

MEMORANDUM

DATE: December 19, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0068-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 18, 2017. 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

IN RE: PETITION FOR ADMIN. VARIANCE *
(6320 Southwood Road)
9th Election District *
5th Council District *
Jin Xu *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0068-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Jin Xu ("Petitioner"). The Petitioner is requesting Variance relief from §§ 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed deck (open projection) with a rear yard setback of 11 ft. in lieu of the required 22.5 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee "(ZAC)" comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 27, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code ("B.C.C."). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 11-16-17

By [Signature]

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 Petitioner.

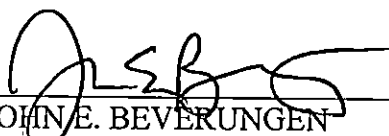
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 16th day of **November, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed deck (open projection) with a rear yard setback of 11 ft. in lieu of the required 22.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 11-16-17

By [Signature]



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 6320 SOUTHWOOD RD, IDLEWYLDE, MD Currently zoned DR 5.5
Deed Reference 39133 100386 10 Digit Tax Account # 250 000 5841
Owner(s) Printed Name(s) JIN XU

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ ADMINISTRATIVE VARIANCE from Section(s)

SEE
Attached

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

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County:

Owner(s)/Petitioner(s):

JIN XU
Name #1 – Type or Print Name #2 – Type or Print

[Signature]
Signature #1 Signature #2

6320 SOUTHWOOD RD IDLEWYLDE MD
Mailing Address City State

212391 443-279-8266 xu.jin4@gmail.com
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0068-A Filing Date 8/29/17 Estimated Posting Date 9/10/17 Reviewer [Signature]

Rev 5/5/2016

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 6320 SOUTHWOOD RD IDLEWYDE MD 21239
Print or Type Address of property City State Zip Code

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

I have 2 kids. and I need more room for kids playing safely. My house is on a hill and it's backyard has a slope. kids will fall when they are running. The only solution is to build a big deck for them.

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

[Signature]
Signature of Owner (Affiant)

JIN XU
Name- Print or Type

Signature of Owner (Affiant)

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 14 day of August, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jin Xu

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

[Signature]

Notary Public 9/27/20

My Commission Expires



Affidavit in Support of Administrative Variance

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

[Signature]
Signature of Owner (Affiant)

JIN XU
Name- Print or Type

Signature of Owner (Affiant)

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 14 day of August, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jin Xu

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal



Keith Ferguson Jr.
Notary Public 9/27/20
My Commission Expires



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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Deed Reference 39133 100386 10 Digit Tax Account # 2500005841

Owner(s) Printed Name(s) JIN XU

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ ADMINISTRATIVE VARIANCE from Section(s)

SBP Attached

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

2. ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

JIN XU /
Name #1 – Type or Print Name #2 – Type or Print

[Signature] /
Signature #1 Signature #2

6320 SOUTHWOOD RD IDLEWYLDE MD
Mailing Address City State

21239 , 443-279-8266 , xujin4@gmail.com
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 11-16-17 day of Nov that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0068-A Filing Date 8/21/17 Estimated Posting Date 9/16/17 Reviewer [Signature]

Rev 5/5/2016

2018-0068-A

Variance from sections: 1B02.3.C.1 & 301.1 of the BCZR:

To permit a proposed deck (open projection) with a rear yard setback of 11 feet in lieu of the required 22.5 feet.

THE ZONING PETITION PROPERTY DESCRIPTION:

PART A (START DESCRIPTION WITH THE FOLLOWING):

ZONING PROPERTY DESCRIPTION FOR 6320 SOUTHWOOD RD IDLEWYLDE
MD

*Beginning at a point on the west side Southwood Rd which is 40'R/W feet wide at a distance of +/- 160' feet south of the centerline of the nearest improved intersecting street Overbrook Rd which is 50'R/W feet wide.

PART B (CONTINUE DESCRIPTION WITH ONE OF THE FOLLOWING 3 OPTIONS):

OPTION 3 (Minor Subdivision Lot Sample):

Thence the following courses and distances: (1st Point of Call "POC") N.87 53' 41" W. 85.5', (2nd POC) S.8 9' 50" W.83.09', (3rd POC) N. 86 33' 11" E. 105.55', and (4th POC) N. 6 8' 1" E. 74' back to the point of beginning, as recorded in Deed Liber (39133), Folio (386), containing (7,387 square feet). Located in the (9th) Election District and (5th) Council District. Also known as Lot # (1) in the minor subdivision of Deo Property, minor subdivision # (08—044—M), as maintained by the Development Management Division of the Department of Permits, Approvals and Inspections.

2018-0068-4

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/28/2017

Case Number: 2018-0068-A

Petitioner / Developer: JIN XU

Date of Closing: NOVEMBER 13, 2017

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:
6320 SOUTHWOOD ROAD

The sign(s) were posted on: OCTOBER 27, 2017



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)

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0068 -A Address 6320 SOUTHWOOD RD 21239
Contact Person: GARY HUCIK Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8/29/17 Posting Date: 10/29/17 Closing Date: 11/13/17

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2018- 0068 -A Address 6320 SOUTHWOOD RD 21239
Petitioner's Name JIN XU Telephone 443-279-8266
Posting Date: 10/29/17 Closing Date: 11/13/17
Wording for Sign: To Permit A PROPOSED DECK (OPEN PROJECTION)
WITH A REAR YARD SETBACK OF 11 FT. IN LIEU OF THE
REQUIRED 22.5 FT.

