
Office of Planning, Plans Review
Department of Permits & Development Management
Office of Development Processing
Office of Zoning
Department of Public Works
Department of Environmental Protection & Resource Management
Building Plans, Flood Control, Sediment Control,
Advisory Commission on Environmental Quality
et al for Baltimore county

Fm: Ronald K. Thomas
Home Owner
6027 Central Avenue
Gwynn Oak, MD 21207

Ref: Vacant lot located next door
Designated as 6029 Central Avenue
Gwynn Oak, MD 21207

To Whom It May Concern:

It is my understanding that the owner(s) of the vacant lot 6029 Central Avenue, Gwynn Oak MD 21207 have filed plans to build a house on this property. (B636724, B636725)

As the homeowner of the adjacent property I am writing this letter **to document my complaint and objection to any request to build a house on this property at 6029** Central Avenue, 21207.

I believe this to be **encroachment on my property at 6027. It would also cause a severe and dangerous long term traffic problem** to myself and the neighboring households located on this "**no outlet**" end of the street (Central Avenue)

The construction process itself would be dangerous and the noise and dust levels unhealthy and unbearable to the neighboring households.

I am **overwhelmingly concerned about many issues related to building on the property at 6029 including permits that would allow any change and/or affect the environment.** (B636724) This area is deemed to be a **wetlands** environment and a natural habitat for wildlife. In a flood control area where easement construction would be necessary and/or the attempt to meet code to build in such a small space to avoid the Flood Plain Boundary could cause damage and future problems to my property as well as change the wetlands natural environment and water stream of Baltimore County property. **I am equally concerned about the impact to the existing sewer system.**

A building on this lot would be a direct infringement on the quality of life here. This section of land has already been **subdivided multiple times by the same owner to force additional construction of new houses.** In particular this is the situation with the properties adjacent to my property at 6027, both to my right and left. As stated above, the **current attempt** by this owner to build on the lot designated as 6029 in this limited space, where construction alone on this Dead End of Central Avenue would be **encroaching and hazardous to the residents and the environment, and should not be permitted.**

I respectfully request that the proper authorities make a site visit before any permit to build is approved and that this matter be thoroughly investigated. I further request that this letter of complaint and objection be noted with the proper Departments where permits would have to be issued and overall permit to build would have to be granted.

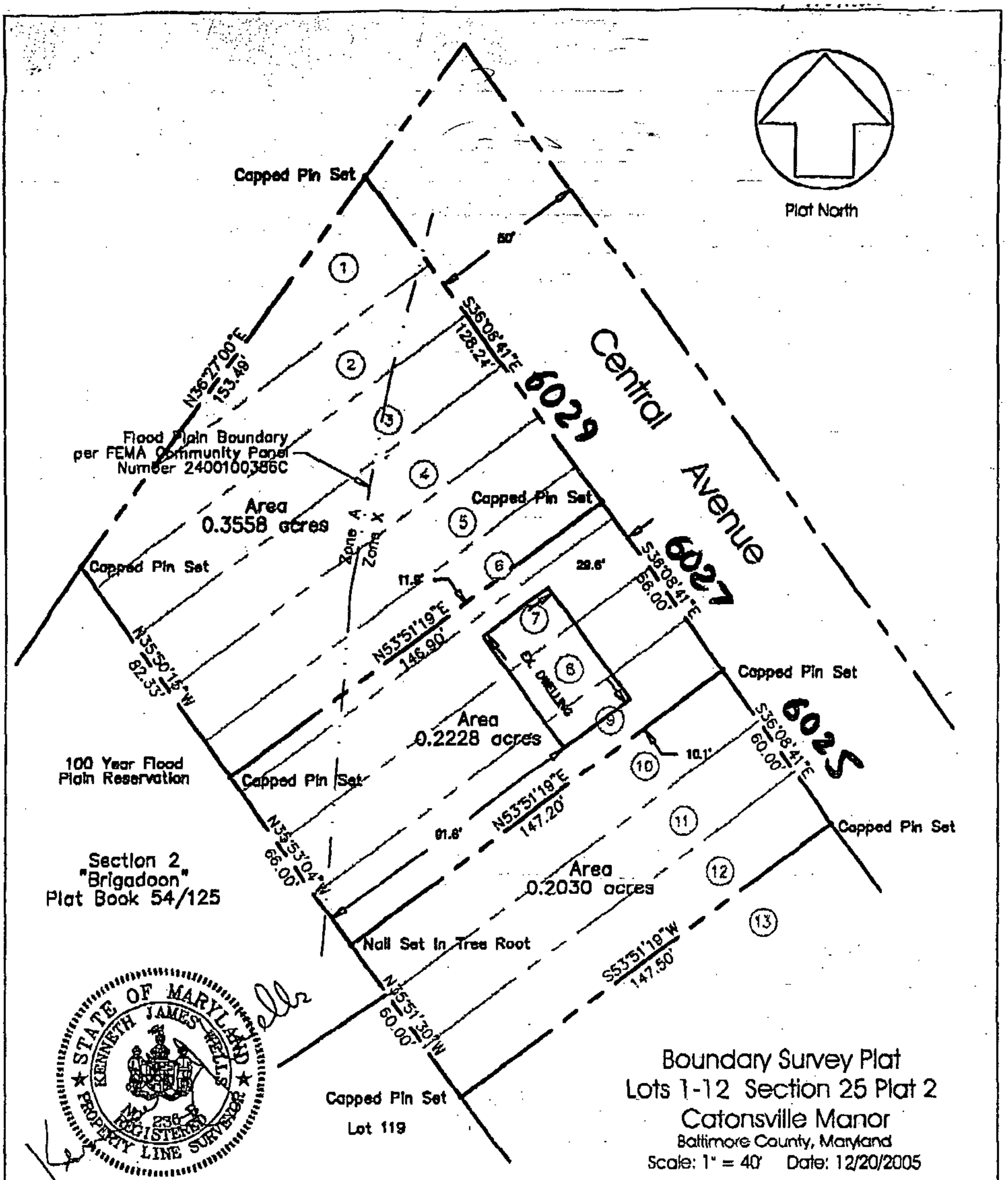
I have just recently found out about plans for the lot at 6029. While I respect the rights of property owners and the progress of new development in any area; I equally want to protect my property, the quality of life of myself and my neighborhood and the surrounding natural and wildlife environment.

I am immediately researching and seeking all legal avenues with which to address this matter. **I would appreciate being informed of any other means to formally or informally file objection and stop any grant of permits to build at the location 6029 Central Avenue, Gwynn Oak MD 21207.**

Thank you in advance for your attention to this matter and any relevant information and/or update is appreciated. **I can be contacted at 443-851-0231.**

Sincerely,

Ronald K. Thomas
6027 Central Avenue
Gwynn Oak, MD. 21207



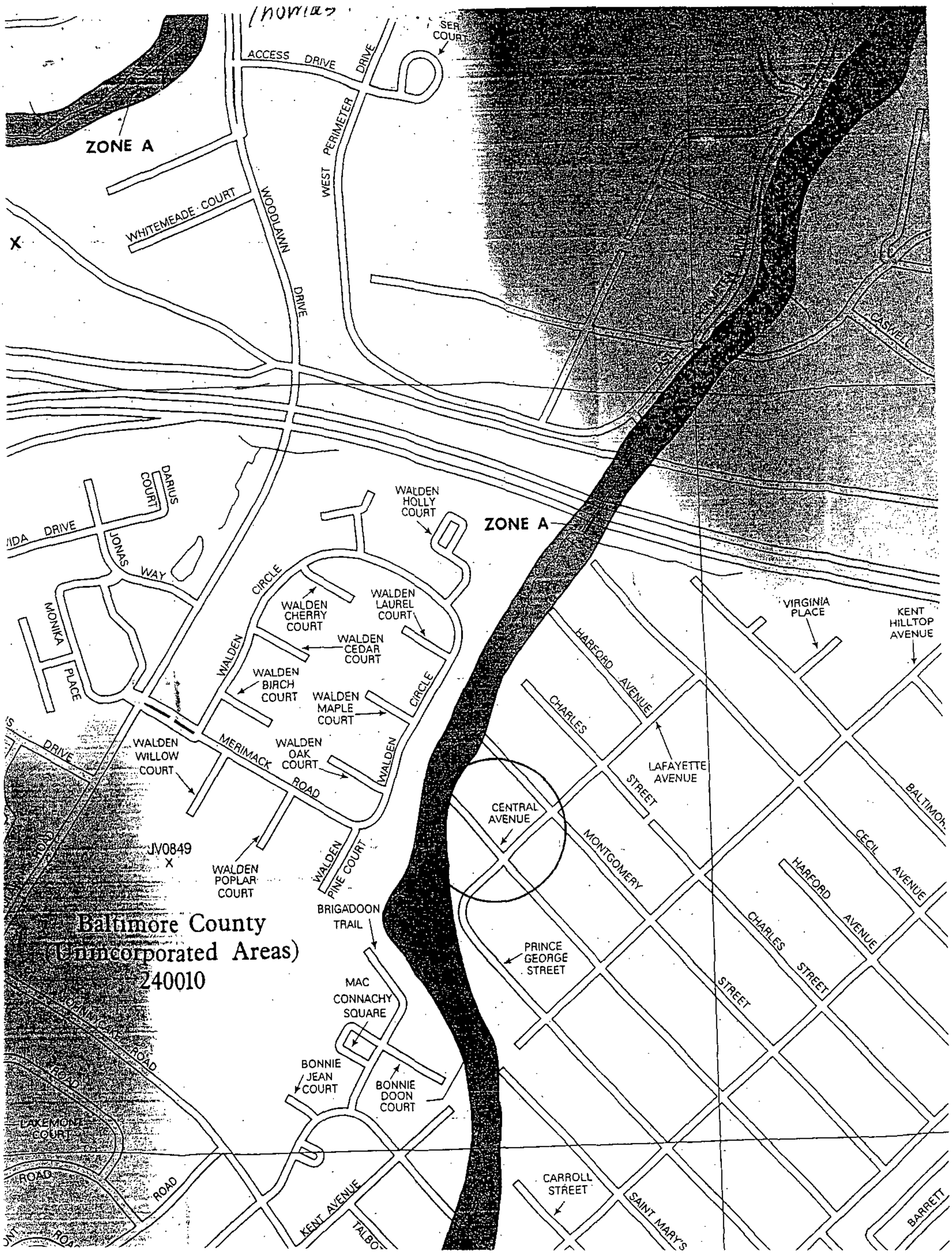
Boundary Survey Plat
Lots 1-12 Section 25 Plat 2
Catonsville Manor
Baltimore County, Maryland
Scale: 1" = 40' Date: 12/20/2005

