

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Oakbranch Way; 530 feet N of
the c/l of Parkfalls Drive
11th Election District
5th Councilmanic District
(9514 Oakbranch Way)

Fuk Wah and Alice Mo
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2012-0184-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, Fuk Wah and Alice Mo. The variance request is from Sections 1B02.3.B and 504 of the Baltimore County Zoning Regulations ("B.C.Z.R.") and V.B.6.b. and V.B.6.c. (1970 regulations) of the Comprehensive Manual of Development Policies (CMDP) to permit a proposed addition with a side yard setback of 8 feet in lieu of the required 15 feet, a window-to-window setback of 19 feet in lieu of the required 40 feet, and to amend the Final Development Plan of Oakhurst, Plat 3, Section 1, Lot 8 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 12, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to

ORDER RECEIVED FOR FILING

Date 3-6-12

By pm

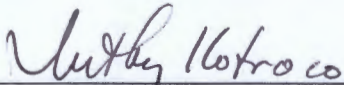
indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 6th day of March, 2012 that a Variance from Sections 1B02.3.B and 504 of the Baltimore County Zoning Regulations ("B.C.Z.R.") and V.B.6.b. and V.B.6.c. (1970 regulations) of the Comprehensive Manual of Development Policies (CMDP) to permit a proposed addition with a side yard setback of 8 feet in lieu of the required 15 feet, a window-to-window setback of 19 feet in lieu of the required 40 feet, and to amend the Final Development Plan of Oakhurst, Plat 3, Section 1, Lot 8 only, be and is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date 3-6-12

By pm



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

March 6, 2012

FUK WAH AND ALICE MO
9514 OAKBRANCH WAY
BALTIMORE MD 21236

Re: Petition for Administrative Variance
Case No. 2012-0184-A
Property: 9514 Oakbranch Way

Dear Fuk Wah and Alice Mo:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Department of Permits, Approvals and Inspections an appeal within thirty (30) days from the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure

c: Tom Rauner, 1207 Baldwin Mill Road, Jarrettsville MD 21084

M E M O R A N D U M

DATE: April 09, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0184-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 6, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 9514 OAKBRANCH WAY, BALTO MD 21236 which is presently zoned DR 5.5

Deed Reference 06605/00604 10 Digit Tax Account # 1800003381

Property Owner(s) Printed Name(s) FUK WAH MO, ALICE MO

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)
Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

- ☒ **ADMINISTRATIVE VARIANCE** from section(s) Sections 1B02.3.B, 504 (BCZR), and V.B.6.b., V.B.6.c. (CMDP - 1970s regs) - to permit a proposed addition with a side yard setback of 8 feet in lieu of the required 15, a window-to-window setback of 19 feet in lieu of the required 40, and to amend the Final Development Plan of Oakhurst, Plat #3, Section #1, Lot #8 only.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raise, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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.

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

FUK WAH MO / ALICE MO

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

9514 OAKBRANCH WAY, BALTO, MD

Mailing Address

City

State

21236

410-529-0888

Zip Code

Telephone #

lhenrymo88@gmail.com

Email Address

Representative to be contacted:

TOM RAYNER

Name - Type or Print

Signature

1207 BALDWIN MILL ROAD, JARRETTVILLE, MD

Mailing Address

City

State

21084

410-557-4310x103

Zip Code

Telephone #

trayner@plumbconst.com

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0184-A Filing Date 2/3/12 Estimated Posting Date 2/12/12 Reviewer RJD

Rev 10/12/11

ORDER RECEIVED FOR FILING

Date

3-6-12

By

ps

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 9514 OAKBRANCH WAY, BALTIMORE, MD 21236
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

NEED MORE LIVING SPACE DUE TO EXTENDED AND GROWING
FAMILY

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

Fuk Wah Mo 2-1-12
Signature of Affiant

FUK WAH MO
Name- Print or Type

Alice Mo 2/1/12
Signature of Affiant

ALICE MO
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1ST day of FEB, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

FUK WAH MO, ALICE MO
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Lynda D. Mouzon
Notary Public

7-11-2012
My Commission Expires

ZONING DESCRIPTION
9514 Oakbranch Way

Beginning at a point on the west side of Oakbranch Way, which is 50 feet wide, at a distance of 530 feet (+/-) north of the centerline of the nearest improved intersecting street, Parkfalls Drive, which is 60 feet wide.