Revised 6/30/2018

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0068 -A Address 6320 Southwood Rd 21239

Contact Person: Gary Hurik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/29/17 Posting Date: 9/10/17 Closing Date: 9/25/17

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
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USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2018- 0068 -A Address 6320 Southwood Rd 21239

Petitioner's Name Jin Xu Telephone 443-279-8266

Posting Date: 9/10/17 10/29/17 Closing Date: 9/25/17 11/13/17

Wording for Sign: To Permit a proposed deck (open projection)
with a rear yard setback of 11 feet in lieu of
the required 22.5 feet.

Revised 6/30/2018

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

No 157185

Date: 8/29/17

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	000		2150				75.00

Total: 75.00

Rec From: Jin XU

For: Administrative Variance

6320 Southwood Rd

2018-0068-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 8/29/2017 9/29/2017 09:03:39 1
 REG NO: 04119 0/29/2017 001
 RECEIPT NO: 157185
 LOR
 20 ZONING VERIFICATION
 157185
 Tot
 140.00 00
 425.00 05

Baltimore County, Maryland

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

September 26, 2017

Jin Xu
6320 Southwood Road
Idlewylde MD 21239

RE: Case Number: 2018-0068 A, Address: 6320 Southwood Road

Dear Mr. Xu:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 29, 2017. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

9-25

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: September 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0068-A
Address 6320 Southwood Road
(Xu Property)

Zoning Advisory Committee Meeting of **September 11, 2017**.

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

Reviewer: Steve Ford

Date: 9-6-2017

Date: 9/5/17

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

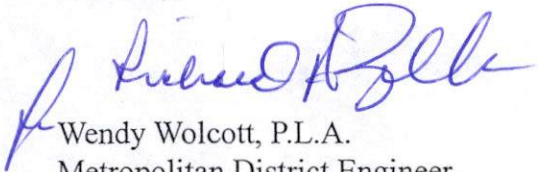
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2018-0068-A

Administrative Variance
Tim Xu
6320 Southwood Road.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: September 11, 2017

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 11, 2017
Item No. 2018-0055-A, 0066-SPH, 0068-A, 0069-A, 0070-A and 0071-A

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

* * * * *

VKD: CEN
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: September 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0068-A
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(Xu Property)

Zoning Advisory Committee Meeting of **September 11, 2017**.

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

Reviewer: Steve Ford Date: 9-6-2017

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-11</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>9-6</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-5</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>10-27-17</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 2500005841			
Owner Information					
Owner Name:	JIANG MALI XU JIN		Use:	RESIDENTIAL	
Mailing Address:	6320 SOUTHWOOD RD BALTIMORE MD 21239-1549		Principal Residence:	YES	
			Deed Reference:	/39133/ 00386	
Location & Structure Information					
Premises Address:		6320 SOUTHWOOD RD BALTIMORE 21239-0000		Legal Description: .169AC 6320 SOUTHWOOD RD 150FT S OF OVERBROOK RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0080	0003	0054		0000	
					Block:
					1
					Lot:
					2017
					Assessment Year:
					Plat No:
					Plat Ref:
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
2010		2,202 SF		7,387 SF	
				Property Land Area	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2017	07/01/2018
Land:		77,000	77,000		
Improvements		202,600	208,500		
Total:		279,600	285,500	281,567	283,533
Preferential Land:		0			0
Transfer Information					
Seller: MOOSMANN KRISTIN		Date: 06/24/2017		Price: \$390,500	
Type: ARMS LENGTH IMPROVED		Deed1: /39133/ 00386		Deed2:	
Seller: DEOL RAJBEER		Date: 06/15/2011		Price: \$345,000	
Type: ARMS LENGTH IMPROVED		Deed1: /30912/ 00314		Deed2:	
Seller: DEOL RAJBEER		Date: 09/02/2009		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /28596/ 00050		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

Date:

ZAC AGENDA

Case Number: 2018-0068-A

Primary Use: RESIDENTIAL

Reviewer: Hucik Gary

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Jim Xu

Contract Purchaser

Critical Area : No Flood Plain: No Historic No Election Dist Ninth

Councilmanic Dist Fifth

Property Address: 6320 Southwood ROAD

Location: W/S of Southwood Road, S 160 ft. to the centerline of Overbrook Road

Existing Zoning: DR 5.5

Area: 7,387

Proposed Zoning: ADMINISTRATIVE VARIANCE:

To permit a proposed deck (open projection) with a rear yard setback of 11 ft. in lieu of the required 22.5 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 9/25/2017 12:00:00AM

Miscellaneous:

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>9-6</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-5</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT Date: _____		
SIGN POSTING <u>None</u> Date: _____ by _____ <u>9-28-17</u>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☐	No ☐
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐	No ☐

Comments, if any: _____

Debra Wiley

From: June Wisnom
Sent: Friday, September 29, 2017 10:08 AM
To: Debra Wiley
Subject: RE: AV 2018-0068-A

He didn't get his property posted. Back to square one! I'll tell Gary, the Planner to give him a new closing date. I'll get the folder sometime. Thanks.