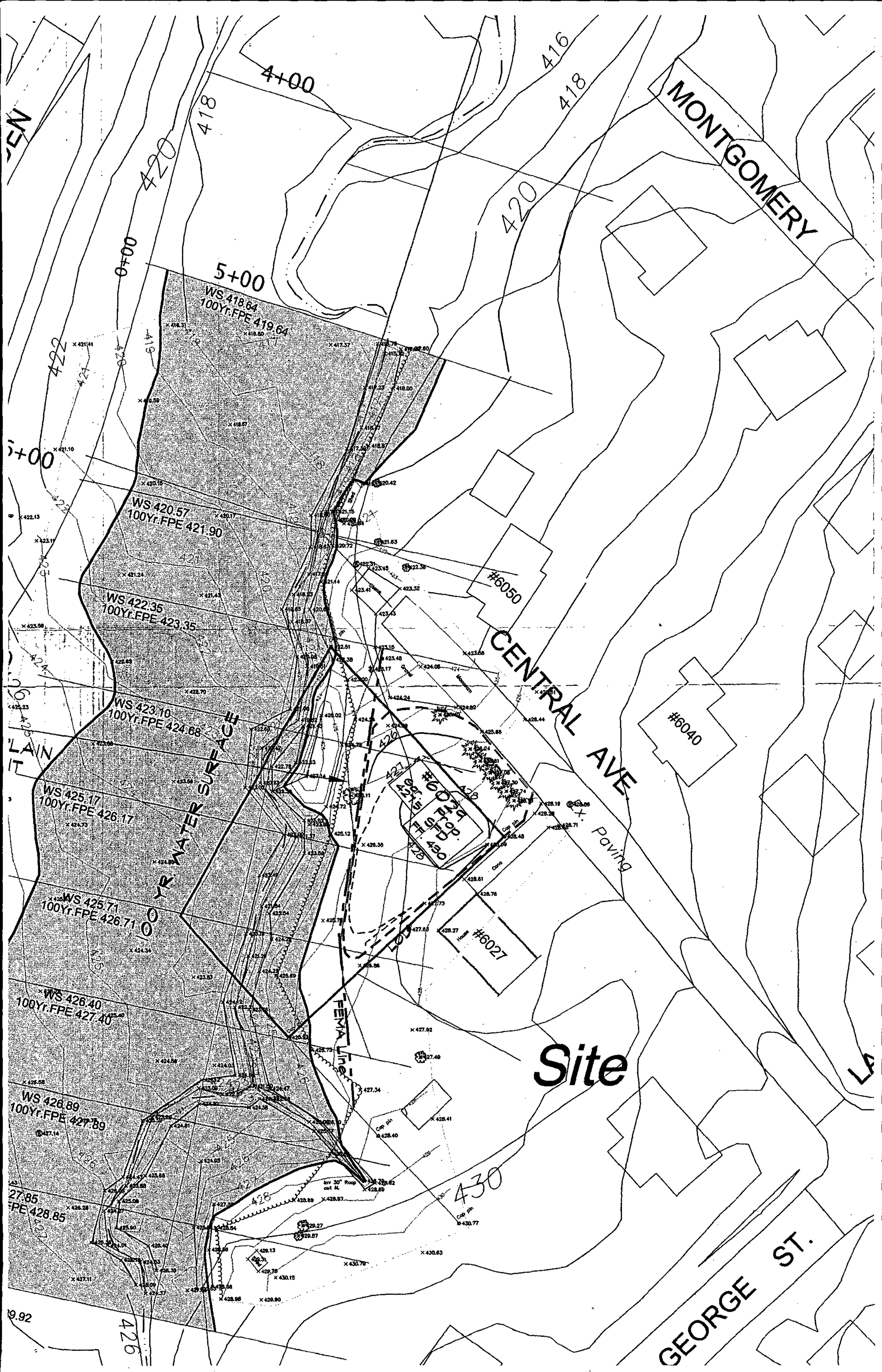
THE SURVEYOR WHOSE SEAL AND SIGNATURE IS FIX ON THIS SURVEY PLAT EITHER PERSONALLY PREPARED THIS BOUNDARY SURVEY OR WAS IN RESPONSIBLE CHARGE OVER ITS PRODUCTION AND THE SURVEYING WORK REFLECTED IN IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 09.13.06.12 OF THE ANNOTATED CODE OF MARYLAND.

NOTE: THIS PLAT SUPERSEDES ALL OTHER PLATS

kjWellsInc
Land Surveyors & Site Planners
7403 NEW CUT ROAD
KINGSVILLE, MARYLAND 21087
(410) 592-8800

10/24/2006 14:18 4108700756 RONALDBMEYER PAGE 02/02


ZONE A
ACCESS DRIVE
DRIVE
SER COURT
WEST PERIMETER
WHITEMEADE COURT
WOODLAWN DRIVE
X
DARIUS COURT
JONAS WAY
MONIKA PLACE
WALDEN HOLLY COURT
ZONE A
WALDEN CIRCLE
WALDEN CHERRY COURT
WALDEN LAUREL COURT
WALDEN CEDAR COURT
WALDEN BIRCH COURT
WALDEN MAPLE COURT
WALDEN OAK COURT
WALDEN WILLOW COURT
MERIMACK ROAD
WALDEN PINE COURT
WALDEN POPLAR COURT
JV0849
X
BRIGADOON TRAIL
MAC CONNACHY SQUARE
BONNIE JEAN COURT
BONNIE DOON COURT
KENT AVENUE
Baltimore County
(Unincorporated Areas)
240010
VIRGINIA PLACE
KENT HILLTOP AVENUE
HARFORD AVENUE
CHARLES
LAFAYETTE AVENUE
STREET
CENTRAL AVENUE
MONTGOMERY
PRINCE GEORGE STREET
CECIL AVENUE
HARFORD AVENUE
CHARLES STREET
STREET
CARROLL STREET
SAINT MARY'S
BARRETT
CASWELL


MONTGOMERY
CENTRAL AVE
GEORGE ST.
4+00
5+00
0+00
WS 418.64
100Yr.FPE 419.64
WS 420.57
100Yr.FPE 421.90
WS 422.35
100Yr.FPE 423.35
WS 423.10
100Yr.FPE 424.68
WS 425.17
100Yr.FPE 426.17
WS 425.71
100Yr.FPE 426.71
WS 426.40
100Yr.FPE 427.40
WS 426.89
100Yr.FPE 427.89
#6050
#6040
#6027
Site
FEMA Line
Paving

BALTIMORE COUNTY, MD
DEPARTMENT OF PUBLIC WORKS
PERMIT REVIEW FORM

Date: 7/31/2006 *Review By:* ***Robin Hurley*** *Phone:* 410-887-3117

Applicant Name: Lanzhi Wang *T/A:* Quality First Blder

Property Address: 6029 Central Ave *Tax Acct #:* 24-00-012790

Permit #: B636724 *Tax Map:* 95 *Grid:* 8 *Parcel:*189 *Lot:* 1

WATER AND SEWER PLAN DESIGNATION

Water: W-1 *Sewer:* S-1 *KeySheet:*

Water Drawing: 1955-0978 *Sewer Drawing:* 1975-0203

FLOOD INSURANCE RATE MAP

Panel # 240010-0386C *Zone:* *A see below

Tidal: Riverine: X *Base Flood Elevation:*

REVIEWERS' NOTES

Reviewed for Public Water, Public Sewer, Roads and Storm Drainage/Floodplains Only.

DO NOT RELEASE THIS PERMIT UNTIL WE REVIEW THE REVISED SITE PLAN SUBMITTED TO PDM - APPLICANT FAILED TO SUBMIT SAME SITE PLAN TO PDM THAT WAS SUBMITTED WITH THE FLOODSTUDY. HE IS NOW REQUIRED TO HAVE A VARIANCE HEARING FOR PLACEMENT OF DWELLING. WE NEED TO VERIFY THAT THE LOCATION SUBMITTED FOR THE VARIANCE DOES NOT ENCROACH ON THE FLOODPLAIN.