Being Lot #8, Block K, Plat 3, Section 1, in the subdivision of Oakhurst as recorded in Baltimore County Plat Book #42, Folio #10, containing 6530 square feet, located in the 11th Election District and 5th Councilmanic District.

Item #0184

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

No. **73630**

Date: **2/3/12**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	000	0000		0152				3150.00

Total: **3150.00**

Rec
From:

For:

For: hearing case # 2012-0184-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

RECEIVED BY: *[Signature]*
 DATE: *2/3/12*
 AMOUNT: *3150.00*
 FROM: *001-000-0000-0152*
 FOR: *hearing case # 2012-0184-A*

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2012-0184-A

Petitioner: FUK Wah MO

Address or Location: 9514 Oakbranch Way

PLEASE FORWARD ADVERTISING BILL TO:

• Name: FUK WAH MO *Fuk Wah Mo*

• Address: 9514 OAKBRANCH WAY

BALTIMORE, MD 21236

• Telephone Number: 410-529-0888

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0184 -A Address 9514 Oakbranch Way

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/3/12 Posting Date: 2/12/12 Closing Date: 2/27/12

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2012- 0184 -A Address 9514 Oakbranch Way

Petitioner's Name Fuk Wah Mo Telephone 410 529 0888

Posting Date: 2/12/12 Closing Date: 2/27/12

Wording for Sign: To Permit a proposed addition with a side yard setback of 8 feet in lieu of the required 15, a window-to-window setback of 19 feet in lieu of the required 40, and to amend the Final Development Plan of Oakhurst, Plat 3, Section 1, Lot 8 only

Revised 7/06/11

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 02/14/2012

Case Number: 2012-0184-A

Petitioner / Developer: FUK WAH MO

Date of Hearing (Closing): FEBRUARY 27, 2012

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
9514 OAKBRANCH WAY

The sign(s) were posted on: FEBRUARY 12, 2012



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

Case No.: 2012-0184-A

Exhibit Sheet

3/6/12 pz
4-9-12 DW

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Petitioners' Exhibit 1

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment2-29DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent 2/28)nc3-5DEPS
(if not received, date e-mail sent _____)nc

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)2-22

STATE HIGHWAY ADMINISTRATION

nc

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 2-12by O'KeefePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

February 22, 2012

Fuk Wah & Alice Mo
9514 Oakbranch Way
Baltimore MD 21236

RE: Case Number: 2012-0184A, Address: 9514 Oakbranch Way

Dear: Mr. & Ms. Mo:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on February 3, 2012, 2011.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

C: People's Counsel
Tom Rayner, 1207 Baldwin Mill Road, Jarrettsville, MD 21084

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

2012-0184-A

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 11 Account Number - 1800003381

Owner Information

Owner Name: MO FUK WAH
MO ALICE SIU HA LI
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 9514 OAKBRANCH WAY
BALTIMORE MD 21236-4745
Deed Reference: 1) /06605/ 00604
2)

Location & Structure Information

Premises Address 9514 OAKBRANCH WAY
0-0000
Legal Description 6530 SQ FT
OAKHURST

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	3
0062	0024	0277		0000	1	K	8	3	Plat Ref:	0042/0010

Special Tax Areas
Town NONE
Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1983	1,743 SF	6,530 SF	04

Stories 2.000000
Basement NO
Type SPLIT LEVEL SIDING
Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	104,500	104,500		
Improvements:	129,000	99,800		
Total:	233,500	204,300	233,500	204,300
Preferential Land:	0			0

Transfer Information

Seller: UNIVERSAL HOUSING & DEVELOPMENT	Date: 10/11/1983	Price: \$76,425
Type: ARMS LENGTH IMPROVED	Deed1: /06605/ 00604	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00
Tax Exempt:			Special Tax Recapture:
Exempt Class:			

Patricia Zook - Re: Case 2012-0184-A (administrative variance)

From: Dennis Kennedy
To: Zook, Patricia
Date: 2/29/2012 9:11 AM
Subject: Re: Case 2012-0184-A (administrative variance)
CC: Richards, Carl

Patti:
We had no comment on Item 2012-0184-A.
Dennis Kennedy

Hello Dennis -

This case file is missing all ZAC comments and I wonder if you department has any comment on this request. If you don't have a comment, just reply to this e-mail and I'll place it in the file.