From: Debra Wiley
Sent: Friday, September 29, 2017 8:28 AM
To: June Wisnom <jwisnom@baltimorecountymd.gov>
Subject: RE: AV 2018-0068-A

Can you let me know when you receive. Thanks.

From: June Wisnom
Sent: Friday, September 29, 2017 8:13 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: AV 2018-0068-A

ok

From: Debra Wiley
Sent: Friday, September 29, 2017 8:11 AM
To: June Wisnom <jwisnom@baltimorecountymd.gov>
Subject: AV 2018-0068-A

Good Morning June,

There was no proof of sign posting in the file for the above administrative variance which closed on 9/25.

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

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 2500005841			
Owner Information					
Owner Name:	JIANG MALI XU JIN		Use:	RESIDENTIAL	
Mailing Address:	6320 SOUTHWOOD RD BALTIMORE MD 21239-1549		Principal Residence:	YES	
			Deed Reference:	/39133/ 00386	
Location & Structure Information					
Premises Address:		6320 SOUTHWOOD RD BALTIMORE 21239-0000		Legal Description:	.169AC 6320 SOUTHWOOD RD 150FT S OF OVERBROOK RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0080	0003	0054		0000	
Block:	Lot:	Assessment Year:	Plat No:	MS	
	1	2017	Plat Ref:		
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2010	2,202 SF		7,387 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2017	As of 07/01/2016	As of 07/01/2017	
Land:	77,000	77,000			
Improvements	202,600	208,500			
Total:	279,600	285,500	279,600	281,567	
Preferential Land:	0			0	
Transfer Information					
Seller: MOOSMANN KRISTIN		Date: 06/24/2017	Price: \$390,500		
Type: ARMS LENGTH IMPROVED		Deed1: /39133/ 00386	Deed2:		
Seller: DEOL RAJBEER		Date: 06/15/2011	Price: \$345,000		
Type: ARMS LENGTH IMPROVED		Deed1: /30912/ 00314	Deed2:		
Seller: DEOL RAJBEER		Date: 09/02/2009	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /28596/ 00050	Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016	07/01/2017		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

2018-0068-A

ZAC AGENDA

Case Number: 2018-0068-A

Primary Use: RESIDENTIAL

Reviewer: HucikGary

Type: ADMISTRATIVE VARIANCE

Legal Owner: Jim Xu

Contract Purchaser

Critical Area : No Flood Plain: No Historic No Election Dist Ninth

Councilmanic Dist Fifth

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Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 9/25/2017 12:00:00AM

Miscellaneous:

OVERBROOK RD

Lot # 97

Lot # 99

0908009741

0919480100
Lot # 386A

R-1956-3706-3
0919480090
Lot # 386A

Lot # 101

801

Lot # 101

Lot # 103

0913080040

803

Lot # 103

Lot # 105

0923002781

805

Lot # 105

Lot # 107

807

Lot # 107

Lot # 101

Lot # 103

Lot # 105

0903000570
Lot # 107

0905340311

Pt. Bk. 0000007, Folio 0040

080A1

PAI # 090812

Pt. Bk./Folio # MP08044

Lot # 1 PAI # 090812

2500005842
PAI # 6322112

PAI # 090812

5 CD

9 ED

Lot # 1
2500005841

080B1

NE 7-A

DR 5.5

SOUTHWOOD RD

Lot # 127

Lot # 127

2500000621
PAI # 090005

PAI # 090005

Pt. Bk./Folio # 007140C

Lot # 130

1983-0168-SPH

Lot # 130 2500000622
Pt. Bk. 0000007, Folio 0149

Lot # 130

6349
2007-0573-SPH

Lot # 130

Lot # 133

Lot # 133

Lot # 133

Lot # 133 6313
2200022236

0918475100

6308

0918474830

6310

6316

0918472010



20180068-A

CB

Lot # 112

Lot # 110

0923501040

1946-0737-X

R-1948-1250

809

Lot # 108

Lot # 108

0906200730

Lot # 110

811

Lot # 112

2051
01381

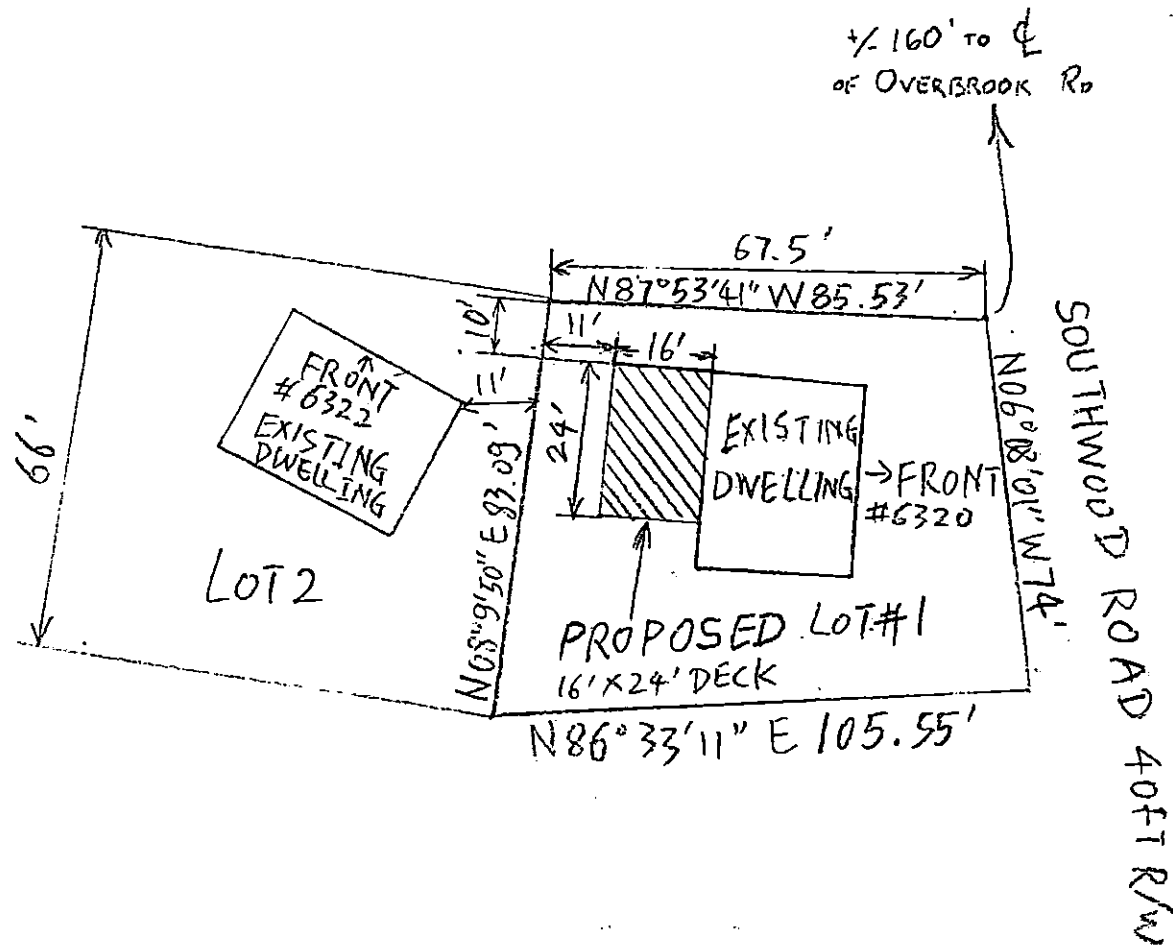
1961-536

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

ADDRESS 6320 SOUTHWOOD RD OWNER(S) NAME(S) JIN XU

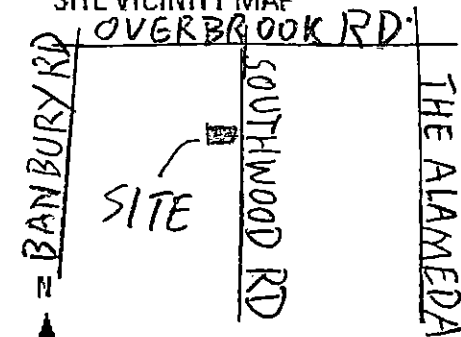
SUBDIVISION NAME N/A LOT # N/A BLOCK # N/A SECTION # N/A

PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 250000584 DEED REF. # 39133100386



PLAN DRAWN BY JIN XU - DATE 7/25/17 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 080A/080B1

SITE ZONED DR 5.5

ELECTION DISTRICT 9th

COUNCIL DISTRICT 5th

LOT AREA ACREAGE 0.170

OR SQUARE FEET 7,387

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

N/A

VIOLATION CASE INFO:

N/A

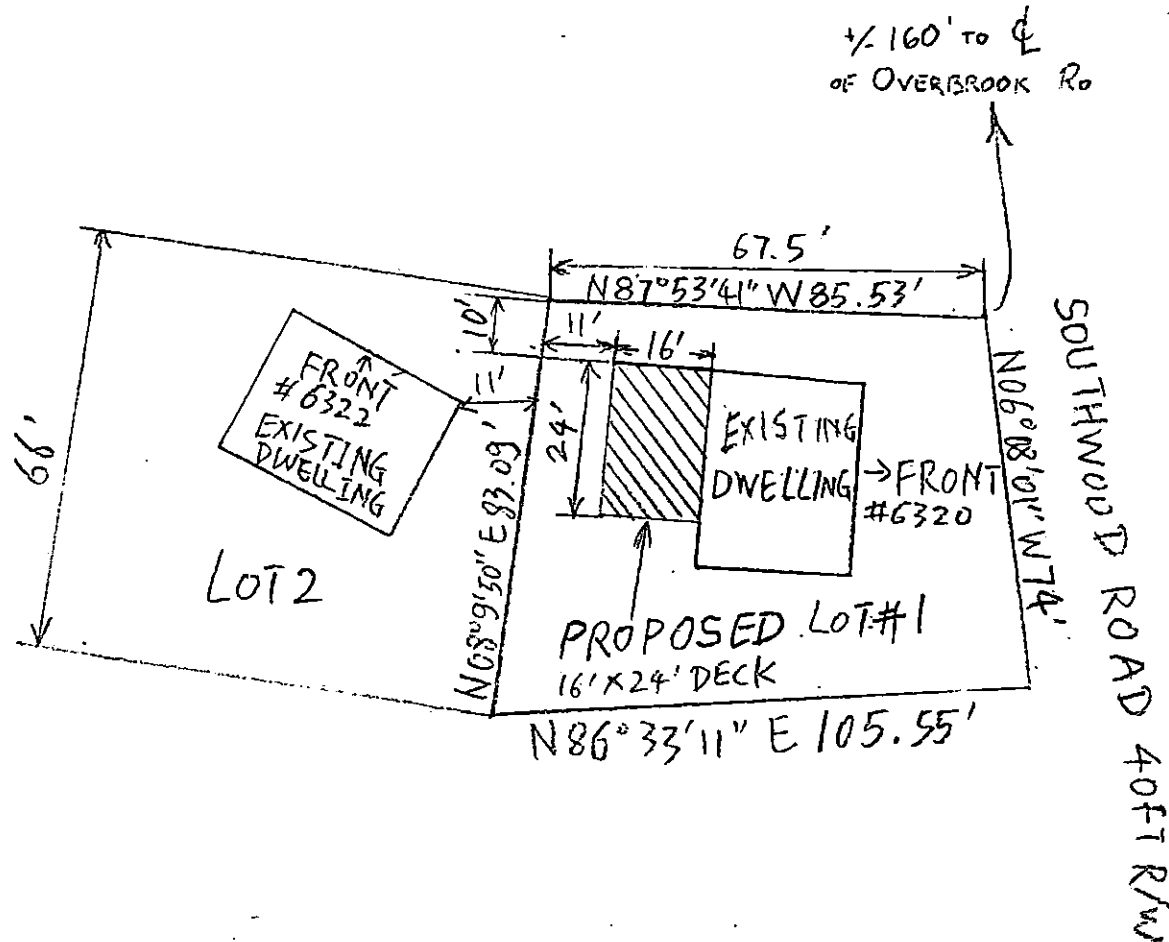
2018-0068-A

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

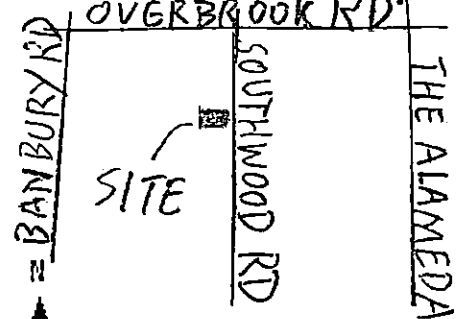
ADDRESS 6320 SOUTHWOOD RD OWNER(S) NAME(S) JIN XU

SUBDIVISION NAME N/A LOT # N/A BLOCK # N/A SECTION # N/A

PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 250000584 DEED REF. # 39133100386



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WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

N/A

N/A

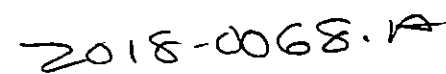
VIOLATION CASE INFO:

N/A

Pet. Enr. A

PLAN DRAWN BY JIN XU - DATE 7/25/17 SCALE: 1 INCH = 30 FEET

2018-0068-A

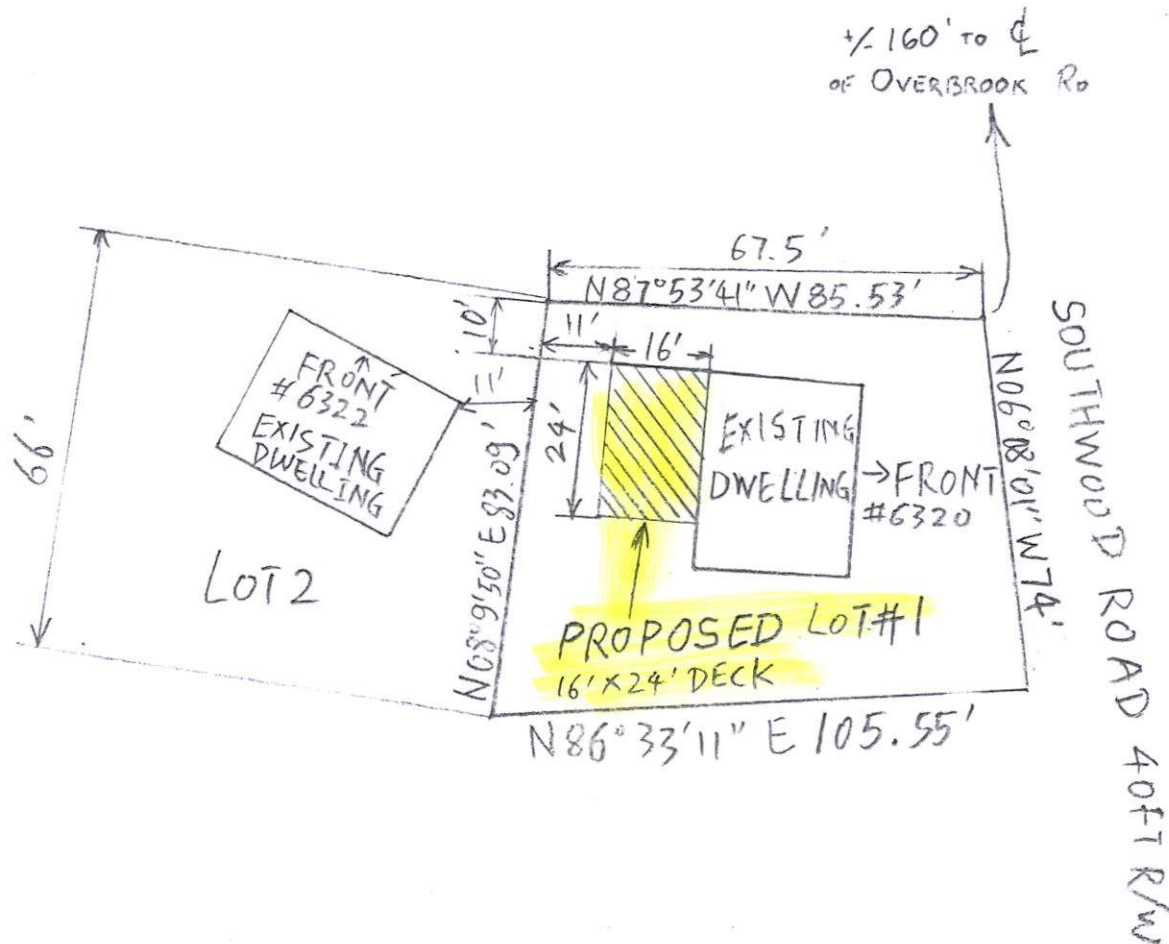


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 6320 SOUTHWOOD RD OWNER(S) NAME(S) JIN XU

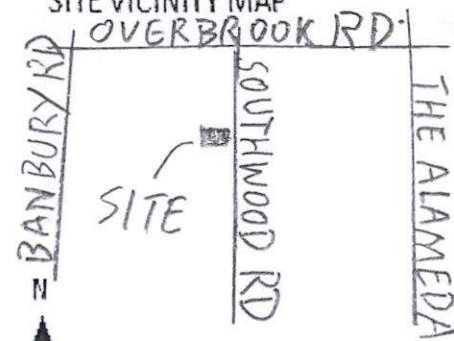
SUBDIVISION NAME N/A LOT # N/A BLOCK # N/A SECTION # N/A

PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 250000584 DEED REF. # 39133100386



PLAN DRAWN BY JIN XU DATE 7/25/17 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 080A/080B1

SITE ZONED DR 5.5

ELECTION DISTRICT 9th

COUNCIL DISTRICT 5th

LOT AREA ACREAGE 0.170

OR SQUARE FEET 7,387

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

N/A

VIOLATION CASE INFO:

N/A

Pet. Ex. 1

2018-0068-2



2018-000874

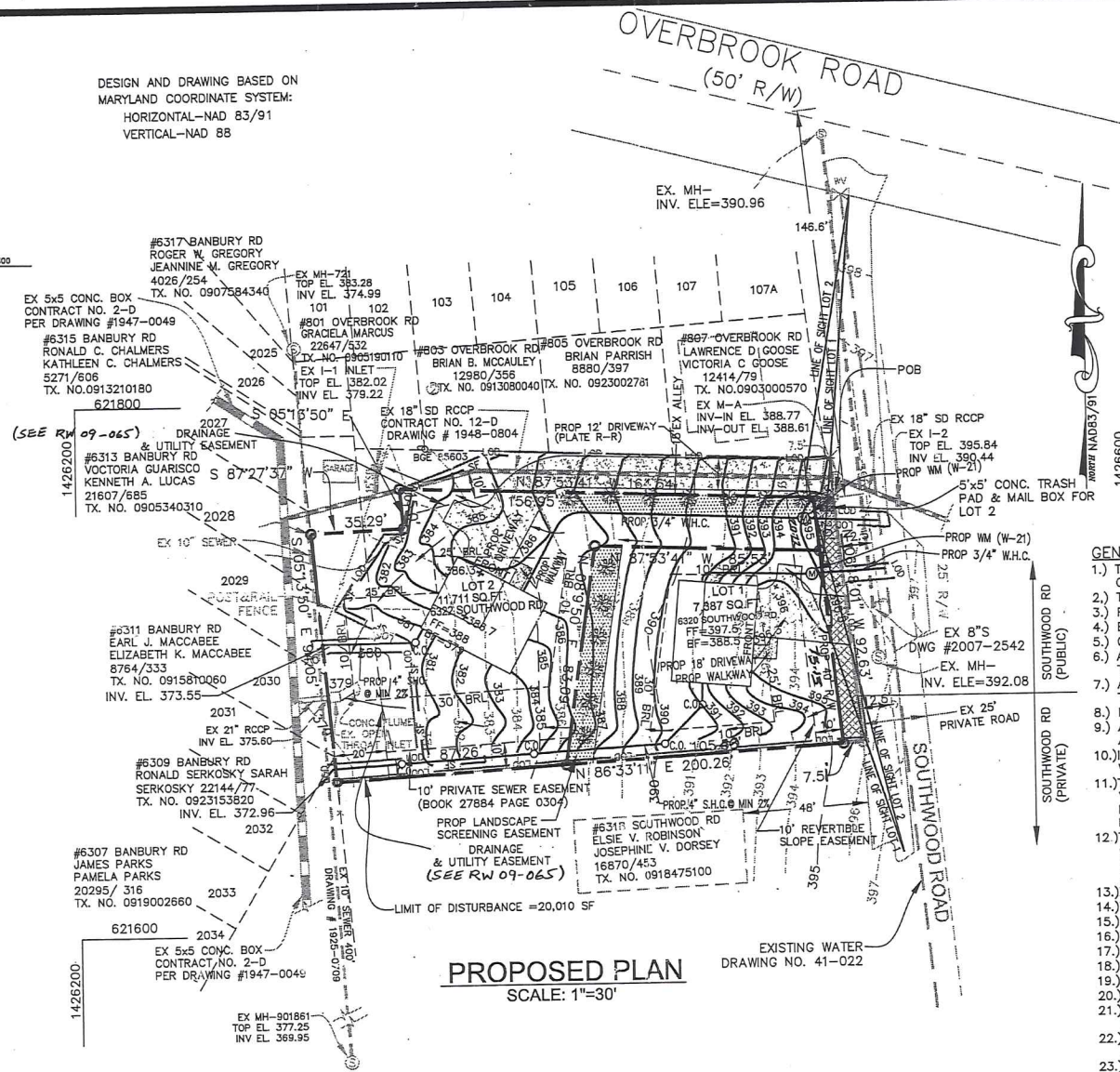


CA-8900-8107



2018-06-24





SWM COMPUTATIONS:
MODE 20% REDUCTION RULE IS BEING USED FOR THIS PROJECT:

EX. IMPERVIOUS AREA WITHIN LOD = 6,723 SF
PROP. IMPERVIOUS AREA WITHIN LOD = 5,257 SF
6,723 X 20% REDUCTION FOR REDEVELOPMENT = 1,345 SF
6,723 - 1,345 (ALLOWED) = 5,378 SF
PROP. IMPERVIOUS 5,257 SF < 5,378 SF (REQUIREMENTS ARE MET)

PROPERTY ACREAGE	
EXISTING GROSS TRACT SIZE	= 0.454 AC.
LOT # 1 - NET SIZE	= 0.170 AC.
LOT # 2 - NET SIZE	= 0.268 AC.
R/W DEDICATION	= 0.016 AC.

COORDINATE TABLE		
POINT	NORTHING	EASTING
①	1426487.69	621762.10
②	1426487.69	621762.10
③	1426324.63	621753.21
④	1426289.38	621751.65
⑤	1426297.95	621657.99
⑥	1426497.85	621670.03

ZONING REGULATIONS:	= D.R. 5.5 (NO ZONE LINE WITHIN 200')
MINIMUM NET LOT AREA	= 6,000 SQ. FT.
MINIMUM LOT WIDTH	= 55 FEET
MINIMUM FRONT SETBACK	= 25 FEET
MINIMUM SIDE SETBACK	= 10 FEET
MINIMUM SUM OF SIDE SETBACKS	= - FEET
MINIMUM REAR SETBACK	= 30 FEET
MAXIMUM BUILDING HEIGHT	= 50 FEET
PROPOSED BUILDING HEIGHT	= 40 FEET

LEGEND

EXISTING PROPERTY LINE 

PROP PROPERTY LINE 

EXISTING CONTOUR 

SILT FENCE 

SPOT ELEVATION + 386.0

PROPOSED CONTOUR  389

LOD LIMITS OF DISTURBANCE 

PROP. WATER METER 

EX. SANITARY MH 

PROP LANDSCAPE SCREENING
EASEMENT 

PROP TREES 

HIGHWAY WIDENING AREA
(SEE RW 07-065) 