8-16-07

Per Bruno, PDM - Applicant must revise permit with new site plan (at no cost); failed to submit revised site plan dated 7-14-07 to PDM. As a result, since proposed dwelling is not an average of 28-ft from road, applicant will then have to apply for a variance. Proposed dwelling will be required to maintain the 20-ft distance from the floodplain.

RECOMMENDATION

Approve: Approve as Noted: **HOLD: X**

Must Comply with Baltimore County Code Section 26-243 (*Public Improvements*):

Must Comply with Council Bill 173-93 (*Floodplain Ordinance*):

Other:

BALTIMORE COUNTY

EXHIBIT NO. 1F

Case No.: 08-157-A 6029 Central Ave.

County Exhibits

No. 1	FROM EA III (ROBIN HURLEY) RECORDS KEPT BY BALTIMORE COUNTY DEPT OF PUBLIC WORKS
No. 2	
No. 3	
No. 4	
No. 5	
No. 6	
No. 7	
No. 8	
No. 9	
No. 10	
No. 11	
No. 12	

1A - GIS AERIAL
1B - ORIGINAL SITE PLAN SUBMITED WITH BLDG PERMIT # B636724
1C - REVISED SITE PLAN after flood plain Study completed
1D - 2 letters to Director in OPPOSITION
1E - 100 year FLOOD PLAN identified
1F - Permit Review form.

INFILL INQUIRY - 6029 CENTRAL AVENUE

BALTIMORE COUNTY

EXHIBIT NO. 1

Coordinate System:
Maryland State Plane: NAD83/91 Horizontal Datum
Elevations in Feet: NAVD88 Vertical Datum

Date of Data Capture: March 1995
Scale of Data Capture: 1" = 100'

Date of Aerial Photography: March 2005

For internal use only.
The cadastral information on this plot was compiled from existing deed information.
This information is not to be considered authoritative.
This survey information was not field checked and certified by a licensed land surveyor.

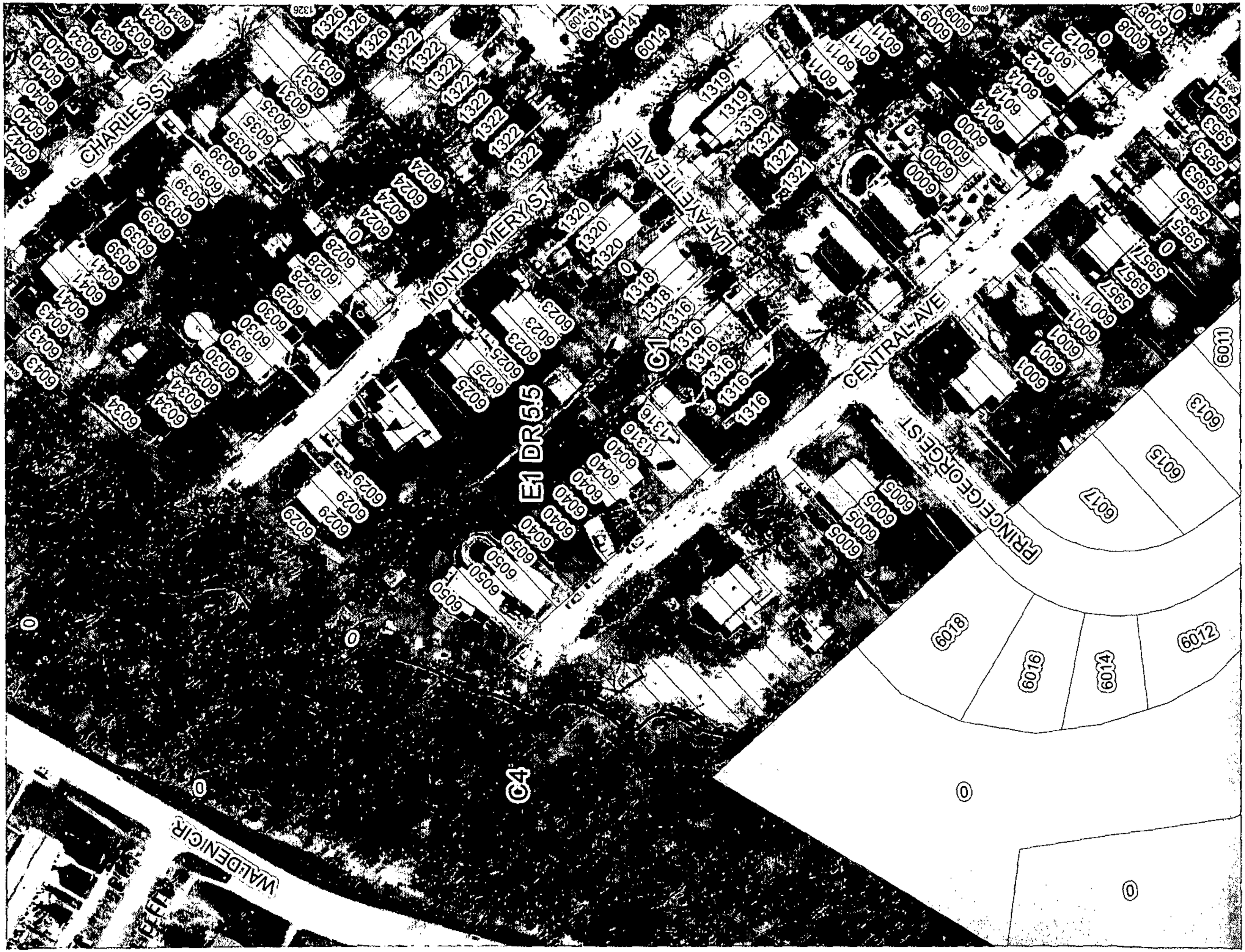
BALTIMORE COUNTY MARYLAND

Baltimore County, MD
Department of Public Works
GIS Services

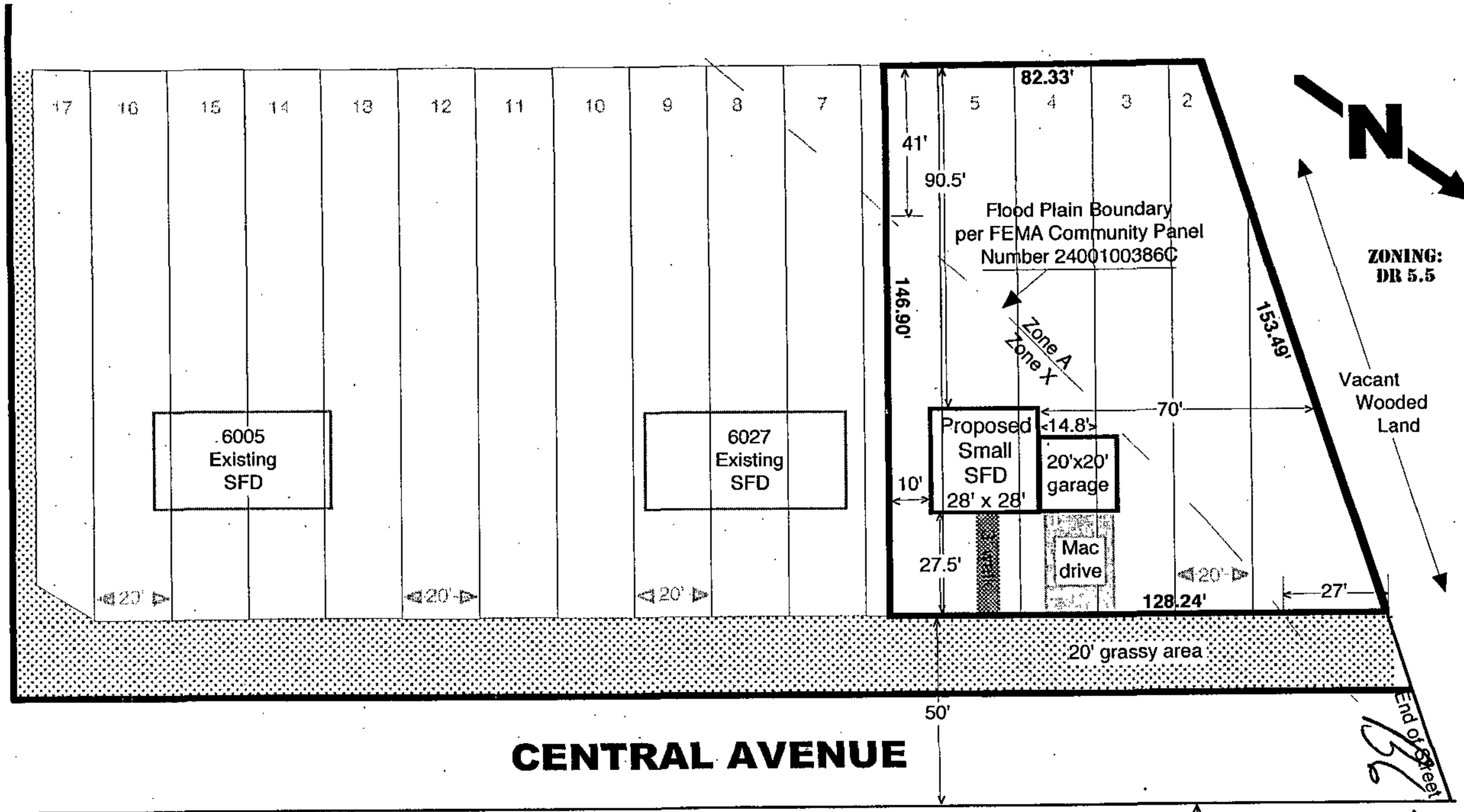
The utility (Sanitary Sewer and/or Storm Drain) location information shown is not guaranteed correct and should only be used as a reference. Locations of appurtenances should be verified using construction drawings, which are available in room 206 of the Baltimore County Office Building, or, through actual field investigations.