As always, thanks for your help.

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov



CONFIDENTIALITY NOTICE: The information contained in this ELECTRONIC MAIL transmission is legally privileged and confidential. It may also be subject to the attorney-client privilege or be privileged work product or proprietary information. This information is intended for the exclusive use of the addressee(s). If you are not the intended recipient, you are hereby notified that any use, disclosure, dissemination, distribution (other than to the addressee(s)), copying or taking of any action because of this information is strictly prohibited.

Patricia Zook - Case 2012-0184-A (administrative variance)

From: Patricia Zook
To: Kennedy, Dennis
Date: 2/28/2012 3:39 PM
Subject: Case 2012-0184-A (administrative variance)

Hello Dennis -

This case file is missing all ZAC comments and I wonder if you department has any comment on this request. If you don't have a comment, just reply to this e-mail and I'll place it in the file.

As always, thanks for your help.

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov



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State Highway
Administration

Maryland Department of Transportation

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

Beverley K. Swaim-Slaely, Secretary
Melinda B. Peters, Administrator

Date: 2-22-12

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

RE: Baltimore County
Item No 2012-0184-A
Administrative Variance
Fuk Wah Mo/Alice
9514 Oak Branch Way

Dear Ms. Lewis:

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. 2012-0184-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street - Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

Closing
Date 2/27/12

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 2-22-12

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

RE: Baltimore County
Item No 2012-0184-A
Administrative Variance
Fuk Wah Mo/Alice
95141 Oak Branch Way

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Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov



Item #0184



Item #0184





Item #0184



Item #0184



Item #0184

Debra Wiley - ZAC Comments - Distribution Mtg. of 2/20/12

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 2/21/2012 11:11 AM
Subject: ZAC Comments - Distribution Mtg. of 2/20/12

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0184-A - 9514 Oakbranch Way
(Administrative Variance) - Closing Date: 2/27/12

2012-0185-A - 500 Durando Road
(Administrative Variance) - Closing Date: 3/5/12

2012-0186-SPH - 7927 Belair Road
No hearing date in database as of 2/21

2012-0187-SPHX - BGE Carol Dodson 2900 Lord Baltimore Drive
No hearing date in database as of 2/21