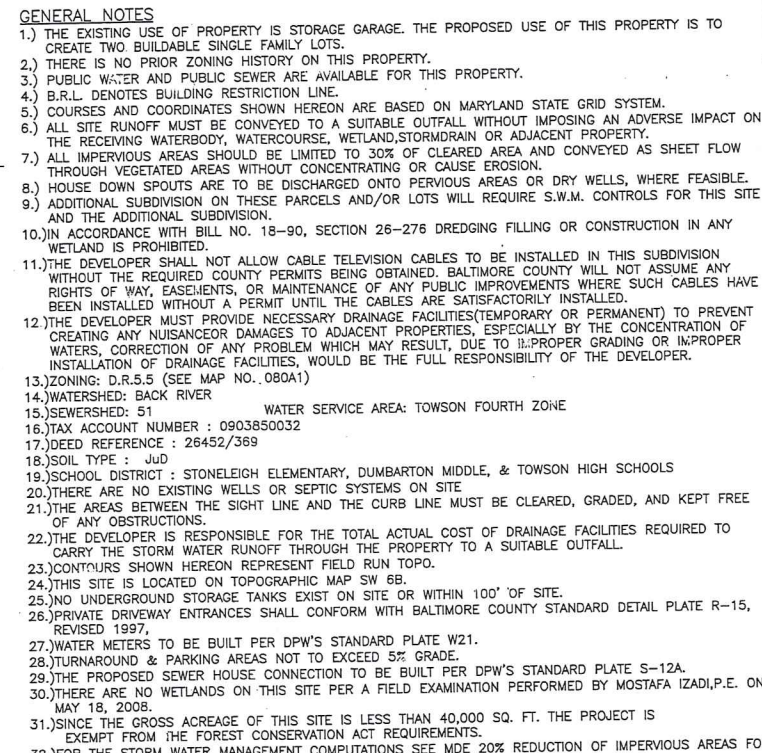
40.) THE SITE IS LOCATED WITHIN 200' OF A ZONING LINE.
41.) 2000 CENSUS TRACT IS 491100 AND REGIONAL PLANNING DISTRICT IS 315.
42.) THE AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
43.) THE PANHANDLE DRIVEWAY SHALL BE PAVED WITHIN ONE YEAR OF THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT AND OR PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT OF THE LAST LOT TO BE SERVED, WHICHEVER COMES FIRST. THE PANHANDLE DRIVEWAY SHALL CONFORM TO STANDARD PLATE R-R.
44.) THE EXISTING STRUCTURE AND IMPERVIOUS HAVE BEEN REMOVED BY THE DEVELOPER ON OR ABOUT MARCH/APRIL, 2008.
45.) THE ALLEY SHALL BE PAVED WITHIN ONE YEAR OF THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT AND OR PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT OF THE LAST LOT TO BE SERVED, WHICHEVER COMES FIRST.

46.) EXEMPT FROM THE FOREST CONSERVATION ACT REQUIREMENTS.
47.) FOR THE STORM WATER MANAGEMENT COMPUTATIONS SEE MDC 20% REDUCTION OF IMPERVIOUS AREAS FOR REDEVELOPMENT PROJECTS ON THIS SHEET.
48.) PERMISSION TO OBTAIN A METERED CONNECTION FROM THE EXISTING WATER MAIN MAY BE OBTAINED FROM THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT.
49.) PERMISSION TO, OR (TO CONNECT ADDITIONAL SANITARY FIXTURES TO) THE EXISTING PUBLIC SANITARY SEWER MAY BE OBTAINED FROM THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT.
50.) THE DEVELOPER SHALL BE RESPONSIBLE FOR DAMAGES TO THE COUNTY'S FACILITIES, SUCH AS WATER METERS, CURBS AND GUTTERS, AND INLETS WITHIN HIS SUBDIVISION. OCCUPANCY PERMITS WILL BE WITHHELD UNTIL SUCH DAMAGES HAVE BEEN CORRECTED.
51.) THIS SITE IS LOCATED ON 200 SCALE TOPO MAP 080A1 & 080B1.
52.) ALL CONSTRUCTION DRAWINGS AND CONSTRUCTION FOR PUBLIC USE SHALL CONFORM WITH BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS AND STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
53.) THE TOTAL WATER AND/OR SANITARY SEWER CONNECTION CHARGE IS DETERMINED, AND PAYABLE, UPON APPLICATION FOR THE PLUMBING PERMIT.
54.) THE FRONT FACADE OF THE PROPOSED DWELLINGS LOTS 1 & 2 SHALL BE OF SIMILAR COLOR, BUILDING MATERIALS, AND ARCHITECTURAL DESIGN AS THE EXISTING DWELLINGS IN THE IMMEDIATE NEIGHBORHOOD.

CERTIFICATION STAMP

BOUNDARY AND TOPOGRAPHIC SURVEY WAS
PERFORMED BY:
JOHN C. MELLEMA SR., INC., LAND SURVEYORS
ON OR ABOUT JANUARY, 2008.
5409 EAST DR., BALTIMORE, MD 21227
PH: 410-247-7488
FAX: 410-247-2507

I HEREBY CERTIFY THAT I REVIEWED WITH DUE DILIGENCE THE MINOR SUBDIVISION PLAN COMMENTS DATED MAY 18, 2008, AND HAVE PREPARED WITH DUE DILIGENCE THIS MINOR SUBDIVISION PLAN PURSUANT TO THOSE AGENCY COMMENTS.



BALTIMORE COUNTY MINOR SUBDIVISION
PROJECT NO.: **08-044-m** P.D.M. NO.

DEVELOPMENT REGULATIONS

☒ Exempt from Article 32, Title 4, Subtitle 2

☐ Panhandle exempt from Sections 32-4-211 through 32-4-217
and Sections 32-4-226 and 32-4-227

PDM CERTIFICATION

☒ Approved ☐ Disapproved

By: Dona Thompson Date: 6/19/09

APPROVED DEPRM

By: Thomas F. Colman Date: 8/10/09

[illegible]

TITLE:	DEOL PROPERTY
MINOR SUBDIVISION # 080444M	
6320 SOUTHWOOD ROAD	
ELECTION DISTRICT NO.09	
COUNCILMANIC DISTRICT: 5	
TAX MAP 80 - GRID 3 PARCEL 54	
BALTIMORE COUNTY	

DRAWN BY: TH	CHECKED BY: MI	SCALE: AS SHOWN
DATE: 04-23-2009		
SHEET 1 OF 1		
PROJECT NO.		

2018-0068-10