100 50 0 100 Feet

Prepared By:
Robin Hurley, EA111
DPW Directors Office
June 29, 2007


CHARLES ST
MONTGOMERY ST
AVENUE
CENTRAL AVE
PRINCE GEORGE ST
WALDEN CIR
E1 DR 5.5
C1
C4

ORIGINAL Site plan



Scale: 1" = 40'	BUILDING SITE PLAN to accompany building permit request Property Owner: Lanzhi Wang 4240 Klein Avenue, Nottingham, MD 21236	Property Location
Total Acreage 0.3558	District: 1 • Precinct: 5 • Legislative District: 10 Congressional District: 7 • Councilmanic District: 1 6029 Central Avenue, Gwynn Oak, MD 21207 Tax ID 012400012790	
DATE: 7/11/2006		
Deed Reference: 23034 / 659	Drafted by Ronald B. Meyer Lana Corporation (Builder Reg. 4224) 4240 Klein Avenue, Nottingham, MD 21236	

Central-siteplan3.cwk

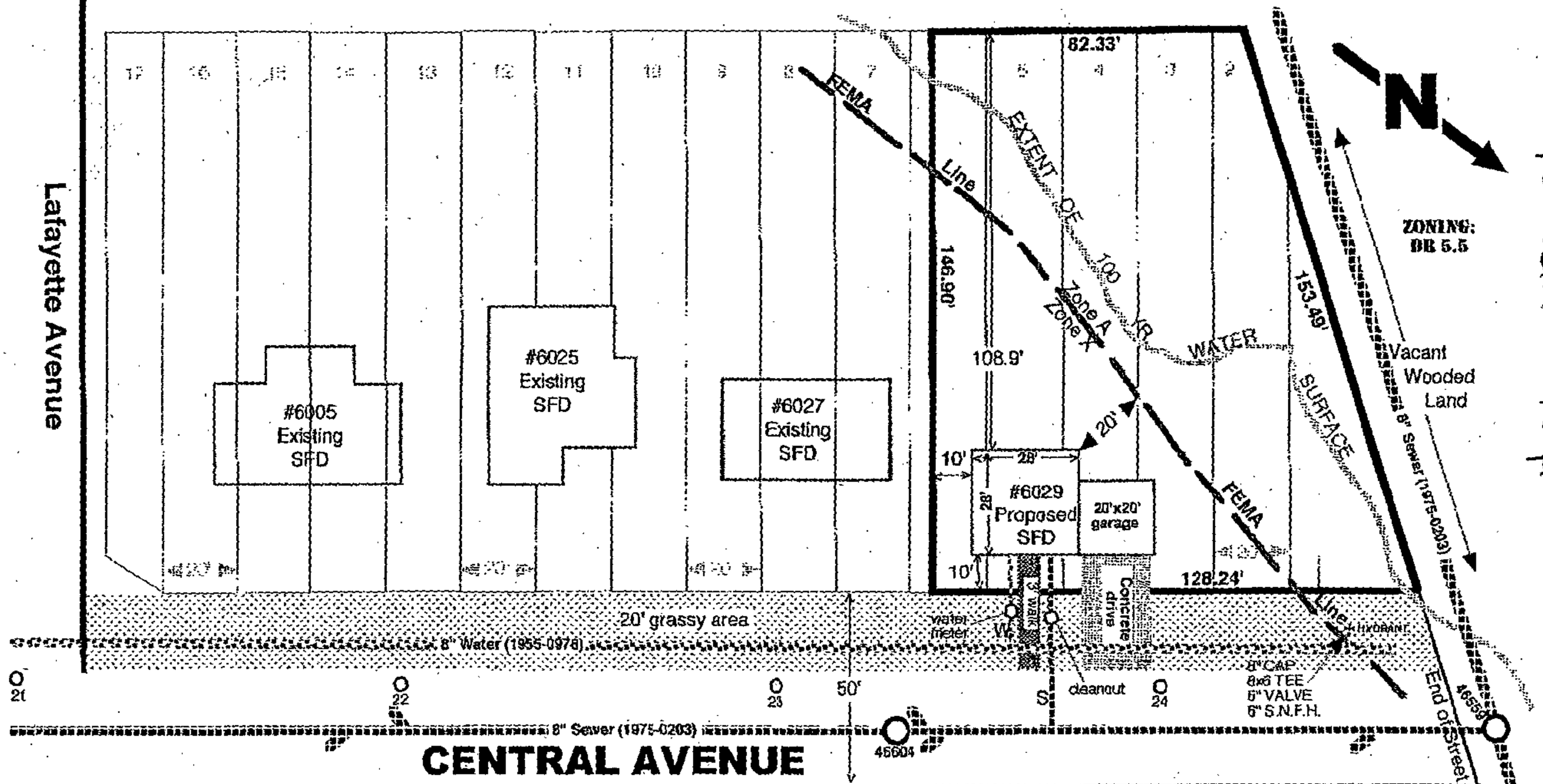
B CR 26 NM

36 325 NM

B-12

RUNALUBMETER

Revised Site plan



Scale: 1" = 40' Total Acreage 0.3558 DATE: 7/11/2006 Rev. 7/14/2007 Deed Reference: 23034 / 659	BUILDING SITE PLAN to accompany building permit request Property Owner: Lanzhi Wang 4240 Klein Avenue, Nottingham, MD 21236 District: 1 • Precinct: 5 • Legislative District: 10 Congressional District: 7 • Councilmanic District: 1 6029 Central Avenue, Gwynn Oak, MD 21207 Tax ID 012400012790 Drafted by Ronald B. Meyer Lana Corporation (Builder Reg. 4224) 4240 Klein Avenue, Nottingham, MD 21236	Property Location

Central-siteplan3.cwk

B636724

~~BAK~~
DLT

To: Director of Department of Permits & Development Management
Director(s) Plans Review, Sediment Control, Public Services, Zoning, Environmental, et al for Baltimore County

Date: July 10, 2007

Fm: William and Lillie Dabney
Home Owner
6005 Central Avenue
Gwynn Oak, MD 21207

RECEIVED
AUG 15 2007
DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

Ref: Vacant lot
Designated as **6029 Central Ave**
Gwynn Oak, MD 21207

To Whom It May Concern:

I have recently been informed that plans have been filed to build a house on the vacant lot 6029 central Avenue, Gwynn Oak, MD 21207. **I am writing this letter to voice my complaint and to place on file my objection to any such construction and development at this site.**

I am the home owner of property across from and/or nearby 6029 Central Avenue. Due to the small space where the construction would have to take place, it would be an unbearable noise and dust health hazard.

This lot is at the "dead end" of Central Avenue where there is little or no street space for entry, parking or turn around.

I respectfully urge the appropriate authorities to research this area thoroughly and not allow this development so that our rights and quality of life are not disturbed.

Thank you in advance for your attention to this matter. Please make note of my objection on any request for permit to build on this site. Please contact me if there is any other format in which I should address this issue and provide me with any updates where possible.

Sincerely,

William & Lillie Dabney residing at 6005 Central Avenue

Phone 410-788-3661

RECEIVED
AUG 14 2007
DIRECTOR'S OFFICE
PUBLIC WORKS BALTIMORE COUNTY

MEMO

From: Aaron Tsui, Planner II October 18, 2007

To: Zoning Commissioner/File

Re: Variance Case no. 08-157-A
6029 Central Avenue, 1st Election District

Mr. Ronald Meyer, representative of legal owner Ms. Lanzhi Wang, filed a variance petition on the subject property in a D.R. 5.5 zone. A couple of interesting facts for your information:

1. The Petitioner claims hardship in meeting zoning requirement because of the flood plain in the **rear portion** of the property.

The plan accompanying the petition (see attached copy) did indicate a FEMA flood plain line **Zone A & Zone X**. The flood plain information based on the GIS system however shows that **almost entire property**, with the exception of a small corner, **is within the flood plain**. The Environmental Department should comment on this and if the Environmental Regulations allow any proposed dwelling to be built within the flood plain at all. The Petitioner should have a professional Engineer to provide a Flood Plain **Elevation Certificate** of the existing conditions.