2012-0188-SPHX - 2449 Ellis Road
(Administrative Variance) - 3/5/12

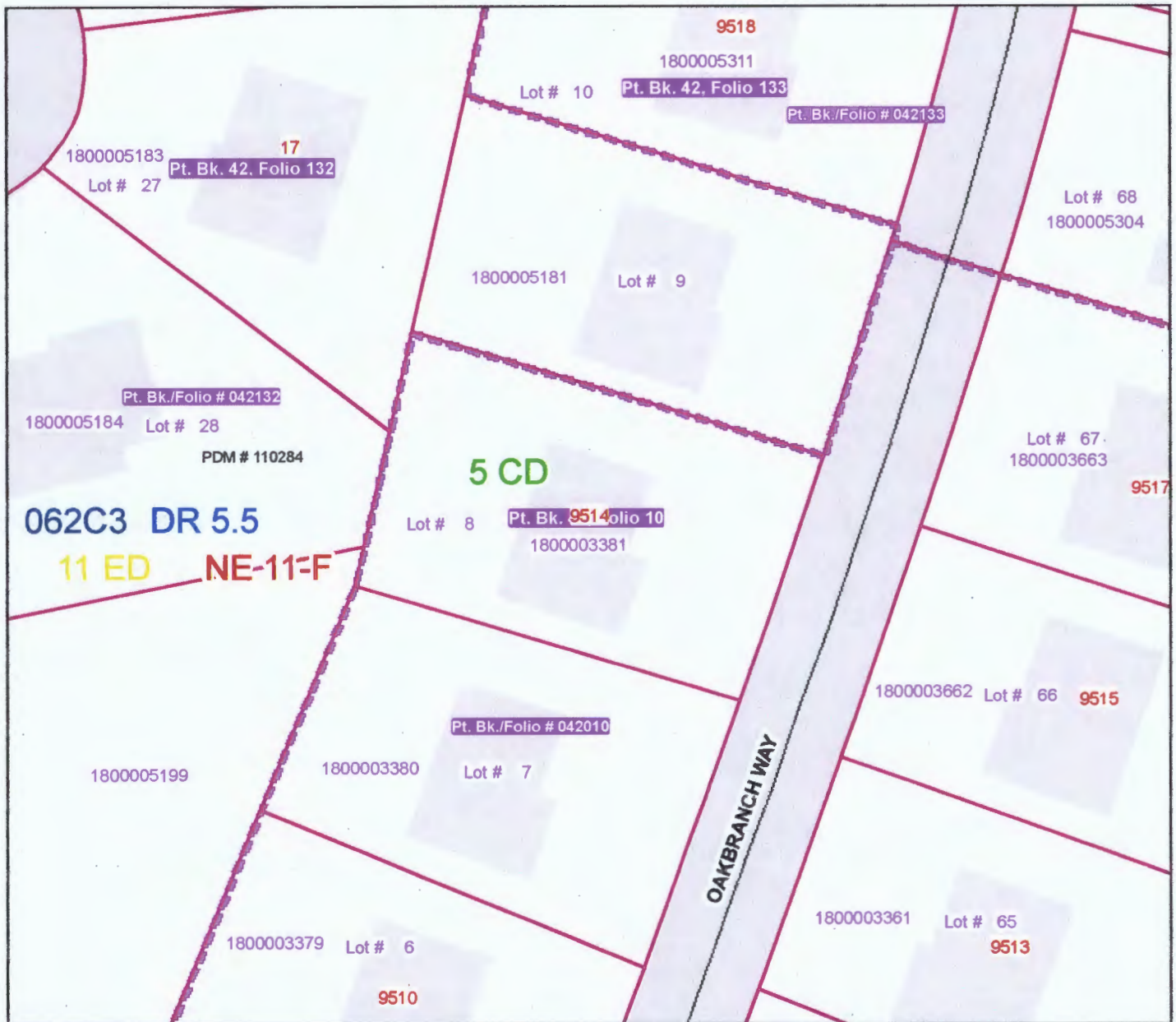
2012-0189-A - 2521 Hillcrest Avenue
No hearing date in database as of 2/21

2012-0190-A - 11 Fir Drive
(Administrative Variance) - Closing Date: 3/12/12

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

9514 Oak Branch Way



Publication Date: January 31, 2012
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 40 80
 Feet