2. The Petitioner also claimed that she **desires only to build her owner-occupied single-family dwelling residence.**

The State Tax Assessment information in the County system (copies attached) show:

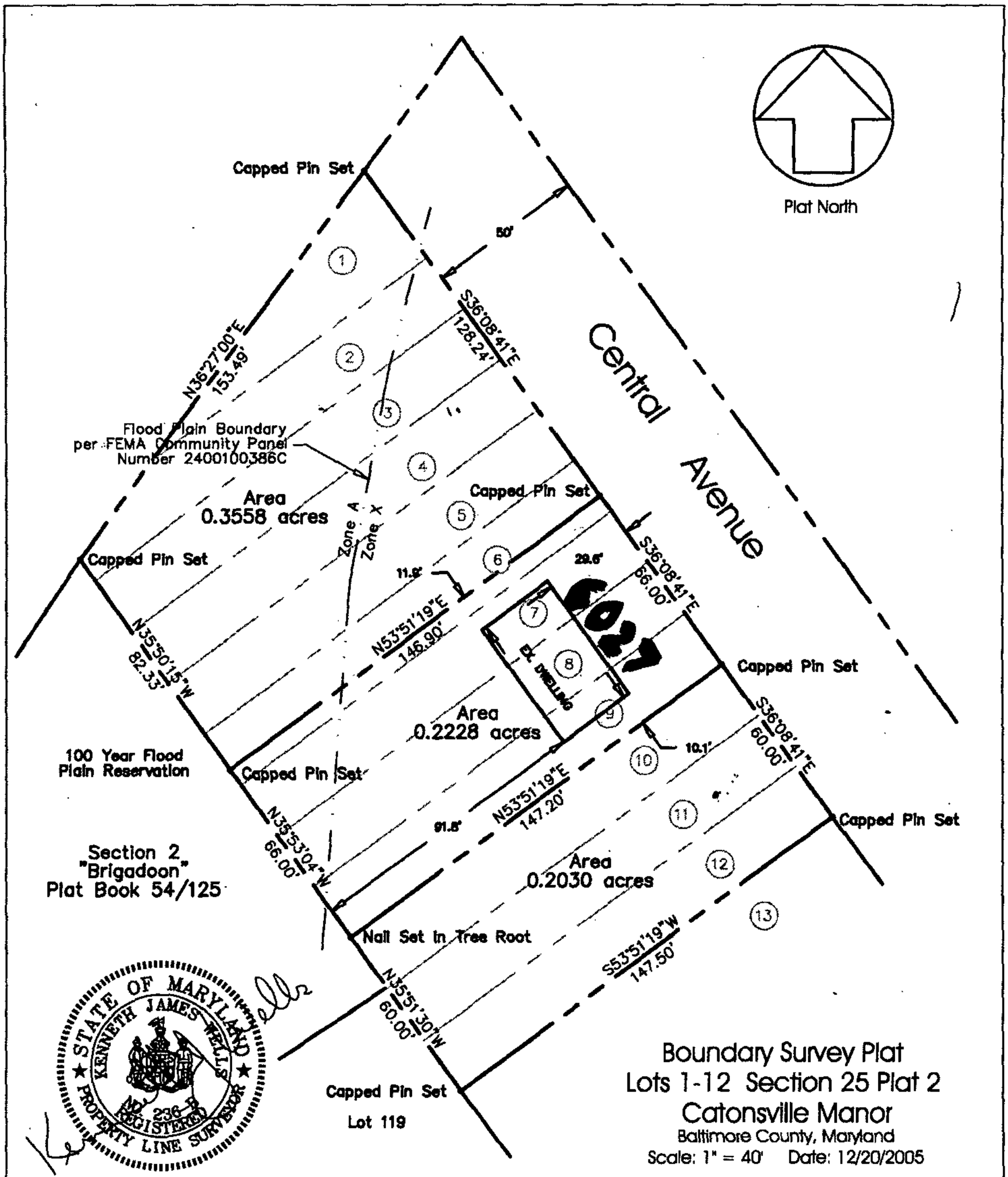
a. The Petitioner, Ms. Lanzi Wang, **solely and co-own twelve (12) properties** in Baltimore County.

b. Mr. Ronald Meyer **co-owns three (3) other properties** with Ms. Lanzhi Wang.

c. Ms. Wang did a minor sub-division property in Magledt Road where she now resides in one of the three lots.

d. Mr. Meyer, according to my colleague, recently filed another minor subdivision property at Ritters Lane with the owner's name Ms. Lei Wang.

e. Ms. Lei Wang, also **co-owns three (3) properties** with Ms. Lanzhi Wang.



Boundary Survey Plat
Lots 1-12 Section 25 Plat 2
Catonsville Manor
Baltimore County, Maryland
Scale: 1" = 40' Date: 12/20/2005

THE SURVEYOR WHOSE SEAL AND SIGNATURE IS FIX ON THIS SURVEY PLAT EITHER PERSONALLY PREPARED THIS BOUNDARY SURVEY OR WAS IN RESPONSIBLE CHARGE OVER ITS PRODUCTION AND THE SURVEYING WORK REFLECTED IN IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 09.13.06.12 OF THE ANNOTATED CODE OF MARYLAND.

12/2005

NOTE: THIS PLAT SUPERSEDES ALL OTHER PLATS.

kjWellsInc
Land Surveyors & Site Planners
7403 NEW CUT ROAD
KINGSVILLE, MARYLAND 21087

PROTESTANT'S

EXHIBIT NO. 2

DRS 5,5

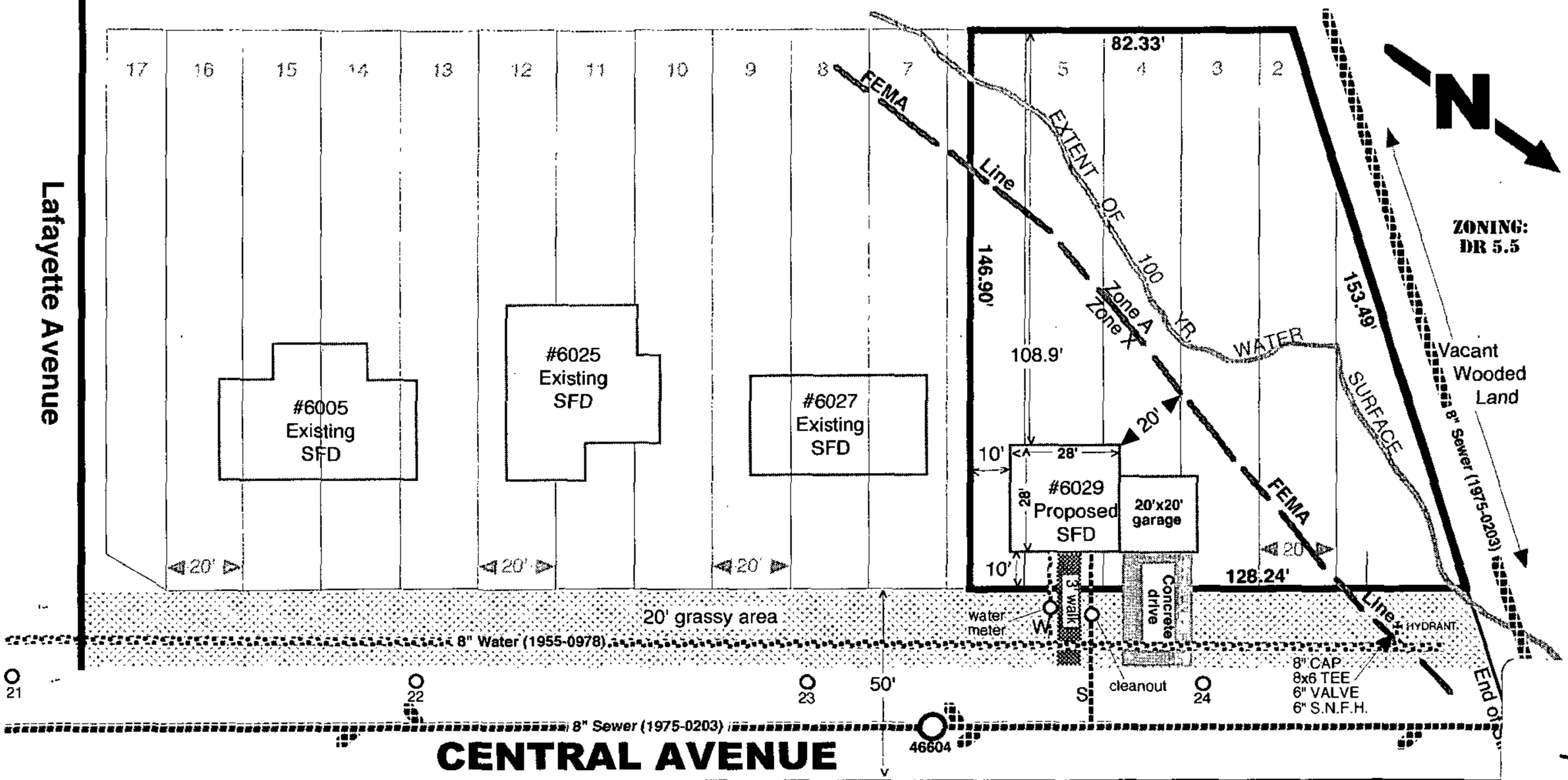
Case No.: 08-157-A 6029 Central Ave.

Exhibit Sheet - Continued

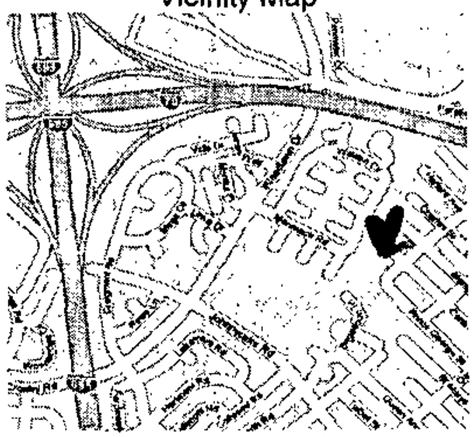
	Petitioner/Developer	Protestant
No. 11	Site Plan	Signed Petitions - 18 19 Neighbors obtained by Ron Thomas Collectively # 1
No. 12	R.A. Childress & Assoc PLAT delineating 100 yr floodplain 5-15-07 Original with Seal	PLAT Submitted as SUBDIVISION PLAT
No. 13	Survey Plat - Kenneth Wells establishing boundary lines	
No. 14	Zoning Map	
No. 17		
No. 18		
No. 19		
No. 20		
No. 21		
No. 22		
No. 23		
No. 24		

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

Scale: 1" = 40'



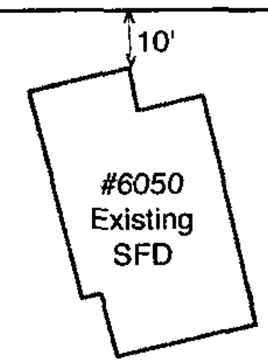
Vicinity Map



Central-siteplan3.cwk

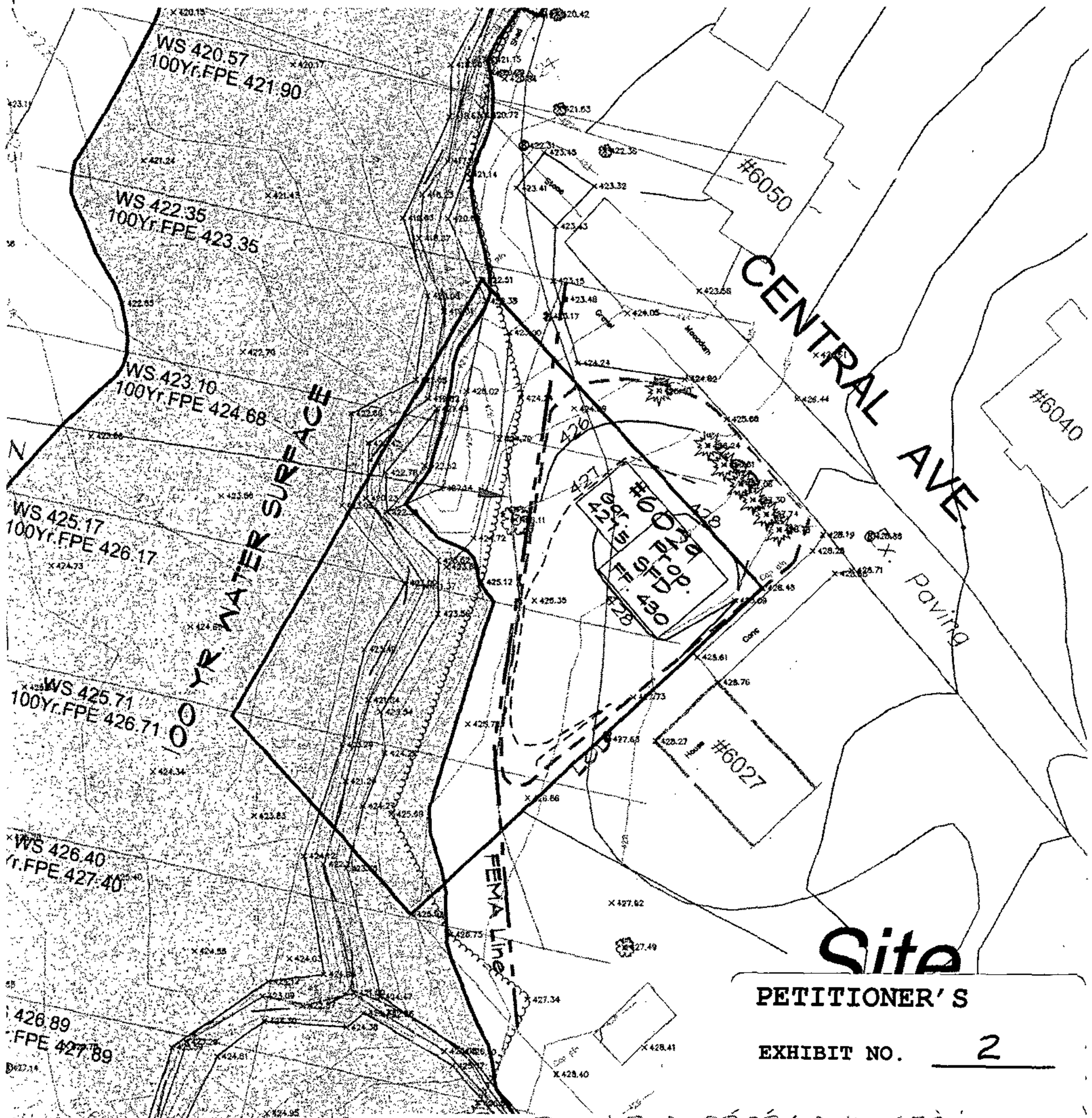
PROPERTY ADDRESS: 6029 Central Avenue, 21207
SUBDIVISION NAME: Catonsville Manor
PLAT BOOK: 6 FOLIO: 116 LOT: 1-5, pt 6 BLOCK: 25
OWNER: Lanzhi Wang
9828 Magledt Road, Parkville, MD 21234
TAX ACCOUNT NO.: 012400012790
ELECTION DISTRICT: 1
COUNCILMANIC DISTRICT: 1
ZONING: DR 5.5
LOT SIZE: 0.3558 AC; 15,498 SQFT
SEWER: Public WATER: Public
CHESAPEAKE BAY CRITICAL AREA: No
100 YEAR FLOOD PLAIN: No
HISTORIC PROPERTY: No
PRIOR ZONING HEARING: None

Drafted by Ronald B. Meyer 10/1/07
Lana Corporation (Builder Reg. 4224)
4240 Klein Avenue, Nottingham, MD 21236
410-868-7568 • ronaldbrucemeyer@yahoo.com



ZONING OFFICE USE ONLY		
A. Tsui	157	CASE # 08-157A

PETITIONER'S EXHIBIT NO. _____



PETITIONER'S

EXHIBIT NO. 2

Deed Ref: 23034 Folio 659
Tax Account No.: 24-00-012790
Tax Map 95; Grid 8; Parcel 189

FLOODPLAIN - SITE PLAN
WANG PROPERTY

6029 CENTRAL AVENUE
1st ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=40'

Date: MAY 15, 2007

Case No.: 08-157-A 6029 Central Ave.

Exhibit Sheet - Continued

	Petitioner/Developer	Protestant
No. 11	Site Plan	Signed Petitions - 19 Neighbors obtained by Ron Thomas Collection # 1
No. 12	R.A. Childress & Assoc Plat delineating 100 yr floodplain 5-15-07 Original with Seal	Plat Submitted as Subdivision Plat
No. 13	Survey Plat - Kenneth Wells establishing boundary lines	
No. 14	Zoning Map	
No. 17		
No. 18		
No. 19		
No. 20		
No. 21		
No. 22		
No. 23		
No. 24		

PUBLIC HEARING FOR VACANT LOT IN OUR NEIGHBORHOOD

AT THE REQUEST OF THE OWNER LANZI WANG,

THE BALTIMORE COUNTY DEPARTMENT OF BUILDINGS WILL HOLD A PUBLIC MEETING TO DETERMINE IF THEY WILL ISSUE A PERMIT TO TO BUILD A HOUSE ON THE SMALL LOT AT THE END CENTRAL AVENUE.

THIS MEETING WILL BE HELD:

TUESDAY, DECEMBER 19th
10:00 AM
Court House
401 Bosley Avenue
Room 407
Towson, MD 21204
Phone # 410-887-3211 / 410-887-3353
(case # 08157A)

THIS LOT IS NOT LARGE ENOUGH FOR THE OWNER TO BUILD THE PROPOSED SINGLE FAMILY DWELLING. THE OWNER IS ASKING THE BUILDINGS DEPARTMENT TO GRANT A VARIANCE SO THAT THE BUILDING CAN STILL TAKE PLACE. THIS WOULD ALLOW THE DWELLING TO BE ONLY 10 FEET BACK FROM THE ROAD INSTEAD OF THE REQUIRED 30 FEET.

Collectively
PROTESTANT'S

EXHIBIT NO. 1

To: Director of Department of Permits & Development Management
Director(s) Plans Review, Sediment Control, Public Services, Zoning, Environmental, et al for Baltimore County

Date: July 10, 2007

Fm: John Jack Widerman
Home Owner

Gwynn Oak, MD 21207

Ref: Vacant lot
Designated as **6029 Central Ave**
Gwynn Oak, MD 21207

To Whom It May Concern:

I have recently been informed that plans have been filed to build a house on the vacant lot 6029 central Avenue, Gwynn Oak, MD 21207. **I am writing this letter to voice my complaint and to place on file my objection to any such construction and development at this site.**

I am the home owner of property across from and/or nearby 6029 Central Avenue. Due to the small space where the construction would have to take place, it would be an unbearable noise and dust health hazard.

This lot is at the "dead end" of Central Avenue where there is little or no street space for entry, parking or turn around.

I respectfully urge the appropriate authorities to research this area thoroughly and not allow this development so that our rights and quality of life are not disturbed.

Thank you in advance for your attention to this matter. Please make note of my objection on any request for permit to build on this site. Please contact me if there is any other format in which I should address this issue and provide me with any updates where possible.