1 inch = 40 feet

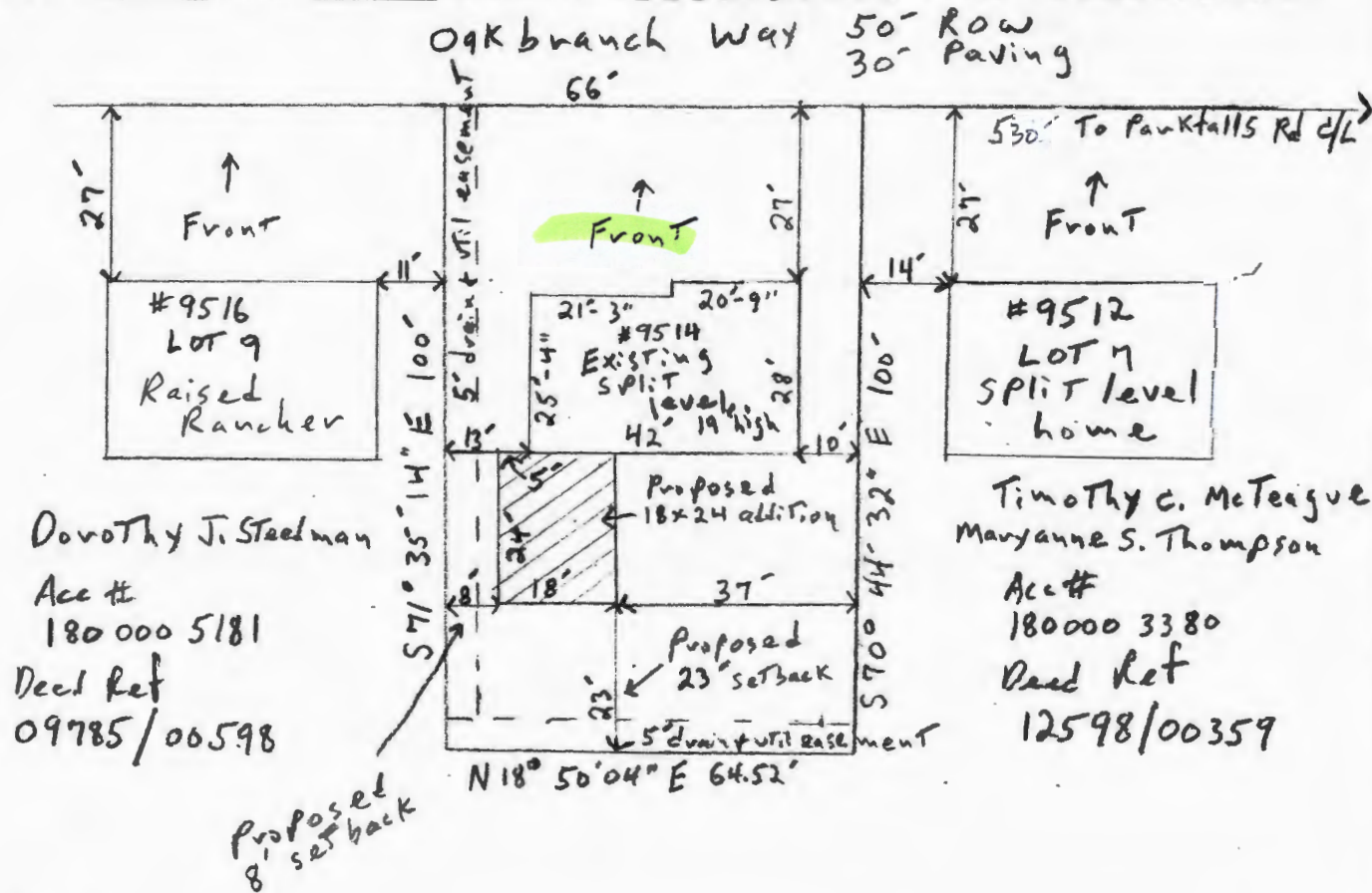
Item #0184

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 9514 Oakbranch Way OWNER(S) NAME(S) Ruk Wah Mo
Alice Mo

SUBDIVISION NAME Oakhurst LOT # 8 BLOCK # K SECTION # 1

PLAT BOOK # 42 FOLIO # 10 10 DIGIT TAX # 1800003381 DEED REF. # 06605100604



MAP IS NOT TO SCALE

ZONING MAP# 062C3

SITE ZONED DR 5.5

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE

OR SQUARE FEET 6530 sf

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

#2012-0184-A

VIOLATION CASE INFO:

PLAN DRAWN BY Tom Rayner DATE 2/3/12 SCALE: 1 INCH = 30 FEET

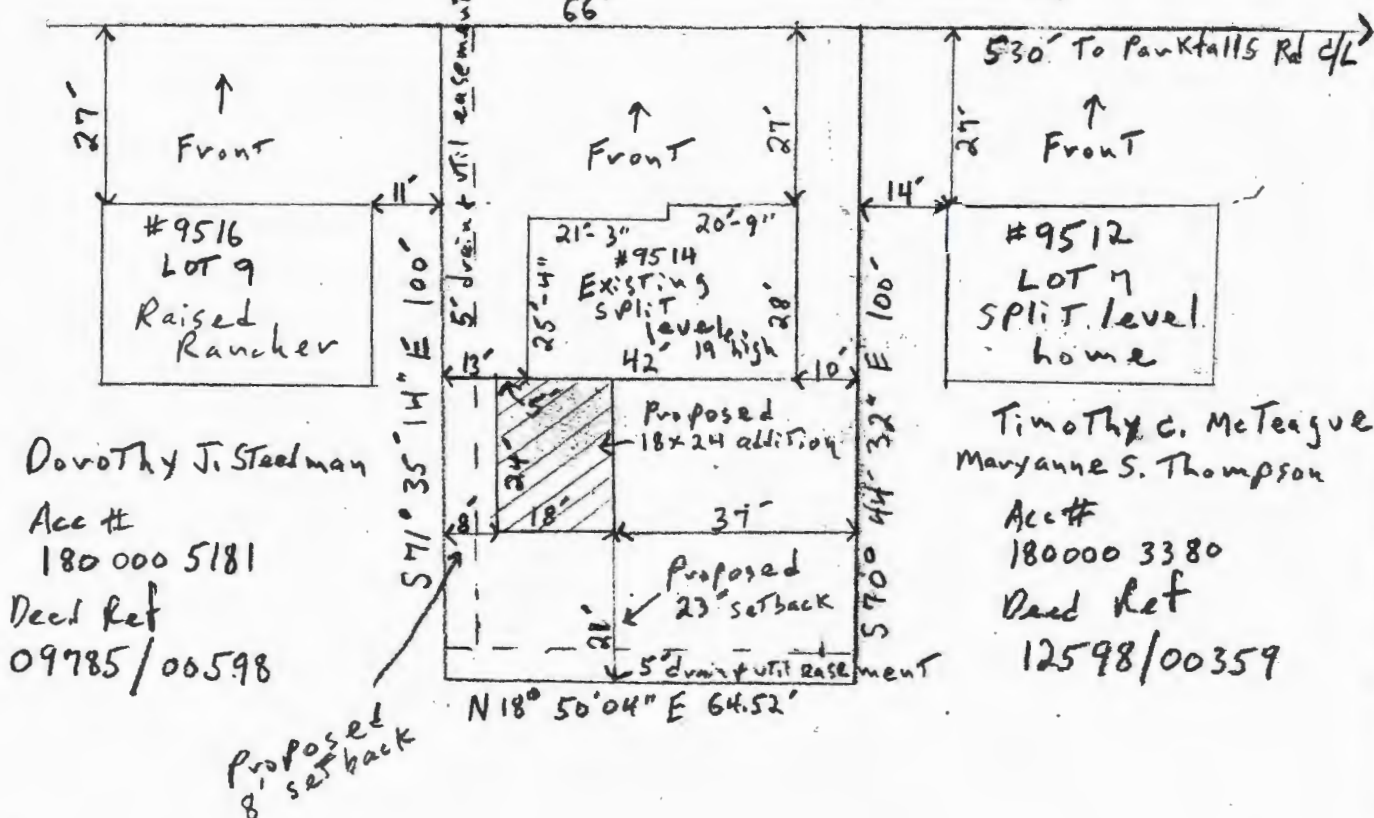
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 9514 Oakbranch Way OWNER(S) NAME(S) Fuk Wah Mo
Alice Mo

SUBDIVISION NAME Oakhurst LOT# 8 BLOCK# K SECTION# 1

PLAT BOOK# 42 FOLIO# 10 10 DIGIT TAX# 1800003381 DEED REF.# 106605/00604

Oakbranch Way 50' Row
30' Paving



Dorothy J. Steedman
Acc #
180 000 5181
Deed Ref
09785/00598

Timothy C. McTeague
Maryanne S. Thompson
Acc #
180000 3380
Deed Ref
12598/00359



N
MAP IS NOT TO SCALE

ZONING MAP# G2

SITE ZONED DR 5.5

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE _____

OR SQUARE FEET 6530 sq

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:
PUBLIC X PRIVATE _____

SEWER IS:
PUBLIC X PRIVATE _____

PRIOR HEARING? Yes

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

Case# 2012-0184-A 3/6/12

Sideyard setback 8' in lieu of required 15'

Window to window setback 19' in lieu of required 40'

Both Approved

PLAN DRAWN BY Tom Rayner DATE 2/3/12 SCALE: 1 INCH = 30 FEET