Sincerely,

John Widerman residing at 6050 Central Ave

Phone 443-612-9935

PROTESTANT'S
EXHIBIT NO. 1

December 14, 2007

Ref: Vacant Lot, 6029 Central Avenue, Gwynn Oak, MD 21207

To Whom It May Concern:

I object to the development and construction of a new house on this lot. There is not sufficient space or footage to this property to build and Permit should not be granted.

As a homeowner or resident of this street and neighborhood I am convinced that building on this lot would be a direct infringement on the quality of life here.

It would cause a severe and dangerous long term traffic problem on this 'no outlet" end of the street. The construction process itself would cause undue hardship to the residents of this area.

Signature

Joel Aguilar

Print name

5953 Central Ave

Address

410 599 5296

Phone #

December 14, 2007

Ref: Vacant Lot, 6029 Central Avenue, Gwynn Oak, MD 21207

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Signature

SARA AGUILAR

Print name

5953 CENTRAL AVE

Address

Phone #

December 14, 2007

Ref: Vacant Lot, 6029 Central Avenue, Gwynn Oak, MD 21207

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Avery Clarke
Signature

AVERY CLARKE
Print name

6014 PRINCE GEORGE ST
Address

410-499-5758
Phone #

December 14, 2007

Ref: Vacant Lot, 6029 Central Avenue, Gwynn Oak, MD 21207

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MS. ANNA Giblin

Signature

MS. Anna Giblin

Print name

1316 LAFAYETTE AVE.

Address

410-744-2161

Phone #

December 14, 2007

Ref: Vacant Lot, 6029 Central Avenue, Gwynn Oak, MD 21207

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Myra Y. Giles

Signature

MYRA Y. GILES

Print name

6000 MONTGOMERY ST 21207

Address

410-747-3105

Phone #

December 14, 2007

Ref: Vacant Lot, 6029 Central Avenue, Gwynn Oak, MD 21207

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Signature

Ronald F Will

Print name

6009 Montgomery St

Address

410-747-3105

Phone #

December 14, 2007

Ref: Vacant Lot, 6029 Central Avenue, Gwynn Oak, MD 21207

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Kim Y. Jackson

Signature

Kim Y. Jackson

Print name

6036 Central Ave, 21228

Address

410-530-8626

Phone #

December 14, 2007

Ref: Vacant Lot, 6029 Central Avenue, Gwynn Oak, MD 21207

To Whom It May Concern:

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Anthony Jones

Signature

ANTHONY JONES

Print name

5949 Central Ave

Address

Phone #

December 14, 2007

Ref: Vacant Lot, 6029 Central Avenue, Gwynn Oak, MD 21207

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Signature

Bryone Jones

Print name

6018 Prince George St Baltimore MD 21207

Address

(410) 788-8836

Phone #

December 14, 2007

Ref: Vacant Lot, 6029 Central Avenue, Gwynn Oak, MD 21207

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Signature

Troy V. Jones

Print name

6015 Central AV Gwynn

Address OAK MD 21207

Phone #

December 14, 2007

Ref: Vacant Lot, 6029 Central Avenue, Gwynn Oak, MD 21207

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John Long

Signature

JOHN LONG

Print name

6012 PRINCE GEORGE ST BALTO., MD 21207

Address

410 484 2472

Phone #

December 14, 2007

Ref: Vacant Lot, 6029 Central Avenue, Gwynn Oak, MD 21207

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Susan Long

Signature

Susan Long

Print name

6012 Prince George St. Balto 21207

Address

410-984-2472

Phone #

December 14, 2007

Ref: Vacant Lot, 6029 Central Avenue, Gwynn Oak, MD 21207

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Mrs. Bernie Mosher

Signature

mrs. Bernie mosher

Print name

1316 LAFAYETTE AVE.

Address

443-250-3927

Phone #

December 14, 2007

Ref: Vacant Lot, 6029 Central Avenue, Gwynn Oak, MD 21207

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Mr. Eric Mosher

Signature

MR. ERIC MOSHER

Print name

1376 LAFAYETTE AVE.

Address

410-869-0532

Phone #

December 14, 2007

Ref: Vacant Lot, 6029 Central Avenue, Gwynn Oak, MD 21207

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Signature

Kris Odland

Print name

6012 Central Ave

Address

443-690-4849

Phone #

December 14, 2007

Ref: Vacant Lot, 6029 Central Avenue, Gwynn Oak, MD 21207

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Joan A. Roussell

Signature

Mrs. Roger R. Roussell, Sr.

Print name

6040 CENTRAL AVE. # 21207

Address

410-788-8395

Phone #

December 14, 2007

Ref: Vacant Lot, 6029 Central Avenue, Gwynn Oak, MD 21207

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Signature

Ron Thomas

Print name

6027 Central

Address

443-851-0231

Phone #

December 14, 2007

Ref: Vacant Lot, 6029 Central Avenue, Gwynn Oak, MD 21207

To Whom It May Concern:

I object to the development and construction of a new house on this lot. There is not sufficient space or footage to this property to build and Permit should not be granted.

As a homeowner or resident of this street and neighborhood I am convinced that building on this lot would be a direct infringement on the quality of life here.

It would cause a severe and dangerous long term traffic problem on this 'no outlet" end of the street. The construction process itself would cause undue hardship to the residents of this area.

Vickie Vaughn

Signature

VICKIE VAUGHN

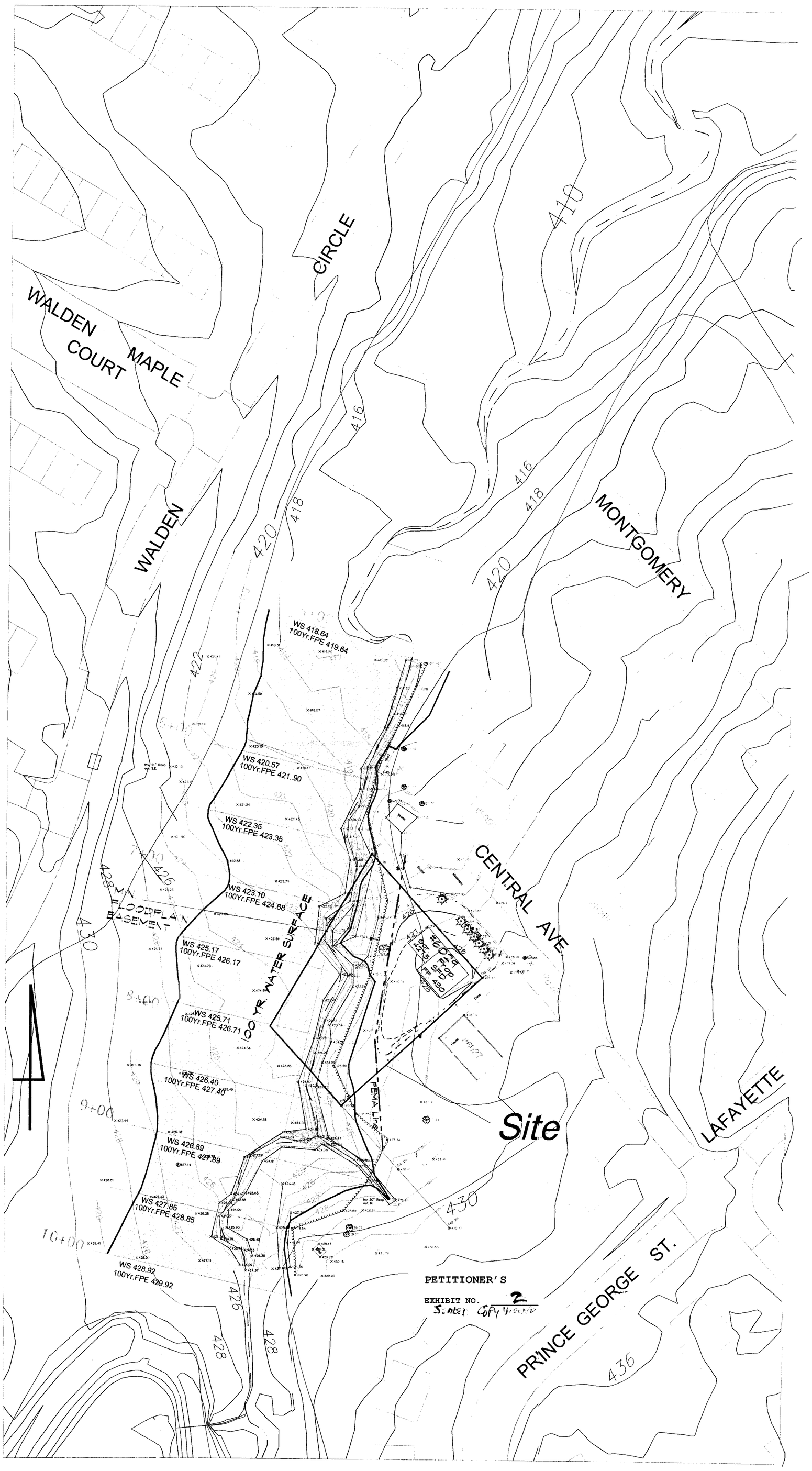
Print name

6014 Central Ave 21207

Address

410-719-0913

Phone #



PETITIONER'S
EXHIBIT NO. 2
Sealed Copy Issued

ENGINEER:
R. A. CHILDRESS & ASSOC. INC.
713 PHEASANT DRIVE
FOREST HILL, MD. 21050
(410) 803-0304

Deed Ref: [illegible]
Tax Account No: [illegible]
Tax Map [illegible]

ENGINEER'S CERTIFICATION

I certify that the 100-year Floodplain outline shown on this report/plan (plat) is correct and done in accordance with the Baltimore County Department of Permits and Development Management, Bureau of Development Plans Review's policy manual, Appendix B, Recommendations and Procedures for Watershed Studies – Floodplain Studies and Waterway Crossing Studies.

R. Alonzo Childress PE 10227 Date

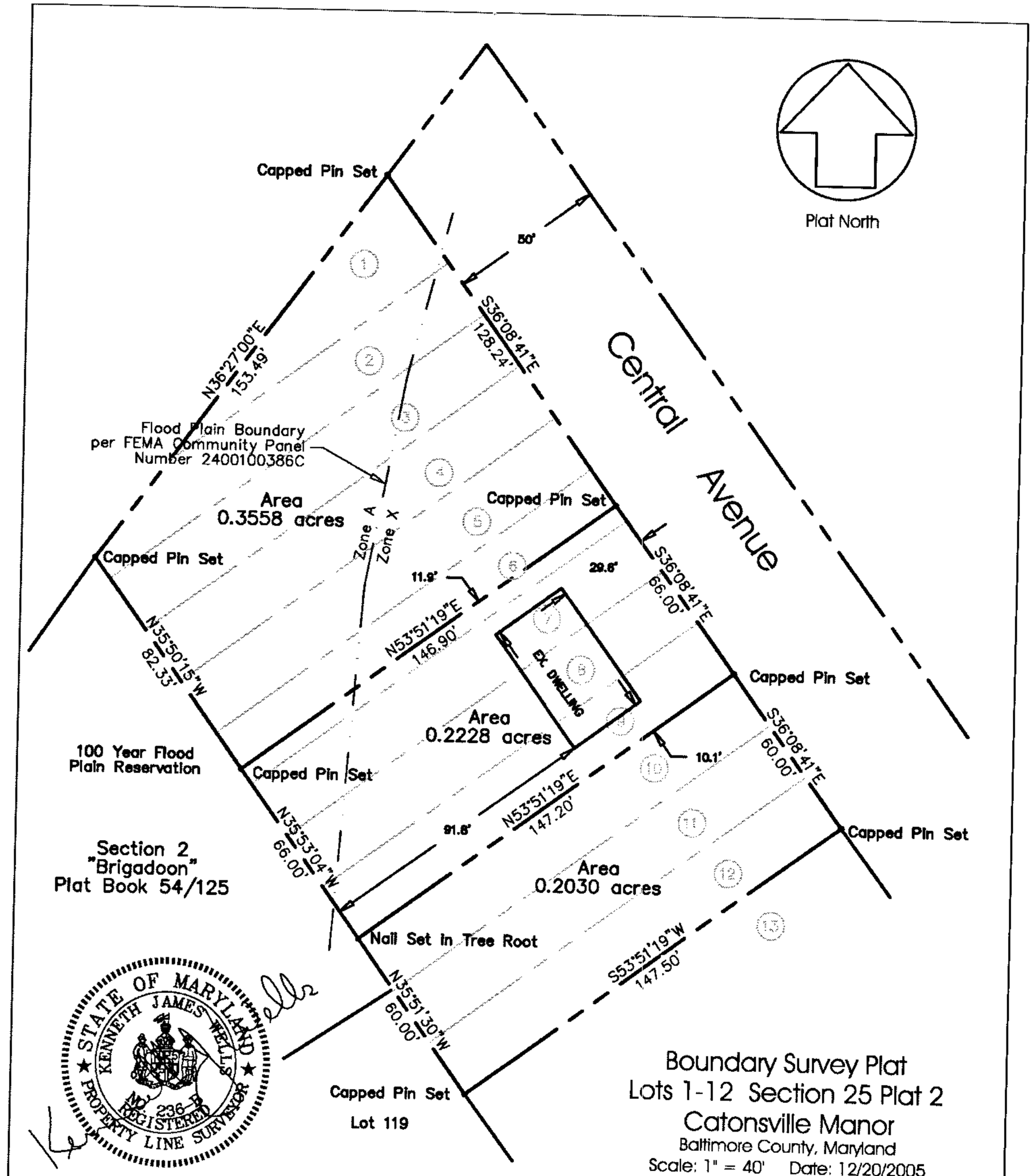
Seal

FLOODPLAIN - SITE PLAN
WANG PROPERTY

6029 CENTRAL AVENUE
1st ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=40' Date: MAY 15, 2007

Attachment 2



Boundary Survey Plat
Lots 1-12 Section 25 Plat 2
Catonsville Manor
Baltimore County, Maryland
Scale: 1" = 40' Date: 12/20/2005

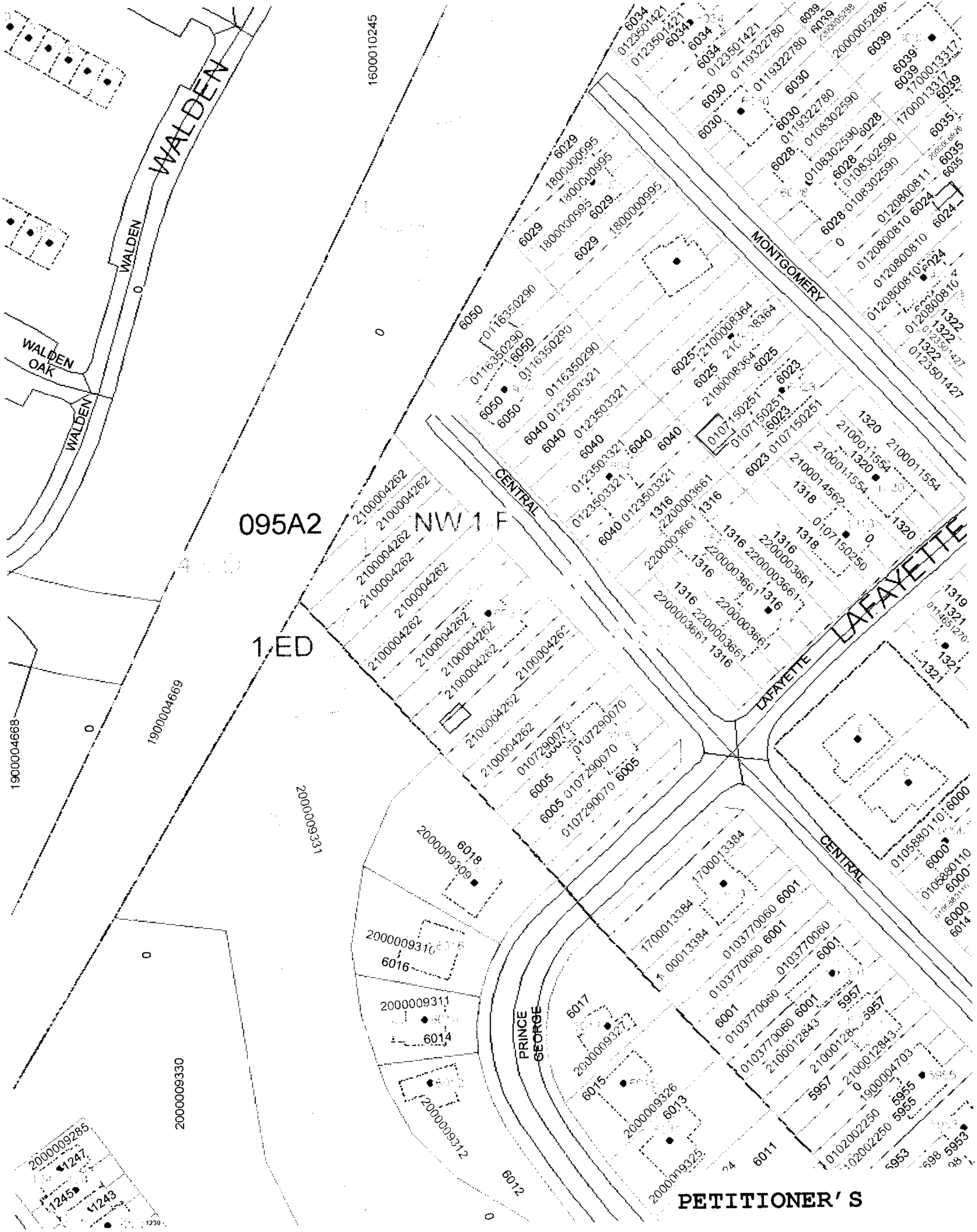
THE SURVEYOR WHOSE SEAL AND SIGNATURE IS FIX ON THIS SURVEY PLAT EITHER PERSONALLY PREPARED THIS BOUNDARY SURVEY OR WAS IN RESPONSIBLE CHARGE OVER ITS PRODUCTION AND THE SURVEYING WORK REFLECTED IN IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 09.13.06.12 OF THE ANNOTATED CODE OF MARYLAND.

NOTE: THIS PLAT SUPERSEDES ALL OTHER PLATS.

kjWellsInc
Land Surveyors & Site Planners
7403 NEW CUT ROAD
KINGSVILLE, MARYLAND 21087

PETITIONER'S

EXHIBIT NO. 3



PETITIONER'S

EXHIBIT NO. 4